



OAK BROOK *Illinois*

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

Regular Meeting
Tuesday, May 27, 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

A. Tree City USA Award

4. PUBLIC COMMENTS

5. APPROVAL OF MINUTES

A. Regular Board of Trustees Meeting Minutes of April 08, 2025

B. Regular Board of Trustees Meeting Minutes of April 22, 2025

C. Regular Board of Trustees Meeting Minutes of May 13, 2025

D. Regular Executive Meeting Minutes of April 8, 2025

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: May 9, 2025 - \$950,192.58
Accounts Payable for Period Ending: May 21, 2025 - \$1,766,388.63

1. LEGAL SERVICES:

a) Ottosen DiNolfo Hasenbald & Castaldo, Ltd. - Legal Services - April 2025 - 46,719.76 (FY25 YTD - \$106,651.11)

b) Lamp Law LLC - Legal Services - April 2025 - \$3,333.33 (FY25 YTD - \$13,333.32)

c) Croke Fairchild Duarte & Beres - Legal Services - April 2025 - \$795.00 (FY25 YTD \$795.00)

TOTAL LEGAL BUDGET FOR 2025 IS \$325,287.96

TOTAL LEGAL BILLS PAID FOR 2025 - YTD - \$123,325.43

2. Du-Comm - Fire Department Quarterly Shares May 1, 2025 - July 31, 2025 - \$37,876.75
 3. Baxter & Woodman Consulting Engineers - 2025 Streets Improvement Project - \$32,710.75
 4. CR Peterson, Inc. - Tennis Courts Spring Maintenance - \$23,210.00
 5. Intergovernmental Risk Management Agency - March 2025 Deductible - \$45,723.60
 6. Al Warren Oil Co., Inc. - Unleaded Gasoline - \$20,380.49
 7. GPS Industries, LLC. - Golf GPS Tracking - \$48,470.40
 8. BCBS - Health Care Services - May 2025 - \$235,698.29
 9. EZA Engineering PLLC - Professional Engineering Services - April 2025 - \$23,753.92
 10. Engineering Resource Associates - Ginger Creek WM Storm Sewer Improvements - \$20,444.16
 11. Insight Public Sector, Inc. - Wireless Router - \$26,038.20
 12. DuPage Convention & Visitor Bureau - 1st Quarter 2025 - 25% of 1% - \$24,707.49
 13. Alex Meneges - Bond Refund for Property at 1017 Birchwood Road - \$27,674.00
 14. Chicagoland Pool Management - June 1st Payment on Pool Management Contract - \$51,582.00
 15. Du-Comm - Police Department Quarterly Shares May 1, 2025 - July 31, 2025 - \$137,224.75
 16. DuPage Water Commission - Water Consumption - April 2025 - \$334,872.54
 17. Intergovernmental Risk Management Agency - April 2025 Deductible - \$43,291.24
 18. Trotter and Associates, Inc. - Water System Disinfection Modernization - \$24,725.00
 19. Enterprise FM Trust - Vehicle Leases - May 2025 - \$43,191.86
 20. Performance Delivery, Inc. d.b.a. Cover The Tees - Golf Driving Range Construction Project - \$159,340.20
- B. Approval of Payroll Paydate: May 01, 2025 - \$946,191.12
May 15, 2025 - \$954,574.81
- C. Village of Oak Brook – Monthly Financial Reports
- D. Authorization to Pay Bills For the Second Meeting in June, July and August

- E. Public Works Week Proclamation
- F. Authorization to Seek Bids or Proposals or Negotiate Contracts:

- 1. RFP for Public Relations & Social Media Services

7. ITEMS REMOVED FROM CONSENT AGENDA

8. BOARDS AND COMMISSION RECOMMENDATION

- A. VOB - Text Amendment - Floor Area Ratio (FAR) Definition - Zoning Regulations
- B. 23 Concord Drive – Floor Area Ratio (FAR) Setback Variation

9. ACTIVE BUSINESS

A. Ordinances & Resolutions

- 1. Resolution R-2300, A Resolution Approving the Award Contract to the Lowest Responsible Bidder, K-Five Construction, of Westmont, IL for the Hot-Mix Asphalt Material Purchase
- 2. Resolution R-2301, A Resolution to Adopt the 2025 Shared-Use Path and Bike Route Master Plan
- 3. Resolution R-2302 A Resolution Approving the Final Plat of Consolidation for the Property Commonly Known as 3500 Madison Street, Oak Brook, Illinois
- 4. Resolution R-2303, A Resolution Approving and Authorizing the Execution of a Memorandum of Understanding By and Between the Emergency Telephone System Board of DuPage County (ETSB) and the Village of Oak Brook for Computer Aided Dispatch Interface Access
- 5. Resolution R-2304, A Resolution to Waive Competitive Bidding and Authorize the Award of a 60 - Month Lease and Equipment Maintenance Agreement to Gordon Flesch D/B/A GFC Leasing, of Madison, WI, for the Replacement of Eleven (11) Multi - Function Device Copiers
- 6. Ordinance S-1728, An Ordinance Authorizing the Sale or Donation or Recycling or Disposal of Certain Items of Personal Property Owned By the Village of Oak Brook

- B. Discussion on Sports Core Committee Recommendation and Sub-Committee Findings Regarding Long-Term Sustainability of the Bath and Tennis Facilities & a Revised Proposal From the Existing Licensee Operator

10. BOARD UPDATES

11. ADJOURN TO CLOSED SESSION

For the Purpose of Discussing (1) Minutes of Meetings Lawfully Closed Under This Act, (2) to consider litigation probable or imminent or pending against, affecting, or on behalf of the Village, Pursuant to 2(C)(21), 2(C)(11) Of the Illinois Open Meetings Act Respectively

12. 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.D.

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
May 27, 2025

SUBJECT: Approval of closed meeting minutes.

FROM: Netasha Scarpiniti, Clerk

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: Motion to approve the Executive Meeting Minutes of April 8, 2025.

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 April 8, 2025 are ready to be approved as written on May 27, 2025 but are not ready to be released to the Public.

To review this set of minutes please refer to the April 22, 2025 Closed Meeting Agenda Packet.

Recommendation:

Staff recommends that the Board approves the Executive Meeting Minutes of April 8, 2025.

Attachments:

None

420 N. County Farm Road
Wheaton, IL 60187
Phone 630.260.7500 Fax 630.924.9280

Checks or Money Orders Payable to: DU-COMM
NO CASH ACCEPTED

V-10259
PO# 20250003



Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523-2255

April 21, 2025
Project No: 2401891.00
Invoice No: 0271464

Client ID OAKBR

Total This Invoice: \$32,710.75

Client Manager Jeff Klusacek
Project Manager Joe Wilhelmsen

Project 2401891.00 2025 Streets Improvement Project

Deliverable 01 Field Evaluation

Professional Services

			Hours	Rate	Amount	
Engineering, Field						
Engineer II						
Heslin, Michelle	2/11/2025		5.00	160.00	800.00	
Heslin, Michelle	2/25/2025		8.00	160.00	1,280.00	
Heslin, Michelle	2/26/2025		8.00	160.00	1,280.00	
Heslin, Michelle	2/27/2025		2.00	160.00	320.00	
Totals			23.00		3,680.00	
Total Labor						3,680.00
Total this Deliverable						\$3,680.00

Deliverable 02 Topographic Survey

Professional Services

			Hours	Rate	Amount	
Create/Convert GIS Data						
Spatial Technology Professional II						
Kilgore, Constance	3/19/2025		.50	145.00	72.50	
Kilgore, Constance	3/20/2025		.50	145.00	72.50	
CADD						
CADD Tech III						
Clark, Michael	3/19/2025		.50	155.00	77.50	
Clark, Michael	3/20/2025		3.00	155.00	465.00	
Clark, Michael	3/24/2025		9.50	155.00	1,472.50	
Clark, Michael	3/25/2025		7.00	155.00	1,085.00	
Clark, Michael	3/26/2025		4.00	155.00	620.00	
Clark, Michael	3/27/2025		3.50	155.00	542.50	
Clark, Michael	3/31/2025		3.00	155.00	465.00	
Engineering, Transportation						
Engineer I						
Brinkmann, Claire	2/10/2025		1.00	138.00	138.00	

Make check payable to Baxter & Woodman, P.O. Box 6192, Carol Stream, IL 60197-6192 or contact Baxter & Woodman's accounting department for wiring instructions. Call 815.459.1260 with questions on this invoice.

Project	2401891.00	OAKBR 2025 Streets Improvement Project			Invoice	0271464
Brinkmann, Claire	2/11/2025	1.00	138.00		138.00	
Survey, Topographical						
Survey Technician						
Fragassi, Nathan	3/1/2025	10.00	95.00		950.00	
Fragassi, Nathan	3/14/2025	10.00	95.00		950.00	
Totals		53.50			7,048.50	
Total Labor						7,048.50
Total this Deliverable						\$7,048.50

Deliverable 04 Preliminary Design
Professional Services

		Hours	Rate	Amount
CADD				
CADD Tech III				
Clark, Michael	3/31/2025	7.00	155.00	1,085.00
Clark, Michael	4/1/2025	5.50	155.00	852.50
Clark, Michael	4/2/2025	8.75	155.00	1,356.25
Clark, Michael	4/3/2025	8.75	155.00	1,356.25
Clark, Michael	4/7/2025	3.50	155.00	542.50
Clark, Michael	4/8/2025	7.00	155.00	1,085.00
Clark, Michael	4/9/2025	5.00	155.00	775.00
Clark, Michael	4/10/2025	4.00	155.00	620.00
Engineering, Field				
Engineer II				
Heslin, Michelle	2/18/2025	2.00	160.00	320.00
Heslin, Michelle	3/3/2025	4.00	160.00	640.00
Heslin, Michelle	3/4/2025	4.00	160.00	640.00
Heslin, Michelle	3/5/2025	4.50	160.00	720.00
Heslin, Michelle	3/6/2025	4.00	160.00	640.00
Heslin, Michelle	3/7/2025	4.00	160.00	640.00
Heslin, Michelle	3/10/2025	5.00	160.00	800.00
Heslin, Michelle	3/11/2025	7.00	160.00	1,120.00
Heslin, Michelle	3/12/2025	3.00	160.00	480.00
Heslin, Michelle	3/13/2025	4.00	160.00	640.00
Heslin, Michelle	3/19/2025	2.00	160.00	320.00
Heslin, Michelle	3/20/2025	2.00	160.00	320.00
Heslin, Michelle	3/21/2025	1.00	160.00	160.00
Engineering, Transportation				
Engineer IV				
Wilhelmsen, Joseph	2/10/2025	.50	205.00	102.50
Wilhelmsen, Joseph	2/12/2025	.25	205.00	51.25
Wilhelmsen, Joseph	2/17/2025	.25	205.00	51.25
Wilhelmsen, Joseph	2/18/2025	.50	205.00	102.50
Wilhelmsen, Joseph	3/6/2025	1.00	205.00	205.00
Wilhelmsen, Joseph	3/17/2025	.50	205.00	102.50
Wilhelmsen, Joseph	3/19/2025	2.75	205.00	563.75
Wilhelmsen, Joseph	3/20/2025	1.00	205.00	205.00
Wilhelmsen, Joseph	3/27/2025	1.00	205.00	205.00
Wilhelmsen, Joseph	4/1/2025	.50	205.00	102.50
Wilhelmsen, Joseph	4/2/2025	.50	205.00	102.50
Wilhelmsen, Joseph	4/3/2025	.50	205.00	102.50

Make check payable to Baxter & Woodman, P.O. Box 6192, Carol Stream, IL 60197-6192 or contact Baxter & Woodman's accounting department for wiring instructions. Call 815.459.1260 with questions on this invoice.

Project	2401891.00	OAKBR 2025 Streets Improvement Project	Invoice	0271464
	Wilhelmsen, Joseph	4/4/2025	1.50	205.00
	Totals		106.75	17,316.25
	Total Labor			17,316.25
			Total this Deliverable	\$17,316.25

Deliverable	07	CCDD Documentation			
Professional Services					
			Hours	Rate	Amount
Engineering, Civil/Environmental					
Environmental Scientist III					
Rogers, Jacob	3/18/2025		1.25	155.00	193.75
Rogers, Jacob	3/20/2025		.75	155.00	116.25
Totals			2.00		310.00
Total Labor					310.00
			Total this Deliverable		\$310.00

Deliverable	10	Special Provisions and Bidding Documents			
Professional Services					
			Hours	Rate	Amount
Engineering, Field					
Engineer II					
Heslin, Michelle	4/2/2025		3.50	160.00	560.00
Heslin, Michelle	4/4/2025		4.00	160.00	640.00
Heslin, Michelle	4/7/2025		5.75	160.00	920.00
Heslin, Michelle	4/8/2025		3.00	160.00	480.00
Heslin, Michelle	4/9/2025		3.00	160.00	480.00
Heslin, Michelle	4/11/2025		2.00	160.00	320.00
Totals			21.25		3,400.00
Total Labor					3,400.00
			Total this Deliverable		\$3,400.00

Deliverable	11	Contract Plans, Special Provisions, and Bidding Documents			
Professional Services					
			Hours	Rate	Amount
Office & Administration					
Vice President					
Fluhr, Jason	2/21/2025		.25	260.00	65.00
Fluhr, Jason	2/24/2025		.25	260.00	65.00
Totals			.50		130.00
Total Labor					130.00
			Total this Deliverable		\$130.00

Deliverable	12	Utility Coordination
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Make check payable to Baxter & Woodman, P.O. Box 6192, Carol Stream, IL 60197-6192 or contact Baxter & Woodman's accounting department for wiring instructions. Call 815.459.1260 with questions on this invoice.

Project	2401891.00	OAKBR 2025 Streets Improvement Project	Invoice	0271464
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Professional Services

		Hours	Rate	Amount	
Engineering, Transportation					
Engineer I					
Brinkmann, Claire	2/11/2025	2.25	138.00	310.50	
Brinkmann, Claire	2/12/2025	.25	138.00	34.50	
Brinkmann, Claire	3/22/2025	2.00	138.00	276.00	
Totals		4.50		621.00	
Total Labor					621.00
				Total this Deliverable	\$621.00

Deliverable	14	IDOT Coordination
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Professional Services

		Hours	Rate	Amount	
Engineering, Transportation					
Engineer IV					
Wilhelmsen, Joseph	4/8/2025	.50	205.00	102.50	
Wilhelmsen, Joseph	4/9/2025	.50	205.00	102.50	
Totals		1.00		205.00	
Total Labor					205.00
				Total this Deliverable	\$205.00

Contract Billing Limits

	Current	Prior	To-Date
Total Billings	32,710.75	11,871.45	44,582.20
Engineers' Fee			195,157.00
Remaining			150,574.80
Total this Invoice			<u>\$32,710.75</u>

Billings to Date

	Current	Prior	Total
Fee	0.00	6,000.00	6,000.00
Labor	32,710.75	5,745.00	38,455.75
Expense	0.00	80.25	80.25
Unit	0.00	46.20	46.20
Totals	32,710.75	11,871.45	44,582.20

Make check payable to Baxter & Woodman, P.O. Box 6192, Carol Stream, IL 60197-6192 or contact Baxter & Woodman's accounting department for wiring instructions. Call 815.459.1260 with questions on this invoice.

Approval for Payroll Paydate: 05/01/25

Total Gross Payroll	\$	651,905.19
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Employee Deductions:

Illinois Municipal Retirement Fund	\$	15,399.12
Police Pension Fund	\$	18,426.40
Fire Pension Fund	\$	13,181.91
Federal Tax Withholding	\$	68,206.73
State Tax Withholding	\$	27,549.62
Social Security and Medicare	\$	26,391.39
ICMA/NACO/457	\$	27,947.44
Court Orders	\$	530.00
Insurance Contributions*	\$	23,476.45
Aflac Contributions	\$	1,002.69
Mo Voi Life	\$	397.75
Police Union Dues	\$	1,674.00
Fire Union Dues	\$	1,447.26
Public Works Union Dues	\$	1,204.53
125-Medical/Dependent Care	\$	2,940.33

Total Employee Deductions		<u>229,775.62</u>
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Net Payroll	\$	422,129.57
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Village Expenses:

Police Pension	\$	77,071.09
Fire Pension	\$	77,307.08
IMRF Pension	\$	22,600.87
Insurance Contributions*	\$	90,915.50
Social Security and Medicare	\$	26,391.39

Total Village Expenses		<u>294,285.93</u>
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Total Payroll (Gross Payroll plus Village Expenses)	\$	<u>946,191.12</u>
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*Includes Health Savings Account (HSA) Contributions

Payroll Date: 05/01/25

Employee Deductions		Pension	Salary by Pension	Percent of
		Deduction	Plan	Pensionable Salary**
	Police	\$ 18,426.40	\$ 186,379.18	9.887%
	Fire	13,181.91	139,688.16	9.437%
	IMRF	10,683.23	237,406.28	4.500%
	Non-Pensionable	-		0.000%
			<u>\$ 563,473.62</u>	

Village Payment into Pensions		Village	Percent of Payroll*	Percent "Match" of what Employee Contributes
		Contribution		
	Police	\$ 77,254.19	41.45%	419.3%
	Fire	77,457.09	55.45%	587.6%
	IMRF	22,767.27	9.59%	213.1%
		<u>\$ 177,478.55</u>		

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

Approval for Payroll Paydate: 05/15/25

Total Gross Payroll	\$	658,292.17
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Employee Deductions:

Illinois Municipal Retirement Fund	\$	15,686.58
Police Pension Fund	\$	18,426.40
Fire Pension Fund	\$	13,181.92
Federal Tax Withholding	\$	69,331.74
State Tax Withholding	\$	27,909.34
Social Security and Medicare	\$	26,939.41
ICMA/NACO/457	\$	28,407.97
Court Orders	\$	530.00
Insurance Contributions*	\$	23,470.43
Aflac Contributions	\$	1,002.69
Mo Vol Life	\$	397.75
Police Union Dues	\$	-
Fire Union Dues	\$	1,447.26
Public Works Union Dues	\$	1,204.53
125-Medical/Dependent Care	\$	2,940.33

Total Employee Deductions		230,876.35
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Net Payroll	\$	427,415.82
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Village Expenses:

Police Pension	\$	77,071.05
Fire Pension	\$	77,307.10
IMRF Pension	\$	22,920.84
Insurance Contributions*	\$	92,044.24
Social Security and Medicare	\$	26,939.41

Total Village Expenses		296,282.64
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Total Payroll (Gross Payroll plus Village Expenses)	\$	954,574.81
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*Includes Health Savings Account (HSA) Contributions

Payroll Date: 05/15/25

Employee Deductions		Pension	Salary by Pension	Percent of
		Deduction	Plan	Pensionable Salary**
	Police	\$ 18,426.40	\$ 185,937.37	9.910%
	Fire	13,181.92	139,417.69	9.455%
	IMRF	10,755.31	239,007.72	4.500%
	Non-Pensionable	-		0.000%
			<u>\$ 564,362.78</u>	

Village Payment into Pensions		Village	Percent of Payroll*	Percent "Match" of what Employee Contributes
		Contribution		
	Police	\$ 77,071.05	41.45%	418.3%
	Fire	77,307.10	55.45%	586.5%
	IMRF	22,920.84	9.59%	213.1%
		<u>\$ 177,298.99</u>		

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



VILLAGE OF OAK BROOK

MONTHLY FINANCIAL REPORTS

APRIL 2025



Executive Summary on Village Funds

Through April 30, 2025

	YTD		YTD		YTD	Estimated
	Revenues		Expenditures		Net Fund Increase (Decrease)	YTD Ending Fund Balance (Deficit)
<u>Governmental Funds</u>						
General Fund (Major Fund) <i>Main operating fund of the Village.</i>	\$	10,986,069	\$	9,616,928	\$ 1,369,141	\$ 44,746,618
Hotel Fund (Major Fund) <i>Collects and spends resources from the 3% hotel/motel tax.</i>	\$	597,224	\$	244,103	\$ 353,121	\$ 5,699,736
Motor Fuel Tax Fund <i>Collects and spends resources from the State motor fuel tax.</i>	\$	146,676	\$	72,635	\$ 74,041	\$ 2,466,257
Infrastructure Fund (Major Fund) <i>Accounts for construction and maintenance of roadways, drainage, and safety path systems.</i>	\$	3,221,031	\$	948,929	\$ 2,272,101	\$ 16,696,609
<u>Enterprise Funds</u>						
Water Fund (Major Fund) <i>Collects user fees for the distribution of water and maintenance of infrastructure.</i>	\$	3,011,097	\$	2,197,816	\$ 813,281	\$ 22,731,924
Sports Core Fund (Major Fund) <i>Accounts for revenues and expenses relating to administration, programs, food and beverage operations, and golf course.</i>	\$	1,398,157	\$	1,099,747	\$ 298,410	\$ 3,202,299
<u>Internal Service Funds</u>						
Insurance Fund <i>Accounts for the Village's health insurance costs and the related contributions from the Village, employees, retirees, and other agencies.</i>	\$	1,002,056	\$	1,303,251	\$ (301,196)	\$ 96,434
Garage Fund <i>Accounts for the maintenance of the Village's vehicle fleet and the related departmental reimbursements.</i>	\$	294,986	\$	279,496	\$ 15,490	\$ 459,152
Equipment Replacement Fund <i>Accounts for the replacement of the Village's vehicle fleet and the related departmental contributions.</i>	\$	480,650	\$	174,455	\$ 306,195	\$ 3,923,880

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 April 30, 2025

	4/30/24	4/30/25	4/30/25	4/30/25	2025	Difference
	YTD	YTD	YTD	% of YTD	Adopted	Prior
	Actual	Actual	Amended	Amended	Budget	Year
			Budget	Budget		
<u>OPERATING REVENUES</u>						
Sales Tax	\$ 6,116,429	6,837,771	\$ 5,750,000	118.9%	\$ 17,250,000	\$ 721,342
State Income Tax	459,878	492,399	433,333	113.6%	1,300,000	32,521
Replacement Tax	196,566	113,951	183,333	62.2%	550,000	(82,615)
Road & Bridge Tax	6,362	1	11,667	0.0%	35,000	(6,361)
Local Use Tax	111,173	78,558	106,333	73.9%	319,000	(32,616)
Cannabis Use Tax	4,551	4,346	4,167	104.3%	12,500	(205)
Grants	154,300	5,320	57,040	9.3%	171,120	(148,980)
Utility/Telecom. Tax	1,080,456	1,018,590	1,250,000	81.5%	3,750,000	(61,866)
Licenses and Permits	800,016	585,170	915,853	63.9%	2,747,560	(214,847)
Charges for Services	868,618	497,524	912,683	54.5%	2,738,050	(371,095)
Investment Interest	557,146	499,189	333,333	149.8%	1,000,000	(57,957)
Miscellaneous Income	329,420	182,900	202,074	90.5%	606,221	(146,521)
Total Operating Revenues	\$ 10,684,916	\$ 10,315,717	\$ 10,159,817	101.5%	\$ 30,479,451	\$ (369,199)
<u>OPERATING EXPENDITURES</u>						
Personnel	\$ 6,379,178	\$ 7,148,941	\$ 7,929,086	90.2%	\$ 23,787,259	\$ 769,763
Materials and Supplies	165,308	166,239	229,818	72.3%	689,454	\$ 930
Operation and Contract	2,173,314	2,230,025	2,437,508	91.5%	7,312,523	\$ 56,711
Other Expenditures	2,123	3,961	3,300	120.0%	9,900	\$ 1,837
Capital Outlay	73,981	67,763	204,192	33.2%	612,575	\$ (6,219)
Total Operating Expenditures	\$ 8,793,904	\$ 9,616,928	\$ 10,803,904	89.0%	\$ 32,411,711	\$ 823,023
<u>SURPLUS (DEFICIT) OF REVENUES OVER EXPENDITURES</u>						
	\$ 1,891,012	\$ 698,789	\$ (644,087)	-108.5%	\$ (1,932,260)	\$ (1,192,223)
<u>INTERFUND TRANSACTIONS</u>						
Transfers In	\$ -	\$ -	\$ -	N/A	\$ -	\$ -
Transfers Out				N/A		-
Reimbursements From Other Funds	291,980	670,352	670,354	100.0%	2,011,062	378,372
Reimbursements To Other Funds	-	-	-	N/A	-	-
Sports Core Loan				N/A	-	-
Total Interfund Transactions	\$ 291,980	\$ 670,352	\$ 670,354	100.0%	\$ 2,011,062	\$ 378,372
NET FUND INCREASE (DECREASE)	\$ 2,182,992	\$ 1,369,141	\$ 26,267		\$ 78,802	\$ (813,851)

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

**Village of Oak Brook
Hotel Tax Fund Financial Update
For the Period Ending April 30, 2025**

	4/30/24	4/30/25	4/30/25	4/30/25	2025	Difference
	YTD	YTD	YTD	% of YTD	Adopted	Prior
	Actual	Actual	Amended	Amended	Budget	Year
			Budget	Budget		
<u>OPERATING REVENUES</u>						
Hotel Tax	\$ 441,499	\$ 426,733	\$ 466,667	91.4%	\$ 1,400,000	\$ (14,766)
Investment Interest	54,308	65,992	20,000	330.0%	60,000	11,684
Loan Interest	-	-	-	N/A	-	-
Miscellaneous	-	104,500	168,167		504,500	104,500
Total Operating Revenues	\$ 495,807	\$ 597,224	\$ 654,833	91.2%	\$ 1,964,500	\$ 101,417
<u>EXPENDITURES</u>						
Personnel	\$ -	\$ 41,732	\$ 46,956		\$ 140,868	\$ -
Operation and Contract	(54,458)	94,883	325,322	0.29	975,965	149,340.58
Capital Outlay	2,906	38,892	197,917	19.7%	593,750	35,986
Total Expenditures	\$ (51,552)	\$ 175,507	\$ 523,238	33.5%	\$ 1,710,583	\$ 185,327
SURPLUS (DEFICIT) OF REVENUES OVER EXPENDITURES	\$ 547,359	\$ 421,717	\$ 84,639	498.3%	\$ 253,917	\$ (83,909)
<u>INTERFUND TRANSACTIONS</u>						
Transfer Out	\$ -	\$ -	\$ -	N/A	\$ -	\$ -
Reimbursements to Other Funds	(81,304)	(68,596)	(68,597)	100.0%	(205,791)	12,708
Total Interfund Transactions	\$ (81,304)	\$ (68,596)	\$ (68,597)	100.0%	\$ (205,791)	\$ 12,708
NET FUND INCREASE (DECREASE)	\$ 466,055	\$ 353,121	\$ 16,042		\$ 48,126	\$ (71,201)

Note - Expenditures are recorded in program 171.

**Village of Oak Brook
Infrastructure Fund Financial Update
For the Period Ending April 30, 2025**

	4/30/24	4/30/25	4/30/25	4/30/25	2025	Difference
	YTD	YTD	YTD	% of YTD	Adopted	Prior
	Actual	Actual	Amended	Amended	Budget	Year
			Budget	Budget		
<u>OPERATING REVENUES</u>						
Non-Home Rule Sales Tax	\$ 2,676,068	\$ 2,962,957	\$ 2,331,667	127.1%	\$ 6,995,000	\$ 286,889
Charges for Services	-	-	-	N/A	-	\$ -
Investment Interest	245,813	258,074	133,333	193.6%	400,000	12,260
Grants	-	-	-	N/A	-	-
Miscellaneous	1,990	-	-	N/A	-	(1,990)
Total Operating Revenues	\$ 2,923,871	\$ 3,221,031	\$ 2,465,000	130.7%	\$ 7,395,000	\$ 297,159
<u>OPERATING EXPENDITURES</u>						
Personnel	\$ 55,208	\$ 14,120	\$ -	N/A	\$ -	\$ (41,088)
Materials and Supplies	137	2,825	15,933	17.7%	47,800	2,688
Operation and Contract	230,421	401,483	762,738	52.6%	2,288,213	171,062
Other Expenditures	-	-	-	N/A	-	-
Capital Outlay	448,494	296,533	1,503,725	19.7%	4,511,174	(151,961)
Total Operating Expenditures	\$ 734,261	\$ 714,961	\$ 2,282,396	31.3%	\$ 6,847,187	\$ (19,299)
<u>SURPLUS (DEFICIT) OF REVENUES OVER EXPENDITURES</u>	\$ 2,189,611	\$ 2,506,069	\$ 182,604	1372.4%	\$ 547,813	\$ 316,459
<u>INTERFUND TRANSACTIONS</u>						
Transfers In	\$ -	\$ -	\$ -	N/A	\$ -	\$ -
Reimbursements From Other Funds	-	-	66,667	0.0%	200,000	-
Reimbursements To Other Funds	(10,668)	(233,968)	(233,969)	100.0%	(701,906)	(223,300)
Total Interfund Transactions	\$ (10,668)	\$ (233,968)	\$ (167,302)	139.8%	\$ (501,906)	\$ (223,300)
<u>NET FUND INCREASE (DECREASE)</u>	\$ 2,178,943	\$ 2,272,101	\$ 15,302		\$ 45,907	\$ 93,159

Village of Oak Brook
Water Fund Financial Update
For the Period Ending April 30, 2025

	4/30/24	4/30/25	4/30/25	4/30/25	2025	Difference
	YTD	YTD	YTD	% of YTD	Adopted	Prior
	Actual	Actual	Amended	Amended	Budget	Year
			Budget	Budget		
<u>OPERATING REVENUES</u>						
Plan Review Fees	\$ 152	\$ 525	\$ 175	300.0%	\$ 525	\$ 373
Building/Inspection Fees	-	-	500	0.0%	1,500	-
Water Sales	2,462,683	2,524,117	3,769,732	67.0%	11,309,195	61,434
Unmetered Sales	17,669	4,647	20,000	23.2%	60,000	(13,022)
Water Connection Fees	20,240	22,310	24,667	90.4%	74,000	2,070
Fire Service Charge	-	-	-	N/A	-	-
Meter Charges	4,500	8,537	5,000	170.7%	15,000	4,037
Special Services	-	-	5,000	0.0%	15,000	-
Investment Interest	431,154	401,900	233,333	172.2%	700,000	(29,255)
Proceeds from Property Sale	-	-	-	N/A	-	-
Miscellaneous	33,093	49,062	25,000	196.2%	75,000	15,968
Total Operating Revenues	\$ 2,969,492	\$ 3,011,097	\$ 4,083,407	73.7%	\$ 12,250,220	\$ 41,606
<u>OPERATING EXPENDITURES</u>						
Personnel	\$ 208,781	\$ 187,003	\$ 219,092	85.4%	\$ 657,277	\$ (21,778)
Materials and Supplies	32,610	50,705	39,890	127.1%	119,671	18,095
Operation and Contract	1,252,091	1,613,326	2,301,186	70.1%	6,903,559	361,235
Capital Outlay	101	150,378	2,584,730	5.8%	7,754,190	150,277
Total Expenditures	\$ 1,493,583	\$ 2,001,412	\$ 5,144,899	38.9%	\$ 15,434,696	\$ 507,829
Surplus (Deficit) of Revenues Over Expenditures	\$ 1,475,908	\$ 1,009,685	\$ (1,061,492)	-95.1%	\$ (3,184,476)	\$ (466,223)
<u>INTERFUND TRANSACTIONS</u>						
Reimbursements To Other Funds	\$ (145,628)	\$ (196,404)	\$ (196,401)	100.0%	\$ (589,202)	\$ (50,776)
Total Interfund Transactions	\$ (145,628)	\$ (196,404)	\$ (196,401)	100.0%	\$ (589,202)	\$ (50,776)
Fund Increase/(Decrease) - Budgetary Basis	\$ 1,330,280	\$ 813,281	\$ (1,257,893)		\$ (3,773,678)	\$ (516,999)

*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 April 30, 2025

					4/30/25 YTD Total	4/30/25 YTD Amended Budget	4/30/25 % of YTD Amended Budget	2025 Adopted Budget	4/30/24 YTD Total	Difference Prior Year
	B&T Recreation Operations	Field Operations	Clubhouse Operations	Golf Club						
<u>OPERATING REVENUES</u>										
Memberships	\$ 463,466	\$ -	\$ -	\$ 337,550	\$ 801,016	\$ 319,869	250.4%	\$ 959,607	\$ 600,085	\$ 200,931
Greens Fees	-	-	-	154,330	154,330	621,997	24.8%	1,865,990	165,047	(10,717)
Pro Shop Sales	-	-	-	22,312	22,312	60,000	37.2%	180,000	17,202	5,111
Golf Lessons	-	-	-	42,950	42,950	15,000	286.3%	45,000	20,825	22,125
Driving Range Fees	-	-	-	160,835	160,835	220,461	73.0%	661,382	134,590	26,245
Golf Surcharge	-	-	-	19,700	19,700	75,000	26.3%	225,000	-	19,700
Rentals	-	29,222	55,282	62,235	146,739	367,333	39.9%	1,102,000	131,420	15,318
Programs/User Fees	10,714	-	-	-	10,714	68,600	15.6%	205,800	3,530	7,184
Food Sales	-	-	-	2,157	2,157	19,260	11.2%	57,780	990	1,168
Beverage Sales	-	-	-	884	884	26,293	3.4%	78,880	-	884
Grants	-	-	-	-	-	-	N/A	-	-	-
Other Revenue	3,684	-	-	19,500	23,185	32,667	71.0%	98,000	92,880	(69,695)
Total Operating Revenues	\$ 477,864	\$ 29,222	\$ 55,282	\$ 822,453	\$ 1,384,821	\$ 1,826,480	75.8%	\$ 5,479,439	\$ 1,166,567	\$ 218,254
<u>OPERATING EXPENDITURES</u>										
Personnel	\$ 59,458	\$ -	\$ -	\$ 239,815	\$ 299,272	\$ 550,355	54.4%	\$ 1,651,064	\$ 243,247	\$ 56,025
Materials & Supplies	16,659	-	137	83,639	100,435	142,010	70.7%	426,030	86,394	14,041
Operational & Contractual	214,367	19,126	12,514	74,972	320,979	403,903	79.5%	1,211,708	341,967	(20,988)
Other	-	-	-	-	-	-	N/A	-	120,325	(120,325)
Capital	10,088	-	-	184,253	194,341	523,318	37.1%	1,569,954	764,126	(569,785)
Total Operating Expenditures	\$ 300,572	\$ 19,126	\$ 12,651	\$ 582,678	\$ 915,027	\$ 1,619,585	56.5%	\$ 4,858,755	\$ 1,556,059	\$ (641,032)
B&T Administration Overhead Allocation*	\$ 218,679	\$ (18,585)	\$ (40,298)	\$ (159,796)	\$ -	\$ -	N/A	\$ -	\$ 8,319	\$ 8,319
Operating Revenues Over (Under) Expenditures	\$ 395,971	\$ (8,489)	\$ 2,333	\$ 79,979	\$ 469,794	\$ 206,895	227.1%	\$ 620,684	\$ (381,172)	\$ 867,605
<u>INTERFUND TRANSACTIONS</u>										
Reimbursement From Other Funds	\$ 13,336	\$ -	\$ -	\$ -	\$ 13,336	\$ 13,333	100.0%	\$ 40,000	\$ 13,336	\$ -
Reimbursement To General Fund	(184,720)	-	-	-	(184,720)	(184,702)	100.0%	(554,106)	(38,091)	(146,629)
Total Interfund Transactions	\$ (171,384)	\$ -	\$ -	\$ -	\$ (171,384)	\$ (171,369)	100.0%	\$ (514,106)	\$ (24,755)	\$ (146,629)
Total Revenues Over (Under) Expenditures - Budgetary Basis	\$ 224,587	\$ (8,489)	\$ 2,333	\$ 79,979	\$ 298,410	\$ 35,526		\$ 106,578	\$ (405,927)	\$ 720,976

*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 April 30, 2025

	811 B&T Admin	812 Swimming	813 Tennis	822 Poolside Café	4/30/25 YTD Total	4/30/25 YTD Adopted Budget	4/30/25 % of YTD Amended Budget	2025 Adopted Budget	4/30/24 YTD Total	Difference Prior Year
<u>OPERATING REVENUES</u>										
Memberships	\$ -	\$ 447,725	\$ 15,741	\$ -	\$ 463,466	\$ 167,594	276.5%	\$ 502,782	\$ 241,635	\$ 221,831
Programs/User Fees	-	9,474	1,240	-	10,714	68,600	15.6%	205,800	3,530	7,184
Food Sales	-	-	-	-	-	2,677	0.0%	8,030	-	-
Beverage Sales	-	-	-	-	-	1,210	0.0%	3,630	-	-
Grants	-	-	-	-	-	-	N/A	-	-	-
Other Revenue	2,684	-	-	1,000	3,684	30,333	12.1%	91,000	91,441	(87,756)
Total Operating Revenues	\$ 2,684	\$ 457,199	\$ 16,981	\$ 1,000	\$ 477,864	\$ 270,414	176.7%	\$ 811,242	\$ 336,606	\$ 141,259
<u>OPERATING EXPENDITURES</u>										
Personnel	\$ 59,337	\$ 121	\$ -	\$ -	\$ 59,458	\$ 96,872	61.4%	\$ 290,617	\$ -	\$ 59,458
Materials & Supplies	-	16,473	187	-	16,659	9,385	177.5%	28,155	11,586	5,073
Operational & Contractual	70,009	121,147	23,210	-	214,367	214,449	100.0%	643,347	189,777	24,590
Other	-	-	-	-	-	-	N/A	-	16,928	(16,928)
Capital	89	10,000	-	-	10,088	239,633	4.2%	718,900	82,586	(72,498)
Total Operating Expenditures	\$ 129,435	\$ 147,740	\$ 23,397	\$ -	\$ 300,572	\$ 560,340	53.6%	\$ 1,681,019	\$ 300,877	\$ (305)
B&T Administration Overhead Allocation*	\$ 277,336	\$ (46,175)	\$ (9,149)	\$ (3,333)	\$ 218,679	218,679	100.0%	\$ 656,036	\$ 12,486	\$ 206,193
Operating Revenues Over (Under) Expenditures	\$ 150,585	\$ 263,284	\$ (15,564)	\$ (2,333)	\$ 395,971	\$ (71,247)	-555.8%	\$ (213,742)	\$ 48,214	\$ 347,757
<u>INTERFUND TRANSACTIONS</u>										
Reimbursement From Other Fund	\$ 13,336	\$ -	\$ -	\$ -	\$ 13,336	\$ 13,333	100.0%	\$ 40,000	\$ 13,336	\$ -
Reimbursement To General Fund	(184,720)	-	-	-	(184,720)	(184,702)	100.0%	(554,106)	-	(184,720)
Total Interfund Transactions	\$ (171,384)	\$ -	\$ -	\$ -	\$ (171,384)	\$ (171,369)	100.0%	\$ (514,106)	\$ 13,336	\$ (184,720)
Total Revenues Over (Under) Expenditures - Budgetary Basis	\$ (20,799)	\$ 263,284	\$ (15,564)	\$ (2,333)	\$ 224,587	\$ (242,616)		\$ (727,848)	\$ 61,550	\$ 163,037

*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 April 30, 2025

	815 Polo	816 Open Fields	4/30/25 YTD Total	4/30/25 YTD Amended Budget	4/30/25 % of YTD Amended Budget	2025 Adopted Budget	4/30/24 YTD Total	Difference Prior Year
<u>OPERATING REVENUES</u>								
Field Rentals	\$ -	\$ 29,222	\$ 29,222	\$ 67,667	43.2%	\$ 203,000	\$ 26,111	\$ 3,111
Range Rentals	-	-	-	-	N/A	-	-	-
Taste of Oak Brook	-	-	-	-	N/A	-	-	-
Other Revenue	-	-	-	-	N/A	-	-	-
Total Operating Revenues	\$ -	\$ 29,222	\$ 29,222	\$ 67,667	43.2%	\$ 203,000	\$ 26,111	\$ 3,111
<u>OPERATING EXPENDITURES</u>								
Personnel	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	\$ -
Materials & Supplies	-	-	-	3,163	0.0%	9,490	-	-
Operational & Contractual	-	19,126	19,126	25,341	75.5%	76,022	19,651	(525)
Capital	-	-	-	-	N/A	-	-	-
Total Operating Expenditures	\$ -	\$ 19,126	\$ 19,126	\$ 28,504	67.1%	\$ 85,512	\$ 19,651	\$ (525)
B&T Administration Overhead Allocation*	\$ -	\$ (18,585)	\$ (18,585)	(18,585)	100.0%	\$ (55,754)	\$ -	\$ (18,585)
Total Revenues Over (Under) Expenditures - Budgetary Basis	\$ -	\$ (8,489)	\$ (8,489)	\$ 20,578	-41.3%	\$ 61,733	\$ 6,460	\$ (14,949)

*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 April 30, 2025

	821 B&T Clubhouse	4/30/25 YTD Amended Budget	4/30/25 % of YTD Amended Budget	2025 Adopted Budget	4/30/24 YTD Total	Difference Prior Year
<u>OPERATING REVENUES</u>						
Rentals	\$ 55,282	\$ 78,000	70.9%	\$ 234,000	\$ 32,492	\$ 22,790
Other Revenue	-	-	0.0%	-	-	-
Total Operating Revenues	\$ 55,282	\$ 78,000	70.9%	\$ 234,000	\$ 32,492	\$ 22,790
<u>OPERATING EXPENDITURES</u>						
Personnel	\$ -	\$ -	N/A	\$ -	\$ -	\$ -
Materials & Supplies	137	4,583	3.0%	13,750	4,223	(4,086)
Operational & Contractual	12,514	13,455	93.0%	40,365	15,953	(3,439)
Capital	-	-	N/A	-	-	-
Total Operating Expenditures	\$ 12,651	\$ 18,038	70.1%	\$ 54,115	\$ 20,175	\$ (7,525)
B&T Administration Overhead Allocation*	\$ (40,298)	(40,298)	100.0%	\$ (120,895)	\$ (4,167)	\$ (36,132)
Operating Revenues Over (Under) Expenditures	\$ 2,333	\$ 19,663	11.9%	\$ 58,990	\$ 8,150	\$ (5,817)
Total Revenues Over (Under) Expenditures - Budgetary Basis	\$ 2,333	\$ 19,663		\$ 58,990	\$ 8,150	\$ (5,817)

*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 April 30, 2025

	823 Golf Café	831 Golf General Operation	832 Golf Learning & Practice	833 Golf Cart Operations	834 Golf Course Maintenance	844 Golf Surcharge	4/30/25 YTD Total	4/30/25 YTD Amended Budget	4/30/25 % of YTD Amended Budget	2025 Adopted Budget	4/30/24 YTD Total	Difference Prior Year
<u>OPERATING REVENUES</u>												
Memberships	\$ -	\$ 337,550	\$ -	\$ -	\$ -	\$ -	\$ 337,550	\$ 152,275	221.7%	\$ 456,825	\$ 358,450	\$ (20,900)
Greens Fees	-	154,330	-	-	-	-	154,330	621,997	24.8%	1,865,990	165,047	(10,717)
Pro Shop Sales	-	22,312	-	-	-	-	22,312	60,000	37.2%	180,000	17,202	5,111
Golf Lessons	-	-	42,950	-	-	-	42,950	15,000	286.3%	45,000	20,825	22,125
Driving Range Fees	-	-	160,835	-	-	-	160,835	220,461	73.0%	661,382	134,590	26,245
Rentals	11,450	775	5,000	45,010	-	-	62,235	221,667	28.1%	665,000	72,817	(10,583)
Food Sales	2,157	-	-	-	-	-	2,157	16,583	13.0%	49,750	990	1,168
Beverage Sales	884	-	-	-	-	-	884	25,083	3.5%	75,250	-	884
Golf Surcharge	-	-	-	-	-	19,700	19,700	75,000	26.3%	225,000	-	19,700
Other Revenue	-	19,500	-	-	-	-	19,500	2,333	835.7%	7,000	1,439	18,061
Total Operating Revenues	\$ 14,491	\$ 534,468	\$ 208,785	\$ 45,010	\$ -	\$ 19,700	\$ 822,453	\$ 1,410,399	58.3%	\$ 4,231,197	\$ 771,359	\$ 51,094
<u>OPERATING EXPENDITURES</u>												
Personnel	\$ -	\$ 88,619	\$ 1,437	\$ 2,320	\$ 147,439	\$ -	\$ 239,815	\$ 453,482	52.9%	\$ 1,360,447	\$ 243,247	\$ (3,432)
Materials & Supplies	(783)	14,462	25,891	-	44,068	-	83,639	124,878	67.0%	374,635	70,585	13,054
Operational & Contractual	-	50,530	6,400	2,480	15,562	-	74,972	150,658	49.8%	451,973	116,586	(41,614)
Other	-	-	-	-	-	-	-	-	N/A	-	103,397	(103,397)
Capital	-	62,032	-	48,470	73,750	-	184,253	283,685	64.9%	851,054	681,540	(497,287)
Total Operating Expenditures	\$ (783)	\$ 215,643	\$ 33,728	\$ 53,271	\$ 280,819	\$ -	\$ 582,678	\$ 1,012,703	57.5%	\$ 3,038,108	\$ 1,215,355	\$ (632,677)
Operating Revenues Over (Under) Expenditures	\$ 15,273	\$ 318,825	\$ 175,057	\$ (8,261)	\$ (280,819)	\$ 19,700	\$ 239,775	\$ 397,696	60.3%	\$ 1,193,089	\$ (443,996)	\$ 683,772
B&T Administration Overhead Allocation*	\$ -	\$ (159,796)	\$ -	\$ -	\$ -	\$ -	\$ (159,796)	(159,796)	100.0%	\$ (479,387)	\$ -	\$ (159,796)
<u>INTERFUND TRANSACTIONS</u>												
Reimbursement To General Fund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	0.0%	\$ -	\$ 38,091	
Total Interfund Transactions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A	\$ -	\$ -	\$ -	\$ 38,091	
Total Revenues Over (Under) Expenditures - Budgetary Basis	\$ 15,273	\$ 159,029	\$ 175,057	\$ (8,261)	\$ (280,819)	\$ 19,700	\$ 79,979	\$ 237,901		\$ 713,702	\$ (443,996)	\$ 523,976

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



ITEM 6.D.

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
May 27, 2025

SUBJECT: Authorization to Pay Bills a Second Time Due to Meeting Schedule

FROM: Marilyn Fumero, Finance Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move that the Village Board authorize the Finance Department to pay bills on June 25th, July 23rd, and August 27th, 2025, prior to Board approval due to the summer meeting schedule.

Background/History:

The Finance Department's customary procedure is to pay bills on the day following the Village Board meeting after the list of bills has been approved. Due to the summer meeting schedule, there is no second regular Board meeting in June, July, and August and, therefore, there would only be one disbursement run for these months.

In order to make timely payments to our vendors, we are seeking approval from the Village Board to authorize the Finance Department to pay bills a second time in these months prior to Board approval. Prior to disbursement, we will provide a listing of bills to review. Also, we will present a separate list of bills containing these disbursements for approval at the Board meeting following the check run.

Recommendation:

Staff recommends that the Village Board authorize the Finance Department to pay bills on June 25th, July 23rd, and August 27th, 2025 prior to Board approval.

Attachments:

None



2025 Proclamation

National Public Works Week Proclamation

May 18–24, 2025

“People, Purpose, Presence”

*WHEREAS, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life, and well-being of the people of **Oak Brook, Illinois**; and,*

WHEREAS, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation’s transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

*WHEREAS, it is in the public interest for the citizens, civic leaders, and children in **Oak Brook, Illinois**; to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and,*

WHEREAS, the year 2025 marks the 65th annual National Public Works Week sponsored by the American Public Works Association/Canadian Public Works Association be it now,

*NOW, THEREFORE, BE IT RESOLVED, I, **Laurence E. Herman** do hereby designate the week May 18–24, 2025, as National Public Works Week in the **Village of Oak Brook, IL**, and urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees and to recognize the substantial contributions they make to protecting our national health, safety, and advancing quality of life for all.*

IN WITNESS WHEREOF, I have hereunto set my hand seal this 27th day of May 2025.

Laurence E. Herman
Village President
Oak Brook, Illinois

Netasha Scarpiniti
Village Clerk
Oak Brook, Illinois



ITEM 6.F.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
May 27, 2025

SUBJECT: Authorization to Seek Proposals - Public Relations & Social Media Services

FROM: Susan Rose, Marketing Manager
Joseph Mitchell, Assistant Village Manager

BUDGET SOURCE/BUDGET IMPACT: \$60,000 is included in the FY2025 Budget in Program 171-73600 (Hotel/Motel - Advertising/Promotions)

RECOMMENDED MOTION: I move to authorize staff to seek proposals for Professional Services for Public Relations and Social Media Services to support the Village's tourism marketing efforts.

Background/History:

In previous years, the Village of Oak Brook engaged an external advertising agency to oversee tourism marketing efforts for the Village and our seven hotels. Following staff evaluations and feedback from the Hotel, Convention, and Visitors Committee, a decision was made in early 2024 to transition away from this model and pursue a new, more strategic direction.

In June 2024, the Village hired an internal Marketing Manager to develop, direct, and oversee tourism marketing initiatives, with support as needed by external vendors. Since that time, a newly redesigned tourism website has been successfully launched, and key stakeholders have provided valuable input on strategy.

With foundational elements in place, the next phase of the Village's tourism marketing plan is ready for implementation. This phase involves securing a Public Relations (PR) partner to amplify and complement the efforts of the internal Marketing Manager. The PR partner will play a key role in promoting Oak Brook as a premier destination for leisure travelers, business and meeting planners, and wedding clientele—at local, regional, and national levels—with the goal of increasing overnight hotel stays and boosting local tax revenues.

Scope of Services

The selected PR firm will be expected to provide the following services, including but not limited to:

- Develop and execute a strategic earned media plan to generate media coverage and increase destination awareness for Oak Brook.
- Create and maintain an annual media pitch calendar with compelling stories that promote Oak Brook as a destination.
- Provide support for social media strategy, including content development, paid campaign execution, and posting schedules.
- Produce and edit both short- and long-form video content for tourism-related social channels, including all associated copyrights.
- Develop engaging social media reels and stories that highlight Oak Brook's offerings.
- Create written materials such as media alerts, press releases, talking points, fact sheets, and media briefing documents.
- Evaluate and vet travel writers and influencers who express interest in covering Oak Brook.
- Collaborate with the internal Marketing Manager in ongoing meetings for brainstorming, strategic planning, and progress updates.
- Deliver detailed reporting on earned media coverage, advertising value equivalencies, and strategic insights to inform future efforts.

On May 8, 2025, the Hotel, Convention, and Visitors Committee voted unanimously to recommend issuing a Request for Proposals (RFP) to solicit qualified public relations and social media service providers for this work.

Next Steps

Village staff is currently preparing the necessary specifications to issue the RFP. At this time, staff is requesting authorization from the Village Board to proceed with releasing the RFP. Once the proposals are received and evaluated, staff will return to the Board with a recommendation for award and contract approval.

Recommendation:

Staff recommends that the Village Board authorize staff to seek proposals for Professional Services for Public Relations and Social Media Services to support the Village's tourism marketing efforts.

Attachments:

None



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
May 27, 2025

SUBJECT: VOB - Text Amendment - Floor Area Ratio (FAR) Definition - Zoning Regulations

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move that the Village Board authorize the Village Attorney to prepare the necessary ordinance granting a text amendment relative to the proposed Zoning Regulations for Floor Area Ratio (FAR) for approval and adoption at the June 10, 2025 Board of Trustees meeting

This recommendation is subject to the zoning amendment factors provided in the petitioner's application material (case file pages B-B.1).

Background/History:

The Village of Oak Brook submitted a petition seeking approval of a text amendment to the Title 13 Zoning Regulations, Chapter 2 of the Village Code to revise Floor Area Ratio (FAR) regulations. This text amendment originated from public comment and discussion regarding new Zoning regulations adopted on October 22, 2024.

In October of 2024, the Village adopted a FAR into the Residential Districts (FAR requirements already applied to the Business and Office Districts). The Village's existing definition of "Floor Area for Determining Floor Area Ratio" includes the basement within the area to be calculated. At the January 14, 2025 meeting of the Village Board, there was a brief discussion regarding inclusion of basement area within the FAR definition. Regulating FAR is intended to protect the character and compatibility of Oak Brook neighborhoods and commercial districts by regulating the bulk of buildings. The Village Board noted that basements do not generally add bulk to a building's massing and should therefore not be considered in the calculation.

Village staff at the direction of the Board submitted an application to amend the FAR definition on February 27, 2025. The proposed language that has been added to the text is redlined and underlined and text that is being deleted has been ~~stricken-out~~.

Proposed by Application February 27, 2025

FLOOR AREA FOR DETERMINING FLOOR AREA RATIO: The sum of the gross horizontal area of the several stories including excluding the basement of a building, measured from the exterior faces of the exterior walls, or from the center lines of walls separating two (2) buildings. The floor area shall also include the horizontal areas on each story devoted to: a) elevator shafts and stairwells; b) mechanical equipment, except that located on roofs whether open or enclosed, i.e., bulkheads, water tanks, and cooling towers; c) habitable attic space as permitted by the building code of the Village; d) interior balconies and mezzanines; e) enclosed porches; and f) accessory uses. For Office and Business Districts, the horizontal area in every story of a building devoted to enclosed off-street parking and off-street loading facilities shall not be included in the floor area.

The Planning & Zoning Commission discussed the proposed revision at their April 2nd and May 7, 2025 meetings. The P&Z Commission made a recommendation separate of the Board draft which removed basements from the FAR calculation. The final recommendations of the Planning & Zoning Commission included consideration of undersized lots, discussion of other new regulations for principal structures, lot coverage, and masonry requirements.

The P&Z Commission's final recommendation included removing basements from the calculation within the R-3 and R-4 District and modifying the FAR allowance to a ratio of .3 for the R-3 and R-4 Districts. Following is the proposed amendment recommended by the P&Z Commission.

Text Recommended by Planning & Zoning Commission May 7, 2025

FLOOR AREA FOR DETERMINING FLOOR AREA RATIO: The sum of the gross horizontal area of the several stories including the basement of a building, measured from the exterior faces of the exterior walls, or from the center lines of walls separating two (2) buildings. The floor area shall also include the horizontal areas on each story devoted to: a) elevator shafts and stairwells; b) mechanical equipment, except that located on roofs whether open or enclosed, i.e., bulkheads, water tanks, and cooling towers; c) habitable attic space as permitted by the building code of the Village; d) interior balconies and mezzanines; e) enclosed porches; and f) accessory uses. For Office and Business Districts, the horizontal area in every story of a building devoted to enclosed off-street parking and off-street loading facilities shall not be included in the floor area. In the R-3 and R-4 Residence Districts, the Floor Area Ratio will exclude basements.

13-6C-3: LOT AREA REQUIREMENTS:

C. Floor Area Ratio: Not to exceed ~~0.4~~ 0.3.

**Diagram to be revised showing 0.3*

13-6D-3: LOT AREA REQUIREMENTS:

C. Floor Area Ratio: Not to exceed ~~0.4~~ 0.3.

**Diagram to be revised showing 0.3*

Following discussions of the P&Z Commission's recommendation with Board members staff has begun drafting language to include a portion of the basement within the FAR or a portion of the basement

(when the basement is exposed) as part of a walkout basement. In addition, staff has prepared a draft policy to delay the application of the new zoning regulations for residents who purchased their lots within 18-months prior to the October 2024 Ordinance adoption (attached). This will allow staff to accommodate residents who purchased properties with a value assuming the prior regulations and who had already spent time and money working with their architects and engineers prior to the change in the regulations. In order to limit the application, those projects would need to seek permits within 18-months post the October 2024 Ordinance adoption; effectively allowing these property owners a three-year window to get there projects from uinception to permitting.

Recommendation:

Staff recommends that the Village Board review, provide direction and authorize the Village Attorney to prepare an ordinance granting a text amendment relative to the proposed Zoning Regulations for Floor Area Ratio (FAR) for approval and adoption at the June 10, 2025 Board of Trustees meeting

Attachments:

1. Draft Ordinance Language_Temporary Relief for Pre-Existing Design Efforts
2. Exhibits - VOB FAR 052725

Draft Ordinance Language: Temporary Relief for Pre-Existing Design Efforts

Temporary Delay in Enforcement of Zoning Amendments for Certain Projects

A. Purpose.

The purpose of this section is to provide temporary relief to property owners who had initiated substantial design efforts prior to the adoption of new zoning regulations affecting Floor Area Ratio (FAR) and/or lot coverage. This relief is intended to mitigate hardship for owners who relied in good faith on prior zoning standards and made significant progress in planning their development projects.

B. Eligibility Criteria.

To qualify for deferred application of new zoning standards, a property owner must demonstrate the following to the satisfaction of the Development Services Director or their designee:

1. **Substantial Design Efforts.** The property owner or their authorized agent must have been actively engaged with a licensed architect, engineer, or other design professional for a period of at least **60** days prior to the effective date of the new zoning regulations affecting FAR or lot coverage.
2. **Proof of Engagement.** Documentation such as executed contracts, invoices, concept plans, design drafts, correspondence, or other tangible evidence of design activity must be submitted.
3. **Timing of Design Activity.** Design efforts must have commenced at least **18 months** prior to **October 22, 2024** the effective date of the new ordinance and must have been ongoing or materially advanced at the time of ordinance adoption.

C. Relief Granted.

1. Eligible projects shall be allowed to proceed under the zoning standards (including FAR, lot coverage limitations, and materiality) that were in effect immediately prior to the adoption of the new ordinance.
2. This relief shall apply only to applications for building permits or site plan approvals submitted within **12 months** of the effective date of the zoning amendments.

D. Non-Transferability.

This provision applies only to the project as initially submitted and is not transferable to other properties or substantially altered project designs.

E. Appeal.

Any decision by the Development Services Director regarding eligibility for relief under this

section may be appealed to the Planning & Zoning Commission within 30 days of the decision.

F. Expiration.

This temporary relief provision shall expire **12 months**, October 22, 2025 the effective date of the zoning amendments, unless extended by action of the City Council.



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

May 14, 2025

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

Subject: Village of Oak Brook – Floor Area Ratio (FAR) Regulations– Text Amendment

Dear Village President and Board of Trustees:

Background

The Planning & Zoning Commission completed the required public hearing and deliberations over two meetings, on a petition from the Village of Oak Brook seeking approval of a text amendment for Floor Area Ratio (FAR) Regulations to remove basements from the FAR calculation in the Residential District.

At the January 14, 2025 meeting, the Village Board discussed the inclusion of basement in the definition for determining FAR. The Board asserted that the inclusion of basement in the FAR does not impact the bulk of the structure and therefore may not be needed in the calculation.

Public Comment

All interested parties were notified of the public hearing. Several interested parties spoke at the meetings.

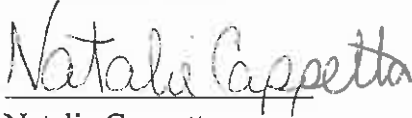
Planning & Zoning Discussion and Recommendation

The Planning & Zoning Commission reviewed the proposed text amendment. By a vote of 3 to 4 the first motion to recommend approval to remove basements from the FAR calculation from all districts and to modify the FAR to not exceed .30 failed. At the second motion, the Planning & Zoning Commission recommended removing basements from the FAR calculation from Districts R-3 and R-4 and adjusting the FAR to not exceed .30. It was recommended that Districts R-1 and R-2 remain unchanged. The draft amendments are found in the casefile.

RE: Village of Oak Brook – Text Amendment
Floor Area Ratio (FAR) Regulations
Page 2

I voted in opposition to the proposed revisions to the text. If the FAR of .40 including basements was a reasonable number, the mathematical equivalent excluding basements is .23. An arbitrary shift to .30 and excluding the dimensions of the basement is just that, arbitrary. I feel the FAR should not exceed .23 if we are excluding basements and that if we are including basements that .40 is the appropriate Floor Area Ratio.

Very truly yours,

A handwritten signature in cursive script that reads "Natalie Cappetta". The signature is written in dark ink and is positioned above the printed name.

Natalie Cappetta
Acting Chairwoman
Planning & Zoning Commission

ROLL CALL:

Ayes: 7 – Acting Chairwoman Cappetta, Vice Chairman Ziemer, Members Bulin, DiBernardo, Nimry, Pontrelli and Wilczak, Motion carried.
Absent: 2 - Chairman Iyer and Member Hasan

4.

A. VOB TEXT AMENDMENT – FLOOR AREA RATIO (F.A.R.)

VOB TEXT
AMENDMENT FAR

Acting Chairwoman Cappetta announced the commencement of the public hearing for the petition and swore in those wishing to speak on the matter.

Director Von Drasek reviewed the commissioners' reporting requests that were displayed on the screen and in the case file packet.

- Map and Number of Non-Conforming Lots
- Chart of Masonry percentage on new residential homes
- Chart of FAR and Lot Coverage for R-3 & R-4 from 2023 and 2024

Anas Kanama, 21 Regent Drive was concerned that after purchasing the lot, the zoning code changed. He mentioned neighboring smaller lots with larger homes than his proposed construction. He said surrounding communities did not include basements in their FAR.

John Belcher, JMB Architects, Elmhurst, IL was concerned that the FAR was too restrictive and limited designing the desired homes in Oak Brook. He said that assessors nor realtors count basements. He felt it did not make sense to include basements in the FAR. He was also opposed to the new code regarding the minimum 50% masonry requirement.

Kristin Petro, Interior Designer, Villa Park, IL was also opposed to the new code regarding 50% masonry requirement and felt it would take away from the visually appealing balance in architecture.

Members discussed and debated the following:

- Walk-out Basements – including at 50%
- Non-Conforming Lots
- Which districts will be affected by changes to the FAR
- Removing basements would increase the size of the house
- Lot coverage ratio
- Bulk on lots

Members had specific comments:

- Member Bulin said to better manage properties that do not meet current zoning requirements due to lot size, he proposed the creation of a distinct section within the Village Code specifically for non-conforming lots.
- Member Wilczak suggested removing the basements from the FAR calculation and reducing the FAR to not exceed .30. He did not want to see smaller lots compete in value with larger lots if the buildings were similar in size.
- Member DiBernardo believed that the basements did not create bulk and felt the lot coverage restriction of 20% was the governing factor.
- Member Nimry suggested leaving the FAR as was approved and focus on non-conforming lots that were under 20,000 square feet. He was concerned that removing basements from the FAR calculation would allow a substantial increase in bulk.
- Member Pontrelli was concerned with removing the basements from the FAR.
- Vice Chairman Ziemer believed that setbacks, lot coverage, and height restrictions would prevent homes from being built too large for their lots, regardless of the lot's size. He mentioned that the Brook Forest HOA had an additional 10-foot setback requirement and did not feel that any home in the HOA looked oversized.
- Acting Chairwoman Cappetta felt that removing basements from the FAR would potentially double the size of new construction. She said a newly built large home might not seem intrusive when it sits next to a smaller house with a lot of open space. But once that smaller house is torn down and replaced with another large home, the space between the two is gone — the houses end up feeling cramped or on top of each other. She felt .40 FAR including the basement was the appropriate number.

Director Von Drasek said that any restriction to the FAR was more conservative than what was in Village Code prior to October 2024. She did not feel that new residential construction was too large and agreed with Member DiBernardo that lot coverage was impactful.

Motioned by Member Wilczak, seconded by Vice Chairman Zeimer to recommend approval to remove basements from the FAR calculation from all districts and modify the FAR to not exceed .30.

ROLL CALL:

Ayes: 3 – Vice Chairman Ziemer, Members DiBernardo and Wilczak,
Motion failed.
Nays: 4 - Acting Chairwoman Cappetta, Members Bulin, Nimry and
Pontrelli
Absent: 2 - Chairman Iyer and Member Hasan

Motioned by Vice Chairman Ziemer, seconded by Member Bulin to recommend approval to remove basements from the FAR calculation from Districts R-3 and R-4 and modify the FAR to not exceed .30. They recommended that Districts R-1 and R-2 remain unchanged.

ROLL CALL:

Ayes: 5 – Vice Chairman Ziemer, Members Bulin, DiBernardo, Pontrelli,
and Wilczak, Motion carried.
Nays: 2 Acting Chairwoman Cappetta and Member Nimry
Absent: 2 - Chairman Iyer and Member Hasan

Member Bulin asked members to support a request for the Board of Trustees to review and consider removing the requirement that new residential construction include a minimum of 50% masonry, which was previously adopted. He read aloud a memo he sent to a trustee last year.

Member Bulin also asked members to request that the Board of Trustees make a recommendation to the Park District to preserve the Fordon House Barn that is slated for demolition.

All members agreed to send the requests to the Board of Trustees.

OTHER BUSINESS

OTHER BUSINESS

6.

There was no other business discussed.

PUBLIC COMMENT

PUBLIC COMMENT

7.

ADJOURNMENT:

ADJOURNMENT

8.

Motion by Member Bulin, seconded by Vice Chairman Ziemer to adjourn the meeting at 8:40PM. VOICE VOTE: Motion carried.

ATTEST:

/s/ Rebecca Von Drasek

Rebecca Von Drasek

Director of Development Services

-----Original Message-----

From: Anas kanama

Sent: Monday, May 5, 2025 11:03 AM

To: Rama Raman <rraman@oak-brook.org>

Cc: rvondrasek@oak-brook.com

Subject: Request to Amend Zoning Code Regarding Floor Area Ratio (FAR) Calculations for Basements

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.

Re: Request to Amend Zoning Code Regarding Floor Area Ratio (FAR) Calculations for Basements

To Department of Development Services

Village of Oak Brook, IL

I Anas Kanama and my family, future residents (18 Concord Dr. and 21 Regent Dr.) of the Village of Oak Brook, respectfully submit this request to allow a revision to the current Zoning Code as it pertains to the calculation of floor area ratio (FAR), specifically regarding the inclusion of basements. Under the current code, basements are included in the FAR calculation, regardless of their depth below grade. This code places a disproportionate constraint on the development of our new homes, especially when compared to other current houses in the same neighborhood and zoning standards in neighboring and comparable communities. We would love nothing more than to contribute to the beauty of Oak Brook with our new construction personal residence and be a part of the local community, but this code makes it difficult to incentivize the construction of a new home in Oak Brook.

We ask that the code be aligned with a more common and balanced practice adopted by many municipalities in our region: If the basement is below grade, it shall be excluded from FAR calculations. This standard better reflects the intent of FAR regulations by focusing on above-grade construction and its impact on the character of a neighborhood.

Oak Brook is a premier residential community known for its high standards, architectural quality, and generous lot sizes. The current FAR policy, by penalizing homeowners for incorporating full-depth basements, inadvertently discourages thoughtful and high-quality design. It limits flexibility and innovation in home construction and renovation that most other villages allow. It places a stronghold on limiting long-term property value and the vitality of our housing market.

We respectfully urge the Village to allow this zoning code revision that reflects prevailing best practices and supports the continued growth and appeal of Oak Brook. By excluding basements that are below grade from FAR calculations, the Village can ensure a fairer, more future-focused zoning framework that benefits both current and prospective residents.

Thank you for your time and consideration of this request.

Best regards
Anas Kanama

VILLAGE OF OAK BROOK
Planning & Zoning Commission

STAFF REPORT

DATE: April 23, 2025

CASE NO: 2025-8-ZO-TA

DESCRIPTION: Text Amendment to Zoning Regulations to exclude basements from Floor Area Ratio (FAR) calculations.

PETITIONER: Village of Oak Brook

ADDRESS/LOCATION: NA

EXISTING ZONING: NA

Following the discussions at the P&Z Commission meeting on April 2, 2025 staff researched and provides the following information:

1. Nonconforming Lot Analysis - Survey of undersized lots and locations.

- The Village has significant number of undersized parcels in R-3 and R-4 zoning districts (see attached map).

2. New Residential Single-Family Construction for R-3 and R-4 2019-2024
(including 11 Regent Ct)

- Staff identify undersized lots, reviewed permits issued for R-3 and R-4 districts, analyzing lot size, Principal Lot Coverage, Total Lot Coverage and FAR.

R-3 District (28 permits issued)

- 12 parcels (44%) exceeded the 0.40 FAR.
 - 13 parcels are undersized, with 9 undersized parcels (69%) exceeding 0.40 FAR.

R-4 District (9 permits issued)

- 7 parcels (78%) exceeded the 0.40 FAR.
 - 3 parcels classified are undersized, with all undersized parcels exceeding 0.40 FAR

3. Material Coverage for Exterior Walls – 2023 & 2024 (see attached) - Estimated percentages of material coverage (50% stone or brick for each side of the building) from 2023 & 2024.

- 2023: 14 permits issued – 43% of homes had less than 50% stone/brick exterior.
- 2024: 16 permits issued – 56% of homes had less than 50% stone/brick exterior.

Other materials used on the exterior walls are stucco, siding, etc.

**STAFF REPORT – VOB – CODE UPDATE TO ZONING REGULATIONS
CASE NO. 2025-8-ZO-TA**

Findings on FAR

The findings indicate that a significant number of homes exceed FAR thresholds from recent years, particularly among undersized lots. Please note that only a few examples are regularly discussed as exceeding the expectations of the community. Staff encourages Commissioners to drive through the Village and review sites that exceed the FAR standards.

In addition, as FAR was not previously regulated, any requirement of FAR will limit future structures. However, if the FAR standards are too restrictive it may impact future reinvestment within the residential areas. The Village Board requested removing the basement from the FAR calculation as this will allow a regulation of FAR but also lessen the risk of too stringent a rule.

Staff looks forward to further discussions on the FAR as we work to conclude the Commission's recommendations.

RESPONSIBILITIES OF HEARING BODIES:

The Planning & Zoning Commission (P&Z) have the responsibility to make a recommendation on the request for a text amendment to the Zoning Ordinance. Please include in your consideration, your findings with respect to the standards specified in the Zoning Ordinance for amendments.

As always, please contact staff if you have any questions prior to Wednesday's P&Z meeting.

Respectfully Submitted,



Rama Raman
Village Planner



Rebecca Von Drasek
Director

Legend

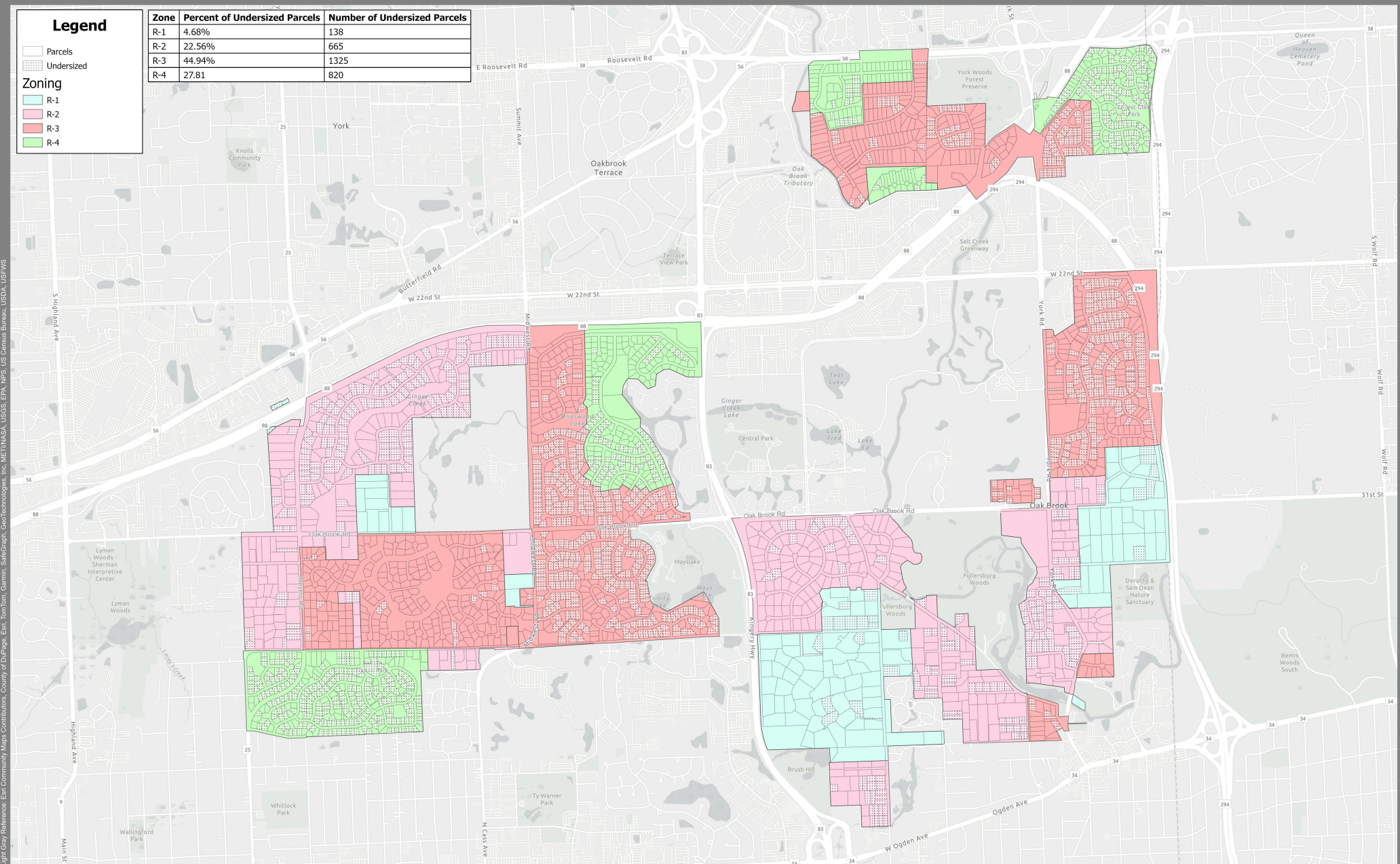
Parcels
Undersized

Zoning

R-1
R-2
R-3
R-4

Zone	Percent of Undersized Parcels	Number of Undersized Parcels
R-1	4.68%	138
R-2	22.56%	665
R-3	44.94%	1325
R-4	27.81	820

Light Gray Reference: East Community Maps Contributors, County of DuPage, Esri, TomTom, Garmin, SafeGraph, GeoTechniques, Inc., METINASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



Parcel Lot Requirements Village of Oak Brook, Illinois

1 inch = 1,000
Feet



NEW RESIDENTIAL SINGLE FAMILY R-3 (2019-2024)
required Lot Area 25,000 SF

Minimum

PERMIT #	ADDRESS	ZONING DISTRICT	LOT AREA (SF)	UNDERSIZED	PRINCIPLE STRUCTURE (SF)	PRINCIPAL STRUCTURE LOT COVERAGE (%)	LOT COVERAGE	LOT COVERAGE PERCENTAGE (%)	TOTAL FLOORS AREA	FLOOR AREA RATIO (FAR)	Est. FAR after REMOVING one floor of PS
18-1-693	28 Sheffield Ln	R-3	23086	Y	4307	0.19	8321	0.36	10329	0.45	0.26
18-1-988	25 Windsor Dr	R-3	22427	Y	3694	0.16	5998	0.27	4290	0.19	0.03
18-1-064	1801 Midwest Club Pkwy	R-3	32904		4241	0.13	10349	0.31	10788	0.33	0.20
19-1-042	42 Wooside Dr	R-3	20362	Y	4828	0.24	6707	0.33	4828	0.24	0.00
18-1-1033	25 Yorkshire Woods	R-3	25991		3253	0.13	7476	0.29	7477	0.29	0.16
18-1-885	208 Roslyn Rd	R-3	27299		3472	0.13	10670	0.39	7010	0.26	0.13
19-1-291	401 Midwest Club Pkwy	R-3	27623		4376	0.16	8475	0.31	10010	0.36	0.20
19-1-573	721 Midwest Club Pkwy	R-3	37764		5845	0.15	13656	0.36	11251	0.30	0.14
19-1-482	3111 Cara Ln	R-3	25250		3143	0.12	3870	0.15	4475	0.18	0.05
19-1-968	27 Yorkshire Woods	R-3	15246	Y	3540	0.23	5760	0.38	8150	0.53	0.30
19-1-890	204 Polo Ln	R-3	25893		8038	0.31	12672	0.49	12520	0.48	0.17
20-1- 021	1402 Midwest Club Pkwy	R-3	27737		5778	0.21	10626	0.38	13856	0.50	0.29
20-1-293	18 Windsor Dr	R-3	27081		4497	0.17	5879	0.22	10963	0.40	0.24
20-1-424	1 Lambeth Ct	R-3	26640		2990	0.11	8290	0.31	6934	0.26	0.15
21-1-059	3004 Lincoln Rd	R-3	34173		4488	0.13	9794	0.29	10277	0.30	0.17
21-1-129	5 Sheffield Ln	R-3	21780	Y	4162	0.19	10027	0.46	9707	0.45	0.25
21-1-380	3112 Cara Ln	R-3	25104		1923	0.08	2735	0.11	3307	0.13	No Basement
20-1-868	800 Merry Ln	R-3	27064		3304	0.12	8287	0.31	6368	0.24	0.11
21-1-951	51 Yorkshire Woods	R-3	18622	Y	4850	0.26	9740	0.52	8823	0.47	0.21
21-1-843	21 Windsor Dr	R-3	21707	Y	3419	0.16	6132	0.28	9404	0.43	0.28
21-1-344	19 Devonsire Dr	R-3	22000	Y	3874	0.18	7000	0.32	9420	0.43	0.25
22-1-615	39 Chatham Ln	R-3	21930	Y	4553	0.21	9101	0.42	12274	0.56	0.35
21-1-863	63 Sheffield Ln	R-3	22178	Y	4441	0.20	9792	0.44	13292	0.60	0.40
23-1-013	9 WINDSOR DR	R-3	21875	Y	6,133	0.28	8754	0.40	7,886	0.36	0.08
22-1-947	6 BRIGHTON LN	R-3	22281	Y	3,985	0.18	6371	0.29	8,464	0.38	0.20
22-1-961	26 YORKSHIRE WOODS	R-3	16445	Y	3,687	0.22	5460	0.33	7,357	0.45	0.22
BP-24-254	3020 COOLIDGE ST	R-3	27005		3,014	0.11	4,955	0.18	8,776	0.32	0.21
BP-24-237	303 MIDWEST CLUB PKWY	R-3	28314		5,332	0.19	11,756	0.42	11,822	0.42	0.23

AVERAGES	0.18	0.33	0.37	0.20
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NEW RESIDENTIAL SINGLE FAMILY R-4 (2019-2024)
Minimum required Lot Area 18,000 SF

PERMIT #	ADDRESS	ZONING DISTRICT	LOT AREA (SF)	UNDERSIZED	PRINCIPLE STRUCTURE (SF)	PRINCIPAL STRUCTURE LOT COVERAGE (%)	LOT COVERAGE	LOT COVERAGE PERCENTAGE (%)	TOTAL FLOORS AREA	FLOOR AREA RATIO (FAR)	Est. FAR after REMOVING one floor of PS
18-1-929	120 Saddlebrook Dr	R-4	19489		3627	0.19	5759	0.30	8044	0.41	0.23
19-1-428	27 Mockingbird Ln	R-4	15281	Y	4106	0.27	8829	0.58	9723	0.64	0.37
19-1-796	50 Kingston Dr	R-4	18000		3652	0.20	8786	0.49	8860	0.49	0.29
20-1-190	2725 35th St	R-4	19920		2763	0.14	5938	0.30	6515	0.33	0.19
20-1-066	29 Mockingbird Ln	R-4	16293	Y	4488	0.28	7863	0.48	10141	0.62	0.35
21-1-132	11 Regent Ct	R-4	19166		3240	0.17	7886	0.41	8019	0.42	0.25
21-1-887	31 Hamilton Ln	R-4	19367		4274	0.22	9564	0.49	10287	0.53	0.31
21-1-106	812 Red Stable Way	R-4	17993	Y	2690	0.15	4559	0.25	6794	0.38	0.23
22-1-786	12 Hamilton Ln	R-4	18700		3839	0.21	5714	0.31	8519	0.46	0.25

AVERAGES	0.20	0.40	0.47	0.27
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NEW RESIDENTIAL SINGLE FAMILY

EXTERIOR WALL, STONE OR

BRICK PERCENTAGE (%)

ISSUED	PERMIT #	ADDRESS	HOMEOWNERS ASSOCIATION (HOA)	GENERAL CONTRACTOR	ZONING DIST	LOT AREA (SF)	PRINCIPLE STRUCTURE (SF)	PRINCIPAL STRUCTURE LOT COVERAGE (%)	TOTAL FLOORS AREA	FLOOR AREA RATIO (FAR)	Est. FAR after REMOVING one floor of PS	EXTERIOR WALL, STONE OR BRICK PERCENTAGE (%)
1/16/2024	BP-23-429	3712 ADAMS RD	Fullersburg Woods Area Assoc.	Brat Capital Partners	R-1	101,228	8,841	8.73	9,154	0.09	0.09	73.75
1/26/2024	BP-23-600	12 HUNT CLUB LANE		HOYD Builders Inc	R-1	86,972	12,126	13.94	21,563	0.25	0.11	96.25
1/29/2024	BP-23-617	31 ROBINHOOD RANCH	Robinhood Ranch	Matthies Builders, Inc.	R-2	24,072	4,808	19.97	7,045	0.29	0.09	22.5
2/5/2024	BP-23-491	222 OAKBROOK RD		j century construction inc	R-1	91,019	7,175	7.88	11,661	0.13	0.05	98.25
2/6/2024	BP-23-609	13 TEMPLETON DR	Templeton Reserve	Greenside Design Build	R-1	140,237	6,837	4.88	15,793	0.11	0.06	0
3/5/2024	BP-23-713	2901 AVE. LORIE	Chateaux Woods	Hinsbrook Construction Inc.	R-2	43,585.91	5,497.68	12.61	8,466	0.19	0.07	33.75
4/11/2024	BP-23-803	3 BERSEEM CT	Ginger Creek	LivModern, LLC	R-2	41,205	3,447	8.37	8,470	0.21	0.12	41.25
5/31/2024	BP-23-239	4 TEMPLETON DR	Templeton Reserve	Bloomfield Construction	R-1	93,572	6,010	6.42	13,150	0.14	0.08	0
7/1/2024	BP-24-254	3020 COOLIDGE ST		BIG SKY CUSTOM HOMES	R-3	27,005	3,014	11.16	8,776	0.32	0.21	0.06
7/3/2024	BP-24-202	9 TEMPLETON DR	Templeton Reserve	Greenside Design Build	R-1	154,638	7,154	4.63	15,804	0.10	0.06	42.5
7/10/2024	BP-24-186	2 OAK CT	Oak Brook Lakes	GlenHaven Builders, Inc.	R-2	50,701	7,006	13.82	14,510	0.29	0.15	100
7/16/2024	BP-24-237	303 MIDWEST CLUB PKWY	Midwest Club	Aspen Const	R-3	28,314	5,332	18.83	11,822	0.42	0.23	100
7/17/2024	BP-24-84	324 OAK BROOK RD		Meadowbrook Builders, LLC	R-2	57,935	3,887	6.71	10,093	0.17	0.11	0
7/31/2024	BP-23-347	405 OAK BROOK RD	Fullersburg Woods Area Assoc.	McNaughton Brothers Construction	R-2	48,352	5,060	10.46	11,301	0.23	0.13	15.25
8/8/2024	BP-24-145	7 YORK LAKE CT	Fullersburg Woods Area Assoc.	Renove LLC	R-2	66,647	3,765	5.65	9,233	0.14	0.08	100
8/14/2024	BP-24-148	3050 HUNT CLUB DR		HJH Homes, Inc.	R-2	45,427	6,751	14.86	11,822	0.26	0.11	71.25
2/27/2023	22-1-913	27 CAMBRIDGE DR	Brook Forest	LIV MODERN	R-4	17,014	4,282	25	9,531	0.56	0.31	55
3/10/2023	23-1-013	9 WINDSOR DR	York Woods	LIV MODERN	R-3	21,875	6,133	28	7,886	0.36	0.08	45
3/22/2023	22-1-947	6 BRIGHTON LN	York Woods	ROSE NEXUS DEV	R-3	22,281	3,985	18	8,464	0.38	0.20	100
4/7/2023	22-1-020	4014 ADAMS RD	Fullersburg Woods Area Assoc.	TCI CONTRACTORS, LLC	R-2	28,314	3,629	13			-0.13	80
4/10/2023	22-1-848	1020 35TH ST	Fullersburg Woods Area Assoc.	DAVE KNECHT COMMERCIAL	R-1	78,710	6,139	8	10,967	0.14	0.06	47.5
5/2/2023	23-1-042	5 ROYAL VALE DR	Ginger Creek	BIG SKY CUSTOM HOMES	R-2	51,401	6,058	12	14,821	0.29	0.17	100
5/11/2023	22-1-821	408 CANTERBERRY LN	Fullersburg Woods Area Assoc.	EBLA BUILDERS	R-2	43,558	7,054	16			-0.16	100
5/24/2023	22-1-961	26 YORKSHIRE WOODS	Yorkshire Woods	NICHOLAS ROZDOLSKY Replaced by Larry Robins ICC	R-3	15,981	3,687	23	7,357	0.46	0.23	100
6/7/2023	22-1-702	16 TEMPLETON CT	Templeton Reserve	SOMERSET BUILDERS	R-1	91,829	6,299	7	13,828	0.15	0.08	100
6/28/2023	22-1-746	1 TEMPLETON DR	Templeton Reserve	MONDO BUILDERS INC	R-1	110,642	5,525	5	8,131	0.07	0.02	47.5
7/27/2023	BP-23-202	121 INDIAN TRAIL RD	Hunter Trails	Patrick J Murphy	R-2	45,738	4,738	10	12,596	0.28	0.17	100
8/11/2023	BP-23-122	402 LUTHIN RD	Fullersburg Woods Area Assoc.	LIV MODERN	R-2	39,043	3,751	10	9,777	0.25	0.15	21
8/11/2023	22-1-070	3024 MEYERS RD		CREBER CONSTRUCTION INC.	R-2	20,488	2,899	14	7,226	0.35	0.21	0
8/22/2023	BP-23-233	2903 OAK BROOK HILLS RD	Oak Brook Hills Rd.	Tiburon Homes LLC	R-2	114,024	5,263	5	11,805	0.10	0.06	0



Section 8.03 Nonconforming Lots of Record

- (A) Nonconforming lots of record are those lots of record, as defined in Article 20, existing and lawful prior to the effective date of this Ordinance or amendments thereto, which could not be created lawfully thereafter. The following regulations shall apply to any nonconforming lot of record or nonconforming lot described in a deed or land contract executed and delivered prior to the effective date of this Ordinance or amendment thereto:
- (1) **Use of Nonconforming Lots.** Any nonconforming lot shall be used only for a use permitted in the district in which it is located. Notwithstanding limitations imposed by other provisions of this Ordinance, a permitted use may be Erected on any single lot of record in existence at the effective date of adoption or amendment thereto. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, provided that the lot can be developed as proposed without any significant adverse impact on surrounding properties or the public health, safety, and welfare.
 - (2) **Area and Bulk Requirements.** No new division of any parcel shall be made which creates a non-conforming lot with area or frontage less than the area or bulk requirements of this Ordinance, for the zoning district in which it is situated.
 - (3) **Nonconforming Contiguous Lots under the Same Ownership.** If a nonconforming lot of record abuts one or more nonconforming lots of record in the same ownership, such lots shall be legally consolidated to reduce or eliminate the non-conformity. No lot shall be used or sold in a manner which diminishes compliance with lot area or frontage requirements of this Ordinance, nor shall any division of a lot be made which creates a lot with area or frontage less than the requirements stated in this Ordinance. These provisions shall not apply to contiguous lots in single ownership where each of the lots is occupied by an existing home, unless such lots are at any time consolidated under a single tax identification number or unless one or more of the existing homes is removed.

Section 8.04 Modification to Nonconforming Uses or Structures

- (A) No nonconforming use or structure shall be enlarged, extended, or structurally altered, nor shall any nonconformity be changed to a different nonconformity which increases the intensity of use or nonconformity, except as permitted in this Section.
- (1) **Applicability.** The following regulations shall apply to any nonconforming use or structure, including:
 - (a) Nonconforming uses of open land.
 - (b) Nonconforming use of buildings designed for a conforming use.
 - (c) Nonconforming use of buildings specifically designed for the type of use that occupies them but not suitable for a conforming use.
 - (d) Buildings designed and used for a conforming use but not in conformance with area and bulk, parking, loading, or landscaping requirements.



(e) [Nonconforming structures](#), such as [fences, walls, decks](#), and [signs](#).

(2) **Nonconforming Structures by Reason of Dimensional Inadequacies.** Where a lawful [structure](#) exists on the [effective date](#) of this Ordinance or amendments thereto which could not be built under its terms by reason of restrictions on area, height, yards, location on the lot, or other dimensional requirements, such a [structure](#) may be continued so long as it remains otherwise lawful, provided:

- (a) Repairs and maintenance necessary for health or safety reasons or to keep such a [nonconforming structure](#) in a sound condition may be made.
- (b) A [nonconforming structure](#) may be enlarged, expanded or altered, so long as the nonconforming characteristic of the structure is not enlarged upon, extended or increased in its degree of nonconformance.
- (c) Should such a [nonconforming structure](#) be relocated for any reason or for any distance whatever, it shall thereafter conform to the regulations for the [zoning district](#) in which it is located.
- (d) Under no circumstances shall a non-conforming structure be rebuilt if the structure is determined to be located on more than one lot or parcel. The Township may require the owner/applicant to provide a current survey of the property. The survey shall be acceptable to the Zoning Administrator and shall include all structures on the property.
- (e) If such a [nonconforming structure](#) becomes physically unsafe or unlawful due to lack of repairs and maintenance and is declared by any duly authorized official to be unsafe or unlawful by reason of physical condition, it shall not thereafter be restored, repaired, or rebuilt except in conformity with the regulations of the [zoning district](#) in which it is located.
- (f) Any non-conforming structure that is voluntarily demolished or razed shall not be re-built unless in full compliance with the terms of this Ordinance.
- (g) Such a [nonconforming structure](#) which is damaged or destroyed by wind, fire, explosion, a natural calamity may be altered, repaired or replaced and the nonconforming nature thereof continued, provided that:
 - (i) The repair, replacement or alteration is undertaken within two years following the damage,
 - (ii) There is no change in [use](#), and
 - (iii) The extent of the nonconformance with the provisions of this Ordinance is not increased.
 - (iv) The site shall be secured by the owner within fourteen (14) days of the natural calamity, in order to safeguard the public health, safety, and welfare. The Building Official shall determine what permits and safeguards are required.

(3) **Nonconforming Land or Structures by Reason of Use.** Where a lawful [use](#) of land or a structure exists on the [effective date](#) of this Ordinance or amendments thereto which would not thereafter be permitted in the [zoning district](#), such [use](#) may be continued so long as it remains otherwise lawful, provided:



- (a) The [nonconforming use](#) of land or structure shall not be enlarged, extended or expanded in such a way as to increase the nonconforming nature of the [use](#), such as the addition of [dwelling units](#), additional manufacturing or selling area, or by the addition of facilities which would allow the establishment of other [nonconforming uses](#).
- (b) A [nonconforming structure](#) by reason of [use](#) shall not be moved in whole or in part to any portion of the lot or [parcel](#) other than that [occupied](#) by such structure at the [effective date](#) of adoption or amendment of this Ordinance.
- (c) Normal repairs, maintenance and renovation necessary for health or safety reasons or to keep any structure in a sound condition may be made, but a [nonconforming structure](#) by reason of [use](#) shall not be structurally altered except in order to change its [use](#) to one permitted in the [zoning district](#) in which it is located.
- (d) Any structure in which a [nonconforming use](#) is superseded by a permitted [use](#) shall thereafter conform to the regulations for the [zoning district](#), and the [nonconforming use](#) may not thereafter be resumed.
- (e) If a structure or portion of a structure containing a [nonconforming use](#) becomes physically unsafe or unlawful due to lack of repairs and maintenance and is declared by any duly authorized official to be unsafe or unlawful by reason of physical condition, it shall not thereafter be restored, repaired, or rebuilt except in conformity with the regulations of the [zoning district](#) in which it is located.

(4) Enlargement, Extension, or Alteration.

- (a) **Increase in Nonconformity Prohibited.** Except as specifically provided in this section, no person may engage in any activity that causes an increase in the extent of any [nonconformity](#). For example, physical alteration of structures or the placement of new structures on open land is unlawful if such activity results in:
 - (i) An increase in the total amount of space devoted to a [nonconforming use](#), or
 - (ii) Greater [nonconformity](#) with respect to dimensional restrictions, such as [setback](#) requirements, height limitations, [density](#) requirements, or other requirements in the district in which the property is located.
- (b) **Permitted Extension.** Any [nonconforming use](#) may be extended throughout any part of a [building](#) which was manifestly arranged or designed for such [use](#) at the time of adoption or amendment of this Ordinance, but no such [use](#) shall be extended to occupy any land outside such [building](#). No [nonconforming use](#) of land shall be enlarged, increased, or extended to occupy a greater area of land, nor shall any such [use](#) be moved in whole or in part to any portion of the lot or [parcel](#) than was [occupied](#) on the [effective date](#) of this Ordinance or amendment thereto.
- (c) **Alterations that Decrease Nonconformity.** Any [nonconforming structure](#) or any structure or portion thereof containing a [nonconforming use](#), may be altered if such alteration serves to decrease the nonconforming nature of the structure or [use](#).

(5) Repairs, Improvements, and Modernization.



- (a) **Required Repairs.** Repairs or maintenance deemed necessary by the [Building Official](#) to keep a [nonconforming building](#) structurally safe and sound are permitted. However, if a non-conforming structure or a structure containing a [nonconforming use](#) becomes physically unsafe and/or unlawful due to lack of maintenance and repairs and is declared as such by the [Building Official](#), it shall not thereafter be restored, repaired, or rebuilt except in full conformity with the regulations in the district in which it is located.
- (b) **Additional Permitted Improvements.** Additional repairs, improvements, or modernization of [nonconforming structures](#), beyond what is required to maintain the safety and soundness of the structure, shall be permitted provided such repairs or improvements do not exceed fifty percent (50%) of the assessed value of the structure during any period of twelve (12) consecutive months. The provisions in this paragraph shall apply to all structures except as otherwise provided in this Article for single-family residential uses and for reconstruction of structures damaged by fire or other catastrophe.

(6) Damage by Fire or Other Catastrophe.

- (a) Any [nonconforming structure](#) that is damaged by fire, flood, or other catastrophe in excess of seventy-five percent (75%) of the structure's pre-catastrophe fair market value (as determined by the Township Assessor) shall not be rebuilt, repaired, or reconstructed except in complete conformity with the provisions of this Ordinance, or on the exact same footprint, with all other aspects brought into conformity with the Ordinance.
- (b) Any [nonconforming structure](#) or structure housing a [nonconforming use](#) that is damaged by fire, flood, or other catastrophe by less than or equal to seventy-five percent (75%) of the structure's pre-catastrophe fair market value (as determined by the Township Assessor) may be restored to its pre-catastrophe status, provided that restoration is completed within a period of twenty-four (24) months from the date of such fire, flood, or other catastrophe.
- (c) Residential [developments](#) that are non-conforming by virtue of being a higher [density](#) (i.e. more [dwelling units](#) per acre) than permitted in the [zoning district](#) may be rebuilt to 50% of their previous density, or to the maximum [density](#) permitted in the [zoning district](#), whichever is greater, if damaged by fire, flood, or other catastrophe by more than seventy-five percent (75%) of the structure's pre-catastrophe fair market value (as determined by the Township Assessor).

Section 8.05 Nonconforming R-1 Lots of Record (NCR-1 Designation)

- (A) **Intent.** In portions of the R-1 [zoning district](#) where there is a preponderance of properties requiring [variances](#) to allow construction or remodeling, [variances](#) are often sought to permit this activity as these lots often do not meet the standards of the Zoning Ordinance, created subsequent to the platting of these lots. The intent of these standards to provide appropriate and standardized requirements for these areas of [parcels](#) less than 20,000 square feet in size to guide and expedite the review and approval process of the [Zoning Board of Appeals](#) and ensure consistency over the course of their decisions. This will allow for beneficial use of the property by the owners in a manner consistent with the goals and objectives of the [zoning district](#) and the Township [master plan](#).



(B) **Designation.** During the zoning review of the proposed development of a vacant non-conforming lot of record in the R-1 district, the Zoning Administrator shall direct the Building Official to thoroughly review drainage and stormwater patterns on the site prior to issuing any Building Permit. Any drainage issues shall be corrected as described in this Ordinance. If the drainage and stormwater can be brought into compliance, the Zoning Administrator shall designate the non-conforming lot of record as NCR-1 (Non-Conforming R-1). Lots designated NCR-1 shall be exempt from the provisions of [Section 8.03](#) and may be legally developed in the same manner as conforming lots, provided that they meet the [development](#) standards set forth in Subsection D below.

(C) **Uses.**

- (1) All [permitted uses](#) permitted in the R-1 district shall be permitted in NCR-1 areas.
- (2) All [accessory structures](#) / uses permitted in the R-1 district shall be permitted in NCR-1 areas.
- (3) All [special land uses](#) permitted in the R-1 shall be permitted in NCR-1 areas following issuance of a [special land use](#) permit that has been recommended by the [Planning Commission](#) and approved by the Township Board, subject, however, to the applicable general and specific standards in Section 17.03.

(D) **Development Standards.** The following [development](#) standards are a requirement for approval of [development](#) of NCR-1 lots.

- (1) [Density](#), height, [bulk](#), and coverage requirements shall be based on the following table. Differentiation between the three designations within the NCR-1 classification (NCR1-A, NCR1-B, and NCR1-C) shall be based solely on the [net lot area](#) and used strictly for allocating these different standards.

Designations	Net Lot Area	Minimum Setbacks (b)			Max Lot Coverage	Building height		Min Dwelling Unit Size (SF)
		Front	Side	Rear		Feet	Stories	
NCR1-A	9,999 sq. ft. or less	Lesser of 30' or (a)	10'	30'	20%	18 feet	1.5	942 (c)
NCR1-B	10,000 sq. ft. to 14,999 sq. ft.	Lesser of 30' or (a)	10'	30'	20%	20 feet	1.5	942
NCR1-C	15,000 sq. ft. to 19,999 sq. ft.	Lesser of 30' or (a)	10'	30'	25%	22 feet	2	942

See footnotes below.

- (a) **Front Yard Setback.** In lieu of complying with the fixed [front yard setback](#) requirements of Section 4.02, [buildings](#) and structures with NCR-1 designations must be set back from the [property line](#) either a distance equal to the average [front yard setback](#) of the nearest two lots on either side of the subject lot or 30 feet, whichever is less. When the lot is a [corner lot](#) or adjacent to a corner lot, the average [setback](#) will be computed based on the nearest two lots on either side of the structure that fronts on the same [street](#), even if one of those structures is across a [street](#).
- (b) **Architectural features.** such as cornices, eaves, gutters, chimneys, pilasters, and the like may extend into a required yard a maximum of two (2) feet in NCR-1 designated areas.
- (c) In NCR1-A, for parcels below 4,700 square feet, the minimum dwelling unit size shall be 20% of the area of the lot.



Nathan Karaway is Back!

[Visit Premier Brick Sales Website](#)



And he is bringing his 25 years of brick industry experience and his new company with him.

Introducing our newest member:
Premier Brick Sales of Illinois.

As the President, Nathan Karaway will lead a new team in his expansion of the brick market.

We wish him great success in this new venture.

To learn more, please see the detailed attachment below, and reach out to Nathan for additional information and/or consultation regarding your design and supply needs.



FOR IMMEDIATE RELEASE

April 7, 2025

Premier Brick Sales Expands Footprint with the Launch of Premier Brick Sales of Illinois

[Chicago, IL] – Premier Brick Sales, LLC, a strategic joint venture between The Belden Brick Company and Endicott Clay Products Company, is proud to announce the establishment of Premier Brick Sales of Illinois, LLC. This expansion marks a significant milestone in the company's growth and its commitment to serving the Chicagoland market.

Premier Brick Sales of Illinois, LLC will be owned by Premier Brick Sales, LLC and Nathan Karaway, a seasoned industry leader with extensive experience in Chicago. Nathan's deep understanding of the architectural market and proven leadership will be instrumental in driving the company's success.

"We are thrilled to welcome Nathan as a partner and our leader in this pivotal market. Building on our successful operations in Indiana, we are confident that Premier Brick Sales of Illinois will become the foremost architectural brick distributor in the greater Chicagoland area," said Ryan Parker, President of Endicott Clay Products Company.

"Nathan's expertise, coupled with the combined strength and reputation of Belden Brick and Endicott, will enable us to deliver unparalleled service and high-quality brick solutions to architects and customers in Illinois and northern Indiana," added Brad Belden, President of The Belden Brick Company.

Premier Brick Sales of Illinois, LLC will offer a comprehensive range of premium brick products, catering to the diverse needs of architects, builders, masons, and contractors. The company is committed to providing exceptional customer service and fostering long-term relationships with its clients.

Contact

Nathan Karaway
Premier Brick Sales of Illinois, LLC
President & CEO
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Email: nathan.karaway@premierbricksales.com
Web: premierbricksales.com

About Premier Brick Sales, LLC

Premier Brick Sales, LLC is a joint venture between The Belden Brick Company and Endicott Clay Products Company, the two leading manufacturers of high-quality architectural brick. Possessing the integrity, family values, and capital backing of The Belden Brick Company and Endicott Clay Products Company, the company was formed in 2021 to invest in distribution subsidiaries that sell premier architectural brick and to provide innovative and sustainable solutions to the architectural community.



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Masonry Advisory Council 201 W. Prospect Ave. Mount Prospect, Illinois 60056
United States 1 (847) 297-6704

Letter to the Planning and Zoning Committee

Date: April 26, 2025

Planning and Zoning Commission Board Members
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523

Subject: Immediate Action Requested to Correct F.A.R. Language Impacting Property Values

Dear Planning and Zoning Commission,

I am writing to express my strong support for the staff's recommendation regarding the Floor Area Ratio (F.A.R.) amendment and to urge immediate corrective action. The staff's position is well-reasoned, supported by the Board, in line with Oak Brook's historical zoning practices, and necessary to protect the economic vitality of our community.

It is important to note that only a few members of the PZC have blocked action on this matter since January, despite both staff and the Board's support for the correction. Their continued inaction is disappointing and increasingly harmful.

For simple understanding: the staff is proposing a return to traditional F.A.R. standards that exclude fully below-grade basements. The restrictive F.A.R. language currently in place had never previously existed in Oak Brook until October 2024.

The delay in applying the staff-supported changes is already causing significant harm to current residents. Every property currently listed for sale in Oak Brook is being negatively impacted. Home sales are proceeding at artificially suppressed valuations due to the flawed F.A.R. language implemented at the end of October 2024. To underscore the urgency: homes in Oak Brook are now spending 45% longer on the market compared to same time last year, more than 5 times the national average increase of only 8.2%. This means the problem is Oak Brook specific and will continue to reverberate through our property market because online algorithms use these depressed sales to calculate future valuations.

We urge the Commission to act swiftly during the May 2nd meeting and approve the staff recommendations. Correct this error before more Oak Brook residents suffer.

For further detail, please reference the staff report PDF available or reach out to staff for assistance understanding the changes.

Respectfully,

Ardi Baftiri

27 Sheffield Ln., Oak Brook

630-202-5555

VILLAGE OF OAK BROOK
Planning & Zoning Commission

STAFF REPORT

DATE: March 13, 2025

CASE NO: 2025-8-ZO-TA

DESCRIPTION: Text Amendment to Zoning Regulations to exclude basements from Floor Area Ratio calculations.

PETITIONER: Village of Oak Brook

ADDRESS/LOCATION: NA

EXISTING ZONING: NA

Discussion:

The Village of Oak Brook has initiated a petition for a text amendment to the Zoning Regulations, related to Floor Area Ratio (FAR) Regulations for residential districts. The Village adopted Text Amendments to the Zoning Regulations in 2024 that includes FAR for residential districts. The definition for Floor Area for Determining Floor Area Ratio includes the basement floor area which has been in the Village code since 1959. At the January 14, 2025 meeting, the Village Board discussed the inclusion of basement in the definition for determining FAR. The Board asserted that the inclusion of basement in the FAR does not impact the bulk of the structure and therefore may not be needed in the calculation.

Existing definitions in the Village code.

Section: 13-2-2

FLOOR AREA RATIO: The numerical value obtained by dividing the floor area within a building or buildings on a lot by the area of such lot. (The floor area ratio as designated for each district, when multiplied by the lot area in square feet, shall determine the maximum permissible floor area for the building or buildings on the lot).

FLOOR AREA FOR DETERMINING FLOOR AREA RATIO: The sum of the gross horizontal area of the several stories including the basement of a building, measured from the exterior faces of the exterior walls, or from the center lines of walls separating two (2) buildings. The floor area shall also include the horizontal areas on each story devoted to: a) elevator shafts and stairwells; b) mechanical equipment, except that located on roofs whether open or enclosed, i.e., bulkheads, water tanks, and cooling towers; c) habitable attic space as permitted by the building code of the Village; d) interior balconies and mezzanines; e) enclosed porches; and f) accessory uses. For Office and Business Districts, the horizontal area in every story of a building devoted to enclosed off-street parking and off-street loading facilities shall not be included in the floor area.

FLOOR AREA FOR DETERMINING OFF-STREET PARKING AND LOADING REQUIREMENTS: Floor area when prescribed as the basis of determining off-street parking and off-street loading requirements shall be the sum of the gross horizontal area of the several stories of a structure taken

**STAFF REPORT – VOB – CODE UPDATE TO ZONING REGULATIONS
CASE NO. 2025-8-ZO-TA**

from glass line to glass line and including the structure's primary and permanent working area, but excluding the basement.

Related definitions from building code- 2018 IRC Section R202* (see attached)

***BASEMENT:** That portion of a building that is partly or completely below grade (see "Story above grade plane").*

***STORY ABOVE GRADE PLANE:** Any story having its finished floor surface entirely above grade plane, or in which the finished surface of the floor next above is:*

- 1. More than 6 feet (1829 mm) above grade plane; or*
- 2. More than 12 feet (3658 mm) above the finished ground level at any point.*

**(Village adopted International Residential Code: 2021 edition)*

Historical definitions

The definition for floor area for determining FAR was first adopted in 1959, then modified in 1966 and 1972. The definitions included basement area in the FAR calculations as shown below.

***Zoning Ordinance G-8, 1959
Section III***

FLOOR AREA—for the purpose of determining the floor area ratio, conversions of existing structures and maximum size of business establishments. The sum of the horizontal area of the floor space contained in all floors, including a basement floor, but not including a cellar floor of a building or buildings on a lot—measured in square feet from the exterior faces of the exterior walls of each building, or from the center line of party walls separating two buildings.

Such floor area shall also include:

- a. space devoted to elevator shafts and stairwells at each floor;
- b. floor space used for mechanical equipment when the structural headroom exceeds seven feet, ten inches in height, except equipment such as bulkheads, water tanks, and cooling towers, when located on the roof, whether or not such equipment is in the open or enclosed;
- c. floor space in that part of a half-story where headroom is seven feet, ten inches or more in height;
- d. floor space devoted to interior balconies, mezzanines, and enclosed porches;
- e. floor space devoted to accessory uses in the principal building and in the accessory building or buildings; and
- f. floor space devoted to enclosed off-street parking and off-street loading.

STAFF REPORT – VOB – CODE UPDATE TO ZONING REGULATIONS
CASE NO. 2025-8-ZO-TA

FLOOR AREA—for the purpose of determining off-street parking and off-street loading requirements. The sum of the gross horizontal areas of the several floors of the building or portion thereof devoted to such use requiring off-street parking and off-street loading, including accessory storage areas located within selling or working space such as counters, racks, or closets, and any basement floor area devoted to dwelling purposes, to retailing activities, to the production or processing of goods, or to business or professional offices. However, such floor area shall not include: floor area devoted primarily to storage purposes (except as otherwise noted herein); floor area devoted to off-street parking or loading facilities, including aisles, ramps, and maneuvering space; or cellar floor area other than area devoted to retailing activities, to the production or processing of goods, or to business or professional offices.

Zoning Ordinance G-60, 1966
Section XIV, B., # 53 & #54

53. FLOOR AREA - FOR DETERMINING FLOOR AREA RATIO – the sum of the gross horizontal area of the several stories including the basement of a building, measured from the exterior faces of the exterior walls, or from the center lines of walls separating two buildings. The floor area shall also include the horizontal areas on each story devoted to: (a) elevator shafts and stairwells; (b) mechanical equipment, except that located on roofs whether
54. FLOOR AREA - FOR DETERMINING OFF-STREET PARKING AND OFF-STREET LOADING REQUIREMENTS – floor area when prescribed as the basis of determining off-street parking and off-street loading requirements shall be the sum of the gross horizontal area of the several stories of a structure taken from glass line to glass line and including the structure's primary and permanent working area, but excluding (a) basement, (b) storage space, (c) space permanently devoted to public use (such as elevator shafts and lobbies interior stairwells, rest rooms, common corridors); and (d) space permanently devoted to building maintenance and operation (such as rooftop mechanical penthouses for the containment of such uses as heating and air conditioning equipment, elevator mechanisms, and cooling towers; janitorial workrooms and storerooms; electrical cabinets; and duct work).

Zoning Ordinance G-142, 1972
Section XIV, B., #54

54. Floor Area - For determining off-street parking and off-street loading requirements - floor area when prescribed as the basis of determining off-street parking and off-street loading requirements shall be the sum of the gross horizontal area of the several stories of a structure taken from glass line, to glass line and including the structure's primary and permanent working area, but excluding the basement.

**STAFF REPORT – VOB – CODE UPDATE TO ZONING REGULATIONS
CASE NO. 2025-8-ZO-TA**

Staff researched surrounding communities FAR regulations for residential districts (see attached) and found that out of 10 communities, only 3 communities use FAR and two of them include basement up to 50% in the FAR calculations. Also included is a spreadsheet of measurements from recent new construction and definition from International Residential Code (see attached).

The Village code definition for Floor Area for Determining FAR includes basements, however, FAR was not used in residential districts until the Text Amendments were adopted in 2024. Regulating FAR is intended to protect the character of Oak Brook neighborhoods and commercial districts by regulating the bulk of buildings. Additionally, lot coverage and maximum principal area lot coverage were adopted in the Text Amendments to regulate the bulk.

RESPONSIBILITIES OF HEARING BODIES:

The Planning & Zoning Commission (P&Z) have the responsibility to make a recommendation on the request for a text amendment to the Zoning Ordinance. Please include in your consideration, your findings with respect to the standards specified in the Zoning Ordinance for amendments. The materials submitted and drafted by staff specifically address each of these zoning amendment standards.

CONCLUSION:

If the P&Z Commission concurs with the removal of basements from the FAR calculations, Staff requests that a recommendation to approve this Text Amendment in the draft dated February 28, 2025, be made in accordance with the accompanying zoning amendment factors. If the P&Z Commission prefer to further modify the proposed language or deny please provide findings of fact detailing the Commission's concerns. Either recommendation will then be forwarded to the Village Board for further review, deliberation, and discussion.

As always, please contact staff if you have any questions prior to Wednesday's P&Z meeting.

Respectfully Submitted,



Rama Raman
Village Planner

PUBLIC NOTICE

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, April 2, 2025 at 6:30 p.m. in the Samuel E. Dean Board Room of the Butler Government Center, Village of Oak Brook, 1200 Oak Brook Road, (31st Street and Spring Road), Oak Brook, Illinois 60523 for the purpose of considering the application by The Village of Oak Brook regarding a text amendment related to Floor Area Ratio (FAR). The Village of Oak Brook, petitioner has submitted an application seeking approval of a proposed text amendment to Title 13, the Zoning Regulations of the Village Code to consider revising the FAR definition. The petitioner's application, including all supporting documents is on file with the Development Services Department. 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.

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 Zoning Board of Appeals of the Village of Oak Brook, DuPage and Cook Counties, Illinois.

Published in Daily Herald March 14, 2025 (282131)

CERTIFICATE OF PUBLICATION

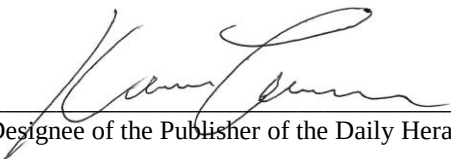
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DuPage County Daily Herald

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 03/14/2025 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 # 282131





VILLAGE OF
OAK BROOK
Illinois

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

March 14, 2025

Dear Resident:

The Oak Brook Planning & Zoning Commission and the Village Board will be considering a Text Amendment at the meeting scheduled below.

The application has been filed by: The Village of Oak Brook

The petitioner, the Village of Oak Brook is proposing to redefine Floor Area Ratio (FAR) in the Zoning Regulations of the Village Code (Title 13).

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

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

Planning & Zoning Commission 6:30 p.m., Wednesday, April 2, 2025

Board of Trustees Meeting 7:00 p.m., Tuesday, April 22, 2025***

*** Pending P&Z

If you desire more detailed information, please contact the Development Services Department at 630-368-5106 between 8-4, Monday through Friday, with the exception of scheduled holidays.

Sincerely,

Rebecca Von Drasek
Development Services Director
RV/cc



ITEM 6.C.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
March 11, 2025

SUBJECT: VOB – Floor Area Ratio (F.A.R.) Definition – Zoning Regulations Text Amendment

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to refer the requested Text Amendment to the Planning & Zoning Commission for review and recommendation.

Background/History:

At the January 14, 2025 Village Board meeting there was a brief discussion on the inclusion of basements within the definition of Floor Area Ratio (F.A.R.). The discussion was in response to a Variation request for relief from the FAR standards at 23 Concord Drive. The Planning & Zoning Commission completed a review of that Variation request, and by a vote of 3 to 2 recommended denial of the Variation. Following the direction of the Village Board, staff has drafted a Text Amendment to further the discussion of the FAR standards and completed an analysis of historical definitions, surrounding communities, and recent Floor Area Ratio measurements of new construction.

The proposal would remove basements from the FAR. Attached is the application and early analysis for the Village Board review.

Recommendation:

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

Attachments:

1. Exhibits
2. FAR in Comp. Communities
3. NEW RESIDENTIAL 2023 FAR 3.3.2025
4. NEW RESIDENTIAL 2024 FAR 3.3.2025



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 Village of Oak Brook PERMANENT PARCEL NO* - - -

LOT NO. N/A SUBDIVISION N/A LEGAL ADDRESS* 1200 Oak Brook Road

ZONING DISTRICT N/A ZONING ORDINANCE SECTION ACTION REQUESTED

Text Amendment to Chapter 2 of Title 13 of the Village Code to modify the definition of Floor-Area-Ratio (FAR)

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

OWNER(S) OF RECORD PHONE

ADDRESS CITY STATE ZIP

BENEFICIARY(IES) OF TRUST PHONE

ADDRESS CITY STATE ZIP

NAME OF APPLICANT (and Billing Information) Village of Oak Brook, Greg Summers -Village Manager PHONE 630.368.5000

ADDRESS 1200 Oak Brook Road CITY Oak Brook STATE IL ZIP 60523

Contact Name and 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 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

2/27/25
Date

Signature of Applicant

2/27/25
Date

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

Date Filed 2-21-2025 Fee Paid \$ Waived Receipt No. N/A Received By

Board of Trustees (Referral) 3-11-2025 Notice Published 3/13/25 Newspaper Daily Herald Adj. Property Owners Notified 3/14/25

PUBLIC HEARING DATES: Planning & Zoning Commission 4-2-2025

Board of Trustees

Board of Trustees
(Approval of Ordinance)

SIGNED - VILLAGE CLERK

Date

3/4/2025

ZONING AMENDMENT FACTORS

The character of the neighborhood

RESPONSE:

The proposed code revisions are intended to serve as a Zoning Ordinance update to address the following item:

Zoning Ordinance Update

Updated Chapter	Revision
Chapter 2 – Definition	FAR – To exclude basements within the calculation of Floor-area-ratio.

In 2024, the Village adopted FAR into the Residence Districts, FAR requirements already applied to the Business and Office Districts. The Village’s existing definition of “Floor Area for Determining Floor Area Ratio” includes basement within the area to be calculated. At the January 14, 2025 meeting of the Village Board, there was a brief discussion regarding inclusion of basement area within the FAR definition. Regulating FAR is intended to protect the character of Oak Brook neighborhoods and commercial districts by regulating the bulk of buildings. The Village Board noted that basements do not generally add bulk to a building’s massing and should therefore not be considered in the calculation.

The extent to which property values are diminished by the particular zoning restrictions:

RESPONSE: Codes that are regularly reviewed and updated to allow municipal staff to better regulate land uses within the Village. Property values are maintained if not improved by up-to-date references within the Village Code.

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

RESPONSE: An overly restrictive FAR standard could depreciate property values by restricting the amount of square footage that can be constructed on a property. By removing the basements from the calculation structures will be permitted to increase in size relative to the property size.

The suitability of the property for the zoned purposes.

RESPONSE: This amendment applies to all property within the Village and not a specific location.

The existing uses and zoning of nearby property.

RESPONSE: New construction will be less restricted if the Code is updated.

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

RESPONSE: N/A

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

RESPONSE: Property owners benefit by more specific and updated code amendments that will protect property values and promote better overall construction that is more in keeping and compatible to the residential and commercial districts.

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

RESPONSE: The proposed code amendments better promote the health, safety and general welfare of the community.

The relationship of the proposed use to the Comprehensive Plan; and

RESPONSE: Proportional and compatible construction is responsive to the adopted comprehensive plan.

The community need for the use proposed by the property owner

RESPONSE: The code amendment is intended to balance property rights and regulations to avoid nuisance and inappropriate construction throughout the Village.

NAMES OF SURROUNDING PROPERTY OWNERS

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

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

[illegible]

(Attach additional sheets if necessary)

Association	President
Breakenridge Farm Homeowners Assoc.	Anthony Pasquinelli
Briarwood Lakes Community Assoc.	David Arts
	Joe Spingola
	Lou Rymarsuk
Property Manager	
Brook Forest Community Assoc.	Wayne Ziemer
Chateaux Woods Community Assoc.	Nicholas Cuda
	Constance Lara
Covington Court Community Assoc.	
Forest Gate Homeowners Assoc.	Walter Barber
	Dario Del Fiacco
Forest Glen Homeowners Assoc.	
Fullersburg Woods Area Assoc.	Anthony DiCanio
Gateway Homeowners Assoc. Inc.	Anthony Chiarito
Ginger Creek Community Assoc.	John Cecala
Heritage Oaks Homeowners Assoc.	David Steeb
Hunter Trails Community Assoc.	Donald Leone
Midwest Club Homeowners Assoc.	Beverly Taylor
	Kerry Krafthefer
Oak Brook Club Community Area Assoc.	
Oak Brook Hills Road Homeowners Assoc.	John Ciciora
	Proxy Ray Paice
Oak Brook Lakes Homeowners Assoc., Inc.	David Arch
	Hope Sabbagha
Oakland Property Owners Assoc.	
Old Oak Brook Homeowners Assoc.	Prasant Atluri
Robin Hood Ranch Assoc.	Cristin Jones
Saddle Brook Community Assoc.	Alan Koren
Steeplechase Community Assoc. of Oak Brook	Bob Sheppel
	Samantha Gurrola
Timber Trails-Merry Lane Property Owners Assoc.	
	Amanda Kumar
	Safi Mohammed
Tuscan Court	
Wendell Woods Homeowners Assoc.	Mark Cappetta
West Oak Brook Homeowners Assoc.	James Wolak
Woodside Estates Homeowners Assoc.	Eric Svandra
	Vice President Kris Reetz
York Woods Homeowners Assoc.	Cindy Groh
	Siobhainn VanSanten
Yorkshire Woods Property Owners Assoc.	
OK to release <u>home</u> telephone number to residents <u>only</u> ** OK to release <u>office</u> telephone number to residents <u>only</u>	
Midwest Chase Private Roadway Assoc.	Sharad Kapur

Certification Surrounding Property Owners

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

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

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

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

N/A	Greg Summers - Village Manager
Printed Name of Owner	Printed Name of Applicant
N/A	
Signature of Owner	Signature of Applicant
	2/27/25
Date	Date

BILL TO INFORMATION:

Village of Oak Brook	Finance Department	
Print Name/Company	Contact Person	Contact Phone
1200 Oak Brook Road	Oak Brook, IL	
Address To be Billed		Alternate Phone

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

DEFINITIONS

ment level in an areaway and the outside ground level would be considered a stairway. A series of steps between the floor of a story and a mezzanine within that story would also be considered a stairway.

[RB] STAIRWAY, SPIRAL. A stairway with a plan view of closed circular form and uniform section-shaped treads radiating from a minimum-diameter circle.

❖ This definition determines the specific plan view geometry for the type of stairs that are to be regulated by Section R311.7.10.1. These space-saving stairs have a preferred walking path at the outside perimeter. This definition is not intended to restrict the use of a center column in spiral stairs.

[RE] STANDARD REFERENCE DESIGN. For the definition applicable in Chapter 11, see Section N1101.6.

[RB] STANDARD TRUSS. Any construction that does not permit the roof-ceiling insulation to achieve the required *R*-value over the *exterior walls*.

❖ The term “standard truss” describes typical roof truss construction where the insulation cannot achieve the necessary *R*-value mandated for the roof-ceiling assembly.

[MP] STATIONARY FUEL CELL POWER PLANT. A self-contained package or factory-matched packages that constitute an automatically-operated assembly of integrated systems for generating useful electrical energy and recoverable thermal energy that is permanently connected and fixed in place.

❖ Fuel cells generate electricity from hydrocarbon fuels and, when pure hydrogen is used, release water and heat as the only by-products (see commentary, Section M1903 for a description of the conversion process). Stationary fuel cell appliances cannot exceed 1,000 kW of power output, listed and tested in accordance with ANSI Z21.83 and installed in accordance with NFPA 853 and the manufacturer’s instructions. These appliances may be independent of or connected to the local electrical power grid and may be fueled by fuel tanks or permanent piping systems.

[MP] STORM SEWER, DRAIN. A pipe used for conveying rainwater, surface water, subsurface water and similar liquid waste.

❖ This is the general term used to describe the piping that conducts rainwater or surface-water waste from structures to the point of disposal.

[RB] STORY. That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above.

❖ A story is that portion of a building from a floor surface to the floor surface or roof above. In the case of the topmost story, the height of the story is measured from the floor surface to the top of the ceiling joists of an attic. Where a ceiling does not create an attic, such as a cathedral ceiling, the story height is measured to the

top of the roof rafters (see definition, “Story above grade plane”).

[RB] STORY ABOVE GRADE PLANE. Any story having its finished floor surface entirely above *grade plane*, or in which the finished surface of the floor next above is either of the following:

1. More than 6 feet (1829 mm) *above grade plane*.
2. More than 12 feet (3658 mm) above the finished ground level at any point.

❖ The code defines a “Story above grade plane” as any story having its finished floor surface entirely above grade. However, the critical part of the definition involves whether a basement is a story above grade. A level that is a story above grade may be either an inhabited story or unused under-floor space. Two criteria are important to the determination of whether a given floor level is a story above grade or a basement:

1. If the finished floor above the level under consideration or above the under-floor space is more than 6 feet (1829 mm) above the grade plane as defined in Section R202, the level under consideration is a story above grade.
2. If the finished floor level above the level under consideration or above the under-floor space is more than 12 feet (3658 mm) above the finished ground level at any point, the floor level under consideration or the under-floor space is a story above grade.

Conversely, if the finished floor level above the level under consideration is 6 feet (1829 mm) or less above the grade plane, and is 6 feet (1829 mm) or less above the finished ground level for more than 50 percent of the perimeter and does not exceed 12 feet (3658 mm) at any point, the floor level under consideration is a basement. Or, described a bit differently, a basement is a floor level that does not qualify as a story above grade. Commentary Figure R202(15) illustrates the definition of “Story above grade plane.”

[RB] STRUCTURAL COMPOSITE LUMBER. Structural members manufactured using wood elements bonded together with exterior adhesives.

Examples of structural composite lumber are:

Laminated strand lumber (LSL). A composite of wood strand elements with wood fibers primarily oriented along the length of the member, where the least dimension of the wood strand elements is 0.10 inch (2.54 mm) or less and their average lengths are not less than 150 times the least dimension of the wood strand elements.

Laminated veneer lumber (LVL). A composite of wood veneer elements with wood fibers primarily oriented along the length of the member, where the veneer element thicknesses are 0.25 inch (6.4 mm) or less.

Oriented strand lumber (OSL). A composite of wood strand elements with wood fibers primarily oriented along the length of the member, where the least dimension of the wood strand elements is 0.10 inch (2.54 mm) or less and their average lengths are not less than 75 times and less than 150 times the least dimension of the wood strand elements.

Parallel strand lumber (PSL). A composite of wood strand elements with wood fibers primarily oriented along the length of the member, where the least dimension of the wood strand elements is 0.25 inch (6.4 mm) or less and their average lengths are not less than 300 times the least dimension of the wood strand elements.

- ❖ ASTM D5456 is the standard by which structural composite lumber is evaluated. This definition is consistent with the types of structural composite lumber defined in ASTM D5456. These products are being used as beams, headers, long length studs, floor and roof framing and other applications where high strength, long length and/or dimensional stability make the use of structural composite lumber more desirable than sawn lumber.

[RB] STRUCTURAL INSULATED PANEL (SIP). A structural sandwich panel that consists of a lightweight foam

plastic core securely laminated between two thin, rigid wood structural panel facings.

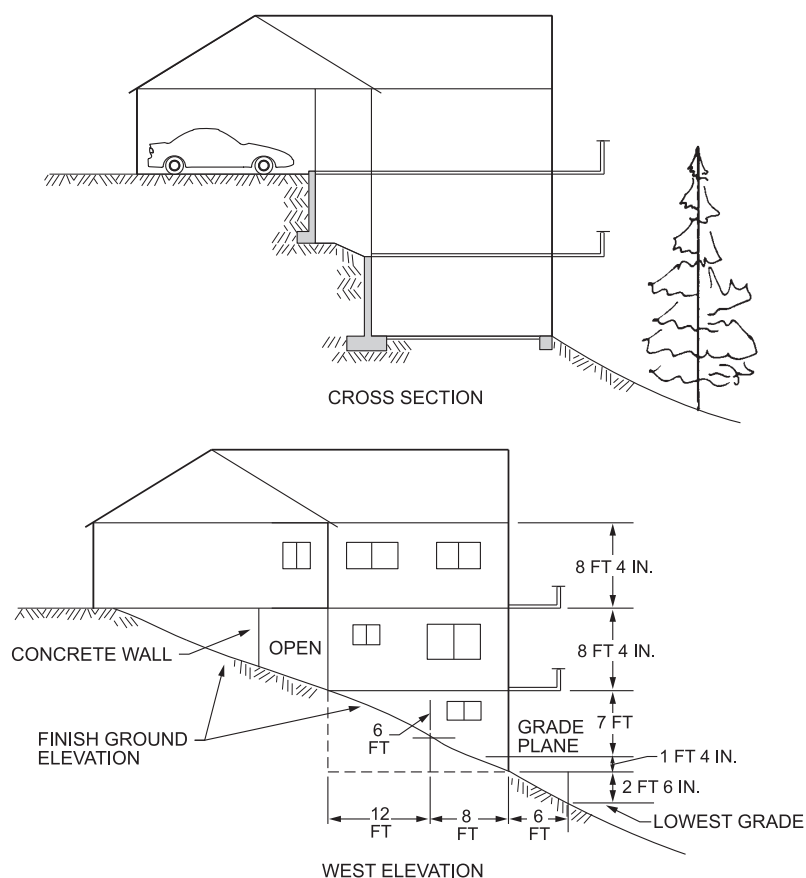
- ❖ Structural insulated panels are construction elements composed of solid-core insulation panels enclosed within structural wood-panel membranes. These panels are fabricated at the factory, then brought to the job site and installed.

[RB] STRUCTURE. That which is built or constructed.

- ❖ This definition is intentionally broad so as to include within its scope—and therefore the scope of the code (see Section R101.2)—everything that is built as an improvement to real property. See also the definition for “Building” for the difference between a building and structure.

[RB] SUBSOIL DRAIN. A drain that collects subsurface water or seepage water and conveys such water to a place of disposal.

- ❖ These drains are generally installed adjacent to the foundation footing of a building. They are intended to alleviate problems caused by subsurface (ground) water. Additionally, any other piping that collects either subsurface water or seepage would be termed a subsoil drain as well.



For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

Commentary Figure R202(15)
THREE-STORY BUILDING

FAR in Illinois Municipalities

Municipality	FAR used in Residential Districts	Basement included in FAR definition	Saitwells, Mechanical, Shafts included in FAR	Parameters for bulk control in Residential districts
Gurnee	NO	N/A	N/A	FAR was removed in 2015. Maximum Impervious Surface Ratio , Maximum Building Height , Maximum Building Coverage ,and setbacks are used.
Long Grove	NO	YES	YES	Maximum impervious surface coverage and setbacks is used. FAR not used.
Vernon Hills	YES	NO	N/A	Building height, setbacks and FAR is used. No basement.
Barrington	YES up to 0.50 FAR	YES	NO	Lot coverage (including impervious surface), setbacks, building height is used. Basements included up to 0.50 FAR. Basements shall not be included in the gross floor area, provided the height to the underside of the ceiling joist is four (4) feet or less above grade. The gross floor area for basements having a height to the underside of the ceiling joists of greater than four (4) feet above grade at the highest point shall be computed on a prorated basis as follows: a. Greater than 4 feet above grade to 7 feet above grade: 0.25 x basement floor area b. Greater than 7 feet above grade: 0.50 x basement floor area
Downers Grove	NO	YES	YES Stairwells and Elevator shafts	Setbacks, maximum building coverage (% of lot, principal + accessory), building height is used. FAR used only for R-6 and non-residential. Basement included.
Elmhurst	NO	YES	YES	Setbacks, maximum lot coverage, building height is used. FAR not used.
Hinsdale	YES	YES up to 50%	N/A	Maximum building coverage, maximum total accessory uses(%), maximum lot coverage, setbacks and FAR is used. Basement included up to 50%.
Lombard	NO	YES	N/A	Setbacks, building height, minimum required open space is used. FAR not used.
Naperville	NO	YES	YES	Setbacks and height used in Residential districts. FAR not used.
Schaumburg	YES	YES	YES	Maximum lot coverage, setbacks, building height and FAR is used.

NEW RESIDENTIAL SINGLE FAMILY - 2023

ISSUED	PERMIT #	ADDRESS	HOMEOWNERS ASSOCIATION (HOA)	GENERAL CONTRACTOR	ZONING DISTRICT	LOT AREA (SF)	PRINCIPLE STRUCTURE (SF)	PRINCIPAL STRUCTURE LOT COVERAGE (%)	TOTAL FLOORS AREA	FLOOR AREA RATIO (FAR)
2/27/2023	22-1-913	27 CAMBRIDGE DR	Brook Forest	LIV MODERN	R-4	17,014	4,282	25	9,531	0.56
3/10/2023	23-1-013	9 WINDSOR DR	York Woods	LIV MODERN	R-3	21,875	6,133	28	7,886	0.36
3/22/2023	22-1-947	6 BRIGHTON LN	York Woods	ROSE NEXUS DEV	R-3	22,281	3,985	18	8,464	0.38
4/7/2023	22-1-020	4014 ADAMS RD	Fullersburg Woods Area Assoc.	TCI CONTRACTORS, LLC	R-2	28,314	3,629	13		
4/10/2023	22-1-848	1020 35TH ST	Fullersburg Woods Area	DAVE KNECHT COMMERCIAL	R-1	78,710	6,139	8	10,967	0.14
5/2/2023	23-1-042	5 ROYAL VALE DR	Ginger Creek	BIG SKY CUSTOM HOMES	R-2	51,401	6,058	12	14,821	0.29
5/11/2023	22-1-821	408 CANTERBERRY LN	Fullersburg Woods Area	EBLA BUILDERS	R-2	43,558	7,054	16		
5/24/2023	22-1-961	26 YORKSHIRE WOODS	Yorkshire Woods	NICHOLAS ROZDOLSKY Replaced by Larry Robins ICC	R-3	15,981	3,687	23	7,357	0.46
6/7/2023	22-1-702	16 TEMPLETON CT	Templeton Reserve	SOMERSET BUILDERS	R-1	91,829	6,299	7	13,828	0.15
6/28/2023	22-1-746	1 TEMPLETON DR	Templeton Reserve	MONDO BUILDERS INC	R-1	110,642	5,525	5	8,131	0.07
7/27/2023	BP-23-202	121 INDIAN TRAIL RD	Hunter Trails	Patrick J Murphy	R-2	45,738	4,738	10	12,596	0.28
8/11/2023	BP-23-122	402 LUTHIN RD	Fullersburg Woods Area	LIV MODERN	R-2	39,043	3,751	10	9,777	0.25
8/11/2023	22-1-070	3024 MEYERS RD		CREBER CONSTRUCTION INC.	R-2	20,488	2,899	14	7,226	0.35
8/22/2023	BP-23-233	2903 OAK BROOK HILLS RD	Oak Brook Hills Rd.	Tiburon Homes LLC	R-2	114,024	5,263	5	11,805	0.10

AVERAGE

15

0.28

NEW RESIDENTIAL SINGLE FAMILY-2024

ISSUED	PERMIT #	ADDRESS	HOMEOWNERS ASSOCIATION (HOA)	GENERAL CONTRACTOR	ZONING DIST	LOT AREA (SF)	PRINCIPLE STRUCTURE (SF)	PRINCIPAL STRUCTURE LOT COVERAGE (%)	TOTAL FLOORS AREA	FLOOR AREA RATIO (FAR)
1/16/2024	BP-23-429	3712 ADAMS RD	Fullersburg Woods Area	Brat Capital Partners	R-1	101,228	8,841	9	9,154	0.09
1/26/2024	BP-23-600	12 HUNT CLUB LANE		HOYD Builders Inc	R-1	86,972	12,126	14	21,563	0.25
1/29/2024	BP-23-617	31 ROBINHOOD RANCH	Robinhood Ranch	Matthies Builders, Inc.	R-2	24,072	4,808	20	7,045	0.29
2/5/2024	BP-23-491	222 OAKBROOK RD		j century construction inc	R-1	91,019	7,175	8	11,661	0.13
2/6/2024	BP-23-609	13 TEMPLETON DR	Templeton Reserve	Greenside Design Build	R-1	140,237	6,837	5	15,793	0.11
3/5/2024	BP-23-713	2901 AVE. LORIE	Chateaux Woods	Hinsbrook Construction Inc.	R-2	43,585.91	5,497.68	13	8,466	0.19
4/11/2024	BP-23-803	3 BERSEEM CT	Ginger Creek	LivModern, LLC	R-2	41,205	3,447	8	8,470	0.21
5/31/2024	BP-23-239	4 TEMPLETON DR	Templeton Reserve	Bloomfield Construction	R-1	93,572	6,010	6	13,150	0.14
7/1/2024	BP-24-254	3020 COOLIDGE ST		BIG SKY CUSTOM HOMES	R-3	27,005	3,014	11	8,776	0.32
7/3/2024	BP-24-202	9 TEMPLETON DR	Templeton Reserve	Greenside Design Build	R-1	154,638	7,154	5	15,804	0.10
7/10/2024	BP-24-186	2 OAK CT	Oak Brook Lakes	GlenHaven Builders, Inc.	R-2	50,701	7,006	14	14,510	0.29
7/16/2024	BP-24-237	303 MIDWEST CLUB PKWY	Midwest Club	Aspen Const	R-3	28,314	5,332	19	11,822	0.42
7/17/2024	BP-24-84	324 OAK BROOK RD		Meadowbrook Builders, LLC	R-2	57,935	3,887	7	10,093	0.17
7/31/2024	BP-23-347	405 OAK BROOK RD	Fullersburg Woods Area Assoc	McNaughton Brothers Construction	R-2	48,352	5,060	10	11,301	0.23
8/8/2024	BP-24-145	7 YORK LAKE CT	Fullersburg Woods Area Assoc	Renove LLC	R-2	66,647	3,765	6	9,233	0.14
8/14/2024	BP-24-148	3050 HUNT CLUB DR		HJH Homes, Inc.	R-2	45,427	6,751	15	11,822	0.26
AVERAGE								11		0.21



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
May 27, 2025

SUBJECT: 23 Concord Drive – Floor Area Ratio (FAR) Setback Variation

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move that the Village Board review the recommendation from the Planning & Zoning Commission denying the requested variation from Sections 13-6.D-3.C of the Zoning Regulations to permit and allow the proposed principal structure at 23 Concord Drive. The P&Z Commission did not find that the applicant met the standards for a Variation from the FAR regulations.

A positive recommendation would be subject to the following:

1. The proposed home shall be constructed in substantial conformance to the approved plans as submitted.
2. Notwithstanding the attached exhibits, the applicant shall meet all Village Ordinance requirements at the time of building permit application except as specifically varied or waived.

Background/History:

In lieu of the findings related to a text amendment to FAR, a Variation may no longer be required for this applicant. Staff has reviewed the compliance of the house plans against the proposals for FAR regulations.

The 23 Concord plans dated 3.25.25 show the following:

- Lot area: 15190 SF
- Basement: 3,644 SF
- First Floor: 3,042 SF
- Second Floor: 2,718 SF
- Total area: 9404 SF

- For FAR at .4 with basement: $9,404 / 15,190 = .62\%$. Does **not** comply.
- For FAR at .4 with 50% of the basement: $7,582 / 15,190 = .49\%$. Does **not** comply.
- For FAR at .4 without basement: $5,760 / 15,190 = .38\%$. **The proposal complies with .4 FAR without basement.**
- For FAR at .3 without basement (as proposed by the P&Z Commission 5.7.25):
- $5,760 / 15,190 = .38\%$. The FAR with a .3 and no basement does **not** comply.

At their meeting on February 5, 2025, the Planning & Zoning Commission (P&Z) held the required public hearing on a petition submitted by A&E Luxury Builders, Inc., on behalf of the property owner. The 15,190 sq. ft. property is zoned R-4 single-family detached residence district, and is improved with an existing single-family home.

The applicant is seeking a variation in order to construct a new principal structure. The Code permits a maximum FAR of 0.4. The proposed home would exceed the maximum FAR allowance and does not comply with the Village code requirements. The applicant indicated that the topography of the property and the design of the residence requires the garage to be under the proposed home. As basements are also included in the definition of FAR the Variation request is to allow an FAR of 0.6.

The petitioner's application material has been provided and includes the case file with the P&Z minutes for a detailed description and rationale justifying the request. All interested parties were mailed proper notification for the public hearing. One member of the public spoke against the variation request at the public hearing.

By a vote of 3 to 2, the Planning & Zoning Commission recommended denial.

Recommendation:

Staff recommends the Village Board review the recommendation of denial from the Planning & Zoning Commission.

Attachments:

1. Exhibits 23 Concord Drive

From: A&E Luxury Builders Inc.
Sent: Friday, May 9, 2025 9:57 AM
To: Rebecca Von Drasek, MPA <rvondrasek@oak-brook.org>
Subject: 23 Concord

Hi Rebecca,

Please proceed with submitting our variance request to the Board for their upcoming meeting. We've made several adjustments based on the PZC comments to the design to address scale concerns, including:

Reducing the height of the roof

Eliminating the space above the one-car garage

Adding two retaining walls at the front to soften the slope and reduce the perceived height of the home

These modifications aim to minimize both the actual and visual massing of the structure.

Time is of the essence, as our goal is to complete the project by December. Since the variance was originally submitted in January, we're eager to have the Board make a decision without further delays to avoid losing valuable summer construction time.

Please let me know if you need any additional information or documentation to support the submission.

Best regards,

Pete Baftiri

A&E Luxury Builders, Inc.



RESIDENTIAL GENERAL NOTES

SECTION 0100 GENERAL

- MEANS AND METHODS AND SAFETY OF WORK: THE ARCHITECT SHALL NOT CONTROL OR SPECIFY ANY MEANS OR METHODS OF ANY WORK PERFORMED BY THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR. ALL ISSUES OF JOBSITE SAFETY SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, THE CONSTRUCTION MANAGER OR THE OWNER IF THE OWNER IS ACTING AS GENERAL CONTRACTOR OR CONSTRUCTION MANAGER.
- INSURANCE: ALL CONTRACTORS SHALL HAVE A MINIMUM OF ONE MILLION DOLLARS OF INSURANCE COVERAGE FOR PROPERTY AND PERSONAL LIABILITY INSURANCE FOR THE PERFORMANCE OF THE WORK AND TRANSPORTATION TO AND FROM THE JOBSITE. ALL CONTRACTORS EMPLOYING OTHERS SHALL HAVE WORKMAN'S COMPENSATION INSURANCE AS REQUIRED BY THE STATE OF ILLINOIS. ALL CONTRACTORS SHALL SUPPLY THE OWNER WITH CURRENT CERTIFICATES OF INSURANCE THAT NAME THE OWNER AND THE ARCHITECT AS "JOBS INSURED". SUBMITTAL OF A BID SHALL BE CONSTRUED AS EVIDENCE THAT THE CONTRACTOR HAS SUCH INSURANCE OR WILL PROVIDE SUCH INSURANCE. NOT SUBMITTING SUCH CERTIFICATES SHALL NOT CONSTITUTE WAIVING OF CONTRACTOR'S REQUIREMENT TO CARRY INSURANCE THROUGHOUT THE DURATION OF THE JOB. BIDDER AGREES THAT NON-SUBMITTAL OF AN INSURANCE CERTIFICATE IS GROUNDS FOR WITHHOLDING PAYMENT BY OWNER UNTIL CERTIFICATE IS FILED WITH THE OWNER.
- ERRORS AND CONFLICTS ON THE DRAWINGS: THE GENERAL CONTRACTOR OR CONST. MANAGER SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS ON THE DESIGN DRAWINGS AND ANY SHOP DRAWINGS. THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER SHALL BE RESPONSIBLE FOR VERIFYING AND CHECKING THE LAYOUT AND CONSTRUCTION OF ALL SUBCONTRACTORS, AND HIS OWN WORK. THE ARCHITECT SHALL NOT BE LIABLE FOR CORRECTIVE WORK OR REMOVAL OF RESULTING FROM ERRORS OR CONFLICTS ON THE DESIGN DRAWINGS IF THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER FAILS TO CHECK THE DRAWINGS OR THE LAYOUT FOR CONFORMANCE WITH THE OVERALL DESIGN CONCEPT. SUBCONTRACTORS ARE RESPONSIBLE FOR CHECKING THE EQUIPMENT OR FIXTURE SPECIFICATIONS BY MODEL NUMBER ETC. IS THE APPROPRIATE MODEL NUMBER, WITH THE APPROPRIATE FITTINGS, ATTACHMENTS, TRIMS, ETC. FOR THE TYPE OF CONSTRUCTION INTO WHICH THE EQUIPMENT, DEVICE OR FIXTURE IS TO BE INSTALLED. THE ARCHITECT ASSUMES NO LIABILITY FOR CORRECTION OR REPLACEMENT OR RESTOCKING FEES FOR MATERIALS ORDERED BY ANY CONTRACTOR OR SUBCONTRACTOR WHO DOES NOT VERIFY MODEL NUMBERS AND CONTEXT OF THE INSTALLATION.
- GENERAL CONTRACTOR SHALL VISIT THE SITE AND FULLY INFORM HIMSELF OF ALL EXISTING CONDITIONS AND LIMITATIONS AFFECTING THE WORK. ALL DIMENSIONS TO BE VERIFIED IN THE FIELD.
- DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN. CONTACT ARCHITECT FOR ANY CLARIFICATIONS
- ALL WORK TO BE DONE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES WHICH HAVE AUTHORITY OVER THIS PROJECT.
- THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, LICENSES AND INSPECTIONS NECESSARY AND INCIDENTAL FOR HIS INSTALLATION.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL TOOLS, DEBRIS AND GENERAL CLEAN-UP
- GENERAL CONTRACTOR TO UNCONDITIONALLY GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF THE WORK AND MATERIALS.
- THE G.C. SHALL BUILD THE BUILDING IN ACCORDANCE WITH THE MINIMUM STANDARDS OF THE INTERNATIONAL RESIDENTIAL CODE AND ALL LOCAL BUILDING CODES
- G.C. TO COMPLY WITH FEDERAL OSHA STANDARDS
- THE PROPER AND CORRECT ADDRESS SHALL BE MOUNTED ON THE HOUSE AND CLEARLY VISIBLE FROM THE MAIN STREET. ADDRESS CHARACTERS SHALL BE ARABIC NUMERALS AND SHALL BE AT LEAST 6" IN HEIGHT AND MOUNTED ON A CONTRASTING BACKGROUND OTHER THAN GLASS.
- INDICATE A PERMANENT CERTIFICATE, COMPLETED BY THE BUILDER, SHALL BE POSTED ON A WALL WHERE THE FURNACE/ELECTRICAL SERVICE PANEL IS LOCATED. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION THROUGHOUT THE HOUSE, DUCTS OUTSIDE CONDITIONED SPACES, AND U- FACTORS FOR FENESTRATIONS. (IECC R401.3) (FOR ALL NEW WORK)

SECTION 0200 SITE

- EXCAVATION: UNLESS NOTED OTHERWISE, ASSUMED BEARING CAPACITY FOR FOUNDATION DESIGN: 3000 PSI. NOTIFY ARCHITECT IMMEDIATELY IF PROPER BEARING IS NOT EVIDENT. PROVIDE SOILS REPORT W/ FOOTING P.F. IF APPLICABLE.
- SITE CLEARING: DO NOT REMOVE ANY TREES OR VEGETATION OUTSIDE OF THE IMMEDIATE AREA OF THE HOUSE. OWNER OWNERS WRITTEN PERMISSION BEFORE REMOVING ANY TREE OVER 2" DIAMETER. STOCKPILE TOPSOIL AND REPLY TO FINISH GRADE AROUND HOUSE. FINISH GRADE SHALL BE +/- 1" OF GRADES SHOWN ON DRAWING. IF NO GRADES ARE INDICATED, GRADE FOR PROPER DRAINAGE AROUND AND AROUND THE HOUSE. MAINTAIN GRADE MIN. 8" BELOW TOP OF FOUNDATION.
- AREAS NOTED "UNEXCAVATED" AND ALL AREAS BELOW CONCRETE SLABS SHALL HAVE UNSUITABLE MATERIALS REMOVED AND BE PROPERLY COMPACTED BEFORE GRANULAR FILL IS PLACED AND COMPACTED.
- CALL "1.1.E.1" +800-892-0123 OR "DIGGER" 1-312-744-7000 AT LEAST 48 HOURS BEFORE YOU DIG. (TWO WORKING DAYS)
- COMPLIANCE WITH UNDERGROUND AND OVERHEAD FACILITIES REGULATIONS MUST BE DONE BEFORE WORK BEGINS

SECTION 0300 CONCRETE

- 4" DRAIN TILE: 4" PERFORATED PVC FOUNDATION DRAIN TILE ALL AROUND THE FOUNDATION CONTINUOUS TO SUMP PUMP. PROVIDE 2" MIN. WASHED STONE BED AND 12" MIN. STONE COVER. PROVIDE 4" DIA. VERTICAL PIPE FROM EACH WINDOW WELL DOWN TO DRAIN TILE, FILL W/ STONE. COVER DRAIN TILE WITH APPROVED FILTER MEMBRANE MATERIAL (DRAIN TILE IN A SOCK TYPE)
- CONCRETE: USE 3000 PSI (AT 28 DAYS) COMPRESSIVE STRENGTH. TRANSIT MIXED CONCRETE: ASTM C-90 UNLESS NOTED OTHERWISE. USE AIR ENTRAINING ADMIXTURE FOR ALL FLOORWORK EXPOSED TO WEATHER. PITCH ALL EXTERIOR CONCRETE SLABS AND WALKS 1/8" AWAY FROM THE HOUSE.
- ALL FOOTINGS TO BEAR NO LESS THAN 42" BELOW FINISHED GRADE ON UNDISTURBED, INORGANIC SOIL, WITH AN ALLOWABLE BEARING CAPACITY OF 3,000 P.S.F.
- ESCAPE LADDER IS REQUIRED FOR ESCAPE WINDOW. PROVIDE WINDOW WELL COVER ON ALL WINDOW WELLS.
- SEALED SUMP PUMP PIT REQUIRED FOR PASSIVE RADON SYSTEM

SECTION 0400 MASONRY

- MASONRY: USE GALVANIZED CORRUGATED BRICK TIES ATTACHED TO SHEATHING AND STUDS AT 16" O.C. HORIZ (NOT TO EXCEED 24") & 16" VERT. USE TYPE "M" MORTAR, NATURAL COLOR UNLESS INDICATED OTHERWISE ON THE DRAWING. PROVIDE COTTON ROPE LOOPED BETWEEN EACH TWO ADJACENT WEEP HOLES. LOCATE WEEP HOLES 24" O.C. USE PVC BASE FLASHING AND PVC FLASHING AT WINDOW SILLS AND HEADS

SECTION 0500 METALS

- ANCHOR BOLT - ALL WOOD PLATES ANCHORED TO CONCRETE TO HAVE 1/2"x10" HOOKED BOLTS EMBEDDED 7", SPACED MAX. 6"-0" O.C. AND WITHIN 12" OF ALL CORNERS (MIN. 2 PER PLATE)
- LALLY COLUMNS SPECIFIED ARE OUTSIDE DIAMETER OF STANDARD WEIGHT, UNLESS NOTED OTHERWISE. THEY SHALL BE FURNISHED WITH 6"x10"x3/4" BASE PLATES, AND 6"x10"x1/2" CAP PLATES, UNLESS NOTED. BASE PLATES AND CAP PLATES SHALL BE SECURED DIRECTLY TO FOUNDATIONS AND STEEL BEAMS WITH 2-1/2" DIAMETER BOLTS (MINIMUM)

SECTION 0600 WOOD

- FRAMING LUMBER SPECIES AND BASE VALUES SHALL BE AS NOTED BELOW, U.N.O. RAFTERS, JOISTS, HEADERS AND BEAMS- #2 DOMESTIC HEM-FIR OR BETTER P-F = 850 PSI, F_v = 75 PSI, E = 1,300,000 PSI STUDS- 10'-0" AND LESS IN HEIGHT- STUD GRADE S-P-F OR BETTER P-F = 575 PSI, F_c = 600 PSI, E = 1,000,000 PSI GREATER THAN 10'-0" IN HEIGHT- #2 S-P-F OR BETTER P-F = 750 PSI, F_c = 975 PSI, E = 1,100,000 PSI POSTS AND TREATED LUMBER- #2 SOUTHERN PINE OR BETTER P-F = PER NDS TABLES, F_v = 90 PSI, F_c = PER NDS TABLES, E = 1,600,000 PSI LAMINATED STRUCTURAL WOOD BEAMS F_v = 2,400 PSI, F_c = 165 PSI, E = 1,800,000 ALL FRAMING MEMBERS DESIGNATED "ML" OR "MICROLAM" SHALL BE USE MICROLAM LVL BY TRUSS JOIST McMillan OR BETTER F_v = 2,600 PSI, F_c = 285 PSI, E = 1,900,000
- DOUBLE FRAMING MEMBERS (MINIMUM) AROUND OPENINGS IN ROOFS, FLOORS, CEILINGS, UNDER BATHTUBS AND SHOWERS AND UNDER PARTITIONS PARALLEL TO JOISTS.
- ALL HEADERS TO BE 2-2"x12" UNLESS NOTED OTHERWISE
- MINIMUM 2 Cripple STUDS BELOW ALL OPENINGS 6'-0" AND WIDER
- DESIGN LOADS AS FOLLOWS:
 - CEILING/ATTIC DESIGN LIVE LOAD = 20 PSF
 - ROOF DESIGN LIVE LOAD = 30 PSF
 - WALL WIND LOAD, 0-20 FT. = 20 PSF
 - FLOOR DESIGN LIVE LOAD = 40 PSF
 - WALL WIND LOAD, 21-29 FT. = 25 PSF
 - SLEEPING AREAS LIVE LOAD = 30 PSF
 - WALL WIND LOAD, 4-30 FT. = 30 PSF
- ALL WALL TOP PLATES ARE TO BE LAPPED AT ALL CORNERS
- PROVIDE METAL JOISTS HANGERS AT STAIRS AND ALL FLUSH FRAMED MEMBERS
- FIRESTOP SOFFITS AND TOP AND BOTTOM OF STAIR STRINGERS

- PROVIDE MINIMUM 2" CLEARANCE BETWEEN FRAMING MEMBERS AND CHIMNEY
- FIRESTOP CAVITIES BETWEEN CHIMNEY AND FRAMING LUMBER WITH NON-COMBUSTIBLE FILL
- LUMBER: USE GRADED S4S LUMBER. ALL LUMBER SHALL BE KILN DRIED #2 OR BETTER. USE FHA APPROVED FRAMING DETAILS. USE MIN. TWO-2X12 HEADERS AT ALL OPENINGS UP TO 72" UNLESS NOTED OTHERWISE. USE HIP & VALLEY RAFTER NOM. 2" LARGER THAN RAFTER. USE 11 1/2" MICROLAM VALLEY FOR 2X12 RAFTERS. USE SAME DEPTH MICROLAM HIP & VALLEY FOR CATHEDRAL CEILINGS PROVIDE CROSS BRIDGING NOT TO EXCEED 8'-0" IN ALL FLOOR FRAMED W/ DIMENSIONAL LUMBER BRIDGING IS NOT REQUIRED FOR TJ'S SEE MANUFACTURER'S INSTRUCTIONS FOR CUTTING AND REINFORCING.
- PLYWOOD: ALL PLYWOOD SHALL BE A PA RATED-SEE PLAN FOR THICKNESS WATERBOARD: ALL WAFER BOARD SHALL BE ORIENTED STRAND, NOT RANDOM. ROOF SHEATHING SHALL BE SPECIFIED FOR EXPANSION WHEN INSTALLED PER AIA STANDARDS TYPE 1.
- EXTERIOR WALL FRAMING TO BE FULLY BRACED WITH 1/2" O.S.B SHEATHING

SECTION 0700 THERMAL

- GLAZING: ALL GLAZING WITHIN 24" OF A DOOR (IN CLOSED POSITION), OR WITHIN A DOOR, OR WITHIN 18" FROM FINISHED FLOOR OR WALKING SURFACE (WITHIN 36" OF GLAZING), SHALL BE TEMPERED GLASS OR OTHER APPROVED SAFETY GLAZING. MEET 2021 IRC R-308.4
- ALL GLAZING TO FOLLOW 2021 INTERNATIONAL RESIDENTIAL CODE AS REQUIRED
- PROVIDE TEMPERED SAFETY GLASS, AS NOTED, AT ALL WINDOWS OVER TUBS, AND AT WINDOWS WITH SILLS 18" OR LESS ABOVE THE FINISHED FLOOR
- EXPOSED CRAFT PAPER OF INSULATION IN BASEMENT MUST HAVE A FLAME SPREAD OF 25 OR LESS
- FLASH OVER EXTERIOR DOORS AND WINDOWS, UNDER SILLS AND AT JUNCTIONS WITH DISSIMILAR MATERIALS
 - FLASHING AT TOP OF FOUNDATION TO CARRY 16" UP WALL
 - ALL ROOFING COUNTER FLASHING MUST BE BENT AND CUT INTO THE BRICK MORTAR JOINTS
- BEDROOM WINDOW EGRESS - WINDOW MANUFACTURER TO SUPPLY WINDOWS FOR SLEEPING ROOMS WHICH MEET THE IRC

2021 ENERGY CODE NOTES

1. ATTIC ACCESS PANELS MUST BE INSULATED TO MATCH ATTIC AND MUST BE WEATHERSTRIPPED (SECTION R402.2.4)
2. SECTION R402.4.1 AND TABLE R402.4.1.1
THE BUILDING THERMAL ENVELOPE SHALL BE DURABLE SEALED TO LIMIT INFILTRATION. THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH A AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL; AND INSTALLED IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS:
A. AIR BARRIER AND THERMAL BARRIER
B. CEILING / ATTIC
C. WALLS
D. WINDOWS, SKYLIGHTS AND DOORS
E. RIM JOISTS
F. FLOOR (INCLUDING ABOVE GARAGE AND CANTILEVER FLOORS)
G. CRAWL SPACE WALLS
H. SHAFTS, PENETRATIONS
I. NARROW CAVITIES
J. GARAGE SEPARATION
K. RECESSED LIGHTING
L. PLUMBING AND WIRING
M. SHOWER/TUB ON EXTERIOR WALL
N. ELECTRICAL / PHONE BOX ON EXTERIOR WALL
O. HVAC REGISTER BOOTS
P. FIREPLACE
NOTE: REFER TO TABLE R402.4.1.1. FOR THE INSTALLATION CRITERIA FOR THE ABOVE BUILDING COMPONENTS
3. THE FIREPLACES SHALL HAVE GASKETED DOORS, TIGHT FITTING FLUE DAMPERS AND OUTDOOR COMBUSTION AIR (SECTION R402.4.2)
4. WINDOWS AND SLIDING GLASS DOORS LIMITED TO NO MORE THAN 0.3 CFM PER SQUARE FOOT AIR LEAKAGE. SWING DOORS LIMITED TO NO MORE THAN 0.5 CFM PER SQUARE FOOT. (SECTION 402.4.3)
5. RECESSED LIGHT FIXTURES INSTALLED IN BUILDING THERMAL ENVELOPE SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE OF NOT MORE THAN 2.0 CFM AT 75 PA AND SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING
6. AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM. AT LEAST ONE THERMOSTAT SHALL BE PROGRAMMABLE. (SECTION R403.1.1)
7. IN AN UNCONDITIONED SPACE, SUPPLY DUCTS SHALL BE INSULATED TO A MINIMUM R-8 FOR DUCTS 3 INCHES OR GREATER IN SIZE. ALL OTHER DUCTS SHALL BE INSULATED TO A MIN. OF R-6 (SECTION R403.3.1)
8. DUCTS, AIR HANDLERS AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH EITHER THE INTERNATIONAL MECHANICAL CODE OR INTERNATIONAL RESIDENTIAL CODE, AS APPLICABLE. (SECTION R403.3.4)
9. BUILDING FRAMING CAVITIES SHALL NOT BE USED AS SUPPLY DUCTS. (SECTION R403.3.7)
10. MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 OR LESS THAN 55 DEGREES FAHRENHEIT SHALL BE INSULATED TO A MINIMUM OF R-3 (SECTION 403.4)
11. ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO A MIN. OF R-3 WITH A READY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE. (SECTION 403.5.1.1 AND 403.5.2)
12. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT IN USE. (SECTION R403.6)
13. ALL PERMANENTLY INSTALLED LIGHT FIXTURES (EXCLUDING KITCHEN APPLIANCE LIGHTING FIXTURES) SHALL BE HIGH EFFICIENCY LAMPS(SECTION R404.1)
14. SECTION R402.4.1.2 TESTING:
BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR OR 0.28 CFM PER SQUARE FOOT OF DWELLING UNIT ENCLOSURE AREA. TESTING SHALL BE CONDUCTED IN ACCORDANCE ANSI/RESNET/ICC 380, ASTM E779 OR ASTM E1827 AND REPORTED AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCAL). WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY.
15. R406.4 ENERGY RATING INDEX/N1106 2021 IRC: THE ENERGY RATING INDEX (ERI) SHALL BE DETERMINED IN ACCORDANCE WITH RESNET/ICC 301 EXCEPT THAT THE ERI REFERENCE DESIGN VENTILATION RATE SHALL BE IN ACCORDANCE WITH EQUATION 11-5

$$\text{VENTILATION RATE, CFM} = (0.01 \times (\text{TOTAL SQUARE FOOT AREA OF HOUSE})) + [7.5 \times ((\text{NUMBER OF BEDROOMS}) + 1)]$$

ENERGY USED TO RECHARGE OR REFUEL A VEHICLE USED FOR TRANSPORTATION ON ROADS THAT ARE NO ON THE BUILDING SITE SHALL BE INCLUDED IN THE ERI REFERENCE DESIGN OR THE RATED DESIGN. FOR COMPLIANCE PURPOSES, ANY REDUCTION IN ENERGY USE OF THE RATED DESIGN ASSOCIATED WITH ON-SITE RENEWABLE ENERGY SHALL NOT EXCEED 5 PERCENT OF THE TOTAL ENERGY USE.
16. PER SECTION R402.2.2 OF THE 2021 IECC, INSULATION IN VAULTED CEILINGS MAY BE REDUCED TO R-30 PROVIDED THAT THE AREA REDUCED INSULATION DOES NOT EXCEED 500 S.F. OR 20% OF THE TOTAL INSULATED AREA WHICHEVER IS LESS

SECTION 3306.10 ADJACENT TO CONSTRUCTION. ALL CONSTRUCTION SITES SHALL BE FULLY ENCLOSED WITH AN 8 FEET HIGH BARRIER OF CHAIN LINK FENCE WITH CLOSED SELVAGES ON TOP AND FULL-HEIGHT OPAQUE FABRIC DURING ALL PHASES OF THE WORK UNLESS APPROVED IN WRITING BY THE BUILDING OFFICIAL. CHAIN LINK FENCING SHALL HAVE FULL-HEIGHT POSTS DRIVEN INTO OR STAKED TO THE GROUND AT 8 FEET ON CENTER MAX. ALONG THE LENGTH OF THE CONSTRUCTION FENCE. THE FENCE SHALL BE OF ADEQUATE STRENGTH TO RESIST WIND PRESSURE AS SPECIFIED IN CHAPTER 16. SANDBAGGING OF FENCE POSTS SHALL NOT BE PERMITTED WITHOUT THE PRIOR APPROVAL OF THE BUILDING OFFICIAL. MIN. 6 FEET WIDE LOCKABLE DOUBLE-LEAF GATES SHALL BE PROVIDED AT EVERY 50 FEET ON CENTER OR FRACTION THEREOF ALONG THE LENGTH OF THE FENCE FACING THE PUBLIC RIGHT-OF-WAY FOR EMERGENCY ACCESS. FENCING MAY BE OMITTED, UPON APPROVAL OF THE BUILDING OFFICIAL, WHERE ADJACENT BUILDINGS OR FENCES PROVIDE PROTECTION FROM ENTRY INTO THE CONSTRUCTION SITE. ALL CONSTRUCTION FENCES SHALL HAVE A PERMANENT SIGN, IN ACCORDANCE WITH SECTION 3301.3.5. THE USE OF BARBED WIRE, RAZOR WIRE OR SIMILAR FENCING MATERIALS SHALL NOT BE PERMITTED.
EXCEPTIONS:
1. FENCE HEIGHT SHALL BE A MN. 6 FEET HIGH ON PROPERTIES WITHIN RESIDENTIAL DISTRICTS ESTABLISHED BY THE ZONING ORDINANCE OF THE SECTION ADDED TO CLARIFY CONSTRUCTION FENCING REQUIREMENTS.
2. LOCKABLE DEDOUBLE-LEAF GATES ARE NOT REQUIRED ON PROPERTIES WITHIN RESIDENTIAL DISTRICTS ESTABLISHED BY THE ZONING ORDINANCE OF THE VILLAGE OF OAK PARK.
3. OPAQUE FABRIC FENCE COVERING SHALL NOT BE REQUIRED FOR PROJECTS GOVERNED BY THE INTERNATIONAL RESIDENTIAL CODE.

OAK BROOK, ILLINOIS

PREFERRED METHOD TO BE USED

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT										
2021 IECC — TABLE R402.1.2 AND R402.13 — WITH ILLINOIS AMMENDMENTS										
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FEN. SHGC	CEILING R-VALUE	WD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BSMNT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
5 AND MARINE 4	0.30	0.55	0.40	49	30 OR 20+5ci OR 13+10ci OR 0+20ci	13/17	30	15ci OR 19 OR 13+5ci	10ci , 4 ft	15ci OR 19 OR 13+5ci

Oak Brook, IL

1200 Oak Brook Rd.
Oak Brook, IL 60523
Phone: 630.368.5101

Building Official:
Mark LaChappell
Phone: (630) 368-5110
Email: mlachappell@oak-brook.org

THESE DRAWINGS AND ALL CONSTRUCTION SHALL
CONFORM TO OAK BROOK CODES AND AMENDMENTS
LISTED BELOW:

2021 International Residential Code (With Amendments)
2020 National Electric Code (With Amendments)
2014 Illinois Plumbing Code
2021 Illinois Energy Conservation Code
VILLAGE CODES/ORDINANCES
Village of Oak Brook Zoning Ordinance

GROUND SNOW LOAD - 25	FROST LINE DEPTH - 42 INCHES BELOW GRADE
WIND SPEED - 107	TERMITE - MODERATE TO HEAVY
TOPOGRAPHIC EFFECTS - NO	WINTER DESIGN TEMPERATURE - MINUS 5 DEG F
SPECIAL WIND REGION - NO	EIC BARRIER UNDERLAYMENT REQUIRED - YES
WINDBORNE DEBRIS ZONE - NO	FLOOD HAZARDS FEBRUARY 12, 1975
SEISMIC DESIGN CATEGORY - A	AIR FREEZING INDEX -1000-2000
SUBJECT TO DMG. FROM WEATHERING - SEVERE	MEAN ANNUAL TEMP 45-50 F

FLOOR	= 40# LL / 10# DL	ALL AREAS
WALL	= 60# PLF OR ACTUAL LOAD	
CEILING	= 20# LL / 10 DL	ROOF SLOPES OVER 3:12
ROOF CATHEDRAL	= 30# LL / 10 DL = 30# LL / 15 DL	ALL SLOPES
EXIT DECK BALCONY	= 40# LL / 10 DL = 60# LL / 10 DL	EXTERIOR

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS ARE PREPARED
UNDER MY DIRECT SUPERVISION AND TO THE BEST OF KNOWLEDGE CONFORM
TO ALL APPLICABLE CODES AND ORDINANCES

ARCHITECT ILL. LIC. #001-020439
EXPIRATION DATE: 11-30-26

ALBERTO B. AGAMA

04-28-25

DATE



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FOR CONST.	

REVISIONS	DATE
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23 CONCORD DRIVE
OAK BROOK, IL 60523

iii:

E BAFTIRI

41 RADCLIFF ROAD
PERVILLE IL 60563

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JOB NO. 24-173
DATE 03-25-25
FILE
PLOT SCALE 1:1
OWNER APPROVAL

Signature

Date _____

SHEET TITLE

DRAWING INDEX 8

DRAWING INDEX &

GENERAL NOTES

SHEET NUMBER

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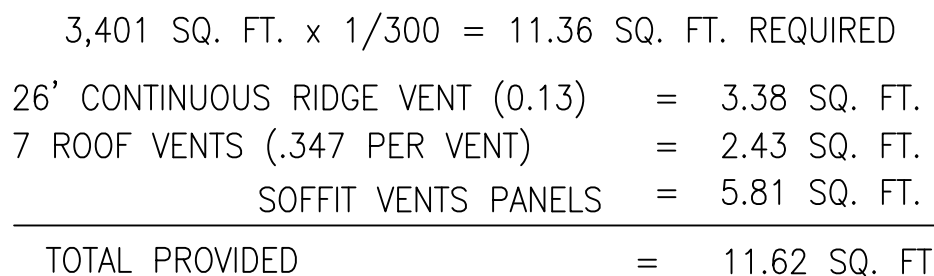
1. AN AUTOMATIC SPRINKLER SYSTEM, INSTALLED ACCORDING TO NFPA 13D, IS REQUIRED IN THE VILLAGE OF OAK BROOK. PLANS, SPECIFICATIONS, CALCULATIONS AND DETAILS OF THIS SYSTEM SHALL BE SUBMITTED, REVIEWED AND APPROVED PRIOR TO REQUESTING A ROUGH FRAMING INSPECTION. THIS SYSTEM SHALL NOT BE INSTALLED UNTIL IT IS APPROVED
2. THE DESIGN OF THIS NEW HOME INCLUDES CATHEDRAL (SLOPED) AND OR TRAY (CEILING POCKETS) CEILINGS – PLEASE REFER TO THE FOLLOWING SECTIONS OF NFPA 13D–2013:
3. 8.1.3.13.1 WHERE THE CEILING IS SLOPED, THE MAXIMUM S DIMENSION SHALL BE MEASURED ALONG THE SLOPE OF THE CEILING TO THE NEXT SPRINKLER AS SHOWN ON FIGURE 8.1.3.13.1
4. 8.3.1* WET PIPE SYSTEMS – A WET PIPE SYSTEM SHALL BE PERMITTED TO BE USED WHERE ALL PIPING IS INSTALLED IN AREAS MAINTAINED ABOVE 40 DEG. F (4 DEG. C) INCLUDING AREAS PROPERLY INSULATED TO MAINTAIN 40 DEG. F (4 DEG. C)
5. 8.3.2 WHERE SYSTEM PIPING IS LOCATED IN AREAS NOT MAINTAINED ABOVE 40 DEG. F(4 DEG. C), THE PIPE SHALL BE PROTECTED AGAINST FREEZING BY USE OF ONE OF THE FOLLOWING METHODS:
 - (1) DRY PIPE SYSTEM AND PREACTION SYSTEMS IN ACCORDANCE WITH 8.3.4
 - (2) ANTIFREEZE SYSTEM IN ACCORDANCE WITH 8.3.3
 - (3) LISTED STANDARD DRY–PENDENT OR DRY–SIDEWALL SPRINKLER EXTENDED FROM PIPE IN HEATED AREAS INTO UNHEATED AREAS NOT INTENDED FOR LIVING PURPOSES

3. 8.6.7 SPRINKLERS SHALL NOT BE REQUIRED FOR CEILING POCKETS THAT MEET THE FOLLOWING CONDITIONS:
 - (1) THE TOTAL VOLUME OF UNPROTECTED CEILING POCKET DOES NOT EXCEED 100 CUBIC FEET (2.83 CUBIC METERS)
 - (2) THE ENTIRE FLOOR UNDER THE UNPROTECTED CLNG POCKET IS PROTECTED BY THE SPRINKLERS AT THE LOWER ELEVATION
 - (3) EACH UNPROTECTED CEILING POCKET IS SEPARATED FROM ANY ADJACENT UNPROTECTED CEILING POCKET BY A MINIMUM 10 FT (3.05 M) HORIZONTAL DISTANCE
 - (4) THE INTERIOR FINISH OF THE UNPROTECTED CEILING POCKET IS NONCOMBUSTIBLE OR LIMITED-COMBUSTIBLE MATERIAL
 - (5) SKYLIGHTS NOT EXCEEDING 32 SF (2.97 SM) SHALL BE PERMITTED TO HAVE PLASTIC COVER
7. PROVIDE NFPA 13 PROTECTION FOR THE ENTIRE CONSTRUCTION
FIRE SPRINKLER CONTRACTOR TO PROVIDE SPRINKLER SYSTEM HYDRAULIC CALCULATIONS. PROVIDE REQUIRED PRESSURE (S) AND GPM AT THE POINT WHERE THE FIRE PROTECTION SYSTEM TIES IN.
8. PROVIDE DRAFTSTOPPING IN FLOOR FRAMING CONSTRUCTED OF PREFABRICATED WOOD I-JOIST, TRUSS-TYPE OPEN-WEB, PREFORATED MEMBERS OR SIMILAR CONSTRUCTION. DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF CONCEALED SPACE DOES NOT EXCEED 1000 SQ.FT.



SCALE: NTS

SCALE: 1" = 20'-0"



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

E-mail: alberto@agamadesigns.com

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RAFTER SIZE	RAFTER SPACING	VAULTED CLG.	NON-VAULTED
2 x 12	16" O.C.	19'-11"	21'-1"
2 x 10	16" O.C.	17'-2"	18'-2"
2 x 10	12" O.C.	19'-0"	21'-0"
2 x 8	16" O.C.	14'-0"	14'-11"

ALL RAFTERS SHALL BE MINIMUM SIZE AND SPACING PER SCHEDULE ABOVE
UNLESS OTHERWISE NOTED ON PLANS - ALL RAFTERS SHALL BE # 2 HEM -
FIR (E = 1,200,000 MIN.) # 2 CANADIAN SPRUCE PINE FIR (E = 1,400,000 MIN.)
OR BETTER

<u>JOIST SIZE</u>	<u>JOIST SPACING</u>	<u>MAX. SPAN</u>
2 x 4	AT 16" O.C.	6'-6"
2 x 6	AT 16" O.C.	12'-0"
2 x 8	AT 16" O.C.	16'-0"
2 x 8	AT 12" O.C.	18'-6"
2 x 10	AT 16" O.C.	19'-7"
2 x 10	AT 12" O.C.	22'-7"
2 x 12	AT 16" O.C.	22'-8"
2 x 12	AT 12" O.C.	26'-3"

CEILING JOISTS SHALL BE # 2 HEM - FIR , # 2 CANADIAN SPUCE PINE FIR OR BETTER. ALL JOISTS SHALL BE MINIMUM SIZE AND SPACING PER SCHEDULE ABOVE UNLESS OTHERWISE NOTED OTHERWISE ON PLANS.

JOIST & SPACING	MAXIMUM SPAN	
	NON-SLEEPING ROOMS	SLEEPING ROOMS
L / 360	40# L L - 10# DL	30# L L - 10# DL
2 x 8 AT 12" O.C.	13'-2"	14'-6"
2 x 8 AT 16" O.C.	12'-0"	13'-2"
2 x 10 AT 12" O.C.	16'-10"	18'-6"
2 x 10 AT 16" O.C.	15'-2"	16'-10"
2 x 10 AT 16" O.C. DBL. EVERY OTHER JOIST	15'-9"	17'-5"
2 x 12 AT 12" O.C.	20'-4"	22'-6"
2 x 12 AT 16" O.C.	17'-7"	19'-8"
2 x 12 AT 16" O.C. DBL. EVERY OTHER JOIST	19'-1"	21'-4"

PROVIDE DBL. FLOOR JOIST BELOW ALL PARALLEL PARTITIONS, UNLESS NOTED OTHERWISE ON PLANS. ALL FLOOR JOISTS SHALL BE #2 DOMESTIC HEM-FIR, #2 CANADIAN SPRUCE PINE FIR OR BETTER. PROVIDE CROSS BRIDGING AT MAX. 8'-0" O.C.

PROJECT: PROPOSED SINGLE FAMILY RESIDENCE

23 CONCORD DRIVE
OAK BROOK, IL 60523

CLIENT:
PETE BAFTIRI
55541 RADCLIFF ROAD
NAPERVILLE IL 60563

JOB NO. 24-173
DATE 03-25-25
FILE
PLOT SCALE 1:1

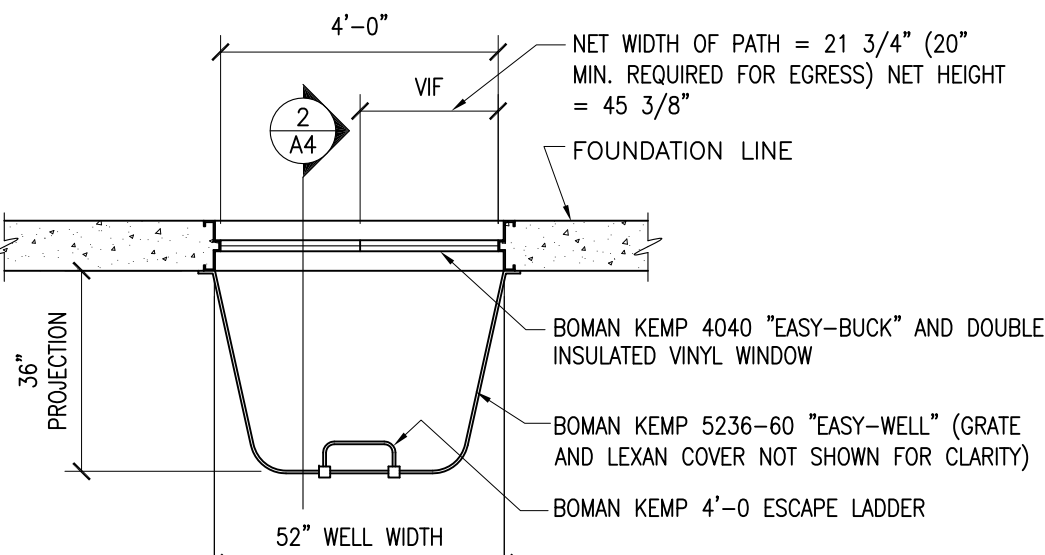
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Date _____

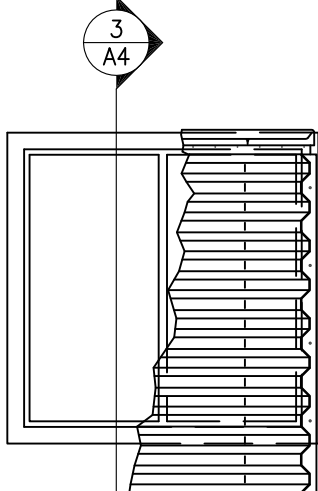
SHEET TITLE
SITE PLAN, ROOF PLAN
& DETAILS

SHEET NUMBER

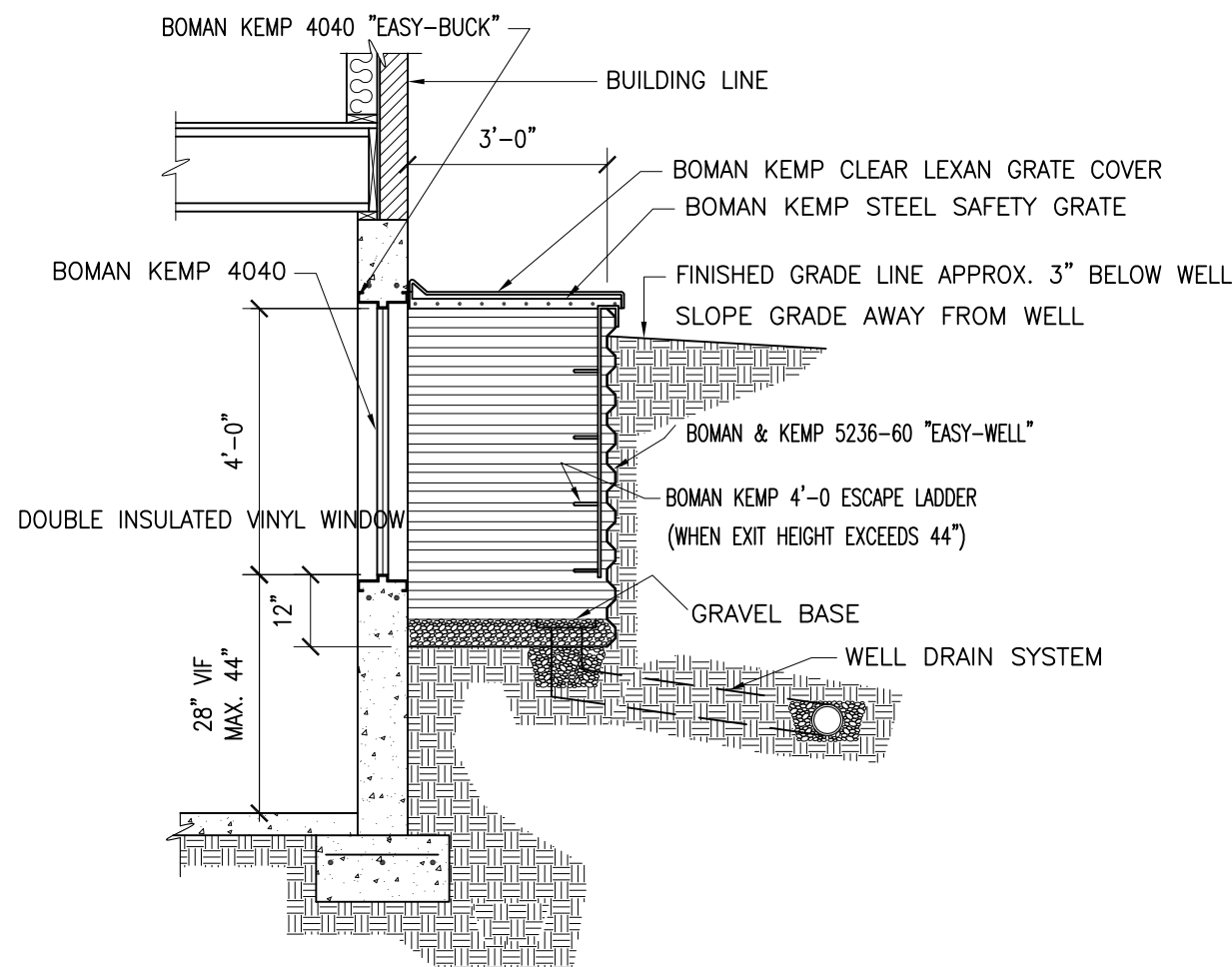
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PLAN VIEW WINDOW WELL
36" PROJECTION REQUIRED FOR EGRESS



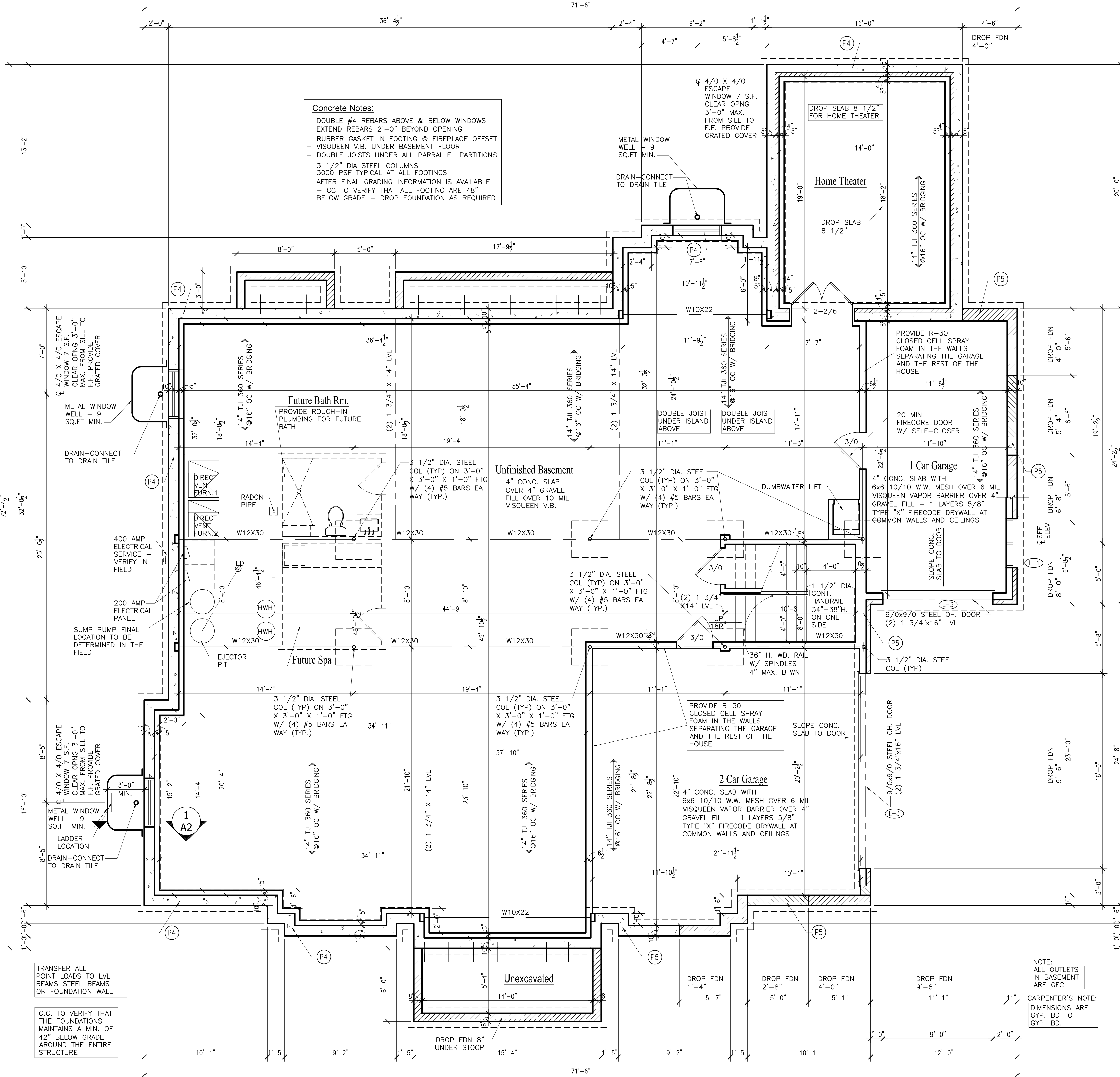
WINDOW ELEVATION WITH WELL



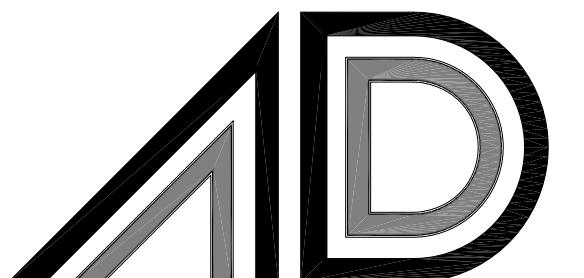
WALL SECTION THRU. WINDOW WELL

PARTITION SCHEDULE

- (P1) EXTERIOR WD STUD WITH BRICK WALL - 4" STONE WITH METAL WALL TIES AT 16" O.C. VERTICAL & 32" O.C. HORIZONTAL - 1" AIRSPACE HOUSEWRAP OVER 1/2" O.S.B. SHEETING ON THE EXTERIOR OF 2X6 WOOD STUDS @ 16" O.C. WITH 1/2" GYP. BD. ON THE INTERIOR - 5 1/2" BATT INSUL. (R-20) - PROVIDE VAPOR BARRIER ON THE WARM SIDE
- (P2) INTERIOR STRUCTURAL, PLUMBING OR MECHANICAL WALL - 1 LAYER OF 1/2" GYPSUM BOARD ON EACH SIDE OF 2X6 WOOD STUDS @ 16" O.C. - RUN STUDS AND GYP. BD. UP FROM FLOOR TO UNDERSIDE OF ROOF TRUSSES OR FLOOR ABOVE
- (P3) INTERIOR PARTITION WALL - 1 LAYER OF 1/2" GYPSUM BOARD ON EACH SIDE OF 2X4 WOOD STUDS @ 16" O.C. - RUN STUDS AND GYP. BD. UP FROM FLOOR TO UNDERSIDE OF ROOF TRUSSES OR FLOOR ABOVE
- (P4) 10" EXTERIOR CONCRETE FOUNDATION WALL - 2X4 STUDS AT 16" O.C. W/ 5 1/2" BATT INSUL. (R-20) OVER CONC. WALL PROVIDE VAPOR BARRIER (ON THE WARM SIDE) PLACE WALL 1" AWAY FROM FOUNDATION WALL - REFER TO SECTIONS
- (P5) 10" EXTERIOR CONCRETE FOUNDATION WALL - 3'-6" BELOW GRADE - REFER TO SECTIONS



Concrete Notes:
DOUBLE #4 REBARS ABOVE & BELOW WINDOWS
EXTEND REBARS 2'-0" BEYOND OPENING
- RUBBER GASKET IN FOOTING @ FIREPLACE OFFSET
- VISQUEEN V.B. UNDER BASEMENT FLOOR
- DOUBLE JOISTS UNDER ALL PARRALLEL PARTITIONS
- 3 1/2" DIA STEEL COLUMNS
- 3000 PSF TYPICAL AT ALL FOOTINGS
- AFTER FINAL GRADING INFORMATION IS AVAILABLE
- GC TO VERIFY THAT ALL FOOTING ARE 48" BELOW GRADE - DROP FOUNDATION AS REQUIRED



AGAMA DESIGNS
architecture

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ISSUED	DATE
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FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
1	

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

CLIENT: PETE BAFTIRI
55541 RADCLIFF ROAD
NAPERVILLE, IL 60563

JOB NO. 24-173
DATE 03-25-25
FILE
PLOT SCALE 1:1

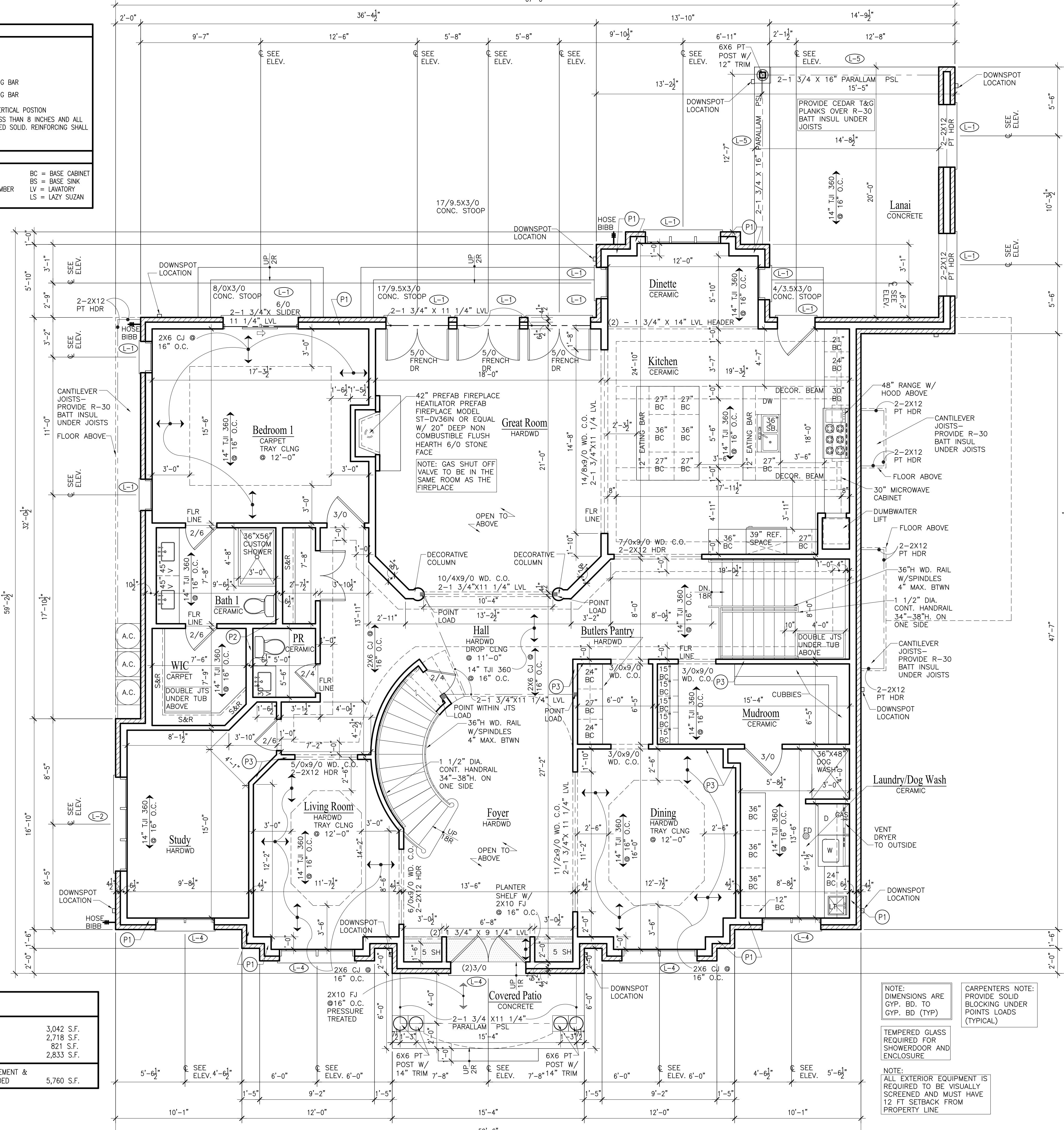
OWNER APPROVAL

Signature _____
Date _____

SHEET TITLE
BASEMENT PLAN

SHEET NUMBER
A2

STEEL LINTEL SCHEDULE		
(L-1)	L 4 X 4 X 3/8 - (1) #2 REINFORCING BAR	
(L-2)	L 6 X 4 X 3/8 - (1) #2 REINFORCING BAR	
(L-3)	L 6 X 4 X 1/2 - (4) #2 REINFORCING BARS	
(L-4)	L 4 X 4 X 3/8 ARCHED - (2) #2 REINFORCING BAR	
(L-5)	L 4 X 6 X 3/8 ARCHED - (2) #2 REINFORCING BAR	
a. LONG LEG OF THE ANGLE SHALL BE PLACED IN THE VERTICAL POSITION		
b. DEPTH OF THE REINFORCED LINTELS SHALL NOT BE LESS THAN 8 INCHES AND ALL CELLS OF HOLLOW MASONRY LINTELS SHALL BE GROUTED SOLID. REINFORCING SHALL EXTEND NOT LESS THAN 8 INCHES INTO THE SUPPORT		
c. SEE LINTEL DETAIL 3/A10		
ABBREVIATIONS		
JTS = JOISTS	RP = ROOF POSTING	BC = BASE CABINET
TYP = TYPICAL	BS = BASE SINK	BS = BASE SINK
RR = ROOF RAFTER	LVL = LAMINATED VENEER LUMBER	LV = LAVATORY
CJ = CEILING JOIST	S&R = SHELF AND ROD	LS = LAZY SUZAN



AREAS	
1ST FLOOR AREA	3,042 S.F.
2ND FLOOR AREA	2,718 S.F.
GARAGE AREA	821 S.F.
BASEMENT AREA	2,833 S.F.
TOTAL AREA - BASEMENT & GARAGE NOT INCLUDED	5,760 S.F.

FIRST FLOOR PLAN - 3,042 S.F.

SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- FLOOR JOISTS SHALL BE #2 DOMESTIC HEM-FIR OR #2 CANADIAN SPRUCE PINE FIR OR BETTER WITH BRIDGING OR TJI 360 SERIES OR AS NOTED IN PLANS.
- FOOTING SIZES REQ'D: 8" x 16" SUPPORTING FRAME 10" x 20" SUPPORTING BRICK VENEER DESIGN SOIL BEARING CAPACITY = 3000 PSF
- PROVIDE 1/2" OSB CORNER BRACING - OSB BRACING AT 2 STORY HIGH WALLS (OPEN TO BELOW)
- FOUNDATION WALLS SHALL BE 10" THICK UNDER BRICK VENEER AND 8" THICK UNDER FRAME CONSTRUCTION.
- ALL CONSTRUCTION TO MEET APPLICABLE BUILDING CODES
- DOUBLE ALL JOIST UNDER WHIRLPOOL
- ALL FOOTINGS TO BEAR ON UNDISTURBED, NON-ORGANIC SOIL. CAPABLE OF CARRYING 3,000 PSF MINIMUM AND TO BE A MINIMUM OF 48" BELOW GRADE
- STRUCTURAL STEEL TO BE A.S.T.M. A-36 REINFORCING STEEL TO BE GRADE 60
- ALL FOOTINGS TO FOLLOW R308 OF THE 2021 IRC AS REQUIRED. REQUIREMENTS PROVIDE SAFETY GLASS IN ALL DOORS, SIDELIGHTS, WINDOWS WITH GLAZING WITHIN 18" OF THE FLOOR & OVER 9 SQUARE FEET OF AREA, GLASS SHOWER ENCLOSURES, AND WINDOWS AT TUB AREA
- ANY WHIRLPOOL INSTALLATIONS ARE TO FOLLOW 2020 NEC
- DRYER VENT SHALL BE MADE OF GALVANIZED SHEET METAL OR ALUMINUM - VENT DRYERS AND EXHAUST FANS TO OUTSIDE
- A FIRE RATED DOOR, NOT LESS THAN 1 3/8" THICK SOLID CORE AND DOOR CLOSER IS REQUIRED BETWEEN THE GARAGE AND THE HOUSE
- CONTRACTORS TO OBTAIN AND FOLLOW THE INSTALLATION DETAILS AND PROCEDURES FOR ALL MANUFACTURED PRODUCTS AS CALLED FOR IN THE MANUFACTURER'S SPECIFICATIONS THIS IS TO INCLUDE LVL BEAMS, JOISTS, SHINGLES, SIDING, INSULATION, WINDOWS, DOORS, APPLIANCES, ETC.
- WINDOW MANUFACTURER TO DESIGN AND PROVIDE NECESSARY REINFORCING FOR WIND LOADS IN MULLIONS OF COMBINED WINDOWS VERIFY LOAD REQUIREMENTS
- HEARTH EXTENSION - MIN. 16" TO FRONT & 8" TO SIDE OF FIREPLACE OPENING - IF OPENING IS 6 SQ. FT. OR GREATER 20" TO FRONT AND 12" TO SIDES.
- EMERGENCY EGRESS WINDOWS PER SEC R310 OF 2021 IRC
- PROVIDE A (1) HOUR FIRE SEPARATION AT WALLS AND CEILINGS IN GARAGE COMMON TO RESIDENCE - 5/8" TYPE "X" GYP. BD. AT WALLS AND CEILING AND PROTECTING ALL STRUCTURAL AND STEEL MEMBERS
- ARC-FAULT INTERRUPTER DISCONNECT (AFCI) IS REQUIRED PER 2021 IRC E3902.11 OR 2020 NEC ARTICLE 210.12
- ALL OUTLETS IN GARAGE, BATHROOMS, KITCHEN, LAUNDRY ROOM, DISHWASHER, EXTERIOR AND BASEMENT TO BE GFI PROTECTED - OUTLETS AT FOR SUMP PUMP, FURNACE AND EJECTOR PITS TO BE SINGLE DEDICATED OUTLETS. - ALL RECEPTACLES NEED TO BE READY ACCESSIBLE
- ALL BEDROOMS SHALL HAVE AT LEAST ONE EGRESS WINDOW WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. A MINIMUM NET CLEAR OPENING HEIGHT DIMENSION OF 24", MINIMUM WIDTH OF 20" AND A MAXIMUM SILL HEIGHT OF 44" ABOVE THE FINISHED FLOOR.
- INSTALL (1) 110V ELECTRIC FIRE AND SMOKE DETECTOR ON EACH FLOOR, INCLUDING BASEMENT, IN THE HALL WITHIN 15' OF BEDROOMS AND AT EACH BEDROOM. SMOKE DETECTORS SHALL BE HARD WIRED IN SERIES FOR SIMULTANEOUS ACTION AND SHALL HAVE A BATTERY BACKUP
- ALL FRAMING DRILLED FOR PLUMBING VENTS OR SIMILAR HOLES SHALL BE A MINIMUM OF 2 x 6 STUDS IN LIEU OF 2 x 4 STUDS.
- ALL GUARDRAILS (VERANDA, BALCONY, DECK, AND INTERIOR STAIRWELLS, ETC.) SHALL HAVE BALUSTERS WHICH ARE SPACED SO THAT A 4" DIAMETER SPHERE CANNOT PASS-THRU.
- FLOOR JOISTS SHALL HAVE "X" TYPE OR SOLID BRIDGING AT SEVEN FEET ZERO INCHES (7'0") ON CENTER, MAXIMUM
- THE HANDRAIL FOR THE STAIRS TO THE SECOND FLOOR SHALL RUN THE FULL LENGTH OF THE STAIRS AND RETURN TO THE WALL OR POST AT THE TOP AND BOTTOM OF THE RUN, SECTION R311.7.2
- FOR ALL EXTERIOR CONCRETE STOOPS, PATIO SLAB AND GARAGE SLABS, THE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS, WITH BETWEEN 5 PERCENT (5 %) AND SEVEN (7%) AIR ENTRAINMENT
- ATTIC ACCESS DOORS OR HATCHES MUST BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION OF THE SURROUNDING SURFACES. (IECC R402.2.4)
- ALL FASTENERS AND CONNECTORS IN CONTACT WITH TREATED WOOD SHALL BE HOT DIPPED GALVANIZED, SILICON BRONZE, STAINLESS, OR EQUAL IN CORROSION RESISTANCE AND APPLIES TO ALL ITEMS LESS THAN 1/2" IN THICKNESS OR DIAMETER (INCLUDING NAILS AND SCREWS)
- THE INSTALLATION OF A GENERATOR WILL REQUIRE A SEPARATE PERMIT
- SETBACK DIMENSIONS ARE MEASURED FROM THE PROPERTY LINE TO THE EAVE OF THE BUILDING (EXCLUDING GUTTERS)

ROOF RAFTER SCHEDULE

RAFTER SIZE	RAFTER SPACING	MAX. SPAN VAULTED CLG.	MAX. SPAN NON-VAULTED
2 x 12	16" O.C.	19'-11"	21'-1"
2 x 10	16" O.C.	17'-2"	18'-2"
2 x 10	12" O.C.	19'-10"	21'-0"
2 x 8	16" O.C.	14'-0"	14'-11"

ALL RAFTERS SHALL BE MINIMUM SIZE AND SPACING PER SCHEDULE ABOVE UNLESS OTHERWISE NOTED ON PLANS - ALL RAFTERS SHALL BE #2 HEM - FIR (E = 1,200,000 MIN.) # 2 CANADIAN SPRUCE PINE FIR (E = 1,400,000 MIN.) OR BETTER

CEILING JOIST SCHEDULE

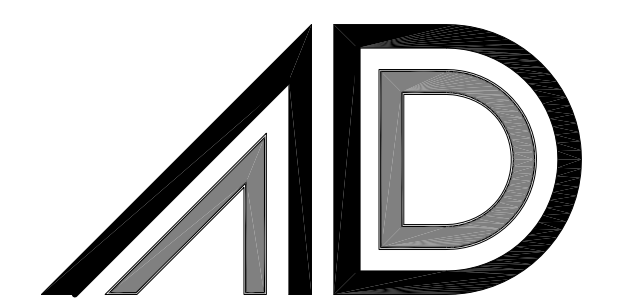
JOIST SIZE	JOIST SPACING	MAX. SPAN
2 x 4	AT 16" O.C.	6'-8"
2 x 6	AT 16" O.C.	12'-0"
2 x 8	AT 16" O.C.	16'-0"
2 x 8	AT 12" O.C.	18'-6"
2 x 10	AT 16" O.C.	19'-7"
2 x 10	AT 12" O.C.	22'-7"
2 x 12	AT 16" O.C.	22'-8"
2 x 12	AT 12" O.C.	26'-3"

CEILING JOISTS SHALL BE #2 HEM - FIR , # 2 CANADIAN SPRUCE PINE FIR OR BETTER. ALL JOISTS SHALL BE MINIMUM SIZE AND SPACING PER SCHEDULE ABOVE UNLESS OTHERWISE NOTED OTHERWISE ON PLANS.

FLOOR JOIST SCHEDULE

JOIST & SPACING	MAXIMUM SPAN	
	NON-SLEEPING ROOMS	SLEEPING ROOMS
L / 360	40# LL - 10# DL	30# LL - 10# DL
2 x 8 AT 12" O.C.	13'-2"	14'-6"
2 x 8 AT 16" O.C.	12'-0"	13'-2"
2 x 10 AT 12" O.C.	16'-10"	18'-6"
2 x 10 AT 16" O.C.	15'-2"	16'-10"
2 x 10 AT 16" O.C. DBL. EVERY OTHER JOIST	15'-9"	17'-5"
2 x 12 AT 12" O.C.	20'-4"	22'-6"
2 x 12 AT 16" O.C.	17'-7"	19'-8"
2 x 12 AT 16" O.C. DBL. EVERY OTHER JOIST	19'-1"	21'-4"

PROVIDE DBL. FLOOR JOIST BELOW ALL PARALLEL PARTITIONS, UNLESS NOTED OTHERWISE ON PLANS. ALL FLOOR JOISTS SHALL BE #2 DOMESTIC HEM-FIR, # 2 CANADIAN SPRUCE PINE FIR OR BETTER, PROVIDE CROSS BRIDGING AT MAX. 8'-0" O.C.



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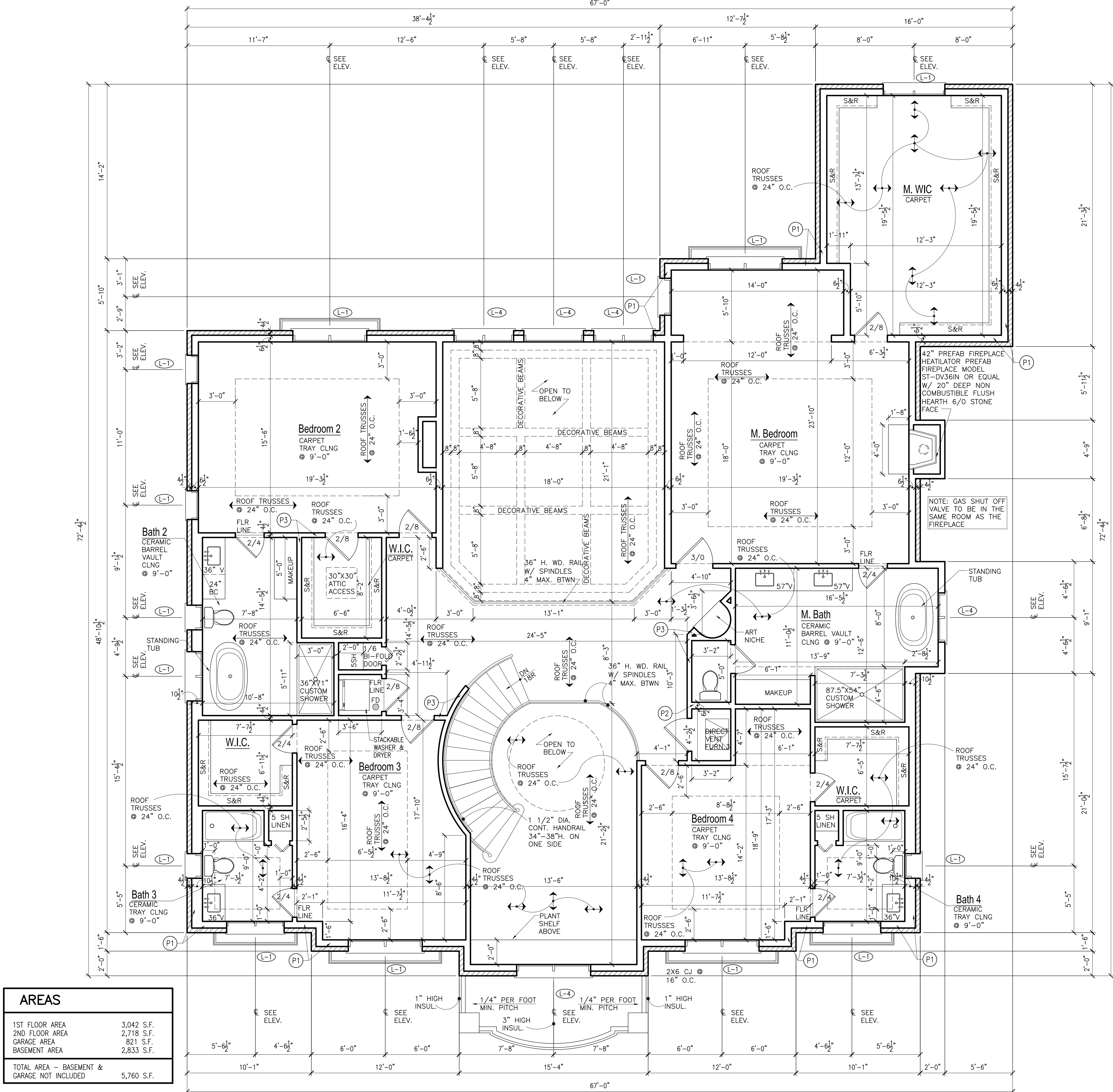
PROJECT: PROPOSED SINGLE FAMILY RESIDENCE
23 CONCORD DRIVE
OAK BROOK, IL 60523
CLIENT: PETE BATTI
55541 RADCLIFF ROAD
NAPERVILLE, IL 60563

JOB NO. 24-173
DATE 03-25-25
FILE
PLOT SCALE 1:1
OWNER APPROVAL

Signature _____
Date _____

SHEET TITLE
FIRST FLOOR PLAN

SHEET NUMBER
A3



AREAS	
1ST FLOOR AREA	3,042 S.F.
2ND FLOOR AREA	2,718 S.F.
GARAGE AREA	821 S.F.
BASEMENT AREA	2,833 S.F.
TOTAL AREA - BASEMENT & GARAGE NOT INCLUDED	
5,760 S.F.	

SECOND FLOOR PLAN - 2,718 S.F.

SCALE: 1/4" = 1'-0"

GENERAL NOTES:

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- FOOTING SIZES REQ'D: 8" x 16" SUPPORTING FRAME 10" x 20" SUPPORTING BRICK VENEER DESIGN SOIL BEARING CAPACITY = 3000 PSF
- PROVIDE 1/2" OSB CORNER BRACING - OSB BRACING AT 2 STORY HIGH WALLS (OPEN TO BELOW)
- FOUNDATION WALLS SHALL BE 10" THICK UNDER BRICK VENEER AND 8" THICK UNDER FRAME CONSTRUCTION.
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ROOF RAFTER SCHEDULE

RAFTER SIZE	RAFTER SPACING	MAX. SPAN VAULTED CLG.	MAX. SPAN NON-VAULTED
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CEILING JOIST SCHEDULE

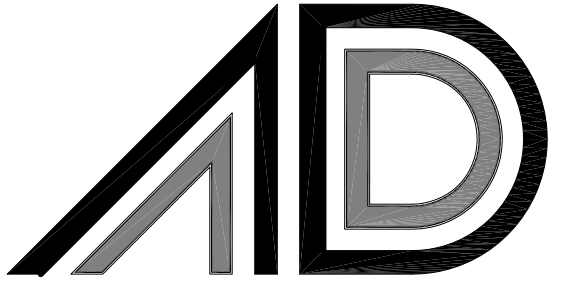
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2 x 10	AT 12" O.C.	22'-7"
2 x 12	AT 16" O.C.	22'-8"
2 x 12	AT 12" O.C.	26'-3"

CEILING JOISTS SHALL BE #2 HEM - FIR, #2 CANADIAN SPRUCE PINE FIR OR BETTER. ALL JOISTS SHALL BE MINIMUM SIZE AND SPACING PER SCHEDULE ABOVE UNLESS OTHERWISE NOTED OTHERWISE ON PLANS.

FLOOR JOIST SCHEDULE

JOIST & SPACING	MAXIMUM SPAN	
	NON-SLEEPING ROOMS	SLEEPING ROOMS
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2 x 8 AT 16" O.C.	12'-0"	13'-2"
2 x 10 AT 12" O.C.	16'-10"	18'-6"
2 x 10 AT 16" O.C.	15'-2"	16'-10"
2 x 10 AT 16" O.C. DBL. EVERY OTHER JOIST	15'-9"	17'-5"
2 x 12 AT 12" O.C.	20'-4"	22'-6"
2 x 12 AT 16" O.C.	17'-7"	19'-8"
2 x 12 AT 16" O.C. DBL. EVERY OTHER JOIST	19'-1"	21'-4"

PROVIDE DBL. FLOOR JOIST BELOW ALL PARALLEL PARTITIONS, UNLESS NOTED OTHERWISE ON PLANS. ALL FLOOR JOISTS SHALL BE #2 DOMESTIC HEM-FIR, #2 CANADIAN SPRUCE PINE FIR OR BETTER, PROVIDE CROSS BRIDGING AT MAX. 8'-0" O.C.



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FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
1	
2	
3	

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

CLIENT: PETE BARTI
5554 RADCLIFF ROAD
NAPERVILLE, IL 60563

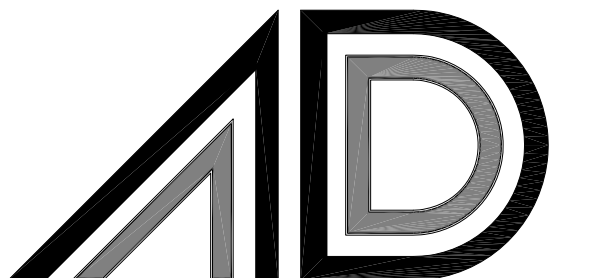
JOB NO. 24-173
DATE 03-25-25
FILE
PLOT SCALE: 1/4"

OWNER APPROVAL

Signature _____
Date _____

SHEET TITLE
SECOND FLOOR PLAN

SHEET NUMBER
A4



664 W. Veterans Pkwy, Suite A
Yorkville, Illinois 60560
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PROJECT: PROPOSED SINGLE FAMILY RESIDENCE
23 CONCORD DRIVE
OAK BROOK, IL 60523
CLIENT: PETE BAFTIRI
55541 RADCLIFF ROAD
NAPERVILLE, IL 60563

JOB NO. 24-173
DATE 03-25-25
FILE
PLOT SCALE 1:1
OWNER APPROVAL

Signature
Date

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A5

TABLE R602.10.4—BRACING METHODS

METHODS, MATERIAL	MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA*
Continuous Sheathing Methods	CS-WSP Continuously sheathed wood structural panel	1/4"	Exterior sheathing per Table R602.3(3) Interior or sheathing per Table R602.3(1) or R602.3(2)
			6" edges 12" wide Varies by fastener

d. Maximum opening height for PFG is 10 feet in accordance with Figure R602.10.6.3, but wall height may be increased to 12 feet with pony wall.
e. Maximum opening height for CS-WF is 10 feet in accordance with Figure R602.10.6.4, but wall height may be increased to 12 feet with pony wall.

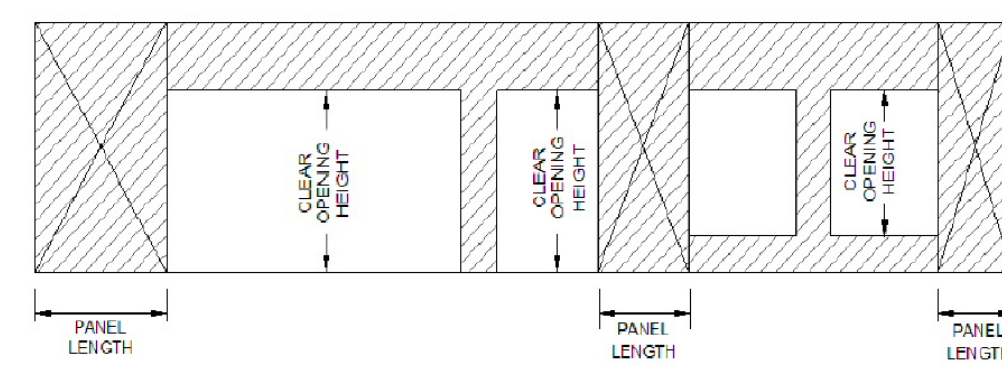
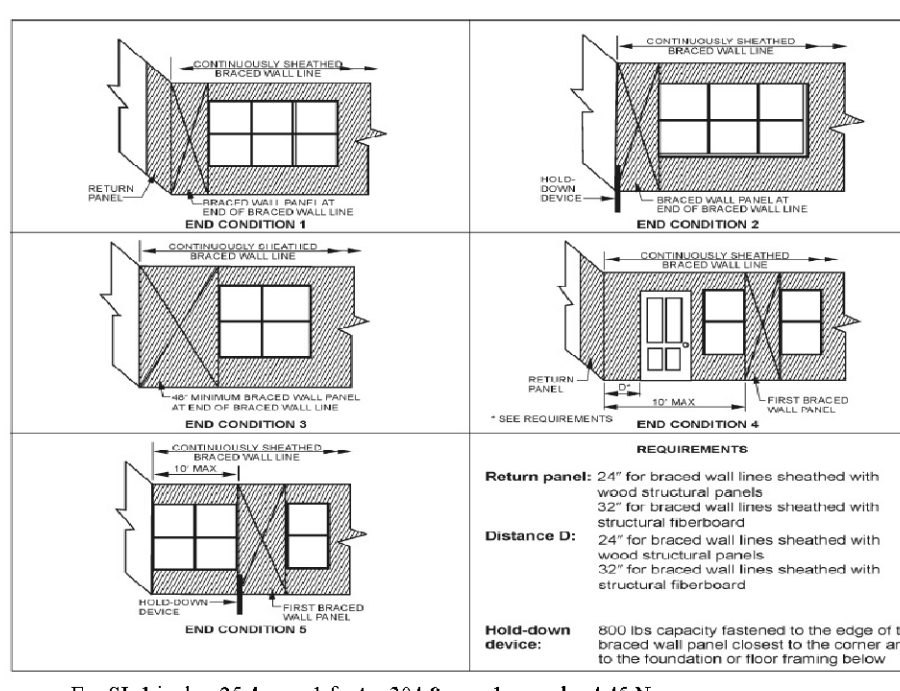


FIGURE R602.10.5 BRACED WALL PANELS WITH CONTINUOUS SHEATHING

R602.10.7 Ends of braced wall lines with continuous sheathing.
Each end of a braced wall line with continuous sheathing shall have one of the conditions shown in Figure R602.10.7.



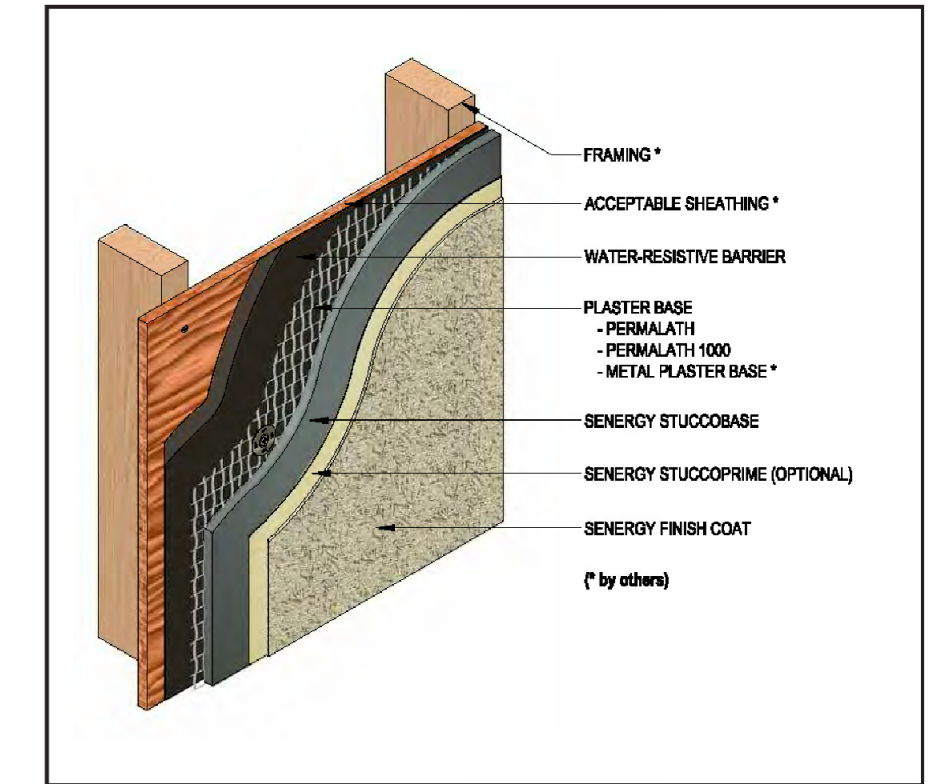
For SE: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 4.45 N.

FIGURE R602.10.7 END CONDITIONS FOR BRACED WALL LINES WITH CONTINUOUS SHEATHING

WALL BRACING DET.

SCALE: NTS

TYPICAL SENTRY STUCCO WALL SYSTEM WITH WOOD FRAMING



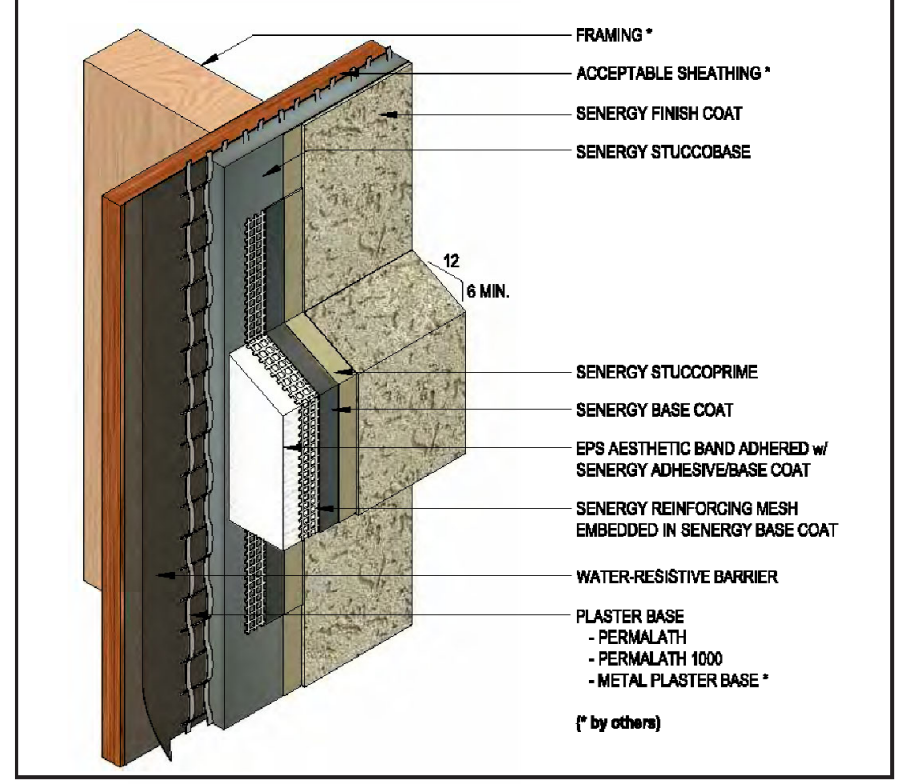
Notes:

- Verify all materials are installed in accordance with installation instructions and applicable code.
- Basic requirements for water-resistive Barrier:
 - Two layers minimum No.15 felt on non-wood based sheathing.
 - One layer minimum No.15 felt on non-wood based sheathing.
 - Sensershield R with one layer minimum Grade D as slip sheet on wood and non-wood based sheathing.
 - The use of Permalath requires the use of a polymeric water-resistive barrier.
 - Comply with applicable local building code.
- Basic requirements for Plaster Base:
 - StuccoBase 3/8" to 1/2" thickness.
 - Permalath, or min. 1" 20 ga. wire, min. 2.5 lbs/sqyd. metal lath or acceptable alternative.
 - StuccoBase min. 1/2" to nominal 7/8" thickness.
 - Permalath 1000 or min. 1 1/2" 17 ga. wire, min. 2.5 lbs/sqyd. metal lath or acceptable alternative.

Notes:

- Verify all materials are installed in accordance with installation instructions and applicable code.
- Overlap reinforced base coat onto StuccoBase a minimum of 76 mm (3").
- On horizontal projections greater than one inch maintain a minimum 6:12 slope.

TYPICAL EPS SHAPE APPLICATION



SENTRY-16 0310



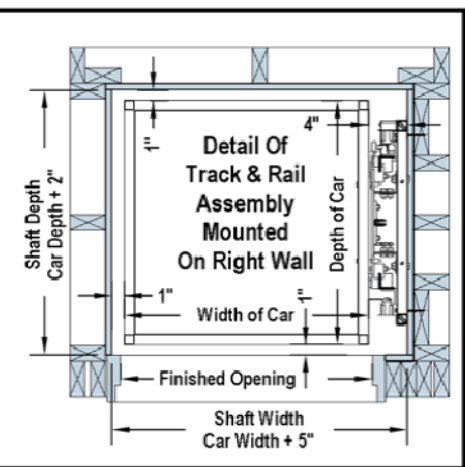
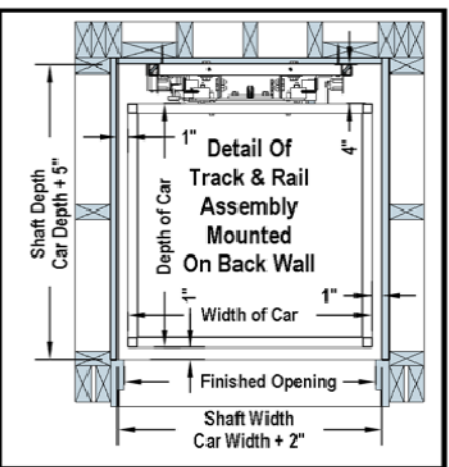
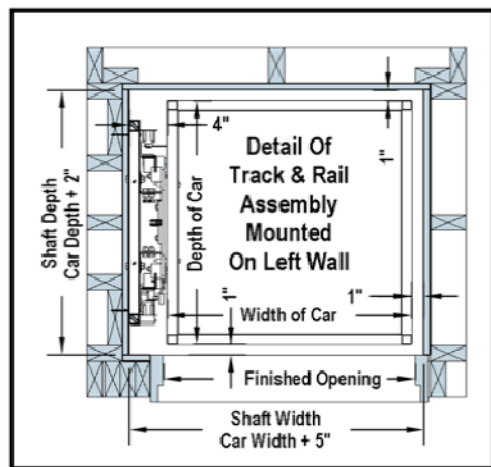
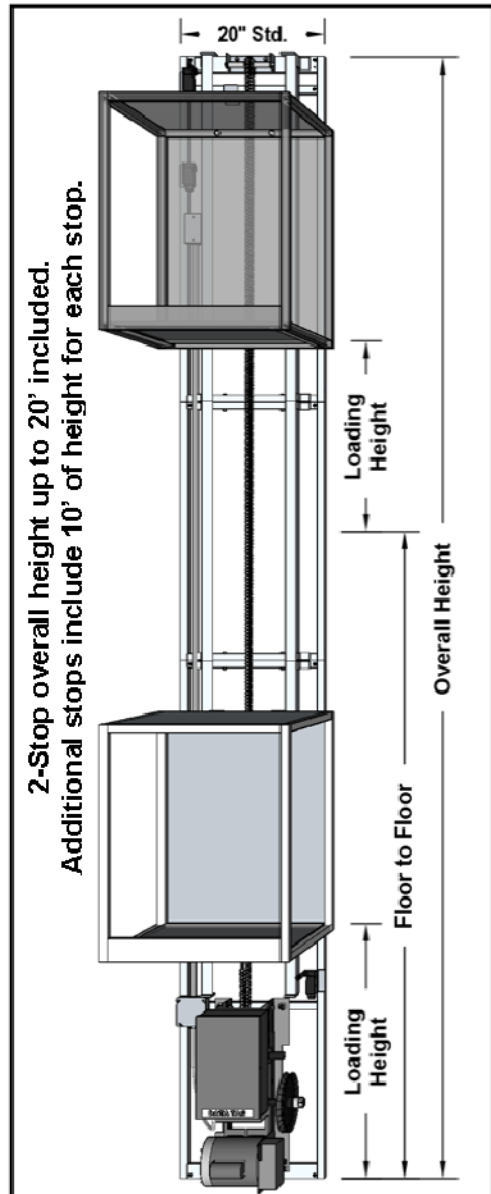
FRONT ELEVATION - EAST ELEVATION

SCALE: 1/4" = 1'-0"

LIGHT AND VENTILATION SCHEDULE									
ROOM DESCRIPTION	FLOOR	ORDINANCE REQUIREMENTS			ACTUAL			FENESTRATIONS	
		NATURAL LIGHT & VENTILATION	MECHANICAL VENTILATION	NATURAL LIGHT & VENTILATION	NATURAL LIGHT & VENTILATION	MECHANICAL VENTILATION	NATURAL LIGHT & VENTILATION		
		GLASS 8% AREA SQF	VENT 4% AREA SQF	SUPPLY CFM	EXHAUST CFM	GLASS 8% AREA SQF	VENT 4% AREA SQF		
GREAT ROOM/KITCHEN	792	63.36	31.68	—	—	651.0	272.4	(1)3/0X2/0 (3)2/0X2/0 (3)2/0X6/0 (2)2/6X6/0 (3)6/0 FRENCH DR	
MASTER BEDROOM	428	34.24	17.12	—	—	26.6	25.8	(2)3/0X6/0	
MASTER BATH	199	—	—	—	75	—	—	(2)2/0X3/6	
BEDROOM 1	261	20.88	10.44	—	—	76.7	38.2	(2)2/6X6/0 (2)2/0X2/0 (1)6/0 SLIDER	
BATH 1	73	—	—	—	75	—	—		
BEDROOM 2	292	23.36	11.68	—	—	70.4	68.2	(2)3/0X6/0 (2)2/6X5/0	
BATH 2	129	—	—	—	75	—	—	(1)2/0X3/6 (1)4/0X2/0	
BEDROOM 3	225	18	9	—	—	26.6	25.8	(2)3/0X6/0 (1)2/0X3/6	
BATH 3	59	—	—	—	75	—	—	(2)2/4X6/0 (1)2/0X3/6	
BEDROOM 4	22	1.76	0.88	—	—	26.6	15.8	(2)3/0X6/0	
BATH 4	59	—	—	—	75	—	—	(2)2/4X6/0 (1)2/0X3/6	
DINING ROOM	194	—	—	—	—	26.6	25.8	(2)3/0X6/0	
LIVING ROOM	162	—	—	—	—	26.6	25.8	(2)3/0X6/0	
LAUNDRY/DOG WASH	117	—	—	—	75	—	—	(2)2/4X6/0	
STUDY	158	12.64	6.32	—	—	277.8	57.0	(2)2/4X6/0 (3)2/6X6/0 (3)2/0X2/0	
PR	65	5.2	2.6	—	—	—	—		
BASEMENT LIGHT AND VENTILATION									
ROOM DESCRIPTION	FLOOR	GLASS 2% AREA SQF	VENT 2% AREA SQF	SUPPLY CFM	EXHAUST CFM	GLASS 2% AREA SQF	VENT 2% AREA SQF	FENESTRATIONS	
OPEN BASEMENT	2833	56.66	56.66	—	—	12.5	6.7	(1)4/0X4/0	

STUCCO DETAILS

SCALE: NTS



THE SMART WAY TO BUY A DUMBWAITER ~ THE SMART WAY TO BUY A DUMBWAITER ~ THE SMART WAY TO BUY A DUMBWAITER

POWERLIFT 100 RESIDENTIAL
2-Stop: \$4,795.00 plus shipping

Standard Features

- 150 lb capacity
- ¾ HP, 110 V, 60Hz motor
- UL classified elevator controller
- Powder coated car, rail assembly, and trolley
- Call / Send stations
- Door locks & door safety switches (Hoistway doors are not included)
- Safety switch for motor access panel/door
- Adjustable limits
- Custom car size at no charge up to a maximum of 24" x 24" x 30" or 10 cu.ft. Max.
- Car can be open on any 3 sides at no charge.
- Fiberglass Reinforced Plastic (FRP) car sides
- Motor can be on the bottom or on top.
- (Specify bottom or top motor mount when ordering)
- Size 41 roller chain (1,500 lb breaking strength)

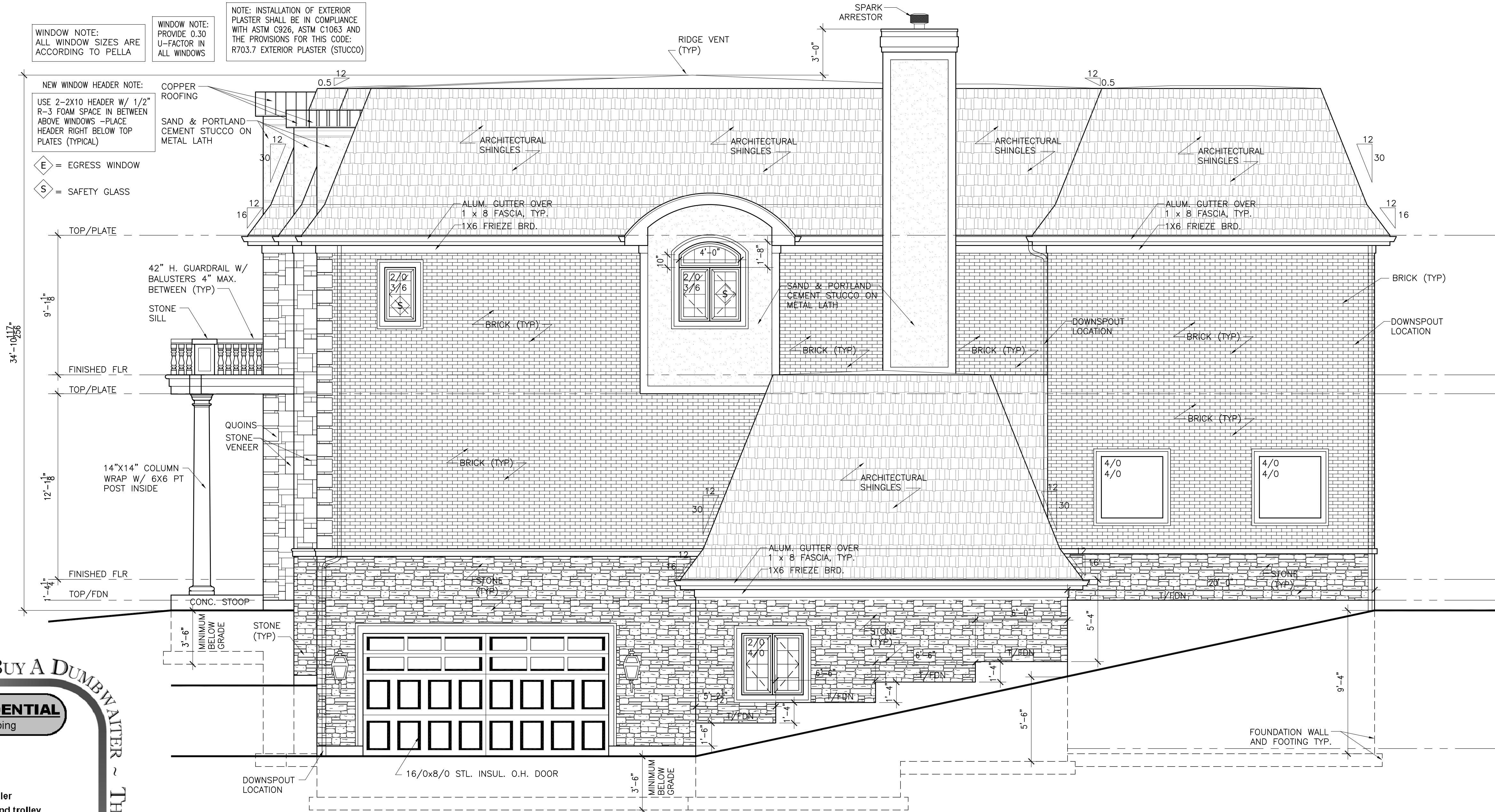
Additional Options

Extra stops Fixed or adjustable shelves Top and bottom final limits Stainless steel car Car gates Bi-parting car gates	Car here lights Keyed On/Off switch Elevator interlocks Hoistway doors ¾ HP, 230 V, 60Hz motor ¾ HP, 230 V, 50Hz motor for Europe
---	--

2444 GEORGIA SLIDE RD, GEORGETOWN, CA 95634
1-800-409-5438 ~ 530-333-1953 ~ FAX 530-333-1055

DUMBWAITER SPECIFICATIONS

SCALE: NTS



RIGHT SIDE ELEVATION - NORTH ELEVATION

SCALE: 1/4" = 1'-0"

664 W. Veterans Pkwy, Suite A
Yorkville, Illinois 60560
Phone: 630-381-9019

E-mail: alberto@agamadesigns.com

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FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
1	
2	
3	

PROJECT: PROPOSED SINGLE FAMILY RESIDENCE
23 CONCORD DRIVE
OAK BROOK, IL 60523
CLIENT: PETE BAFTIRI
55541 RADCLIFF ROAD
NAPERVILLE, IL 60563

JOB NO. 24-173
DATE 03-25-25
FILE
PLOT SCALE 1:1

OWNER APPROVAL

Signature

Date

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER
A7



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PROPOSED SINGLE FAMILY RESIDENCE
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Signature _____

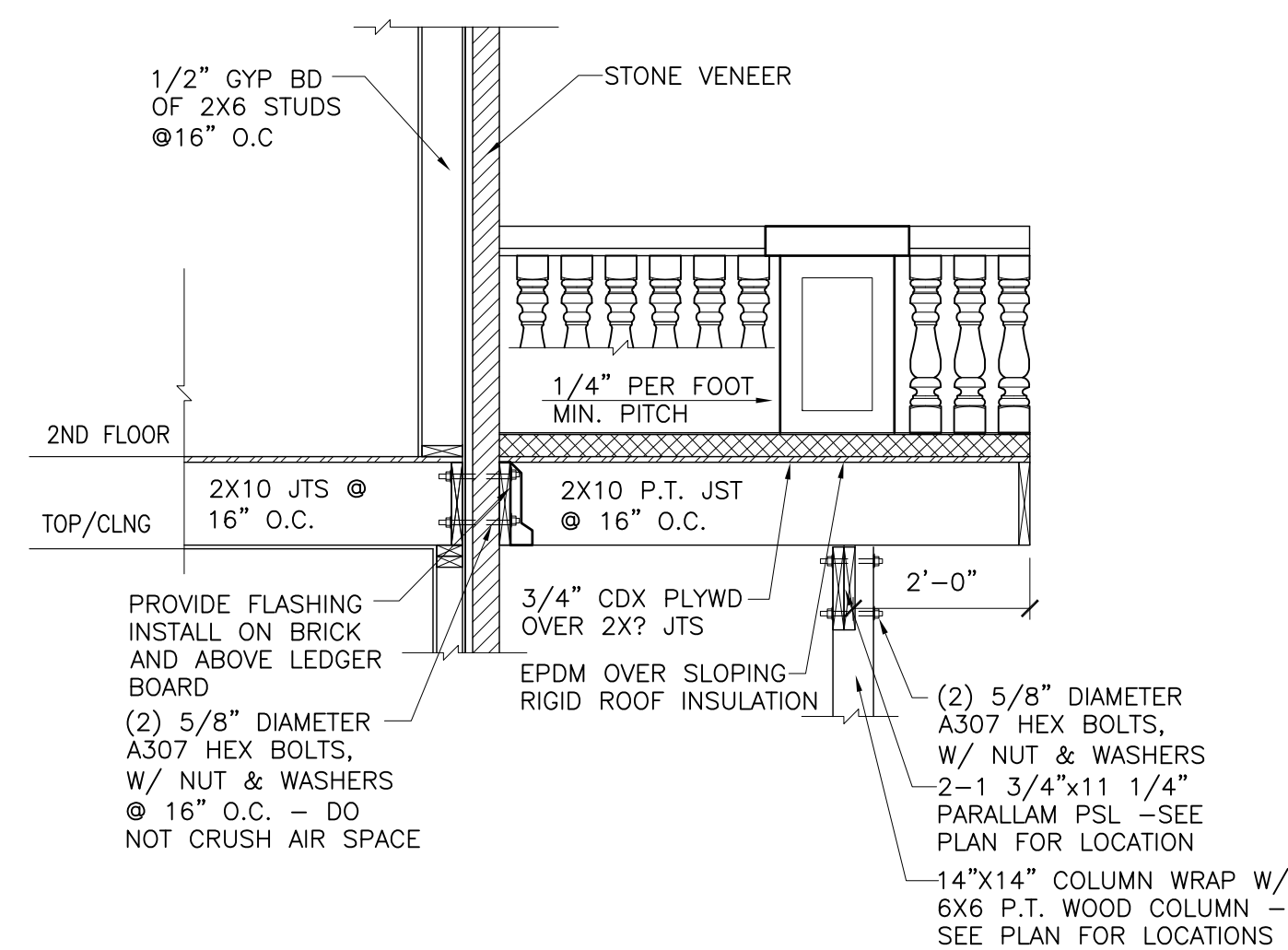
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EXTERIOR ELEVATIONS

SHEET NUMBER

A8

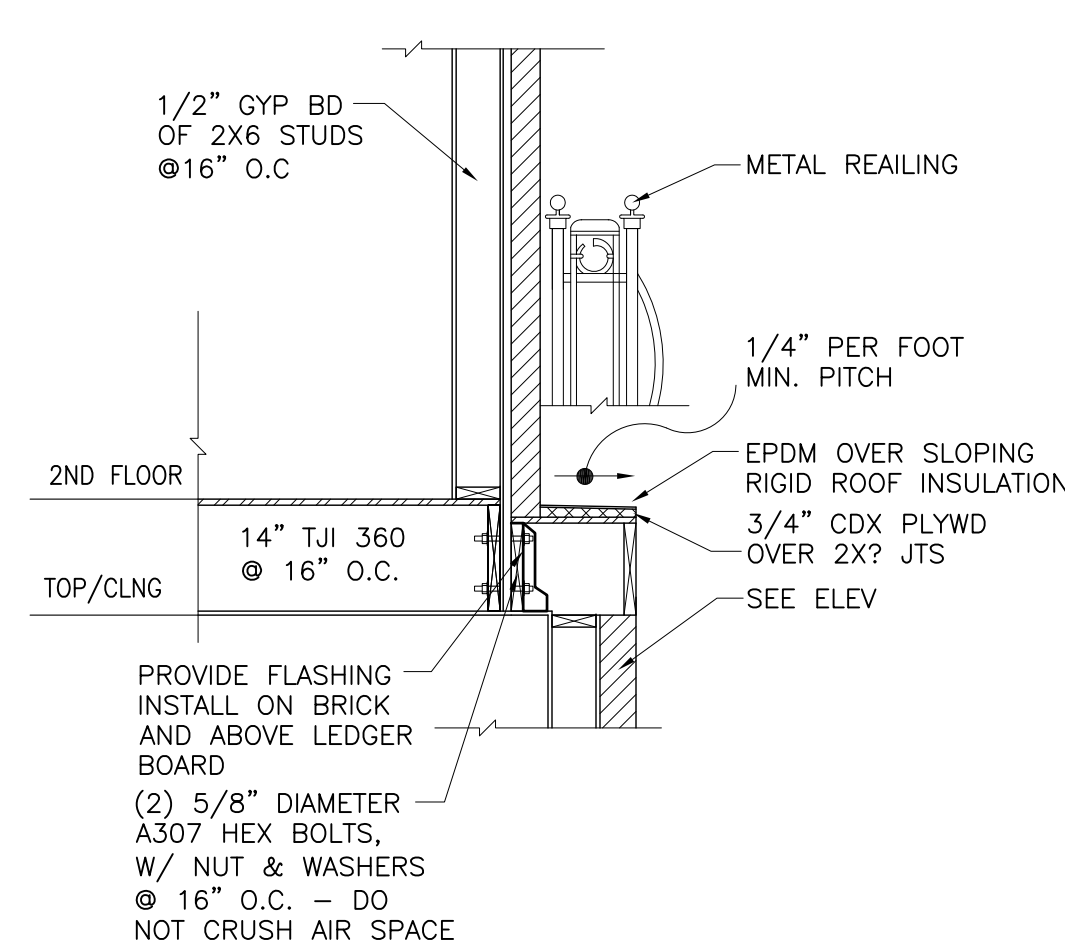


SCALE: 1/4" = 1'-0"



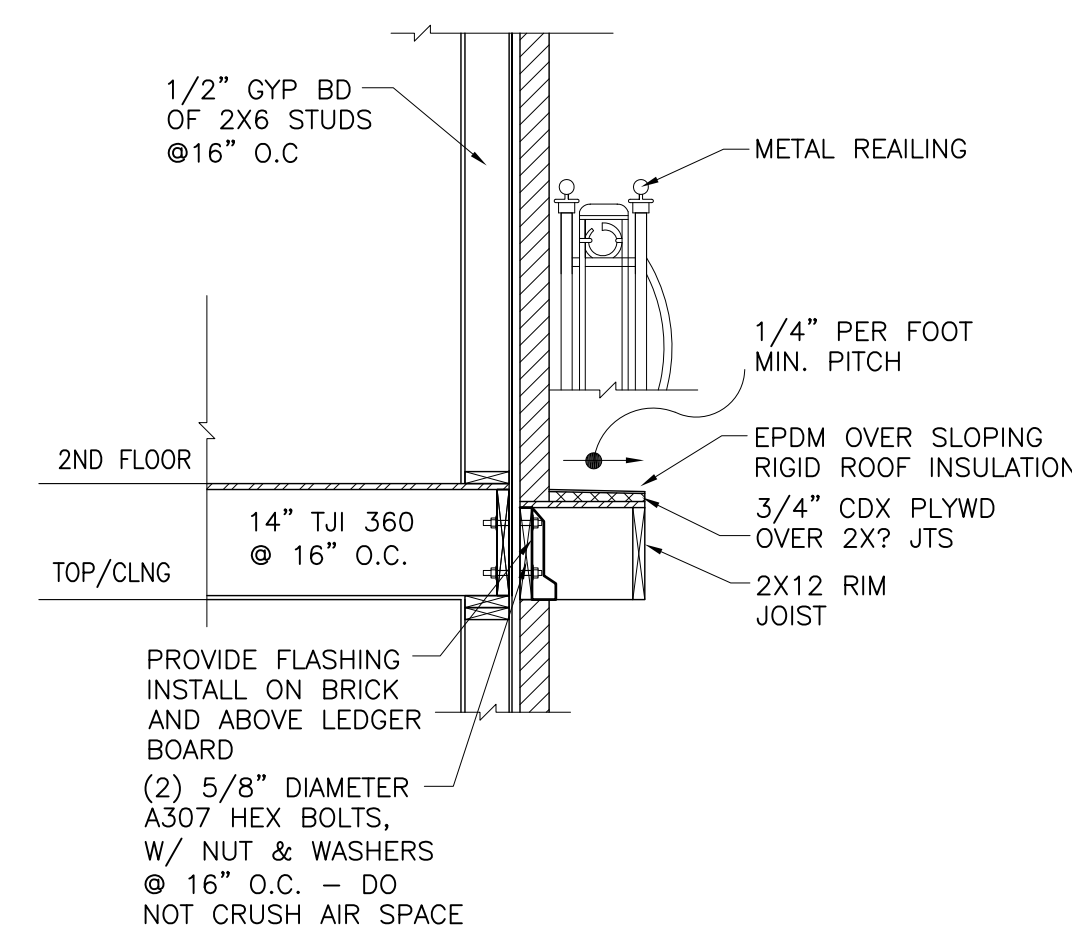
1 BALCONY DETAIL

SCALE: 1/2" = 1'-0"



BALCONY DETAIL

SCALE: 1/2" = 1'-0"



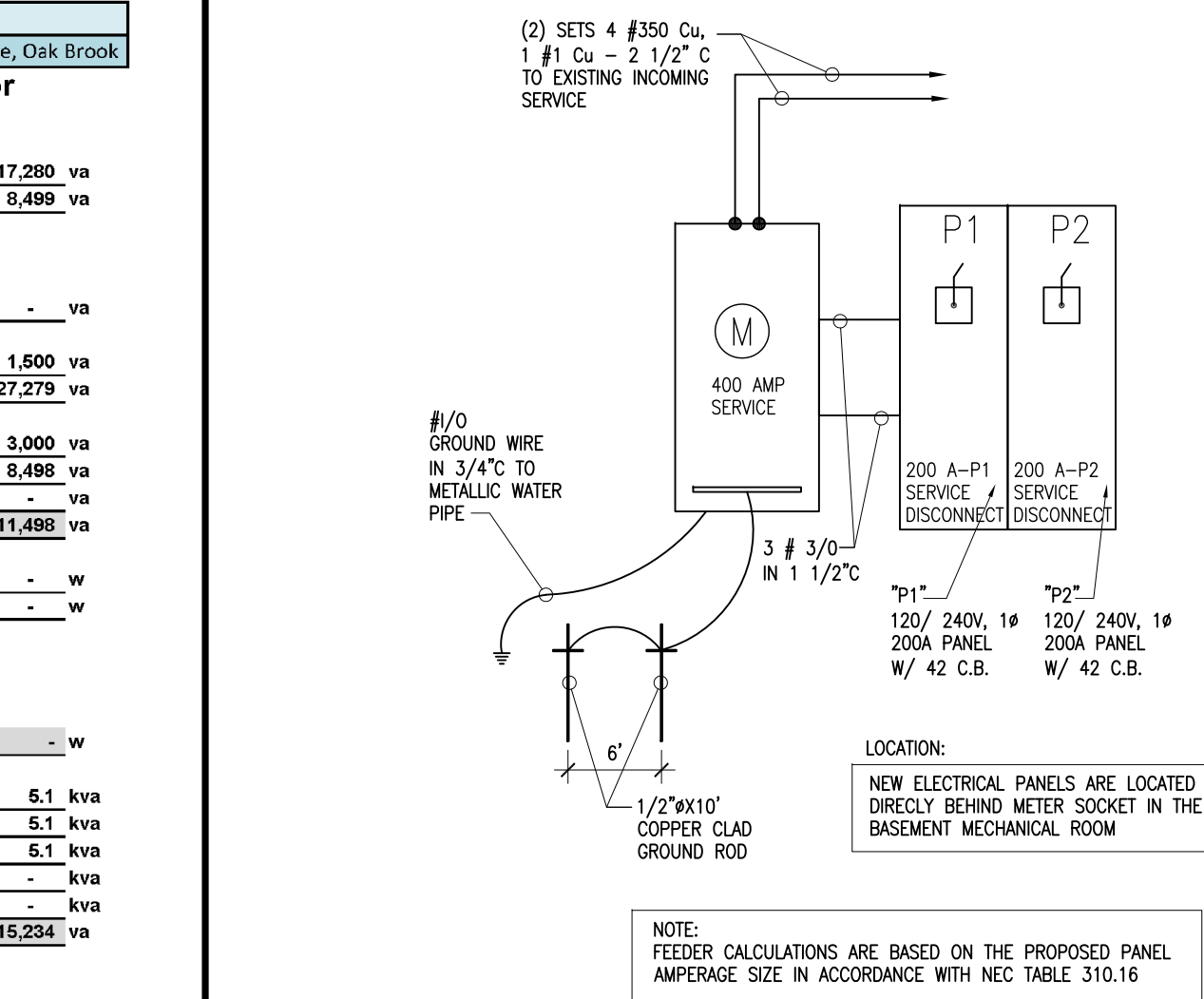
BALCONY DETAIL

SCALE: 1/2" = 1'-0"

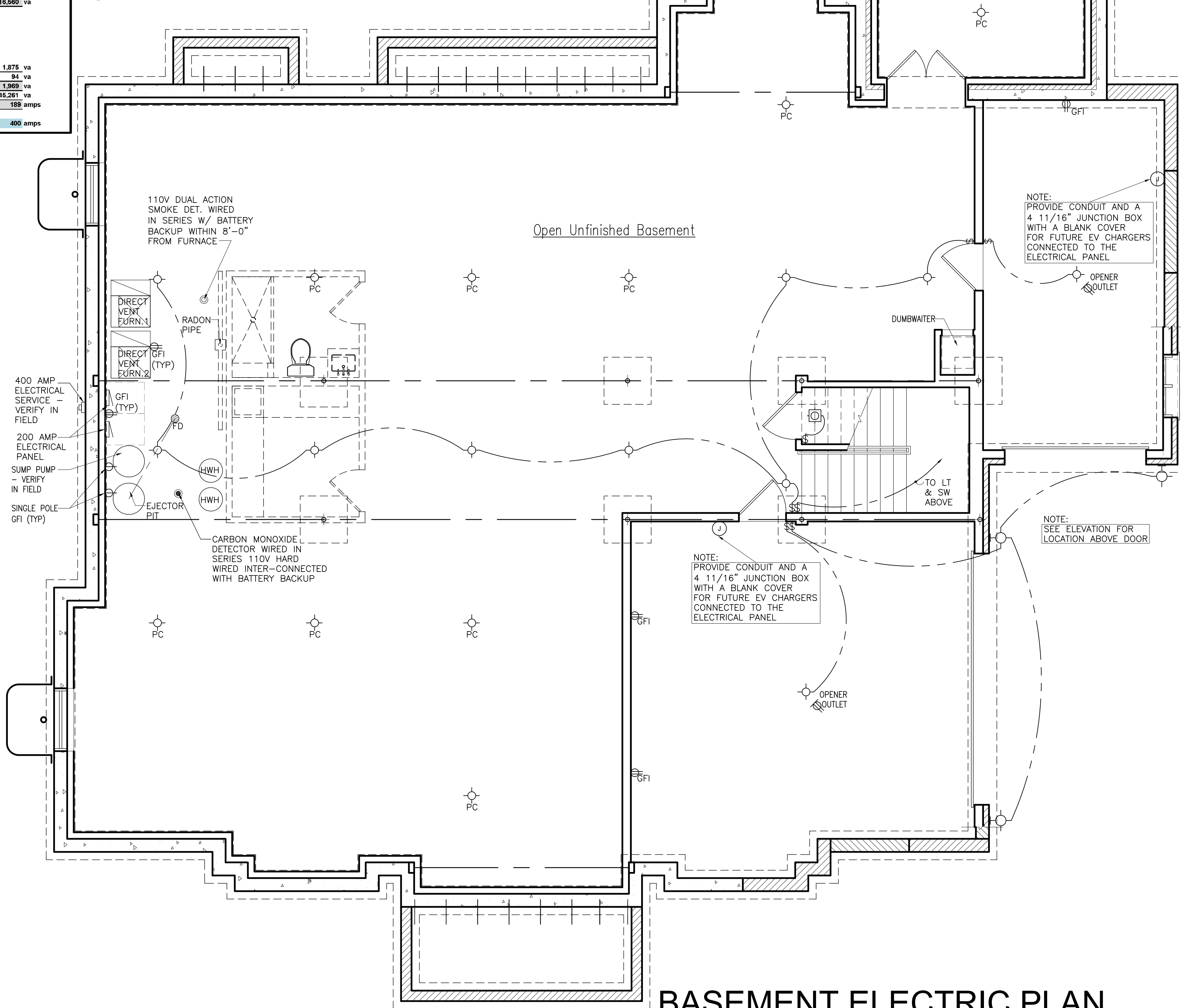
	120 V. DUPLEX OUTLET		RECESSED LED CEILING LED
	220 V. OUTLET		PULL CHAIN FLUORESCENT
	THERMOSTAT		WALL MOUNT LED
	DIMMER		EXHAUST FAN
	DOOR BELL		SMOKE DETECTOR
	SINGLE POLE SWITCH		LOCATION BY OWNER
	SPEAKER OUTLET		EXISTING DEVICE
	TELEPHONE OUTLET		REMOVE OF RELOCATE
	EXIT SIGN		SMOKE DETECTOR
	TV ANTENNA OUTLET		
	JUNCTION BOX		
	CARBON MONOXIDE DETECTOR		
	ETHERNET OUTLET		CAT OUTLET
	SPEAKER CONTROL		

PROVIDE WALL SWITCH CONTROLLED LIGHT FIXTURE FLUORESCENTS
IN ALL CLOSETTS OVER 5 S.F. ALL

FIRE AND SMOKE DETECTORS SHALL BE HARDWIRED AND
INTERCONNECTED FOR SIMULTANEOUS ACTUATION. PROVIDE A
MINIMUM OF ONE DETECTOR PER FLOOR AS SHOWN ON PLAN



1 SCALE: NTS



SCALE: 1/4" = 1'-0"

1. A RUN OF CONDUIT MAY NOT BE BENT MORE THAN FOUR TIMES (4) AND NOT MORE 360 DEGREES.
2. MINIMUM #14 WIRE MUST BE USED IN ALL LIVING AREAS AND MIN. #12 WIRE MUST BE USED IN KITCHEN AREA
3. EVERY 500 SF OF LIVING SPACE MUST BE SUPPLIED WITH A SEPARATE CIRCUIT
4. RECEPTACLE OUTLETS SUPPLIED BY AT LEAST TWO APPLIANCES RECEPTACLE BRANCH CIRCUITS MUST BE INSTALLED IN THE KITCHEN
5. PROVIDE ONE 20 AMP BRANCH CIRCUIT FOR LAUNDRY RECEPTACLE (S)
6. EVERY PANEL BOX MUST HAVE EACH CIRCUIT LABELED
7. ARC-FAULT BRANCH CIRCUIT PROTECTION IS REQUIRED FOR ALL NON KITCHEN AREAS (LISTED IN 2020 NEC 210.12B)
8. ELECTRICIAN TO REMOVE AND REPLACE ALL WIRING IN ACCORDANCE WITH CURRENT CURRENT CODE.
9. NO MORE THAN 12'-0" PERMITTED BETWEEN ELECTRICAL RECEPTACLES AND THEY SHALL BE LOCATED NOT MORE THAN 6'-0" FROM AN OPENING IN A WALL.
10. RACEWAY SEAL REQUIRED FOR SERVICE ENTRANCE (NEC 2020 ART. 230.8 & 300.5)
11. ALL OUTSIDE GFCI MUST BE PROTECTED BY A BULB DOOM COVER. (NEC 2020 ART. 406.8(B)(1))
12. ANY OUTLET IN LAUNDRY ROOM OPPOSITE TO LAUNDRY TUB MUST BE GFCI PROTECTED
13. SMOKE DETECTOR IN BASEMENT MUST BE LOCATED WITHIN 8' OF FURNACE AREA
14. SMOKE DETECTORS IN DWELLING AREAS SHOULD BE LOCATED CLOSE TO DOOR OPENINGS
15. MEANS OF DISCONNECT BOX MUST HAVE A BUILT IN GFCI OUTLET FOR SERVICING OF A.C. UNIT
16. ARC-FAULT INTERRUPTER DISCONNECT (AFCI) IS REQUIRED PER 2021 IRC E3902.11 OR 2020 NEC ARTICLE 210.12 – ALL CIRCUIT SUPPLYING 120-VOLT SINGLE PHASE, 15 AND 20 AMP OUTLETS WHICH INCLUDE LIGHTING OUTLET, SWITCH OUTLET
17. TAMPERED RESISTANT RECEPTACLE ARE REQUIRED PER NEC 406.11 IN AREAS SPECIFIED IN NEC 210.52
18. PROVIDE GFCI PROTECTION IN ALL RECEPTACLES IN DAMP OR WET LOCATIONS INCLUDING UNFINISHED BASEMENT PER NEC 406.8 AND 210
19. UNDERGROUND ELECTRIC INSTALLATION GUIDELINES: NO EMT CONDUIT UNDERGROUND. USE SCHEDULE 80 PVC, RIGID METAL CONDUIT 90 OR ALL RIGID METAL ELECTRIC CONDUIT. INSTALL #12 MINIMUM EQUIPMENT GROUND WIRE WITH CIRCUITRY (EQUIPMENT GROUND SHALL MATCH CIRCUITRY WIRE SIZE) USE THIN WIRE
20. PROVIDE LIGHTS IN CLOSETS THAT ARE 6 SQUARE FEET OR LARGER IN AREA PER NEC SECTION 210(A)(2)(d) AS AMENDED
21. TRIPPING OF THE BATHROOM GFCI DEVICE SHALL NOT LEAVE THE ENTIRE ROOM OR AREA IN THE DARK PER NEC SECTION 210.8(A)(1) AMENDED
22. LIGHTS IN WET AREAS NEED TO BE WET-LOCATION RATED AND GFCI PROTECTED
23. CEILING MOUNTED ELECTRICAL OUTLETS IN GARAGE ARE REQUIRED TO BE GFCI PROTECTED
24. CEILING J-BOXES MUST BE RATED AND APPROVED FOR FAN SUPPORT
25. PROVIDE DEDICATED CIRCUITS FOR DISHWASHER, DISPOSAL AND BUILT-IN MICROWAVE
26. PROVIDE A GROUND WIRE IN ALL RACEWAYS
27. PROVIDE A NEUTRAL WIRE AT EACH SWITCH BOX LOCATION
28. ALL RECEPTACLES REQUIRE A PIGTAIL GROUNDING WIRE TO THE BOX
29. ALL WORK SHALL CONFORM TO THE 2020 EDITION OF THE NATIONAL ELECTRICAL CODE WITH OAKBROOK AMENDMENTS
30. ALL 125 VOLT, SINGLE PHASE, 15- AND 20- AMPERE RECEPTACLES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS SHALL BE INSTALLED WITH AN ARC FAULT CIRCUIT INTERRUPTER. (2020 NEC 210-12 B) E3901.2.1-RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS NO MORE THAN 6'-0" FROM A RECEPTACLE OUTLET. SEE FIGURE E3901.2
31. QUANTITY OF RECEPTACLE OUTLETS AT ISLAND TO COMPLY WITH E3901.4.2 2021 IRC AT KITCHEN ISLAND. AT LEAST (1) RECEPTACLE OUTLET SHALL BE PROVIDED FOR THE FIRST 9 SQFT OF COUNTERTOP. A RECEPTACLE OUTLET SHALL BE PROVIDED FOR EVERY ADDITIONAL 18 SQFT OF COUNTERTOP.
32. E3901.4.1 – A RECEPTACLE SHALL BE INSTALLED AT EACH WALL COUNTERTOP SPACE 12" OR WIDER. RECEPTACLE OUTLETS SHALL BE INSTALLED SO THAT NO POINT IS MORE THAN 24", MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE.
33. 2020 NEC 210.52(G)(1) IN EACH ATTACHED GARAGE AND IN EACH DETACHED GARAGE WITH ELECTRIC POWER, AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN EACH VEHICLE BAY AND NOT MORE THAN 5.5' ABOVE THE FLOOR.
34. IN ADDITION TO THE LOCATIONS SPECIFIED IN R314.3, 200 DEGREE HEAT DETECTORS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS: IN EACH ATTIC AREA THAT IS PROVIDED WITH ACCESS AS REQUIRED IN SECTION R807 AND IN EACH ATTACHED GARAGE.
35. E3702.13 OUTLETS INSTALLED FOR THE PURPOSE OF CHARGING ELECTRIC VEHICLES SHALL BE SUPPLIED BY A SEPARATE BRANCH CIRCUIT.



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

CLIENT:
PETE BAFTIRI
55541 RADCLIFF ROAD
NAPERVILLE, IL 60563

JOB NO. 24-173
DATE 03-25-25
FILE
PLOT SCALE 1:1

OWNER APPROVAL

Signature

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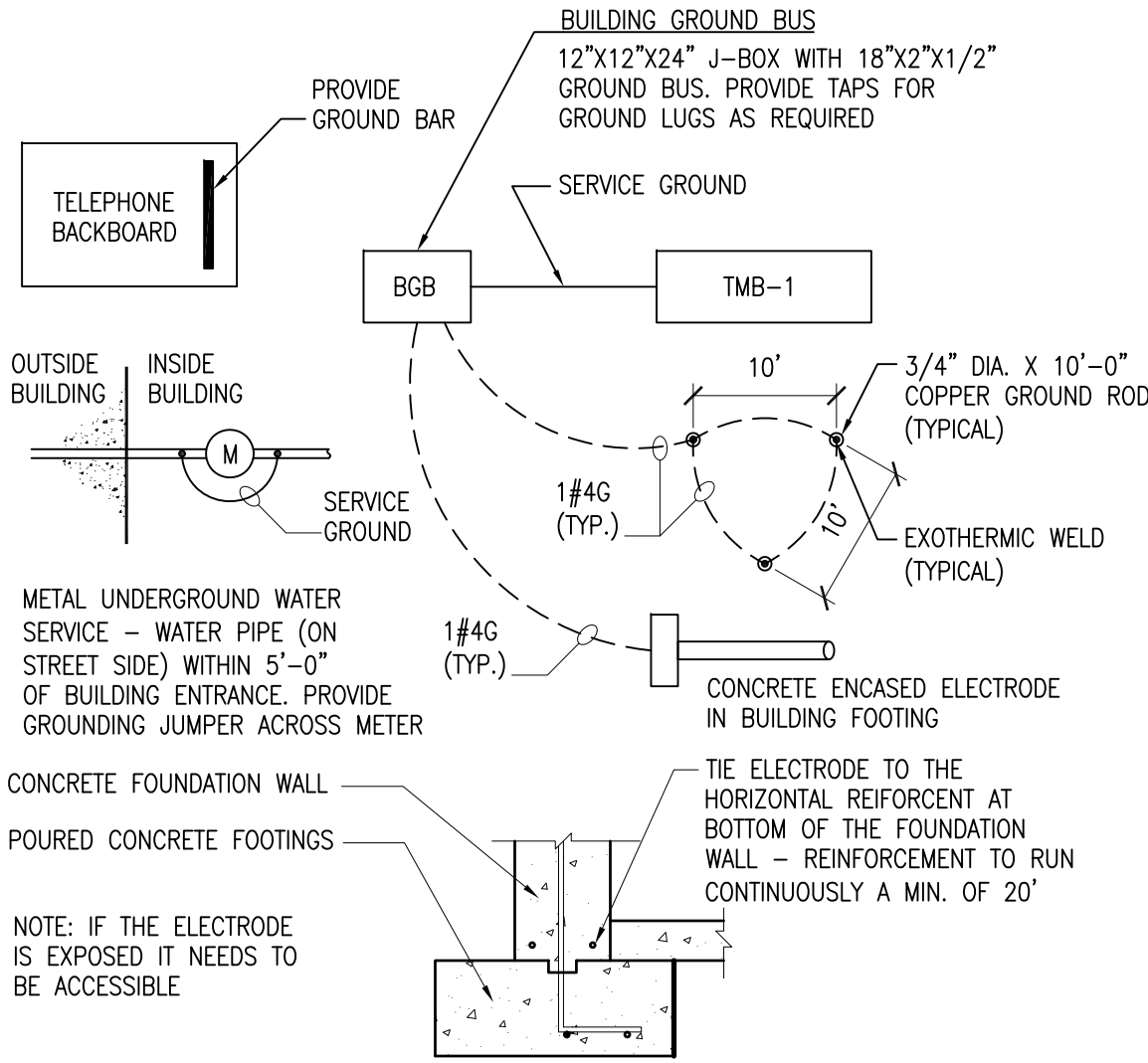
SHEET TITLE
BASEMENT ELECTRICAL

SHEET NUMBER

A9

PANEL SCHEDULE				
*225A MAIN LUGS ONLY *SURFACE MOUNT		***** PANELBOARD "A" *****		*120/240V, 1PH, 3W *14,000 AIC *GROUND BAR
CCT. NO.	LOAD NAME	BRKR. A/P	CCT. NO.	LOAD NAME
1	Panel GFI	20/1	2	Dryer
3	Storage, Bath, Spa, Gym & Movie LT	20/1	4	Dish Washer
5	Small Appliances Circuit	20/1	6	Refrigerator
7	Small Appliances Circuit	20/1	8	Ejector Pit (1 Pole)
9	Oven	20/1	10	Condensing Unit-2
11	Microwave	20/1	12	"
13	Condensing Unit-1	50/2	14	Laundry Appliance Circuit
15	"	50/2	16	Garbage Disposal
17	Sump Pump (1 Pole)	20/1	18	Range Hood
19	Furnace 1	20/1	20	Ev Ready
21	Garage Lights	20/1	22	"
23	Garage Outlets (GFI)	20/1	24	Water Heater 2
25	Vent Fans	20/1	26	Movie, Bath, & Storage Recep (GFI)
27	Paddle Fans	20/1	28	Gym Receptacles (GFI)
29	Water Heater 1	20/1	30	Open Basement Receptacles (GFI)
31	Open Basement Lights	20/1	32	Kitch, Bath1, PR, & Laundry (GFI)
33	Bed1, Bath1, WIC, PR, Study & Liv LT	20/1	34	Dining, Laundry, Pantry, Bulter, Hall LT
35	Kitchen Lights	20/1	36	Exterior Lights
37	Garage Opener	20/1	38	Bed 1 & Great Room Recep
39	Spare	20/1	40	Spare
41	Study & Living Room Recep	20/1	42	Furn 2
++ VERIFY CIRCUIT SIZE WITH EQUIPMENT MFR. PHASES A & B I = 200 A NEUTRAL I=95 A		FEEDER SIZE NEUTRAL SIZE EQ. GROUNDING CONDUCTOR		3/0 4 6

PANEL SCHEDULE				
*225A MAIN LUGS ONLY *SURFACE MOUNT		***** PANELBOARD "B" *****		*120/240V, 1PH, 3W *14,000 AIC *GROUND BAR
CCT. NO.	LOAD NAME	BRKR. A/P	CCT. NO.	LOAD NAME
1	Condensing Unit-3	40/2	2	Furnace 3
3	Exterior & Butler Pantry Recep(GFI)	40/2	4	Dining & Hall Receptacles
5	"	20/1	6	Paddle Fan
7	Vent Fan	20/1	8	Bed 2, 3, WIC, Attic, Bath 2 Lights
9	Bath 3, 4, Foyer, Bed 4 & WIC LT	20/1	10	Great Room & Hall Lights
11	M. Bed/ Bath & M. WIC LT	20/1	12	Bed 2 & Hall Receptacles
13	Bath 2, 3, 4, & M. Bath Recep(GFI)	20/1	14	Bedroom 4 Receptacles
15	Bedroom 3 Receptacles	20/1	16	M. Bedroom Receptacles
17	Dumbwaiter	20/1	18	Spa
19	Spare	20/1	20	"
21	Spare	20/1	22	Spare
23	Spare	20/1	24	Spare
25	Spare	20/1	26	Spare
27	Spare	20/1	28	Spare
29	Spare	20/1	30	Spare
31	Spare	20/1	32	Spare
33	Spare	20/1	34	Spare
35	Spare	20/1	36	Spare
37	Spare	20/1	38	Spare
39	Spare	20/1	40	Spare
41	Spare	20/1	42	Spare
++ VERIFY CIRCUIT SIZE WITH EQUIPMENT MFR. PHASES A & B I = 200 A NEUTRAL I=95 A		FEEDER SIZE NEUTRAL SIZE EQ. GROUNDING CONDUCTOR		3/0 4 6



GROUNDING DETAIL

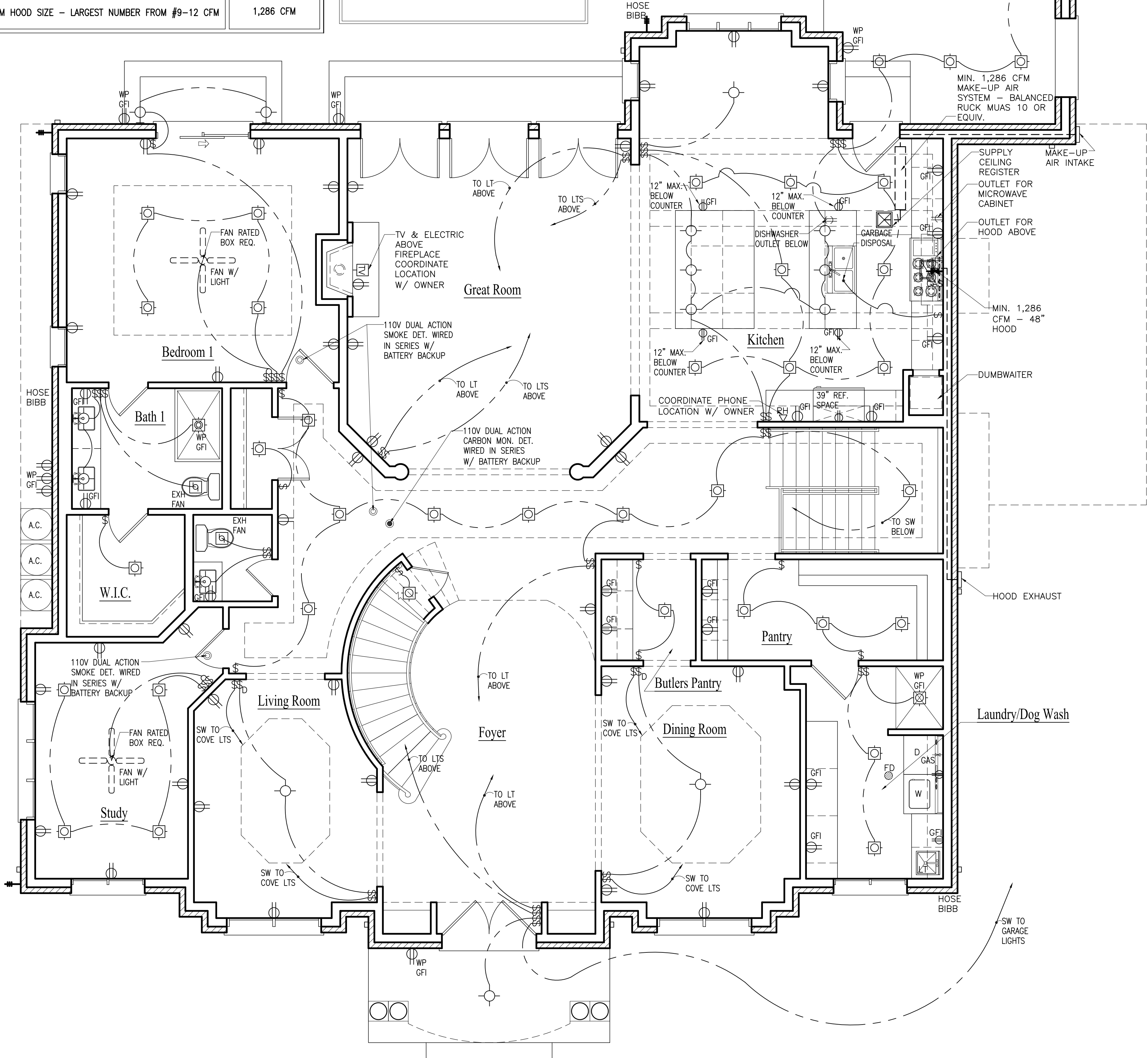
SCALE: NTS

KITCHEN HOOD SIZING	
COMPONENT 1: HOOD	TOTAL
1. MINIMUM SIZE	100 CFM
2. RANGE SIZE - 100 CFM/ FT OF STOVE WIDTH	400 CFM
3. ROOM VOLUME - MINIMUM 4 ACH FOR KITCHEN	272 CFM
4. GAS STOVE - 1 CFM PER 100 BTU (BURNERS+OVEN)	1,170 CFM
COMPONENT 2: DUCTWORK	TOTAL
5. 1 CFM PER FOOT OF DUCTWORK	26 CFM
6. 25 CFM FOR EACH ELBOW	50 CFM
7. 40 CFM FOR TERMINATION	40 CFM
8. TOTAL CFM OF #5-7 ABOVE	116 CFM
CALCULATIONS	TOTAL
9. #8 TOTAL CFM + #1 TOTAL CFM	216 CFM
10. #8 TOTAL CFM + #2 TOTAL CFM	516 CFM
11. #8 TOTAL CFM + #3 TOTAL CFM	388 CFM
12. #8 TOTAL CFM + #4 TOTAL CFM	1,286 CFM
MINIMUM HOOD SIZE - LARGEST NUMBER FROM #9-12 CFM	
1,286 CFM	

120 V. DUPLEX OUTLET	RECESSED LED
220 V. OUTLET	CEILING LED
THERMOSTAT	PULL CHAIN
DIMMER	FLUORESCENT
DOOR BELL	WALL MOUNT LED
SINGLE POLE SWITCH	EXHAUST FAN
SPEAKER OUTLET	SMOKE DETECTOR
TELEPHONE OUTLET	* LOCATION BY OWNER
EXIT SIGN	* EXISTING DEVICE
TV ANTENNA OUTLET	* REMOVE OF RELOCATE
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CARBON MONOXIDE DETECTOR	
ETHERNET OUTLET	CAT OUTLET
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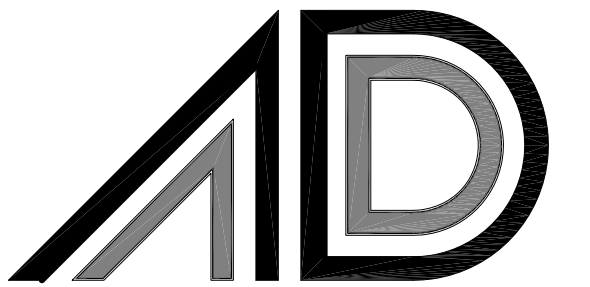
PROVIDE WALL SWITCH CONTROLLED LIGHT FIXTURE FLUORESCENTS IN ALL CLOSETS OVER 5 S.F. ALL

FIRE AND SMOKE DETECTORS SHALL BE HARDWIRED AND INTERCONNECTED FOR SIMULTANEOUS ACTUATION. PROVIDE A MINIMUM OF ONE DETECTOR PER FLOOR AS SHOWN ON PLAN



FIRST FLOOR ELECTRIC PLAN

SCALE: 1/4" = 1'-0"



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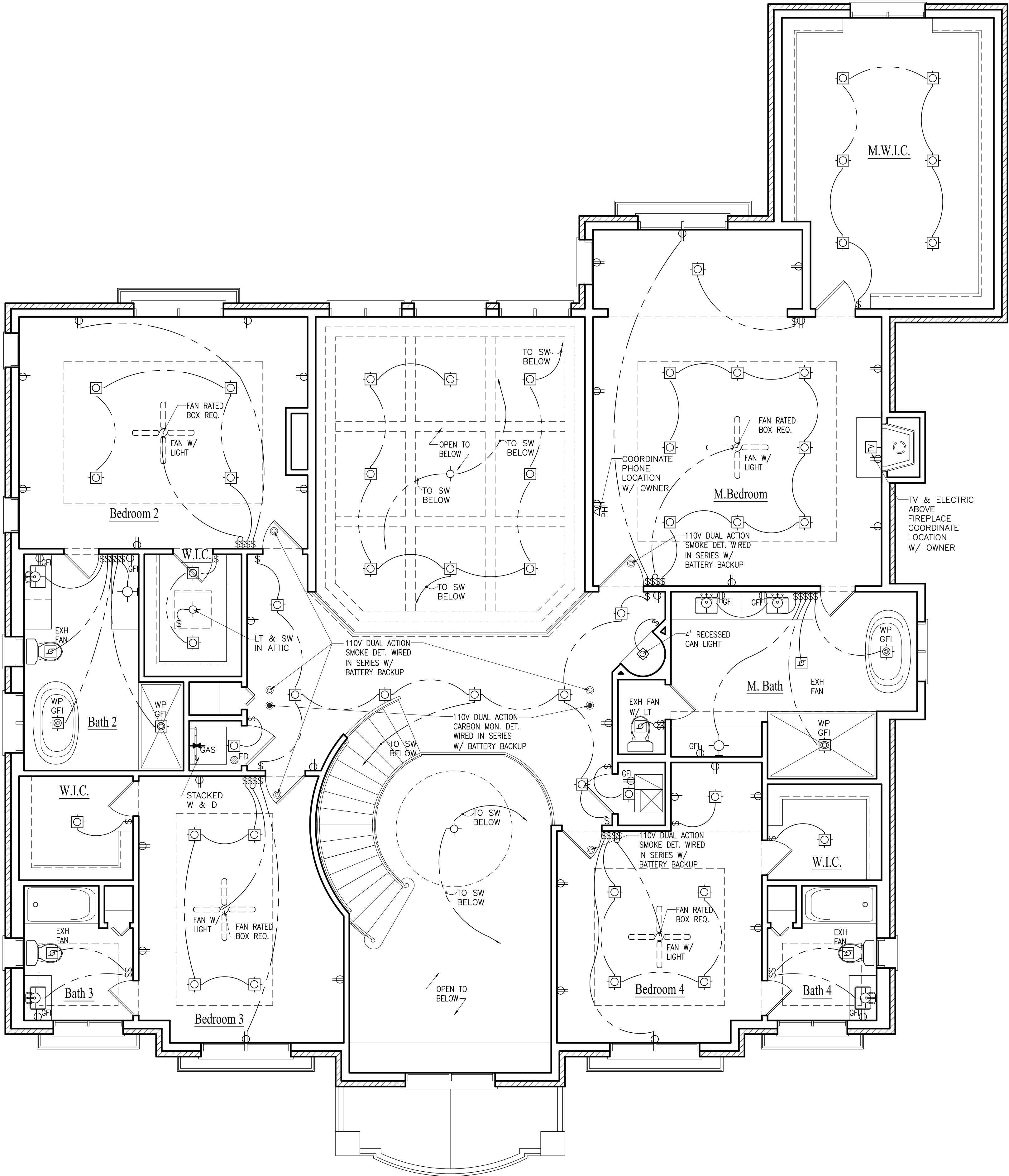
SHEET TITLE
FIRST FLOOR
ELECTRICAL PLAN
& SCHEDULES

SHEET NUMBER
A10

FURNACE SCHEDULE (DX COOL, GAS HEAT - FURNACE TO BE 90% EFFICIENCY)																
MARK.	MFR. MODEL/TYPE	QTY.	HEATING DATA		ELECTRICAL DATA				COOLING COIL DATA			VENT CONN. SIZE	GAS CONN. SIZE	DRAIN CONN. SIZE	NOTES	
			OUTPUT (MBH)	CFM @ 5" H2O	AMP	HZ	VOLT	PH	CFM	TOTAL	SENSIBLE					
F-1	ENDEAVOR R951T0603A17M4SCAP	1	100	1600	12.5	60	115	1	1600	39.0	30.5	2"	1/2"	3/4"	NOTE 1, 2, 3, & 4	
F-2	ENDEAVOR R951T005A21M4SCAP	1	100	1600	12.5	60	115	1	1600	39.0	30.5	2"	1/2"	3/4"	NOTE 1, 2, 3, & 4	
F-3	ENDEAVOR R0855A21M4SCAP	1	100	1600	12.5	60	115	1	1600	39.0	30.5	2"	1/2"	3/4"	NOTE 1, 2, 3, & 4	
<u>FURNACE NOTES:</u> 1. PROVIDE COOLING COIL 2. CONST. TORQUE MTR 3. PROVIDE EXHAUST THRU ROOF W / 2" PVC - PROVIDE CONCENTRIC VENT TERMINATION 4. PROVIDE ELECTRIC DUCT HEATER TO TEMPER AIR INTAKE FROM -10 TO 55 DEGREES 5. PROVIDE BAROMETRIC EXHAUST TO BALANCE INTAKE																
AIR COOLED CONDENSING UNIT SCHEDULE																
MARK	MFR. MODEL/TYPE	QTY.	NOM. TON	RATING SEER	SUCT. TEMP.	AMB. TEMP.	QTY. OF COMP.	COMP. SIZE EA	STEPS UNLOAD	ELECTRICAL DATA				PIPE CONN. SIZES		NOTES
										AMP	HZ	VOLT	PH	SUCTION	LIQUID	
AC-1	ENDEAVOR RA14A2118AS1 RCF22A1751AN	1	4	16	-	-	1	-	-	30	60	208/230	1	7/8	3/8	NOTE 1
AC-2	ENDEAVOR RA14A260A1 RCF2602451AN	1	4	16	-	-	1	-	-	30	60	208/230	1	7/8	3/8	NOTE 1
AC-3	ENDEAVOR RA14A225A1 RCF2421S1AN	1	4	16	-	-	1	-	-	30	60	208/230	1	7/8	3/8	NOTE 1
<u>AIR COOLED CONDENSING UNIT NOTES:</u> 1. MOUNT AC-1 ON 3'-0" x 3'-0" CONCRETE EQUIPMENT PAD OUTSIDE.																

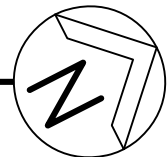
MECHANICAL VENTILATION SYSTEM FAN EFFICACY			
FAN LOCATION	MIN. AIR FLOW RATE (CFM)	MIN. EFFICACY (CFM / WATT)	MAX. AIR FLOW RATE (CFM)
RANGE HOOD	ANY	2.8 CFM/WATT	ANY
IN-LINE FAN	ANY	2.8 CFM/WATT	ANY
BATHROOM, UTILITY ROOM	10 CFM	2.8 CFM/WATT	LESS THAN 90 CFM
BATHROOM, UTILITY ROOM	90 CFM	2.8 CFM/WATT	ANY

ELECTRIC KEY	
	120 V. DUPLEX OUTLET
	220 V. OUTLET
	THERMOSTAT
	DIMMER
	DOOR BELL
	SINGLE POLE SWITCH
	SPEAKER OUTLET
	TELEPHONE OUTLET
	EXIT SIGN
	TV ANTENNA OUTLET
	JUNCTION BOX
	CARBON MONOXIDE DETECTOR
	RECESSED LED
	CEILING LED
	PULL CHAIN FLUORESCENT
	WALL MOUNT LED
	EXHAUST FAN
	SMOKE DETECTOR
	LOCATION BY OWNER
	EXISTING DEVICE
	REMOVE OF RELOCATE
	SMOKE DETECTOR
	ETHERNET OUTLET
	CAT OUTLET
	SPEAKER CONTROL
PROVIDE WALL SWITCH CONTROLLED LIGHT FIXTURE FLUORESCENTS IN ALL CLOSETS OVER 5 S.F. ALL	
FIRE AND SMOKE DETECTORS SHALL BE HARDWIRED AND INTERCONNECTED FOR SIMULTANEOUS ACTUATION. PROVIDE A MINIMUM OF ONE DETECTOR PER FLOOR AS SHOWN ON PLAN	



SECOND FLOOR ELECTRIC PLAN

SCALE: 1/4" = 1'-0"



AD

AGAMA DESIGNS

architecture

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FOR CONST.	

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PROJECT:

PROPOSED SINGLE FAMILY RESIDENCE

23 CONCORD DRIVE

OAK BROOK, IL 60523

CLIENT:

PETE BAFTIRI

55541 RADCLIFF ROAD

NAPERVILLE, IL 60563

JOB NO. 24-173
DATE 03-25-25
FILE
PLOT SCALE 1:1

OWNER APPROVAL

Signature _____
Date _____

SHEET TITLE
SECOND FLOOR
ELECTRICAL PLAN
& SCHEDULES

SHEET NUMBER
A11

M1505.4 Whole-House Mechanical Ventilation System

Whole-house mechanical ventilation systems shall be designed in accordance with Sections M1505.4.1 through M1505.4.4.

M1505.4.1 System Design
The whole-house ventilation system shall consist of one or more supply or exhaust fans, or a combination of such, and associated ducts and controls. Local exhaust or supply fans are permitted to serve as such a system. Outdoor air ducts connected to the return side of an air handler shall be considered as providing supply ventilation.

M1505.4.2 System Controls
The whole-house mechanical ventilation system shall be provided with controls that enable manual override.

M1505.4.3 Mechanical Ventilation Rate
The whole house mechanical ventilation system shall provide outdoor air at a continuous rate as determined in accordance with Table M1505.4.3(1) or Equation 15-1.
(Equation 15-1)
Exception: The whole-house mechanical ventilation system is permitted to operate intermittently where the system has controls that enable operation for not less than 25 percent of each 4-hour segment and the ventilation rate prescribed in Table M1505.4.3(1) is multiplied by the factor determined in accordance with Table M1505.4.3(2).

TABLE M1505.4.3(1)
CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION
SYSTEM AIRFLOW RATE REQUIREMENTS

DWELLING UNIT FLOOR AREA (SQUARE FOOTAGE)	NUMBER OF BEDROOMS				
	0-1	2-3	4-5	6-7	> 7
AIRFLOW IN CFM					
< 1,500	30	45	60	75	90
1,501 - 3,000	45	60	75	90	105
3,001 - 4,500	60	75	90	105	120
4,501 - 6,000	75	90	105	120	135
6,001 - 7,500	90	105	120	135	150
> 7,500	105	120	135	150	165

FOR Sf: 1 SQUARE FOOT = 0.0929 M2, 1 CUBIC FOOT
PER MINUTE = 0.0004719 M3/S.

TABLE M1505.4.3(2)
INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION

RUN-TIME PERCENTAGE IN EACH 4-HOUR SEGMENT	25%	33%	50%	66%	75%	100%
	4	3	2	1.2	1.3	1
FACTOR ^a						

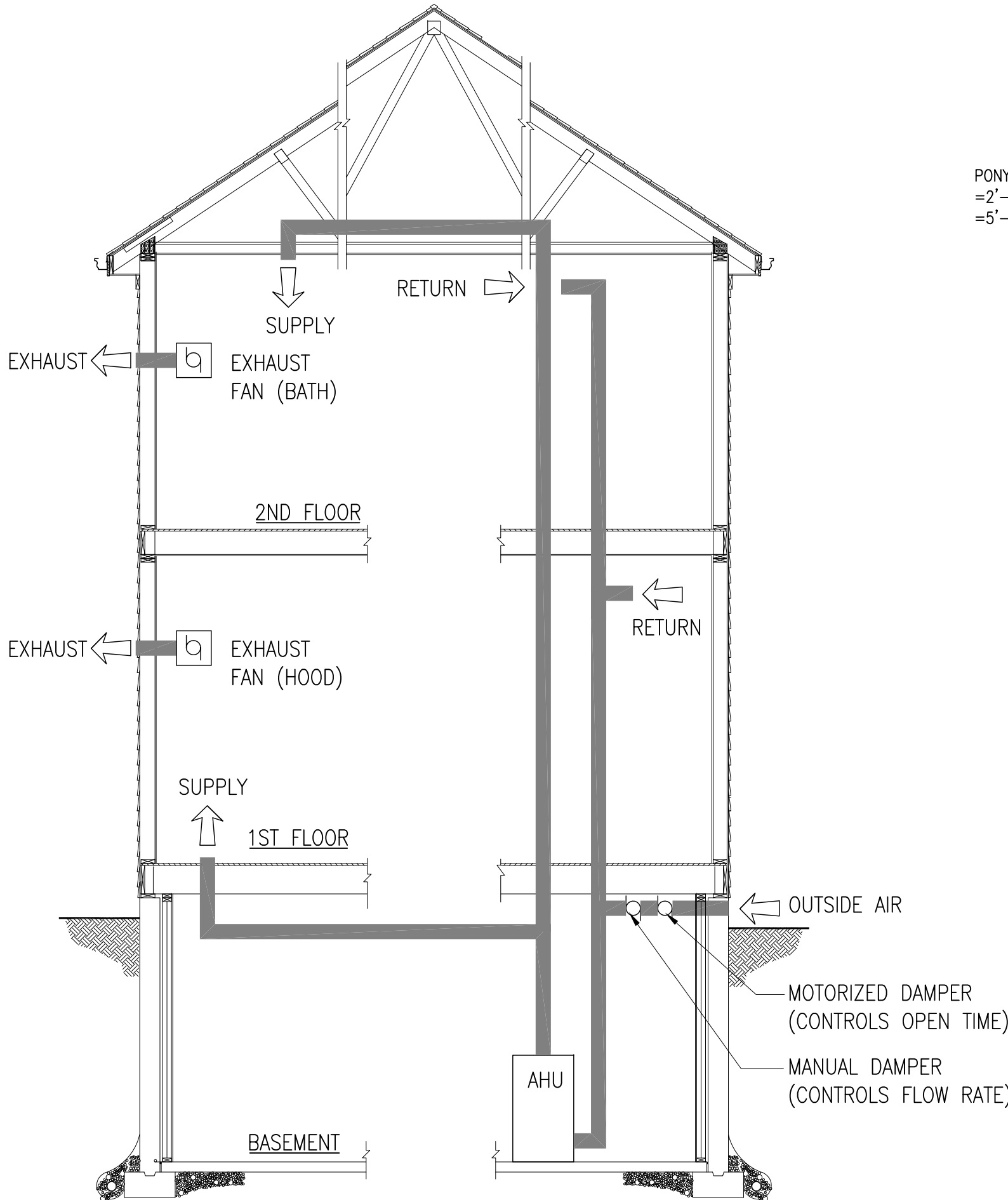
a. For ventilation system run time values between those given,
the factors are permitted to be determined by interpolation.
b. Extrapolation beyond the table is prohibited

TABLE M1505.4.4

MINIMUM REQUIRED LOCAL EXHAUST RATES FOR ONE- AND TWO-FAMILY DWELLINGS

AREA TO BE EXHAUSTED	EXHAUST RATES
KITCHENS	100 CFM INTERMITTENT OR 25 CFM CONTINUOUS
BATHROOMS - TOILET ROOMS	MECHANICAL EXHAUST CAPACITY OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS

FOR Sf: 1 CUBIC FOOT PER MINUTE = 0.0004719 M3/S.



1. OUTSIDE AIR DUCT SHOULD BE INSULATED AND POSITIONED SO THAT THERE IS A FALL/SLOPE TOWARD THE OUTSIDE TO DRAIN ANY POTENTIAL CONDENSATION DUE TO BLOWN SNOW*
2. MOTORIZED DAMPER ALLOWS CONTROL OF VENTILATION AIR DUTY CYCLE (I.E., OPEN TIME) SEPARATE FROM AIR HANDLER DUTY CYCLE (I.E. RUN TIME)*
3. CONTROLLER CAN BE MOUNTED ON THE AIR HANDLER, OR IN THE MAIN SPACE NEAR THE THERMOSTAT*
4. BALANCING DAMPER ADJUSTED TO PROVIDE REQUIRED AIR FLOW*
5. MIXED RETURN AIR (15% OR LESS OUTSIDE AIR MIXED WITH 85% OR MORE INSIDE AIR) TEMPERATURE SHOULD NOT DROP BELOW 55° FAHRENHEIT, OR FOLLOW FURNACE MANUFACTURER'S INSTRUCTIONS.

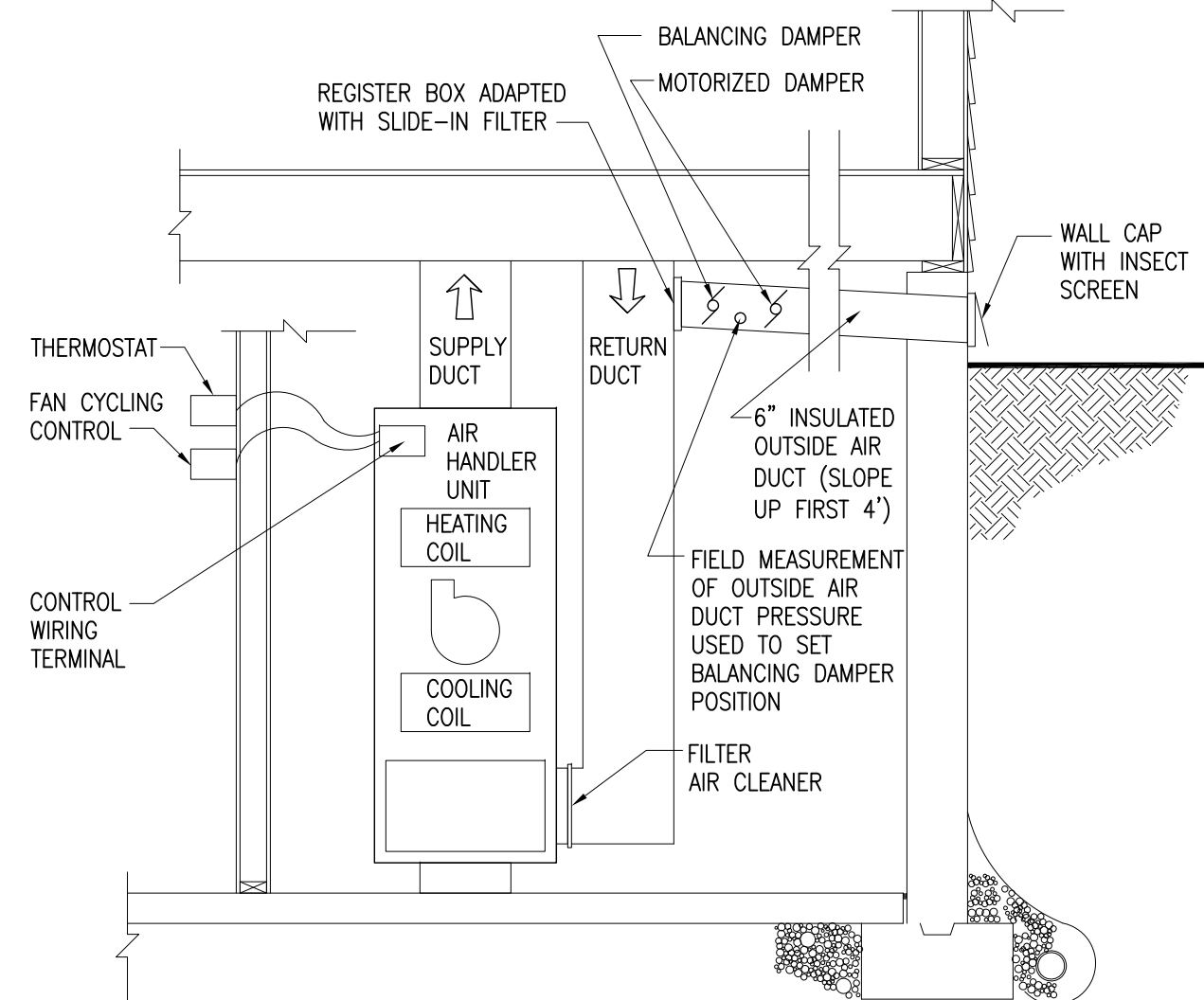
WHMV SYSTEM DIAGRAM

SCALE: 1/4" = 1'-0"

MECHANICAL GENERAL NOTES

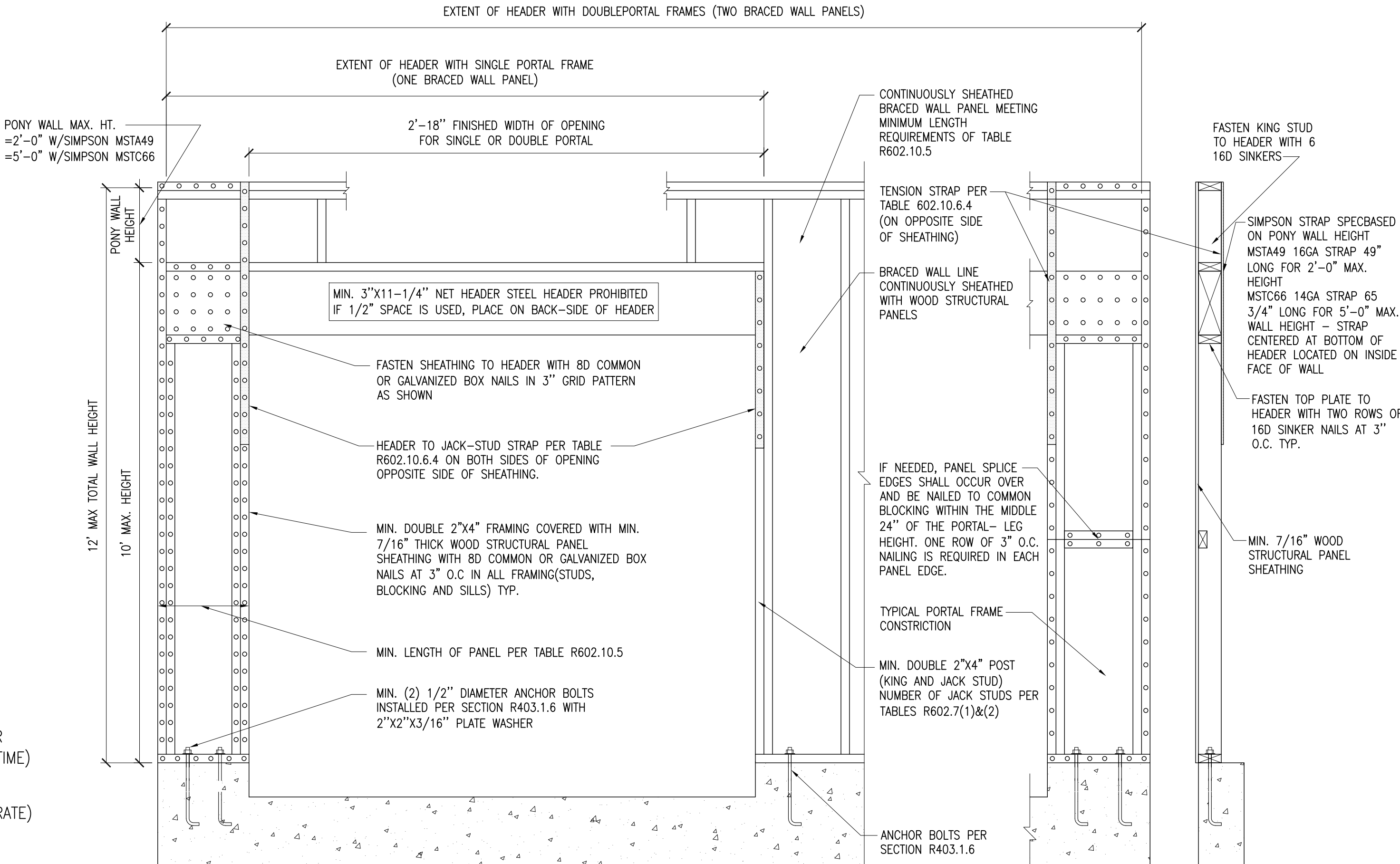
1. ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF OAKBROOK CODES AND ORDINANCES
2. ALL EQUIPMENT SHALL BE U.L., ETL, AND/OR AGA LABELED AS REQUIRED.
3. ALL DUCTWORK SHALL BE PRIME GRADE GALVANIZED SHEET METAL PER SMACNA STANDARDS.
4. DUCTWORK SHALL BE SUPPORTED WITH APPROVED HANGERS AT INTERVALS NOT EXCEEDING TEN (10) FEET OR BY OTHER APPROVED DUCT SUPPORT SYSTEMS. DESIGNED IN ACCORDANCE WITH THE BUILDING CODE. FLEXIBLE AND OTHER FACTORY-MADE DUCTS SHALL BE SUPPORTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
5. ELECTRICAL CONTRACTOR SHALL WIRE ALL EQUIPMENT AND SHALL PROVIDE DISCONNECT SWITCHES, STARTERS AND/OR RELAYS AS REQUIRED.
6. SECTION G2445.5 (621.5) ROOM OR SPACE VOLUME, SHALL BE AMENDED TO READ AS FOLLOWS:
THE AGGREGATE INPUT RATING OF ALL UNVENTED APPLIANCES INSTALLED IN A ROOM OR SPACE SHALL NOT EXCEED TO BTU/H PER CUBIC FOOT (0.106KW/M3) VOLUME OF SUCH ROOM OR SPACE. WHERE THE ROOM OR SPACE IN WHICH THE EQUIPMENT IS INSTALLED IS DIRECTLY CONNECTED TO ANOTHER ROOM OR SPACE BY A DOORWAY, ARCHWAY OR OTHER OPENING OF COMPARABLE SIZE THAT CANNOT BE CLOSED, THE VOLUME OF SUCH ADJACENT ROOM OR SPACE SHALL BE PERMITTED TO BE INCLUDED IN THE CALCULATIONS.
7. FLEXIBLE AIR DUCTS, BOTH METALLIC AND NON-METALLIC, SHALL BE LISTED AND LABELED TO INDICATE CONFORMANCE WITH THE REQUIREMENTS OF UL 181 FOR CLASS 0 OR CLASS 1 FLEXIBLE AIR DUCTS. FLEXIBLE AIR DUCTS SHALL NOT EXCEED TEN (10) FEET IN LENGTH.
8. RANGE HOODS SHALL DISCHARGE TO THE OUTDOORS THROUGH A SINGLE-WALL DUCT. THE DUCT SERVING THE HOOD SHALL HAVE A SMOOTH INTERIOR SURFACE, SHALL BE AIR TIGHT AND SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER. DUCTS SERVING RANGE HOODS SHALL NOT TERMINATE IN AN ATTIC OR CRAWL SPACE OR AREAS INSIDE THE BUILDING. CODE SECTION R1503.1

9. EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE (0.19 M3/S) SHALL BE PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH A MEANS OF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM. CODE SECTION M1503.4
10. RANGE HOODS SHALL DISCHARGE TO THE OUTDOORS THROUGH A SINGLE-WALL DUCT. THE DUCT SERVING THE HOOD SHALL HAVE A SMOOTH INTERIOR SURFACE, SHALL BE AIR TIGHT AND SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER. DUCTS SERVING RANGE HOODS SHALL NOT TERMINATE IN AN ATTIC OR CRAWL SPACE OR AREAS INSIDE THE BUILDING. CODE SECTION R1503.1
11. HEATING AND COOLING EQUIPMENT AND APPLIANCES SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES. HEATING AND COOLING LOADS (ACCA MANUAL S, J, AND D) SHALL BE SUBMITTED FOR REVIEW
12. ALL ROOMS CONTAINING BATHTUBS OR SHOWERS MUST BE MECHANICALLY VENTED PER AMENDMENT M1507.2
13. ALL BATHROOM EXHAUST TO BE VENTED TO EXTERIOR PER IRC R303.3 AS AMENDED
15. CLOTHES DRYER EXHAUST SHALL CONVEY MOISTURE AND PRODUCTS OF COMBUSTION TO THE OUTSIDE OF THE BUILDING AND CONFORM TO REQUIREMENTS OF SECTION M1502 OF THE 2021 INTERNATIONAL RESIDENTIAL CODE.
16. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 12 THRU 22 AND CHAPTER 24 OF THE 2021 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE WITH OAKBROOK AMENDMENTS.



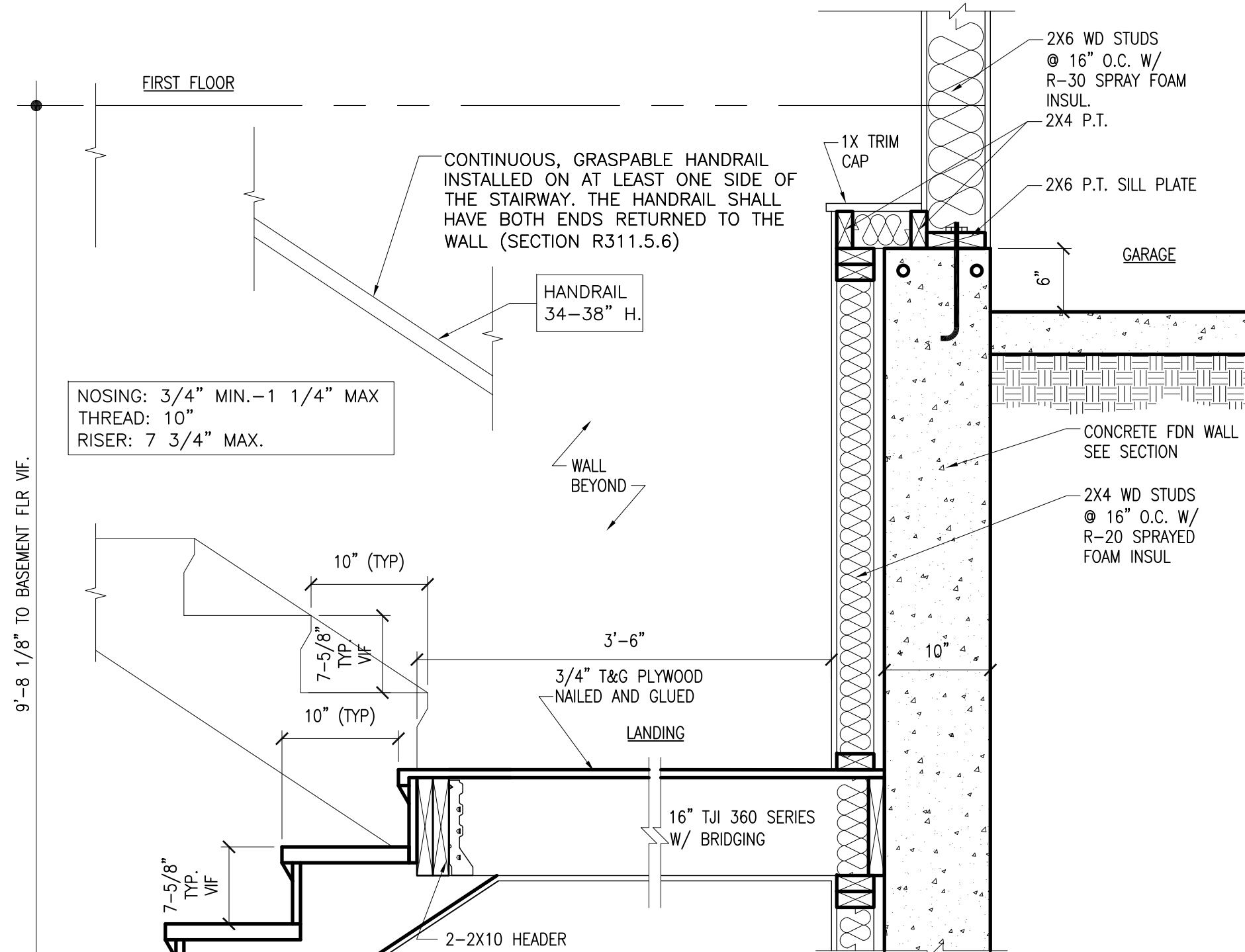
AHU OUTSIDE AIR DETAIL

SCALE: 1/2" = 1'-0"



PORTAL FRAME DETAIL

SCALE: 3/4" = 1'-0"



STAIR SECTION

SCALE: 1" = 1'-0"

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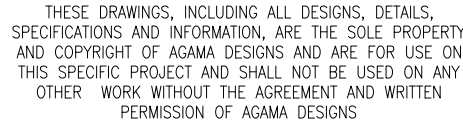
PROJECT: PROPOSED SINGLE FAMILY RESIDENCE
23 CONCORD DRIVE
OAK BROOK, IL 60523
CLIENT: PETE BAFTIRI
55541 RADCLIFF ROAD
NAPERVILLE, IL 60563

JOB NO. 24-173
DATE 03-25-25
FILE
PLOT SCALE:1:1
OWNER APPROVAL

Signature _____
Date _____

SHEET TITLE
SECTIONS & DETAILS

SHEET NUMBER
A12



REVISIONS	DATE
1	
2	
3	

SHEET NUMBER
A13

Additional information can be found online at www.heatilator.com



Lakewood, MN Phone: (800) 927-6847



4" DRAIN TILE - COVER DRAIN TILE WITH A MIN. OF 12" #8 WASHED STONE - PROVIDE 2" MIN. WASHED STONE BED BELOW DRAIN TILE - PROVIDE AN 18" WIDE STRIP OF ROSIN PAPER OR SIM. MATERIAL OVER THE STONE

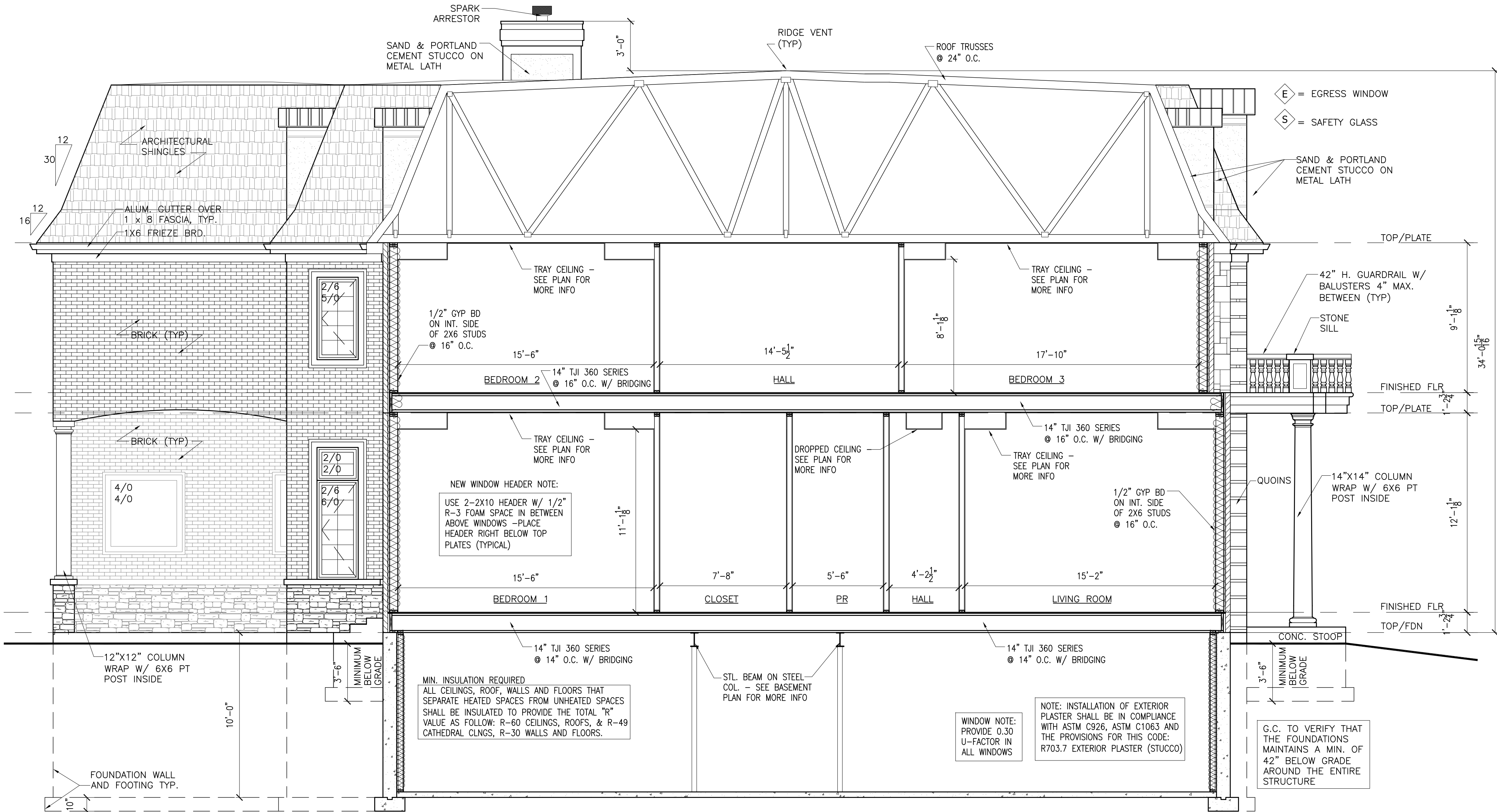
IF RELATIVE LOW STRENGTH OR UNSTABLE SOILS ARE EXPOSED AT FOOTING GRADE, THEY SHOULD BE REMOVED AND REPLACED WITH STRUCTURAL BACKFILL. UNDERCUTS ON THE ORDER OF 2' FEET ARE TYPICALLY REQUIRED BASED ON FIELD OBSERVATIONS.

PLUMBING CODE NOTES

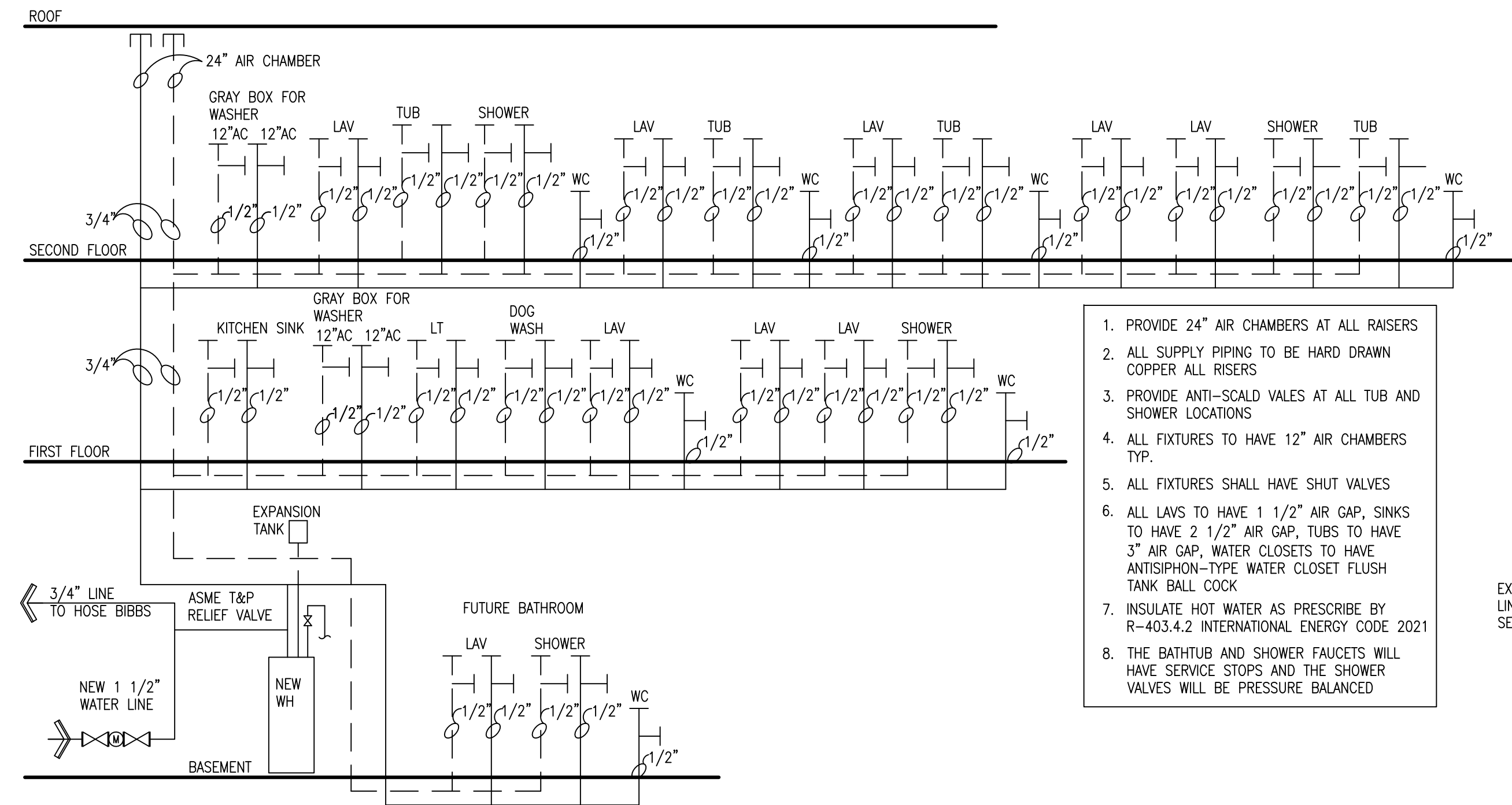
- ALL PLUMBING, PIPING, VALVES, INSULATION AND INSTALLATION METHODS AND REQUIREMENTS: CONTRACTOR TO STRICTLY ADHERE TO LOCAL CODE AMENDMENTS AND CURRENT STATE OF ILLINOIS PLUMBING CODE REQUIREMENTS. CONTRACTOR TO OBTAIN APPROVAL FROM ARCHITECT FOR ANY DEVIATION.
- ALL EXPOSED DOMESTIC WATER PIPING, HORIZONTAL STORM WATER PIPING SHALL BE INSULATED WITH AN APPROVED INSULATION.
- DOMESTIC WATER PIPING SHALL BE TYPE "L" COPPER TUBING, WITH 95-5 SOLDER TIN ANTIMONY (NO LEAD) SOLDER JOINT CONNECTIONS. ALL FITTINGS WILL BE BRASS OR CASE BRONZE. INSULATE PIPING WITH 1/2" THICK INSULATION WITH ASJ JACKET
- SANITARY, WASTE AND VENT PIPING SHALL BE APPROVED BY STATE CODES AND LOCAL AMENDMENTS AND BUILDING MANAGEMENT.
- GATE VALVES AND CHECK VALVES SHALL BE BRONZE RATED AT 125 PSI WATER WORKING PRESSURE. INSULATION: PREMOLDED FIBERGLASS WITH VAPOR BARRIER. JACKET FOR HOT AND COLD WATER PIPING ONLY.
- CONTRACTOR TO COMPLY WITH ALL STATE, LOCAL CODES ORDINANCES AND REGULATIONS
- PLUMBING CONTRACTOR SHALL OBTAIN ANY INSPECTIONS, PERMITS REQUIRED DURING THIS CONTRACT.
- PROVIDE FLOOR DRAIN ADJACENT TO WATER HEATER
- ALL FIXTURES TO HAVE 12" AIR CHAMBERS TYP
- ALL FIXTURES TO HAVE SHUT OFF VALVES
- ALL LAVS TO HAVE 1 1/2" AIR GAP, SINKS TO HAVE 2 1/2" AIR GAP,TUBS TO HAVE 3" AIR GAP, WATER CLOSETS TO HAVE ANTI-SIPHON - TYPE WATER CLOSET FLUSH TANK BALL COCK
- ALL SUPPLY PIPE TO BE COPPER OR COPPER-ALLOY TUBING(TYPE K, L OR M)
- ALL PLUMBING DRAINS AND VENTS LOCATED BENEATH CONCRETE SLABS, MUST BE CAST IRON. DRAINS THAT PENETRATE FOUNDATION WALLS MUST BE DUCTILE IRON TO A POINT 5'-0" FROM THE FACE OF THE WALL
- HOSE BIBS TO BE EQUIPPED WITH VACUUM BREAKER PROTECTION.
- FLOOR DRAINS TRAPS AND DRAINS. INSTALLED INSTALLED BELOW A CONCRETE FLOOR OR UNDERGROUND, SHALL BE NOT LESS THAN FOUR (4) INCHES IN DIAMETER.
- TRAP. A CONTINUOUS WAIST SHALL NOT BE USED ON KITCHEN SINK DRAIN LINES. TWO TRAPS ARE REQUIRED. (GARBAGE DISPOSAL, BASKET STRAINER).
- RADON SYSTEM PIPING MUST BE MARKET / IDENTIFIED ON EACH FLOOR LEVEL AND ATTIC SPACE
- ALL WORK SHALL CONFORM TO THE 2014 EDITION OF THE STATE OF ILLINOIS PLUMBING CODE AND LOCAL CODE AMENDMENTS
- IF A PRIVATE CONTRACTOR IS MAKING WATER SERVICE TAPS, EITHER FOR DOMESTIC AND/OR FIRE SUPPRESSION SPRINKLER SYSTEM, THE CONTRACTOR MUST HAVE A LICENSED PLUMBER ON SITE AT THE TIME THAT THE WORK IS BEING PERFORMED AND THE WORK MUST BE INSPECTED BY THE CITY'S PLUMBING INSPECTORS PRIOR TO BACKFILLING

WATER SUPPLY FIXTURE UNITS (WSFU)			
FROM TABLE M (ILLINOIS PLUMBING CODE)			
FIXTURE	LOAD VALUE	NO. OF FIXTURES	TOTAL LOAD VALUE
WATER CLOSET	3	7	21
LAVATORY (TOILET ROOM)	1	9	9
KITCHEN SINK	2	1	2
DISHWASHER	1	1	1
LAUNDRY SINK (LAUNDRY TRAY)	3	1	3
LAUNDRY MACHINE (BLBS)	2	2	4
BATHTUB/SHOWER	2	9	18
TOTAL WSFU			58

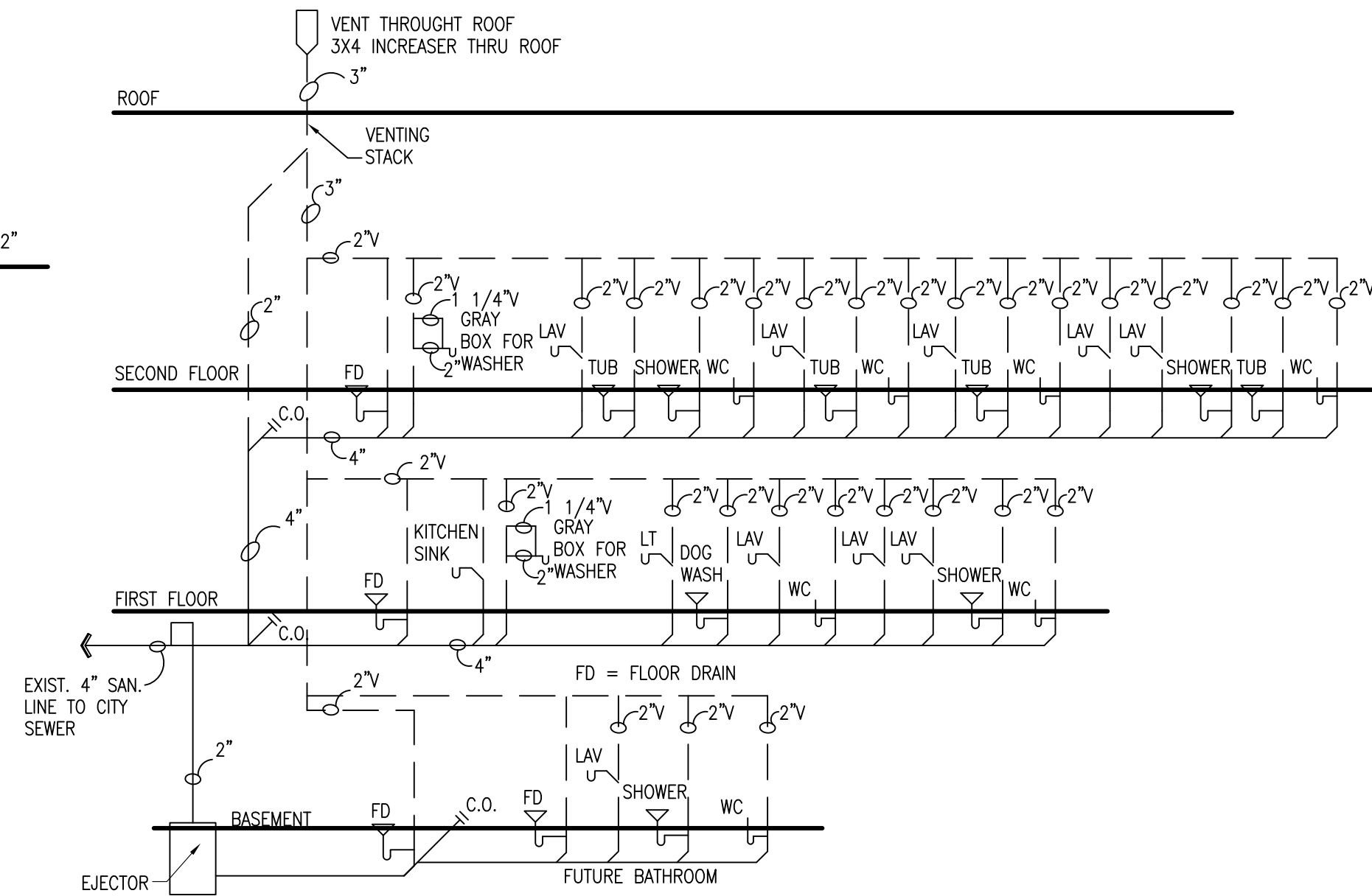
WATER SUPPLY FIXTURE UNITS (WSFU)					
FROM TABLE N (ILLINOIS PLUMBING CODE) - WATER METER SIZE					
W.S.F.U.	DEMAND (GPM)	PIPE SIZE	PRESSURE LOSS (PSI/100' PIPE)	VELOCITY	METER SIZE (INCHES)
60	32	1 1/2"	5.0	5.8	1 1/2"



1 OVERALL SECTION
SCALE: 1/4" = 1'-0"



WATER RISER DIAGRAM
SCALE: NTS



WASTE RISER DIAGRAM
SCALE: NTS

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PROJECT: PROPOSED SINGLE FAMILY RESIDENCE
23 CONCORD DRIVE
OAK BROOK, IL 60523
CLIENT: PETE BAFTIRI
55641 RADCLIFF ROAD
NAPERVILLE, IL 60563

JOB NO. 24-173
DATE 03-25-25
FILE
PLOT SCALE: 1:1
OWNER APPROVAL

Signature
Date

SHEET TITLE
OVERALL SECTION
AND PLUMBING
SCHEDULES

SHEET NUMBER
A14

GENERAL NOTES:

- FLOOR JOISTS SHALL BE #2 DOMESTIC HEM-FIR OR #2 CANADIAN SPRUCE PINE FIR OR BETTER WITH BRIDGING OR TJI 360 SERIES OR AS NOTED IN PLANS.
- FOOTING SIZES REQ'D: 8" x 16" SUPPORTING FRAME 10" x 20" SUPPORTING BRICK VENEER DESIGN SOIL BEARING CAPACITY = 3000 PSF
- PROVIDE 1/2" OSB CORNER BRACING - OSB BRACING AT 2 STORY HIGH WALLS (OPEN TO BELOW)
- FOUNDATION WALLS SHALL BE 10" THICK UNDER BRICK VENEER AND 8" THICK UNDER FRAME CONSTRUCTION.
- ALL CONSTRUCTION TO MEET APPLICABLE BUILDING CODES
- DOUBLE ALL JOIST UNDER WHIRLPOOL
- ALL FOOTINGS TO BEAR ON UNDISTURBED, NON-ORGANIC SOIL CAPABLE OF CARRYING 3,000 PSF MINIMUM AND TO BE A MINIMUM OF 40" BELOW GRADE
- STRUCTURAL STEEL TO BE A.S.T.M. A-36 REINFORCING STEEL TO BE GRADE 60
- ALL GLAZING TO FOLLOW R308 OF THE 2021 IRC AS REQUIRED. REQUIREMENTS PROVIDE SAFETY GLASS IN ALL DOORS, SIDELIGHTS, WINDOWS WITH GLAZING WITHIN 18" OF THE FLOOR & OVER 9 SQUARE FEET OF AREA. GLASS SHOWER ENCLOSURES, AND WINDOWS AT TUB AREA
- ANY WHIRLPOOL INSTALLATIONS ARE TO FOLLOW 2020 NEC
- DRYER VENT SHALL BE MADE OF GALVANIZED SHEET METAL OR ALUMINUM - VENT DRYERS AND EXHAUST FANS TO OUTSIDE
- A FIRE RATED DOOR NOT LESS THAN 1 3/8" THICK SOLID CORE AND DOOR CLOSER IS REQUIRED BETWEEN THE GARAGE AND THE HOUSE
- CONTRACTORS TO OBTAIN AND FOLLOW THE INSTALLATION DETAILS AND PROCEDURES FOR ALL MANUFACTURED PRODUCTS AS CALLED FOR IN THE MANUFACTURER'S SPECIFICATIONS THIS IS TO INCLUDE LVL BEAMS, JOISTS, SHINGLES, SIDING, INSULATION, WINDOWS, DOORS, APPLIANCES, ETC.
- WINDOW MANUFACTURER TO DESIGN AND PROVIDE NECESSARY REINFORCING FOR WIND LOADS IN MULLIONS OF COMBINED WINDOWS VERIFY LOAD REQUIREMENTS
- HEARTH EXTENSION - MIN. 16" TO FRONT & 8" TO SIDE OF FIREPLACE OPENING - IF OPENING IS 6 SQ. FT. OR GREATER 20" TO FRONT AND 12" TO SIDES.
- EMERGENCY EGRESS WINDOWS PER SEC R310 OF 2021 IRC
- PROVIDE A (1) HOUR FIRE SEPARATION AT WALLS AND CEILINGS IN GARAGE COMMON TO RESIDENCE - 5/8" TYPE "X" GYP. BD. AT WALLS AND CEILING AND PROTECTING ALL STRUCTURAL AND STEEL MEMBERS
- ARC-FAULT INTERRUPTER DISCONNECT (AFCI) IS REQUIRED PER 2021 IRC E3902.11 OR 2020 NEC ARTICLE 210.12
- ALL OUTLETS IN GARAGE, BATHROOMS, KITCHEN, LAUNDRY ROOM, DISHWASHER, EXTERIOR AND BASEMENT TO BE GFI PROTECTED - OUTLETS AT FOR SUMP PUMP, FURNACE AND EJECTOR PITS TO BE SINGLE DEDICATED OUTLETS. - ALL RECEPTACLES NEED TO BE READY ACCESSIBLE
- ALL BEDROOMS SHALL HAVE AT LEAST ONE EGRESS WINDOW WITH A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT., A MINIMUM NET CLEAR OPENING HEIGHT DIMENSION OF 24". MINIMUM WIDTH OF 20" AND A MAXIMUM SILL HEIGHT OF 44" ABOVE THE FINISHED FLOOR.
- INSTALL (1) 110V ELECTRIC FIRE AND SMOKE DETECTOR ON EACH FLOOR. INCLUDING BASEMENT, IN THE HALL WITHIN 15' OF BEDROOMS AND A EACH BEDROOM. SMOKE DETECTORS SHALL BE HARD WIRED IN SERIES FOR SIMULTANEOUS ACTION AND SHALL HAVE A BATTERY BACKUP
- ALL FRAMING DRILLED FOR PLUMBING VENTS OR SIMILAR HOLES SHALL BE A MINIMUM OF 2 x 6 STUDS IN LIEU OF 2 x 4 STUDS.
- ALL GUARDRAILS (VERANDA, BALCONY, DECK, AND INTERIOR STAIRWELLS, ETC.) SHALL HAVE BALUSTERS WHICH ARE SPACED SO THAT A 4" DIAMETER SPHERE CANNOT PASS-THRU
- FLOOR JOISTS SHALL HAVE "X" TYPE OR SOLID BRIDGING AT SEVEN FEET ZERO INCHES (70") ON CENTER, MAXIMUM
- THE HANDRAIL FOR THE STAIRS TO THE SECOND FLOOR SHALL RUN THE FULL LENGTH OF THE STAIRS AND RETURN TO THE WALL OR POST AT THE TOP AND BOTTOM OF THE RUN. SECTION R317.7.2
- FOR ALL EXTERIOR CONCRETE STOOPS, PATIO SLAB AND GARAGE SLABS, THE CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS, WITH BETWEEN 5 PERCENT (5%) AND SEVEN (7%) AIR ENTRAINMENT
- ATTIC ACCESS DOORS OR HATCHES MUST BE WEATHER-STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION OF THE SURROUNDING SURFACES. (IECC R402.2.4)
- ALL FASTENERS AND CONNECTORS IN CONTACT WITH TREATED WOOD SHALL BE HOT DIPPED GALVANIZED, SILICON, BRONZE, STAINLESS, OR EQUAL IN CORROSION RESISTANCE. THIS APPLIES TO ALL ITEMS LESS THAN 1/2" IN THICKNESS OR DIAMETER (INCLUDING NAILS AND SCREWS)
- THE INSTALLATION OF A GENERATOR WILL REQUIRE A SEPARATE PERMIT
- SETBACK DIMENSIONS ARE MEASURED FROM THE PROPERTY LINE TO THE EAVE OF THE BUILDING (EXCLUDING GUTTERS)

ROOF RAFTER SCHEDULE

RAFTER SIZE	RAFTER SPACING	MAX. SPAN VAULTED CLG.	MAX. SPAN NON-VAULTED
2 x 12	16" O.C.	19'-11"	21'-1"
2 x 10	16" O.C.	17'-2"	18'-2"
2 x 10	12" O.C.	19'-10"	21'-0"
2 x 8	16" O.C.	14'-0"	14'-11"

ALL RAFTERS SHALL BE MINIMUM SIZE AND SPACING PER SCHEDULE ABOVE UNLESS OTHERWISE NOTED ON PLANS - ALL RAFTERS SHALL BE #2 HEM - FIR (E = 1,200,000 MIN.) #2 CANADIAN SPRUCE PINE FIR (E = 1,400,000 MIN.) OR BETTER

CEILING JOIST SCHEDULE

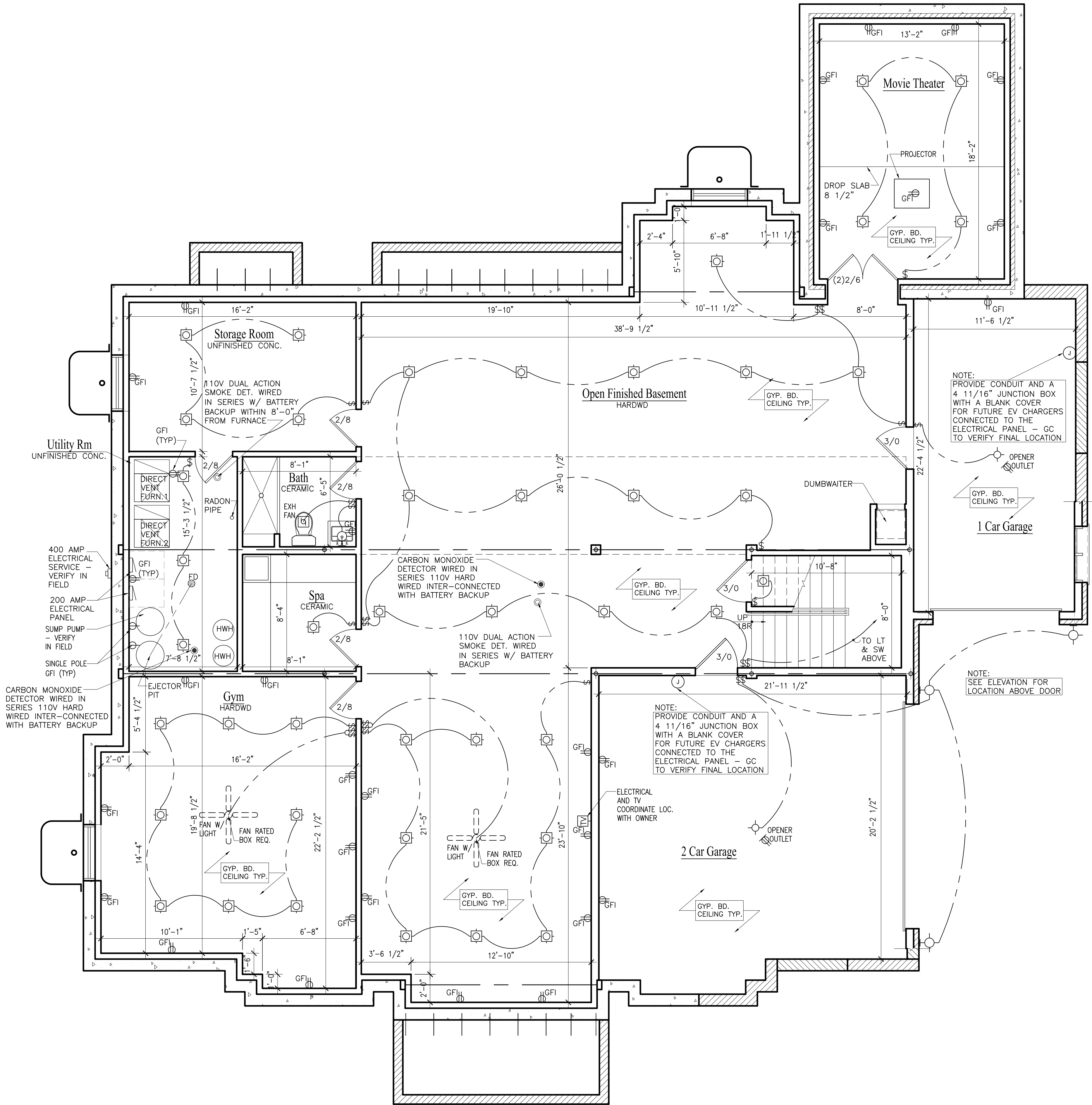
JOIST SIZE	JOIST SPACING	MAX. SPAN
2 x 4	AT 16" O.C.	6'-6"
2 x 6	AT 16" O.C.	12'-0"
2 x 8	AT 16" O.C.	16'-0"
2 x 8	AT 12" O.C.	18'-6"
2 x 10	AT 16" O.C.	19'-7"
2 x 10	AT 12" O.C.	22'-7"
2 x 12	AT 16" O.C.	22'-8"
2 x 12	AT 12" O.C.	26'-3"

CEILING JOISTS SHALL BE #2 HEM - FIR , #2 CANADIAN SPRUCE PINE FIR OR BETTER. ALL JOISTS SHALL BE MINIMUM SIZE AND SPACING PER SCHEDULE ABOVE UNLESS OTHERWISE NOTED OTHERWISE ON PLANS.

FLOOR JOIST SCHEDULE

JOIST & SPACING	MAXIMUM SPAN	
	NON-SLEEPING ROOMS	SLEEPING ROOMS
L / 360	40# LL - 10# DL	30# LL - 10# DL
2 x 8 AT 12" O.C.	13'-2"	14'-6"
2 x 8 AT 16" O.C.	12'-0"	13'-2"
2 x 10 AT 12" O.C.	16'-10"	18'-6"
2 x 10 AT 16" O.C.	15'-2"	16'-10"
2 x 10 AT 16" O.C. DBL. EVERY OTHER JOIST	15'-9"	17'-5"
2 x 12 AT 12" O.C.	20'-4"	22'-6"
2 x 12 AT 16" O.C.	17'-7"	19'-9"
2 x 12 AT 16" O.C. DBL. EVERY OTHER JOIST	19'-1"	21'-4"

PROVIDE DBL. FLOOR JOIST BELOW ALL PARALLEL PARTITIONS, UNLESS NOTED OTHERWISE ON PLANS. ALL FLOOR JOISTS SHALL BE #2 DOMESTIC HEM-FIR, #2 CANADIAN SPRUCE PINE FIR OR BETTER. PROVIDE CROSS BRIDGING AT MAX. 8'-0" O.C.



FINISHED BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"



AD
AGAMA DESIGNS
architecture
664 W. Veterans 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.

ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
1	
2	
3	

PROJECT: PROPOSED SINGLE FAMILY RESIDENCE
23 CONCORD DRIVE
OAK BROOK, IL 60523
CLIENT: PETE BAFTIRI
55641 RADCLIFF ROAD
NAPERVILLE, IL 60563

JOB NO. 24-173
DATE 03-25-25
FILE
PLOT SCALE: 1/4" = 1'-0"

OWNER APPROVAL
Signature _____
Date _____

SHEET TITLE
FINISHED BASEMENT
FLOOR PLAN

SHEET NUMBER
FB1

PROPOSED LEGEND

- CTV UNDERGROUND CABLE TV
- E UNDERGROUND ELECTRIC
- G UNDERGROUND GAS LINE
- S UNDERGROUND SANITARY
- SS UNDERGROUND SANITARY SERVICE
- ST UNDERGROUND STORM
- T UNDERGROUND TELEPHONE
- W UNDERGROUND WATER
- WS UNDERGROUND WATER SERVICE
- EM ELECTRIC METER
- LP LIGHT POLE
- UP UTILITY POLE
- GM GAS METER
- CN CLEANOUT
- SM SANITARY MANHOLE
- CB CATCH BASIN
- BUBBUBBLER
- DS DOWNSPOUT
- DSG DOWNSPOUT SPLASH TO GRADE
- FE FLARED END SECTION
- IN INLET
- SM STORM MANHOLE
- SUMP
- YDS YARD DRAIN SQUARE
- YDR YARD DRAIN ROUND
- FH FIRE HYDRANT
- BB BUFFALO BOX
- WM WATER METER
- WB WATER VALVE BOX
- WV WATER VALVE VAULT
- TC TREE CONIFEROUS
- TD TREE DECIDUOUS

GEOMETRY LEGEND

- B 6.12 CURB AND GUTTER
- BITUMINOUS PAVEMENT
- CONCRETE SIDEWALK

GRADING LEGEND

- 7XX PROPOSED CONTOUR
- 7XX.X SPOT ELEVATION
- FLOW ARROW
- X.X% PAVEMENT SLOPE
- BW 7XX.XX BOTTOM OF WALL ELEVATION
- FL 7XX.XX FLOW LINE ELEVATION
- ME 7XX.XX MATCH EXISTING ELEVATION
- TC 7XX.XX TOP OF CURB ELEVATION
- TW 7XX.XX TOP OF WALL ELEVATION

EROSION CONTROL LEGEND

- IFB INLET FILTER BASKET
- XX SILT FENCE
- TFF TREE PROTECTION FENCE
- SCS STABILIZED CONSTRUCTION ENTRANCE
- MS MATERIAL STOCKPILE
- CW CONCRETE WASHOUT
- CAE CONSTRUCTION ACCESS ENTRANCE

IMPERVIOUS DATA TABLES

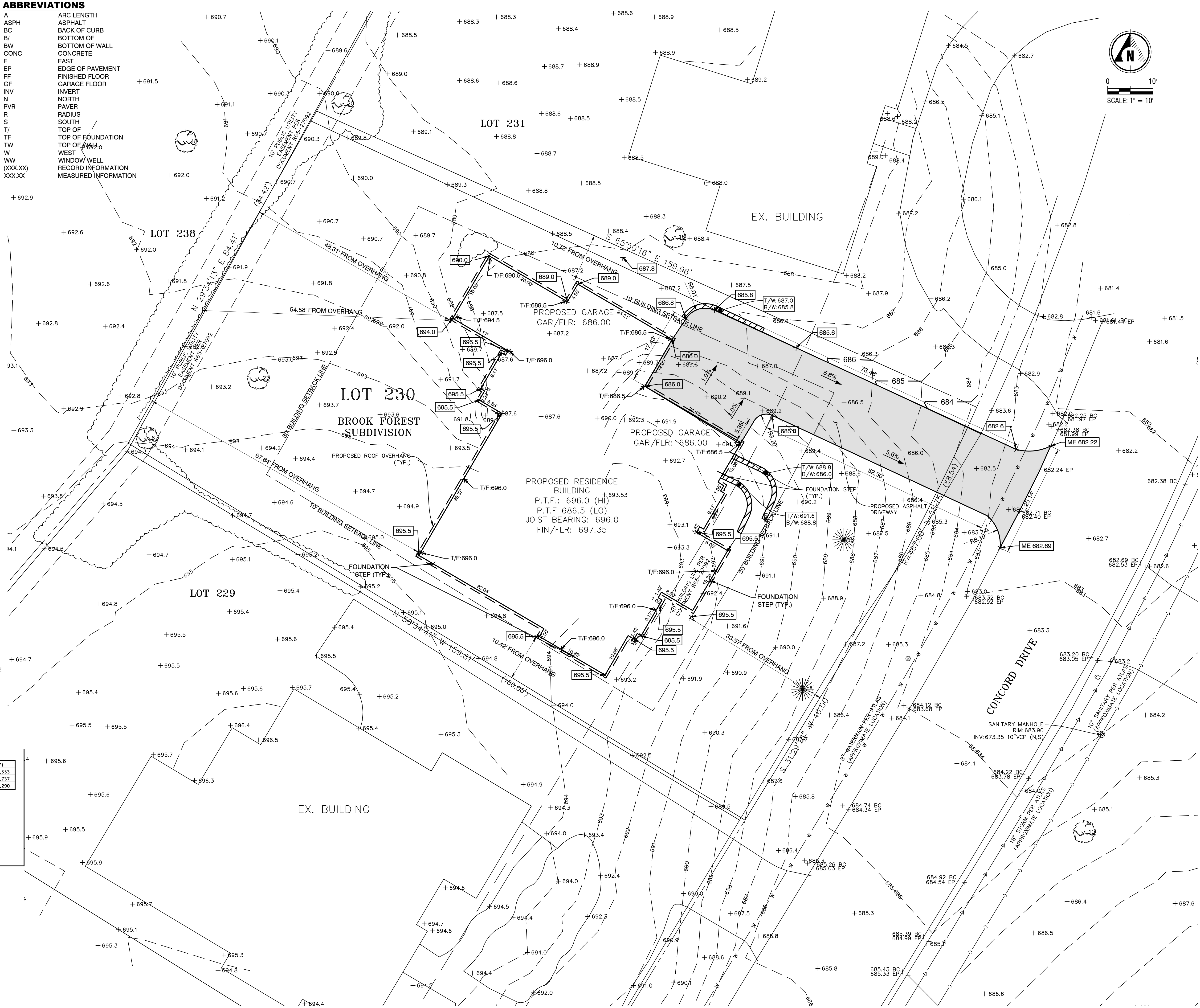
EXISTING IMPERVIOUS AREA (SF)	
ASPHALT DRIVEWAY	797
HOUSE	1,537
CONCRETE	1,399
TIMBER RETAINING WALL	22
TOTAL =	3,755

PROPOSED IMPERVIOUS AREA (SF)	
DRIVEWAY-ONSITE	1,553
HOUSE	3,737
TOTAL =	5,290

NET NEW IMPERVIOUS SUMMARY (SF)	
EXISTING	3,755
PROPOSED	5,290
TOTAL NET NEW =	1,535

ABBREVIATIONS

- A ARC LENGTH
- ASPH ASPHALT
- BC BACK OF CURB
- B/ BOTTOM OF
- BW BOTTOM OF WALL
- CONC CONCRETE
- E EAST
- EP EDGE OF PAVEMENT
- FF FINISHED FLOOR
- GF GARAGE FLOOR
- INV INVERT
- N NORTH
- PVR PAVER
- R RADIUS
- S SOUTH
- TF TOP OF
- TF TOP OF FOUNDATION
- TW TOP OF WALL
- W WEST
- WW WINDOW WELL
- RI RECORD INFORMATION
- MI MEASURED INFORMATION



PREPARED BY:



ENGINEERING
RESOURCE ASSOCIATES

3S701 WEST AVENUE
SUITE 150
WARRENVILLE, IL 60555
630.393.3060

www.eraconsultants.com

PROFESSIONAL DESIGN
FIRM NUMBER: 184.001186

CLIENT:

A & E LUXURY
BUILDERS

5S541 RADCLIFF RD
NAPERVILLE, IL 60563
CLIENT 630.696.7431

REVISIONS:

1	
2	
3	
4	
5	
6	
7	

TITLE:
SITE DEVELOPMENT PLAN

PROPOSED SINGLE FAMILY RESIDENCE
23 CONCORD DR, OAK BROOK, IL 60523

DESIGNED BY: JH
DRAWN BY: JH
CHECKED BY: KK
DATE: 4-11-2025
PROJ NO: W24321

SCALE: 1"=10'

C-2.0

SHEET: 2 OF 3

G:\PROJECTS\A&E Admin\A&E Luxury Builders Inc\W24321.00 23 Concord Dr, Oak Brook\CAADD\PROJECT\SITE DEVELOPMENT\W24321.00 SH1 C-2.0 SITE DEVELOPMENT PLAN.dwg

**JULIE BEFORE
YOU DIG.COM**
Every Project. Every Time.
Call 811 or 800.892.0123

From: [A&E Luxury Builders Inc.](#)
To: [Rebecca Von Drasek, MPA](#)
Cc: [Rama Raman](#); [Cathy Chiarelli](#); [Jon Green](#)
Subject: Re: 23 Concord Variation Request - VB 2/25/25
Date: Thursday, February 13, 2025 1:13:11 PM

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.

Hi Rebecca,
I'm requesting for a continuation until further notice for the FAR variance application.

Thank you for your help.
Pete Baftiri
A&E Luxury Builders, Inc.

On Thu, Feb 13, 2025 at 12:55 PM Rebecca Von Drasek, MPA <rvondrasek@oak-brook.org> wrote:

Pete,

As discussed, staff would need a written request for continuation to withhold the Variation request from the Tuesday, February 25th Board Agenda. As staff will be presenting a text amendment related to FAR regulations in March, you may prefer to wait for the Board's larger discussion on the topic. Please include in that the request that it is for "a continuation until further notice". Feel free to contact me with any questions or concerns. Thank you!

Sincerely,

Rebecca Von Drasek

Rebecca Von Drasek	
	Development Services Director Village of Oak Brook 1200 Oak Brook Rd
	Phone: 630-368-5104
	Email: rvondrasek@oak-brook.org
	Web: https://www.oak-brook.org/ds
	Follow us: ☐ ☐ ☐



VILLAGE OF OAK BROOK *Illinois*

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

February 14, 2025

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

Subject: 23 Concord Drive – Floor Area Ratio (FAR) Variation

Dear Village President and Board of Trustees:

Background

At its meeting on February 5, 2025 the Planning & Zoning Commission held the required public hearing on a petition from A&E Luxury Builders, the property owner of 23 Concord Drive, seeking approval of a Variation from the zoning regulations to allow and increase the Floor Area Ratio (FAR) from 0.4 to 0.6 – Zoning Code Section 13-6.D.3.C.

The subject property is 23 Concord Drive and is in the Brook Forest Subdivision. The property is zoned R-4, Single-Family Detached Residence and is currently improved with a two-story single-family home that will be demolished. The applicant is proposing to construct another two-story single-family home that exceeds the FAR requirement.

The petitioner presented a PowerPoint presentation showing proposed elevations and neighboring lots. They noted the unique grading of the lot and said the new construction would not change the character of the neighborhood.

Public Comment

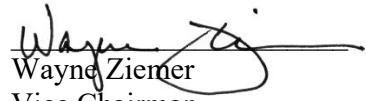
All interested parties were notified of the public hearing. One person spoke in opposition at the hearing.

Planning & Zoning Commission Discussion and Recommendation

The Planning & Zoning Commission discussed the overall rationale for the variation. Some members did not see a hardship nor unique circumstances. Members were concerned with the bulk in comparison to other new construction. They asked staff to prepare a chart containing comparable lots that were discussed at the meeting. The applicant addressed the standards in writing.

By a vote of 3 to 2, the Planning & Zoning Commission recommended denial of the requested variation.

Very truly yours,

A handwritten signature in black ink, appearing to read "Wayne Ziener", with a long horizontal flourish extending to the right.

Wayne Ziener
Vice Chairman
Planning & Zoning Commission

5. Add the condition “Notwithstanding the attached exhibits, the applicant shall meet all Village Ordinance requirements at the time of building permit application except as specifically varied or waived.”

ROLL CALL:

Ayes: 5 – Vice Chairman Ziemer, Members Cappetta, DiBernardo, Pontrelli and Wilczak. Motion carried.

Absent: 4 - Chairman Iyer, Members Bulin, Hasan and Nimry

Vice Chairman Ziemer announced that the public meeting for this matter was concluded.

5.

C. A&E LUXURY BUILDERS, INC. 23 CONCORD DRIVE – FAR VARIATION

A&E LUXURY BLDS
23 CONCORD DR –
FAR VAR

Vice Chairman Ziemer announced the commencement of the public meeting for the petition and swore in everyone that was presenting for the petition.

Planner Raman provided an overview of the petition.

John Green, Civil Engineer at Engineering Resource Associates, 3S701 West Ave, Warrenville, IL mentioned that the petition was referred to the P&Z by the village board with a recommendation to modify the new zoning regulations related to FAR and to consider removing the basement for the calculation. He believed the proposed home was consistent with other new homes in the area. Other than the newly adopted FAR regulations, all other zoning regulations were met. He also mentioned that the grading of the property was unique and allowed the proposed home to place the garage mostly below grade, similar to the existing home and to prevent bulk. He said that if the first and second floors were calculated without the garage and basement the house would be compliant. He also indicated that the lot has always been non-conforming in the R-4 district since it's approximately 15,000 square-feet instead of the required 18,000 square-feet.

Vice Chairman Ziemer asked the height of the ceilings on the third floor.

Pete Baftiri, owner of A&E Luxury Builders and of 23 Concord Drive explained that the third-floor area would be reserved for an attic and approximately 10-12 feet tall. He said the windows shown within the roof area are dormers and there will be no living space there.

Third-floor elevations were not included in the presentation nor the case file.

Member DiBernardo asked staff if the basement square footage would be taken out of the FAR calculation in the future.

Director Von Drasek indicated that the Village Board questioned the FAR definition (that included basements) at the time this petition was referred to the P&Z. Staff researched other new residential construction and included a spreadsheet in the case file. Comparable communities were also analyzed, and staff found that most included basements in their FAR calculations.

Mr. Baftiri presented a slide showing a Google Earth map of the neighborhood. He noted that most of the houses were similar size to his proposed new construction.

Mr. Green agreed and said that they are not building a home that is bigger than the trend of development in Brook Forest, they simply have a smaller lot.

Member Cappetta noted that the FAR definition in the zoning code was meant to prevent bulk. She felt the proposed house was too large for the lot and that the petition did not meet many of the variation standards.

Mr. Baftiri noted that the proposed house met the lot-coverage regulations. Without a basement the house would meet the FAR regulations but also decrease the surrounding home values. He did not feel that having a basement would affect the neighborhood.

Vice Chairman Ziemer agreed with Mr. Baftini.

Member Wilczak felt the proposed house was too large.

Mr. Green explained there was no other way to build the house due to the topography. He said that even without a finished basement, the house would look the same. He presented a slide detailing the setbacks that were all within code and noted landscaping that would enhance the appearance.

Vice Chairman Ziemer asked if there were any inquiries received regarding the petition.

Director Von Drasek said she had spoken with the neighbor directly across the street, and they did not have any issues with the petition.

Planner Raman indicated that the garage square-footage was also included in the FAR calculation.

Member Pontrelli reviewed the newly built homes chart that was included in the case file and noted that other new construction with similar lot sizes did not come close to the max FAR regulations of 0.4.

Mr. Baftiri reviewed a similar lot size, in the same homeowner's association from the same chart and noted a .56 FAR and a 25% lot coverage. He said his proposed build was approximately 20% lot coverage.

Vice Chairman Ziemer noted that the proposed new construction was in character with other new homes built in the Brook Forest Subdivision. He was in favor of the petition.

Elaine Zannis, 150 Briarwood, Oak Brook was concerned that changing the FAR code would create numerous variation requests. She felt that the charts in the case file were irrelevant since the numbers presented were based on the past FAR definition.

Member Cappetta reviewed the variation standards and felt many did not meet the standards.

Staff scrolled through streets on Brook Forest via Google Earth to view similar new homes that were recently built in the subdivision.

Members discussed the height of the house. Mr. Baftini said that removing the dormer windows would take away the luxury aspect of the French Manor style.

Member Wilczak noted that due to the grading of the lot, looking from street level, the house will look much larger than proposed. He said the dormers make the house appear to have three floors of living space.

Mr. Green explained that the design of the house best fits with the topography. If they designed a traditional house with a garage at the main level, the driveway would be approximately 8-feet above street level with several retaining walls.

Mr. Baftiri reviewed a GIS map and pointed out that several of the existing houses had more lot coverage than his proposed new construction.

Member DiBernardo noted that other than the FAR being higher than regulation, he did not feel the proposed home would not change the character of the neighborhood.

Motioned by Member DiBernardo, seconded by Vice Chairman Ziemer to recommend approval of the variation subject to the following:

1. The maximum principal building lot coverage shall be no more than 0.2.
2. Add the condition "Notwithstanding the attached exhibits, the applicant shall meet all Village Ordinance requirements at the time of building permit application except as specifically varied or waived."

ROLL CALL:

Ayes: 2 – Vice Chairman Ziemer, Member DiBernardo, Nimry and Wilczak.
Motion failed.
Nays: 3 Members Cappetta, Pontrelli and Wilczak. Motion failed.
Absent: 4 - Chairman Iyer, Members Bulin, Hasan and Nimry

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

5.

D. VILLAGE OF OAK BROOK 2025 OFFICIAL ZONING MAP

VOB 2025 OFFICIAL
ZONING MAP

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

Director Von Drasek reviewed the changes to the 2025 official zoning map.

Elaine Zannis, 150 Briarwood, Oak Brook mentioned that FAR (floor area ratio) is very important to realtors. She said the reduction of the FAR reduces the value of the lots being sold. She said she was in favor of restricting the FAR for 23 Concord Drive.

Motioned by Member Wilczak, seconded by Member DiBernardo to recommend approval of the 2025 Official Zoning Map.

ROLL CALL:

Ayes: 5 – Vice Chairman Ziemer, Members Cappetta, DiBernardo, Pontrelli and Wilczak. Motion carried.
Absent: 4 - Chairman Iyer, Members Bulin, Hasan and Nimry

OTHER BUSINESS

OTHER BUSINESS

6.

Director Von Drasek discussed possible future applications.

PUBLIC COMMENT

PUBLIC COMMENT

7.

ADJOURNMENT:

ADJOURNMENT

8.

Motion by Member Pontrelli, seconded by Member Wilczak to adjourn the meeting at 8:56PM. VOICE VOTE: Motion carried.

ATTEST:

/s/ Rebecca Von Drasek

Rebecca Von Drasek

Director of Development Services



VILLAGE OF OAK BROOK *Illinois*

ITEM 5.C **23 CONCORD DRIVE** **FAR VARIATION**

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7-7.c	Staff Report dated January 27, 2025
6-6.a	New Residential Coverage Charts 2023-2024
5	Certificate of Publication dated January 17, 2025
4.4.a	Resident Letter dated January 17, 2025
3	Board of Trustees Meeting Minutes dated January 14, 2025 (Not Attached)
2	Referral Memo – Board of Trustees Agenda dated January 14, 2025
1	Zoning Regulations – FAR Regulations –13-6D-3.C

Application Materials

A	Petition Application
B-B.2	Letter of Explanation & Bill of Sale
C-C.1	Variation Standards
D-D.2	Certification of Surrounding Property Owners and List
E	Subject Property Verification
F	Fee Receipt
G-G.6	Architectural Plans (Sheets A1 – A7)
H-H.2	Site Plan & Plat of Survey

VILLAGE OF OAK BROOK
Planning & Zoning Commission

STAFF REPORT

DATE: January 27, 2025

CASE NO: 2025-4-ZO-VAR

DESCRIPTION: Variation – To allow an increased FAR from 0.4 to 0.6. for a single-family residential.

PETITIONER: A&E Luxury Builders, the owner of the property.

ADDRESS: 23 Concord Drive

EXISTING ZONING: R-4, Single-Family Detached Residence District

ZONING/USE OF SURROUNDING PROPERTY:

North:	R-4, Single-Family Detached Residence District, single-family residential use.
South:	Same
East:	Same
West:	R-3, Single-Family Detached Residence District, single-family residential use.

DISCUSSION:

The applicant and the owner of the property has submitted a petition seeking approval of a variation from the zoning regulations to allow and increase the Floor Area Ratio (FAR) from 0.4 to 0.6. at 23 Concord Drive. The variation is from Section 13-6.D.3.C which limits the FAR of a single-family homes to 0.4.

The subject property is zoned R-4, Single-Family Detached Residence District, and is located within the Brook Forest Subdivision. The Village adopted text amendments to the zoning ordinance in October 2024 which created a Floor Area Ratio (FAR) for single-family homes in the residence district. The Village code permits a maximum FAR of 0.4.

Please see the case file for additional information regarding this request as well as a visual depiction of all the proposed home.

STAFF REPORT – 23 CONCORD DRIVE
VARIATIONS – FAR
CASE NO. 2025-4-ZO-VAR

STAFF COMMENTS:

- The Village Board’s referral on January 14, 2024 included recommendation to modify the new regulations for FAR and to consider removing basements from the calculation of FAR.
- The subject property is located in R-4 zoning district that requires a minimum lot area of 18,000 SF. The existing lot area is less than 15,000 SF.
- The proposed improvements on the property complies with the maximum lot area coverage requirement of 37.5%.
- The proposed principal building lot coverage appears to be 22%, which is slightly higher than the allowable 20%. As no relief has been requested from this regulation, staff anticipates the final drawings will show compliance with the principal building lot coverage requirements.
- The maximum height of the proposed structure is at 35’ which is the maximum height permitted for R-4 zoning district.
- The proposed FAR (Floor Area Ratio) is 0.6, more than the required 0.4 for the R-4 District. Per the Village code since 1959 (Section: 13-2-2), FAR, is determined by the sum of the gross horizontal area of the several stories including the basement of a building. Staff has begun reviewing the FAR standards. See attached table.
- There are 13 parcels in R-3 zoning district and 16 parcels in R-4 on Concord Drive. The average lot size on Concord Drive is 22,584 SF for R-3 and 16,961 SF for R-4 zoning district, lesser than the required minimum lot area.
- Exterior HVAC units must be located at least 12’ from the property and must be visually screened.
- Village staff has received inquiries from neighbors of the subject property.
- The applicant will meet all other applicable regulations including those by the Village of Oak Brook.

RESPONSIBILITIES OF HEARING BODIES:

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

“Section 13-14-6 D. Standards:

1. The Planning and Zoning Commission shall not recommend a variation of the provisions of this Title as authorized in this Section unless it shall have made findings of fact based upon the evidence presented to it on the following specific issues that:

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

STAFF REPORT – 23 CONCORD DRIVE
VARIATIONS – FAR
CASE NO. 2025-4-ZO-VAR

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

CONCLUSION:

Staff would like the Planning and Zoning Commission’s feedback on the proposed variation being requested. If the Commission determines that the code needs to be modified by removing basements from the calculation of FAR, a text amendment will be required. Staff has provided additional conditions below if the Commission recommends approval of the requested Variation:

- 1. The maximum principal building lot coverage shall be no more than 0.2.
- 2. Add the condition “Notwithstanding the attached exhibits, the applicant shall meet all Village Ordinance requirements at the time of building permit application except as specifically varied or waived.”

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

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

**STAFF REPORT – 23 CONCORD DRIVE
VARIATIONS – FAR
CASE NO. 2025-4-ZO-VAR**

Respectfully Submitted,

Rama Raman

Rama Raman
Village Planner

NEW RESIDENTIAL SINGLE FAMILY - 2023

LOT COVERAGE

ISSUED	PERMIT #	ADDRESS	HOMEOWNERS ASSOCIATION (HOA)	Owner Name	General Contractor	ZONING DISTRICT	LOT AREA (SF)	PRINCIPLE STRUCTURE (SF)	LOT COVERAGE (%)	AVERAGE	TOTAL FLOORS AREA	FLOOR AREA RATIO (FAR)	BUILDABLE AREA (SF)	BUILDABLE AREA LOT COVERAGE (%)	AVERAGE	NOTES
2/27/2023	22-1-913	27 CAMBRIDGE DR	Brook Forest	KYLE AND MINDY NGUYEN	LIV MODERN	R-4	17,014	4,282	25		9,531	0.56	8,589	50		40' front BL on subdivision plat. Measured at 30' BL per zoning ordinance.
3/10/2023	23-1-013	9 WINDSOR DR	York Woods	MONIKA AND RAJ ARORA	LIV MODERN	R-3	21,875	6,133	28		7,886	0.36	9,570	64		Includes porch
3/22/2023	22-1-947	6 BRIGHTON LN	York Woods	JOSHUA	ROSE NEXUS DEV	R-3	22,281	3,985	18		8,464	0.38	10,699	37		
4/7/2023	22-1-020	4014 ADAMS RD	Fullersburg Woods Area Assoc.	MICHAEL & LIA FLYNN	TCI CONTRACTORS, LLC	R-2	28,314	3,629	13				7,171	51		Residential alteration. Existing structure at 15.77' front setback and 37'-10 1/4" rear setback.
4/10/2023	22-1-848	1020 35TH ST	Fullersburg Woods Area	LISA AND STAN MCCARTHY	DAVE KNECHT COMMERCIAL	R-1	78,710	6,139	8		10,967	0.14	30,151	20		
5/2/2023	23-1-042	5 ROYAL VALE DR	Ginger Creek	SANJEEV SINGH	BIG SKY CUSTOM HOMES	R-2	51,401	6,058	12		14,821	0.29	27,716	22		
5/11/2023	22-1-821	408 CANTERBERRY LN	Fullersburg Woods Area	NIZAR	EBLA BUILDERS	R-2	43,558	7,054	16				16,064	44		
5/24/2023	22-1-961	26 YORKSHIRE WOODS	Yorkshire Woods	VISSILI DEMIDIAK	NICHOLAS ROZDOLSKY Replaced by Larry Robins ICC	R-3	15,981	3,687	23		7,357	0.46	6,482	57		
6/7/2023	22-1-702	16 TEMPLETON CT	Templeton Reserve	PIEMONTE	SOMERSET BUILDERS	R-1	91,829	6,299	7		13,828	0.15	37,033	17		
6/28/2023	22-1-746	1 TEMPLETON DR	Templeton Reserve	IACONO	MONDO BUILDERS INC	R-1	110,642	5,525	5		8,131	0.07	40,900	14		
7/27/2023	BP-23-202	121 INDIAN TRAIL RD	Hunter Trails	Catherine Murphy	Patrick J Murphy	R-2	45,738	4,738	10		12,596	0.28	16,143	29		
8/11/2023	BP-23-122	402 LUTHIN RD	Fullersburg Woods Area	David and Beth Fruin	LIV MODERN	R-2	39,043	3,751	10		9,777	0.25	18,792	20		
8/11/2023	22-1-070	3024 MEYERS RD		TOM & JOY NGUYEN	CREBER CONSTRUCTION INC.	R-2	20,488	2,899	14		7,226	0.35	3,890	75		
8/22/2023	BP-23-233	2903 OAK BROOK HILLS RD	Oak Brook Hills Rd.	Carter Chang	Tiburon Homes LLC	R-2	114,024	5,263	5		11,805	0.10	27,450	19		
										14		0.28			37	

NEW RESIDENTIAL SINGLE FAMILY-2024

COVERAGE

ISSUED	PERMIT #	ADDRESS	HOMEOWNERS ASSOCIATION (HOA)	Owner Name	General Contractor	ZONING DIST	LOT AREA (SF)	PRINCIPLE STRUCTURE (SF)	LOT COVERAGE (%)	AVERAGE	TOTAL FLOOR AREAS	FLOOR AREA RATIO (FAR)	BUILDABLE AREA (SF)	BUILDABLE AREA LOT COVERAGE (%)	AVERAGE	NOTES
1/16/2024	BP-23-429	3712 ADAMS RD	Fullersburg Woods Area Assoc	Riverdale Hoblings, LLC	Brat Capital Partners	R-1	101,228	8,841	9		9,154	0.09	37,518	24		
1/26/2024	BP-23-600	12 HUNT CLUB LANE		Khalid Siddiqui	HOYD Builders Inc	R-1	86,972	12,126	14		21,563	0.25	33,613	36		
1/29/2024	BP-23-617	31 ROBINHOOD RANCH	Robinhood Ranch	Joe and Cathy Marek	Matthies Builders, Inc.	R-2	24,072	4,808	20		4,144	0.17	6,423	75		Setback variation
2/5/2024	BP-23-491	222 OAKBROOK RD		Sajid Mahmood and Saba Subzwari	j century construction inc	R-1	91,019	7,175	8		11,661	0.13	32,305	22		
2/6/2024	BP-23-609	13 TEMPLETON DR	Templeton Reserve	Maresh & Priyah Raju	Greenside Design Build	R-1	140,237	6,837	5		15,793	0.11	55,485	12		
3/5/2024	BP-23-713	2901 AVE. LORIE	Chateaux Woods	Ronald Otocky	Hinsbrook Construction Inc.	R-2	43,585.91	5,497.68	13		8,466	0.19	18,183	30		
4/11/2024	BP-23-803	3 BERSEEM CT	Ginger Creek	Denys and Yana Tymoshenko	LivModern, LLC	R-2	41,205	3,447	8		8,470	0.21	19,095	18		
5/31/2024	BP-23-239	4 TEMPLETON DR	Templeton Reserve	Chawla Anshuman	Bloomfield Construction	R-1	93,572	6,010	6		13,150	0.14	25,765	23		
7/1/2024	BP-24-254	3020 COOLIDGE ST		Ali and Hina Aliwaqas	BIG SKY CUSTOM HOMES	R-3	27,005	3,014	11		8,776	0.32	14,277	21		
7/3/2024	BP-24-202	9 TEMPLETON DR	Templeton Reserve	Steven DeZeeuw	Greenside Design Build	R-1	154,638	7,154	5		15,804	0.10	78,466	9		
7/10/2024	BP-24-186	2 OAK CT	Oak Brook Lakes	King and Milagros Moy	GlenHaven Builders, Inc.	R-2	50,701	7,006	14		14,510	0.29	20,310	34		
7/16/2024	BP-24-237	303 MIDWEST CLUB PKWY	Midwest Club	William and Mary Castellano	Aspen Const	R-3	28,314	5,332	19		11,822	0.42	11,975	45		
7/17/2024	BP-24-84	324 OAK BROOK RD		Kiumars Moghadam	Meadowbrook Builders, LLC	R-2	57,935	3,887	7		10,093	0.17	30,156	13		
7/31/2024	BP-23-347	405 OAK BROOK RD	Fullersburg Woods Area Assoc	Sulman Husain	McNaughton Brothers Construction	R-2	48,352	5,060	10		11,301	0.23	22,749	22		
8/8/2024	BP-24-145	7 YORK LAKE CT	Fullersburg Woods Area Assoc	Alex Salhani	Renove LLC	R-2	66,647	3,765	6		9,233	0.14	32,898	11		
8/14/2024	BP-24-148	3050 HUNT CLUB DR		Dr. Mohammad Moiz & Habeeba Sarajuddin	HJH Homes, Inc.	R-2	45,427	6,751	15		11,822	0.26	19,817	34		
										11		0.20			27	

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, February 5, 2025 at 6:30 p.m. for the purpose of considering the application from the petitioner, A&E Luxury Builders seeking a variation from the FAR regulations as provided for under Title 13 of the Zoning Ordinance of the Village of Oak Brook, Illinois, Ordinance G-60 as amended. The petitioner is requesting a variation to allow a Floor Area Ratio (FAR) of 0.6 to accommodate at 6,000 square-foot home in the Brook Forest Subdivision.

The property may be generally described as 23 Concord Lane, Oak Brook, IL, with the PIN as follows: PIN: 06-27-402-009

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

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

Netasha Scarpiniti

Village Clerk

Published at the direction of the Corporate Authorities and the Planning & Zoning Commission of the Village of Oak Brook, DuPage and Cook Counties, Illinois.

Published in Daily Herald January 17, 2025 (276058)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs

Daily Herald

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

I further certify that the Northwest Suburbs **DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 01/17/2025

in said Northwest Suburbs **DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY

Designee of the Publisher of the Daily Herald

Control # 276058





VILLAGE OF
OAK BROOK
Illinois

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

January 17, 2025

Dear Resident:

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

MEETING DATE AND INFORMATION:

Planning & Zoning Commission*..... 6:30 p.m., Wednesday, February 5, 2025

Board of Trustees Meeting7:00 p.m., Tuesday, February 25, 2025***

*Public Hearing Body – Variation
*** Pending P&Z

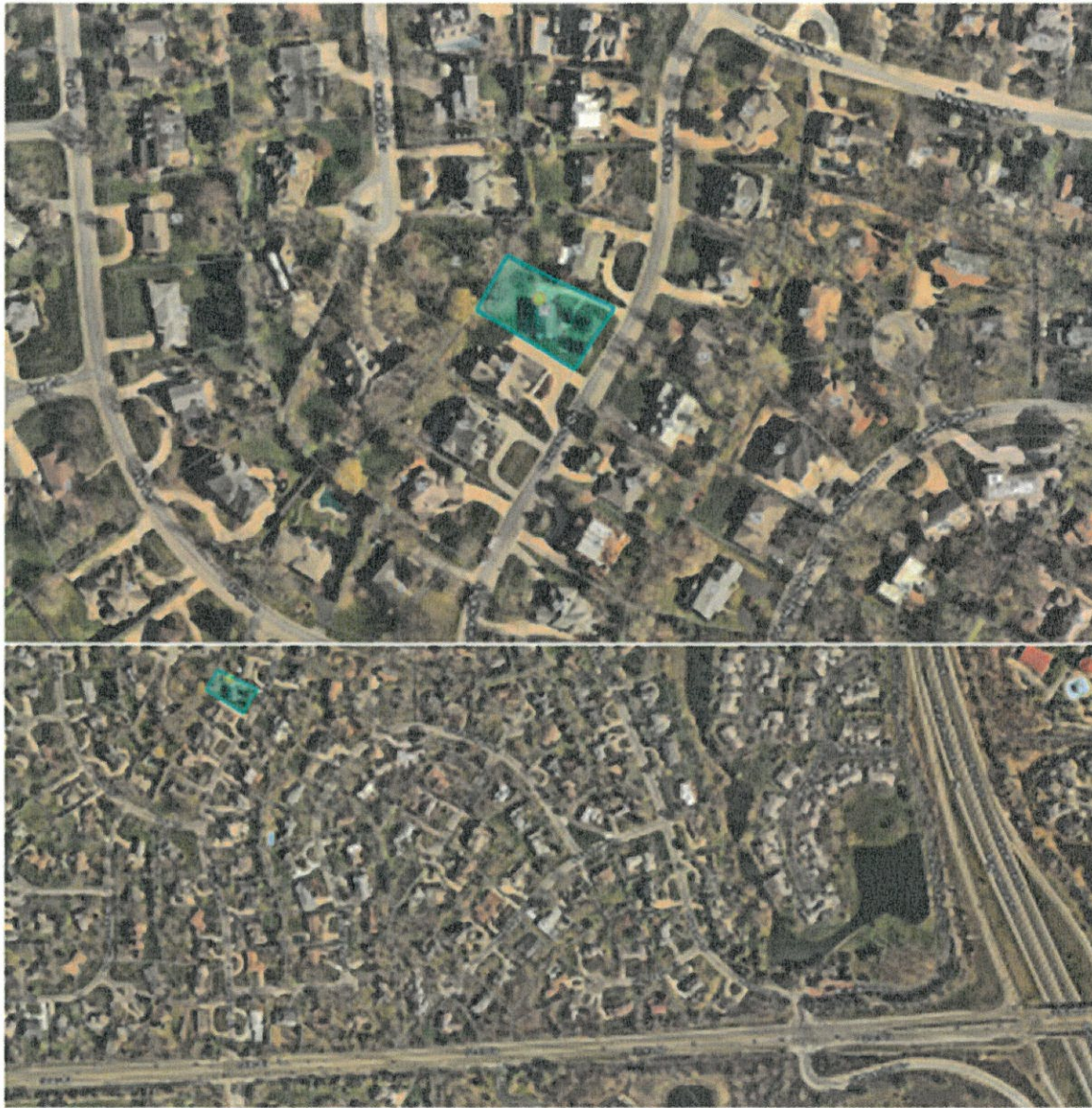
The application has been filed by:	A&E Luxury Builders, Inc 55541 Radcliff Road Naperville, IL 60563
The property in question is located at:	23 Concord Drive Oak Brook, IL 60523
Relationship of applicant to property:	Owner

The petitioner is requesting a variation to allow a Floor Area Ratio (FAR) of 0.6 to accommodate at 6,000 square-foot home on a 15,190 square-foot lot. The zoning code was amended in October 2024 and FAR is now limited to 0.4. The property is located in the Brook Forest Subdivision.

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

Sincerely,

Rebecca Von Drasek
Development Services Director
RV/cc



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

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

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



OAK BROOK
Illinois

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

ARTICLE D. R4 SINGLE-FAMILY DETACHED RESIDENCE DISTRICT

13-6D-3: LOT AREA REQUIREMENTS:

- C. Floor Area Ratio: Not to exceed 0.4.



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 55541 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.

Gloria Denton

Signature of Owner

12/18/2024

Date

Alvin

Signature of Applicant

12/18/2024

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 CC

Board of Trustees (Referral) 11/14/25 Notice Published 11/17/25 Newspaper Daily Herald Adj. Property Owners Notified 11/17/25

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

Board of Trustees

Board of Trustees
(Approval of Ordinance)

SIGNED - VILLAGE CLERK

Date

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.

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

AFFIDAVIT OF TITLE

The undersigned affiant, being duly sworn on oath, states and also covenants with and warrants to the grantee hereinafter named as follows:

That affiant has an interest in the premises described below or in the proceeds of the sale thereof or are the grantor in the Warranty Deed dated December 19, 2024, to **A&E Luxury Builders, Inc.**, grantee, conveying the following described premises:

Legal Description: See attached Exhibit A.

Permanent Index Number: 06-27-402-009

Commonly Known As: 23 Concord Drive, Oakbrook, Illinois 60523

That no labor or material has been furnished for premises within the last four months that is not fully paid for.

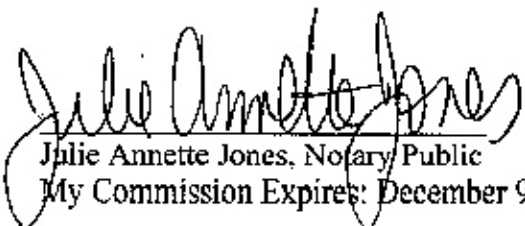
That since the title date of November 20, 2024, in the report on title issued by Lakeland Title Services, affiant has not done or suffered to be done anything that could in any way affect the title to the premises, and no proceedings have been filed by or against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment note or other instrument that can result in a judgment or decree against affiant within five days from the date hereof.

That all taxes, except the current bill, have been paid, and that all the insurance policies assigned have been paid for.

That this instrument is made to induce, and in consideration of, the grantee's consummation of the purchase of the premises.

By: 
Gloria J. Denton

Subscribed and sworn to before me
this 19th day of December 2024


Julie Annette Jones, Notary Public
My Commission Expires: December 9, 2026



STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

BILL OF SALE

Seller, **Gloria J. Denton**, in consideration of TEN and 00/100 dollars, receipt of which is hereby acknowledged, does hereby sell, assign, transfer and set over to Buyer, **A&E Luxury Builders, Inc.**, the following personal property, to wit:

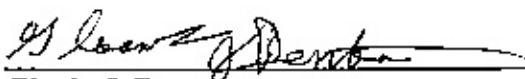
Personal property as described and indicated on the parties' Contract dated **December 11, 2024**.
Property Address: 23 Concord Drive, Oakbrook, Illinois 60523

Seller hereby represents and warrants to Buyer that Seller is the absolute owner of said property, that said property is free and clear of all liens, charges and encumbrances, and that Seller has full right, power and authority to sell said personal property and to make this Bill of Sale.

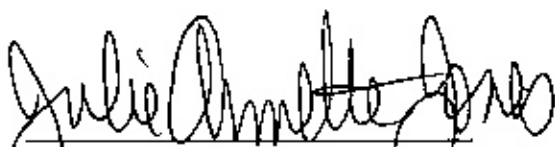
All warranties of quality, fitness, and merchantability are hereby excluded.

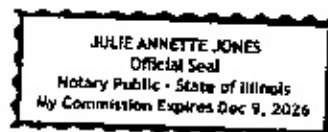
If this Bill of Sale is signed by more than one person, all persons so signing shall be jointly and severally bound hereby.

IN WITNESS WHEREOF, Seller has signed and sealed this Bill of Sale in Cook County, Illinois, this 19th day of December 2024.

By: 
Gloria J. Denton

Subscribed and sworn to before me
this 19th day of December 2024.


Julie Annette Jones, Notary Public
My Commission Expires: December 9, 2026



VARIATION STANDARDS

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

RESPONSE:

The new FAR limitation prevents me from building a home comparable in size and value to other properties in the neighborhood. This would impact the property's value and my ability to yield a fair return.

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

RESPONSE:

The FAR restriction was only recently imposed, creating a hardship that did not previously exist. Nearby homes exceed the current limitation, and my request is aligned with the neighborhood's established character.

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

RESPONSE:

The proposed home size is consistent with other homes in the area and will not negatively impact the neighborhood's aesthetic or character.

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

RESPONSE:

This is a uniquely zoned area where surrounding properties have larger FARs. Strict adherence to the new 0.4 FAR creates an unnecessary limitation.

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

RESPONSE:

This property is located in an area where homes were built prior to the new FAR restrictions, creating a unique condition.

2. c. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

RESPONSE:

The proposed residence will comply with all other zoning and safety requirements no negative impact to other properties in the neighborhood.

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

RESPONSE:

The proposed residence will comply with all other zoning and safety requirements, ensuring to not impair an adequate supply of light and air to adjacent property, and no negative impact on fire safety, or property values.

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

RESPONSE:

The request is to allow the construction of a home that is appropriate for the lot size and neighborhood, not to maximize profit.

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

RESPONSE

The request is to allow the construction of a home that is appropriate for the lot size and neighborhood, not to maximize profit.

Certification Surrounding Property Owners

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

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

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

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

<u>Gloria Denton</u>	<u>Pete Baftiri</u>
Printed Name of Owner	Printed Name of Applicant
	
Signature of Owner	Signature of Applicant
_____	_____
Date	Date
	12/19/24

BILL TO INFORMATION:

<u>A&E Luxury Builders</u>	<u>Pete baftiri</u>	<u>630-696-7431</u>
Print Name/Company	Contact Person	Contact Phone
<u>5s541 Radcliff Rd Naperville IL 60563</u>		
Address To be Billed	Alternate Phone	

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

D

NAMES OF SURROUNDING PROPERTY OWNERS

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

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

[illegible]

(Attach additional sheets if necessary)

PIN	BILLNAME	BILLSTNAME	BILLCITY	BILLSTATE	BILLZIP	PROPSTNAME
627402004	GIANASTASIO, TONILYN	4 CAMELOT DR	OAK BROOK	IL	60523	2 CAMELOT DR
627306013	TOLANI, RAVI & SONYA	3 CAMELOT DR	OAK BROOK	IL	60523	3 CAMELOT DR
627403044	RIVER FOREST STATE BANK	23 CAMBRIDGE DR	OAK BROOK	IL	60523	23 CAMBRIDGE DR
627306014	KHAN, FAROOQ & RUKAYA	1 CAMELOT DR	OAK BROOK	IL	60523	1 CAMELOT DR
627403043	VACCO, CONCETTA A	25 CAMBRIDGE DR	OAK BROOK	IL	60523	25 CAMBRIDGE DR
627403002	HESTER, ALAN B	26 CONCORD DR	OAK BROOK	IL	60523	26 CONCORD DR
627403004	LISTECKI, LYN	22 CONCORD DR	OAK BROOK	IL	60523	22 CONCORD DR
627402003	GIANATASIO, TONILYN C	4 CAMELOT DR	OAK BROOK	IL	60523	4 CAMELOT DR
627403040	SMITH, JONATHAN & LYNNA	31 CAMBRIDGE DR	OAK BROOK	IL	60523	31 CAMBRIDGE DR
627403006	KOŁODZIEJ, VALERY	18 CONCORD DR	OAK BROOK	IL	60523	18 CONCORD DR
627403003	KIM, YOUNGWOON & DONGHEE	24 CONCORD DR	OAK BROOK	IL	60523	24 CONCORD DR
627403042	NGUYEN, KHA	27 CAMBRIDGE DR	OAK BROOK	IL	60523	27 CAMBRIDGE DR
627306015	FORMATO, MITCHELL & T	17 CONCORD DR	OAK BROOK	IL	60523	17 CONCORD DR
627402011	JAVED, ADNAN & ANUM TR	19 CONCORD DR	OAK BROOK	IL	60523	19 CONCORD DR
627403041	AMBOOKEN, PRINCE	29 CAMBRIDGE	OAK BROOK	IL	60523	29 CAMBRIDGE
627402006	XU, ZHIXIANG & W XIANG	29 CONCORD DR	OAK BROOK	IL	60523	29 CONCORD DR
627403007	CHIN, KYUN JANG & AI K	16 CONCORD DR	OAK BROOK	IL	60523	16 CONCORD DR
627403001	HAUSNER, WERNER	602 W LAKE PARK DR	ADDISON	IL	60101	28 CONCORD DR
627403008	KARIM, AHMAD ABDUL	14 CONCORD DR	OAK BROOK	IL	60523	14 CONCORD DR
627402007	YOCHIM, SCOTT A & SUSAN L	27 CONCORD DR	OAK BROOK	IL	60523	27 CONCORD DR
627402008	JACKSON TR, NORA	25 CONCORD DR	OAK BROOK	IL	60523	25 CONCORD DR
627402009	DENTON, GLORIA	23 CONCORD DR	OAK BROOK	IL	60523	23 CONCORD DR
627402010	JAVED, ARSHAD & RUKHSANA	21 CONCORD DR	OAK BROOK	IL	60523	21 CONCORD DR
627402002	KORIN, TIMOTHY & SUSAN	6 CAMELOT DR	OAK BROOK	IL	60523	6 CAMELOT DR
627403005	KHAN, NEELOFAR	20 CONCORD DR	OAK BROOK	IL	60523	20 CONCORD DR
627306012	REDDY, SHANTAN	5 CAMELOT DR	OAK BROOK	IL	60523	5 CAMELOT DR

Subject Property Verification

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

1. Permanent Index Number (P.I.N. from Real Estate Tax Bill): **06-27-402-009**
2. Common Address: **23 Concord Dr Oak brook IL 60523**
3. Type the Complete Legal Description Below. (Attach a separate page if longer than the area provided)
4. Email the Legal Description to cchiarelli@oak-brook.org

LOT 230 IN BROOK FOREST, BEING A SUBDIVISION IN SECTION 27, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORD JULY 26, 1965, AS DOCUMENT R65-27092 AND CERTIFICATE OF CORRECTION FILED SEPTEMBER 24, 1965 AS DOCUMENT R65-37409, IN DUPAGE COUNTY, ILLINOIS.

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

DuPage County Records/Research Room: (630-407-5401) Contact Person: Date called:

12/18/2024

I verify that the information provided above is accurate.

PETE BAFTIRI



Printed Name

Signature

Date: **12/19/2024**

Relationship to Applicant: **applicant**

DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

Legal Description Review

Corrections Required

Yes _____

No _____

Approved By: _____

Date _____

E

Please Deposit Check in: Zoning Account 10-4302

For:

23 Concord Dr - Setback VAR

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

MISCELLANEOUS PAYMENT RECPT#: 759050
DATE: 01/02/25 TIME: 10:52:03
CLERK: pstone DEPT:
CUSTOMER#:

COMMENT: 23 CONCORD DR-SETBAC

REVENUE:
1 10 43020 750.00
ZONING/SUBDIV APPLICATION
ZONING/SUBDIVISION
CASH:
99 1105 750.00
CASH -PLD

AMOUNT PAID: 750.00

PAID BY: A&E LUXURY BUILDERS
PAYMENT METH: CHECK
1070

REFERENCE: A&E LUXURY B

AMT TENDERED: 750.00
AMT APPLIED: 750.00
CHANGE: .00

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

MISCELLANEOUS PAYMENT RECPT#: 759051
DATE: 01/02/25 TIME: 10:53:50
CLERK: pstone DEPT:
CUSTOMER#:

COMMENT: 23 CONCORD DR - SETB

REVENUE:
1 10 43020 50.00
ZONING/SUBDIV APPLICATION
ZONING/SUBDIVISION
CASH:
99 1105 50.00
CASH -PLD

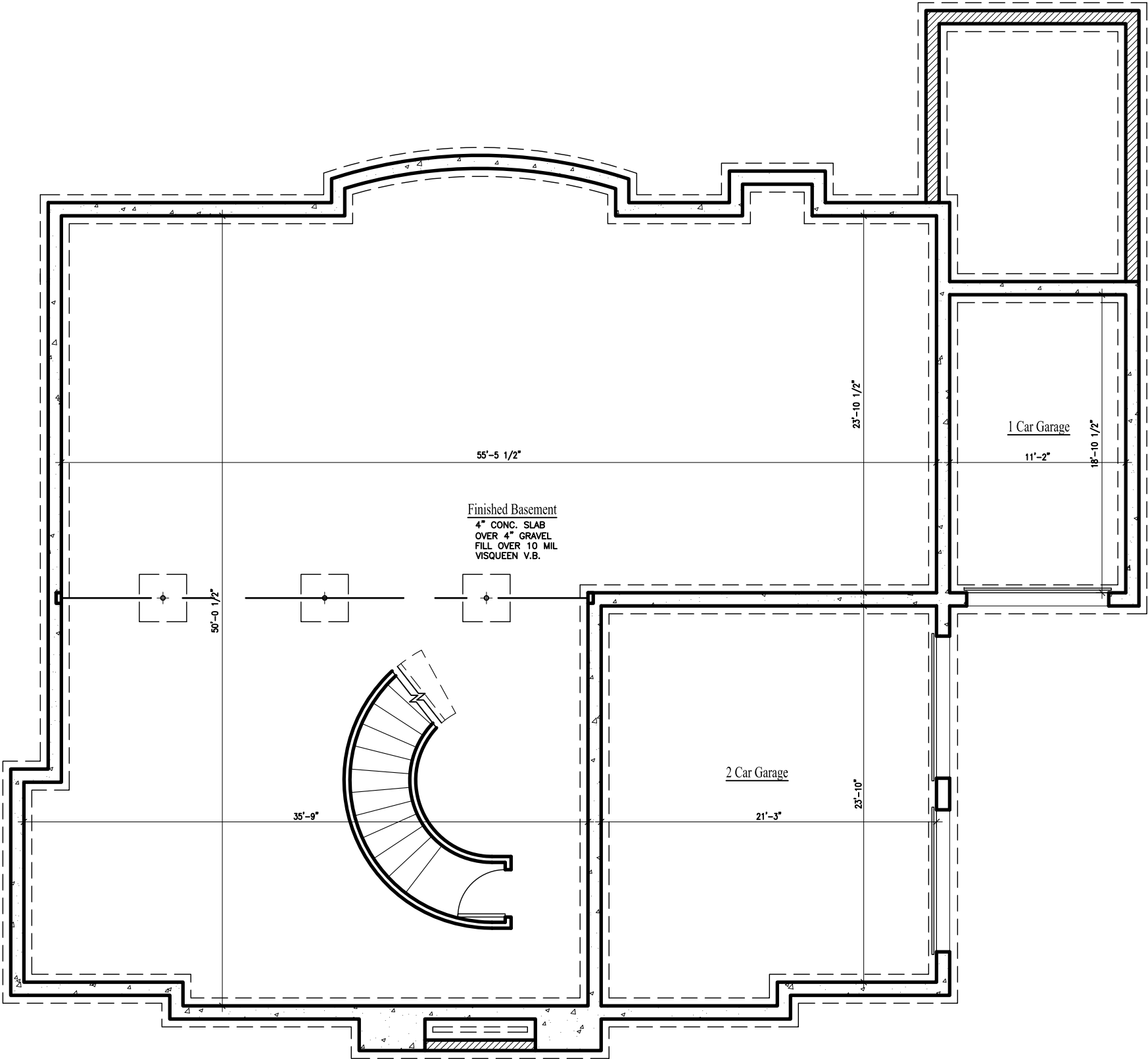
AMOUNT PAID: 50.00

PAID BY: A&E LUXURY BUILDERS
PAYMENT METH: CHECK
1072

REFERENCE: A&E LUXURY B

AMT TENDERED: 50.00
AMT APPLIED: 50.00
CHANGE: .00

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BASEMENT PLAN - 2,269 S.F.

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

GARAGE AREA - 734 S.F.

SCALE:

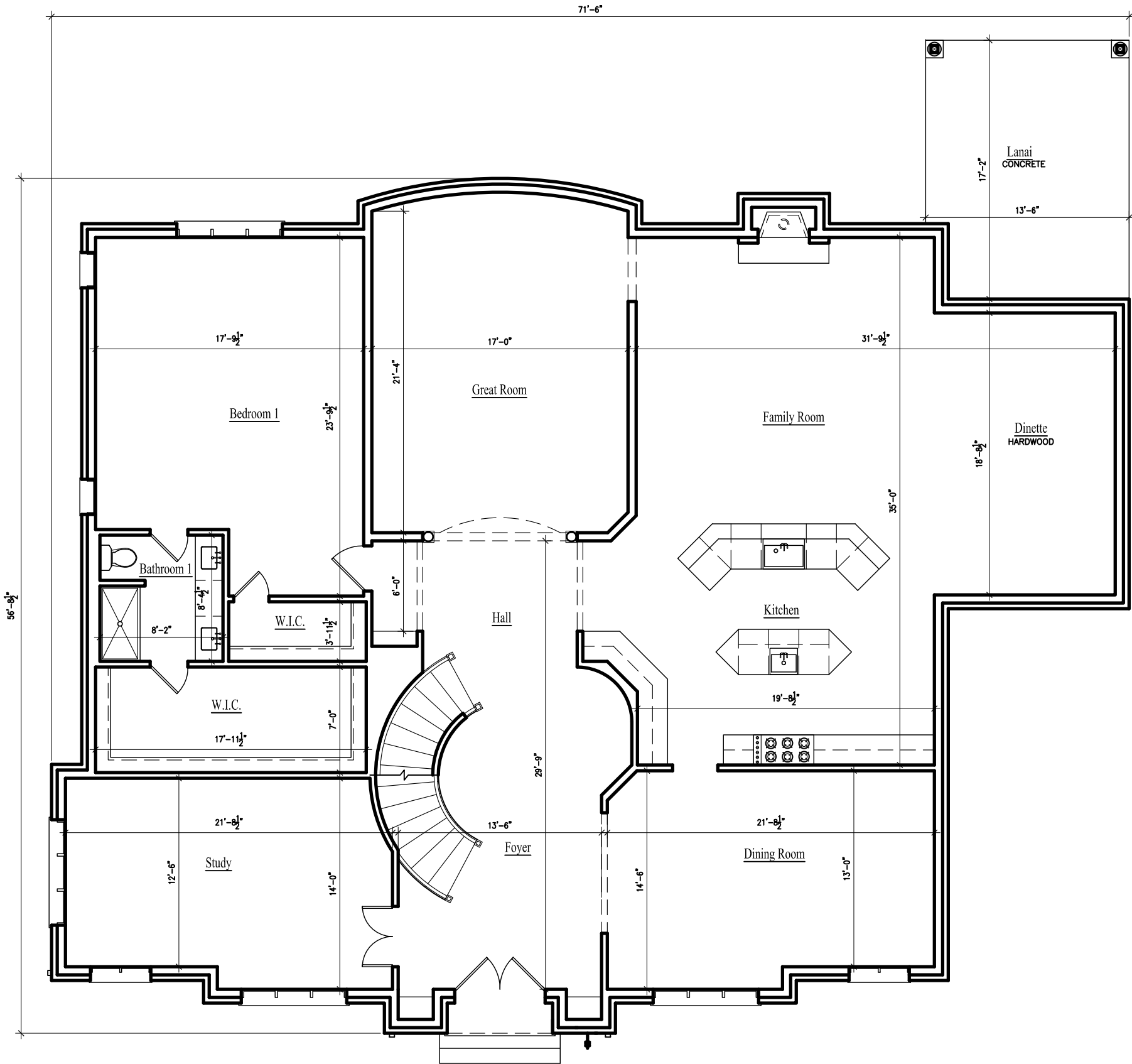
PROJECT: PROPOSED SINGLE FAMILY RESIDENCE
23 CONCORD DRIVE
OAK BROOK, IL 60523

CLIENT: Pete Baffiri
55541 Rendell Road
Naperville, IL 60563

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

SHEET TITLE
BASEMENT PLAN

SHEET NUMBER



FIRST FLOOR PLAN - 3,298 S.F.

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



AGAMA DESIGNS
architecture

664 W. Veterans Pkwy, Suite A
Yorkville, Illinois 60560

Phone: (630) 381-9019

E-mail: alberto@agamadesigns.com

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

CLIENT:
Pete Baffiri
55541 Randolph Road
Naperville, IL 60563

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

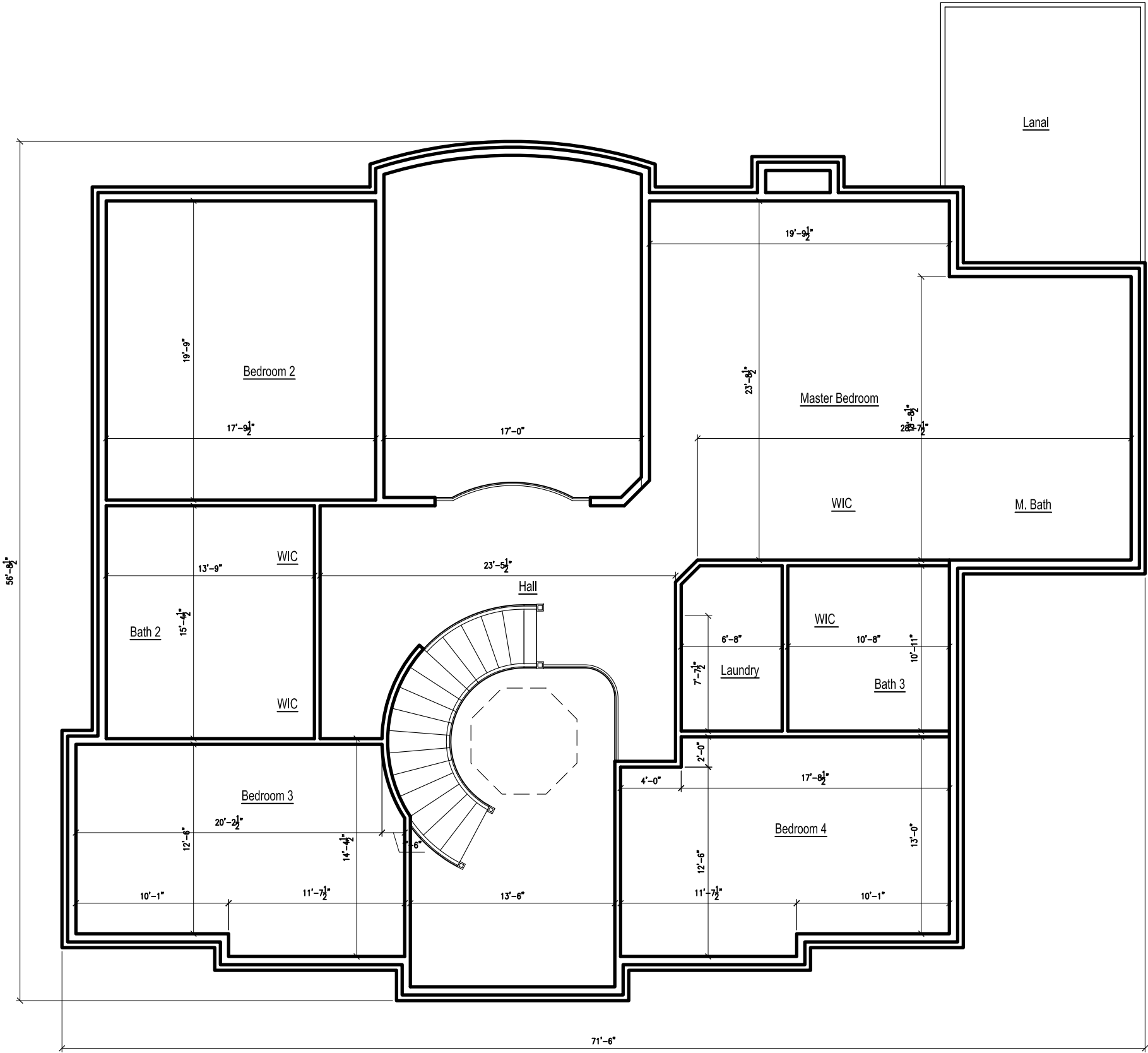
SHEET TITLE

FIRST FLOOR PLAN

SHEET NUMBER

A2

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SECOND FLOOR PLAN - 2,575 SF

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

PROJECT:

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

CLIENT:

Pete Baffiri
55541 Rendoliff Road
Naperville, IL 60563

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

SHEET TITLE
SECOND FLOOR PLAN

SHEET NUMBER

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FRONT ELEVATION

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

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

CLIENT: Pete Battiri
55541 Rendell Road
Naperville, IL 60563

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

SHEET TITLE
EELVATIONS

SHEET NUMBER

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RIGHT ELEVATION

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

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

CLIENT: Pete Battiri
55541 Rendell Road
Naperville, IL 60563

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

SHEET TITLE
EELVATIONS

SHEET NUMBER

A5

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REAR ELEVATION

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

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

CLIENT:
Pete Baffiri
55541 Rendolf Road
Naperville, IL 60563

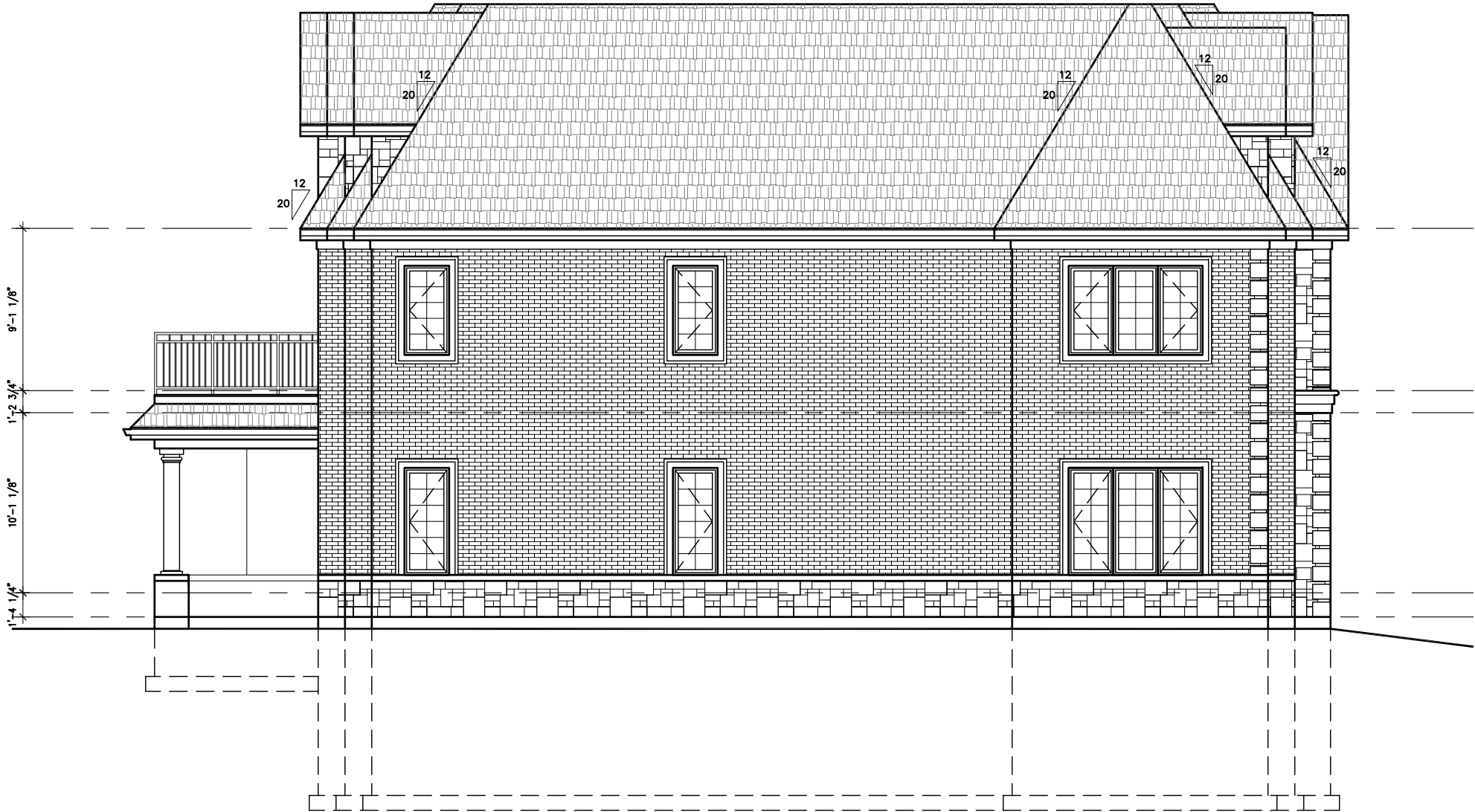
JOB NO.: 24-173
DATE: 12-19-24

SHEET TITLE
ELVATIONS

SHEET NUMBER

A6

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



LEFT ELEVATION

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

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

CLIENT: Pete Baffiri
55541 Rendell Road
Naperville, IL 60563

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

SHEET TITLE
ELVATIONS

SHEET NUMBER

A7

<u>IMPERVIOUS DATA TABLE</u>			
<u>EXISTING IMPERVIOUS</u>		<u>PROPOSED IMPERVIOUS</u>	
DRIVEWAY:	1,758 S.F.	HOUSE:	2,917 S.F.
HOUSE:	1,287 S.F.	DRIVE:	1,113 S.F.
FRONT PORCH & WALK:	237 S.F.	FRONT PORCH & STEPS:	30 S.F.
REAR PATIO & STOOP:	451 S.F.	LANAI:	232 S.F.
WALLS:	12 S.F.	FRONT WALK:	181 S.F.
		POOL:	648 S.F.
		PATIO:	536 S.F.
	TOTAL: 3,745 S.F.		TOTAL: 5,657 S.F.

LOT COVERAGE R-4 ZONING	
LOT COVERAGE:	
LOT AREA: 15,190 S.F.	
IMPERVIOUS: 5,657 S.F.	
LOT COVERAGE: 5,657 S.F. / 15,190 S.F.= 37.24%	

STRUCTURE LOT COVERAGE:		
EXISTING:	PROPOSED:	
HOUSE:	2,917 S.F.	
LOT AREA:	15,190 S.F.	
LOT COVERAGE:	19.20%	

SETBACKS:	
FRONT YARD: 30 FT.	
REAR YARD: 30 FT.	
SIDE YARD: 10 FT.	

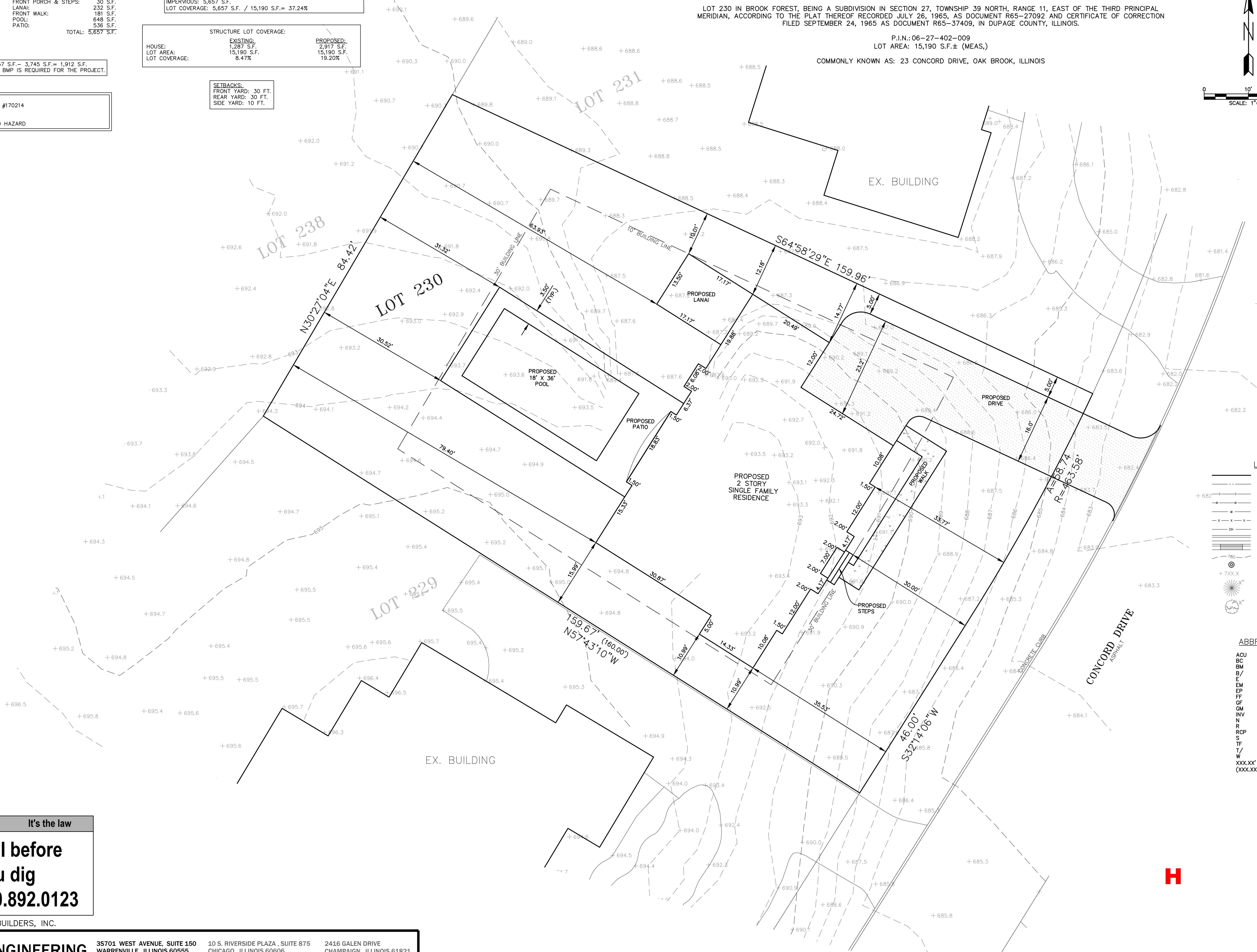
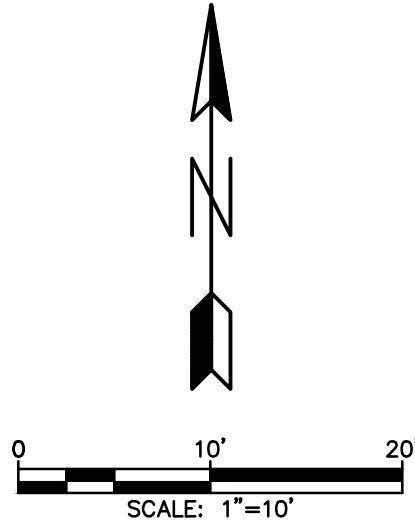
NET NEW IMPERVIOUS AREA= 5,657 S.F.- 3,745 S.F.= 1,912 S.F.
SINCE 1,912 S.F. < 2,500 S.F. NO BMP IS REQUIRED FOR THE PROJECT.

FIRM MAP:
VILLAGE OF OAK BROOK #170214
FIRMETTE #17043C0179J
DATED 08/01/2019
AREA OF MINIMAL FLOOD HAZARD

SITE PLAN EXHIBIT

LOT 230 IN BROOK FOREST, BEING A SUBDIVISION IN SECTION 27, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1965, AS DOCUMENT R65-27092 AND CERTIFICATE OF CORRECTION FILED SEPTEMBER 24, 1965 AS DOCUMENT R65-37409, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 06-27-402-009
LOT AREA: 15,190 S.F.± (MEAS.)
COMMONLY KNOWN AS: 23 CONCORD DRIVE, OAK BROOK, ILLINOIS



- LEGEND**
- = PROPERTY LINE
 - - -= LOT LINE
 - +—= EX. SANITARY LINE
 - +—+—= EX. STORM LINE
 - +—+—+—= EX. WATER LINE
 - - -x - - -= EX. FENCE
 - - -x - - -x - - -= EX. OVERHEAD WIRE (APPROXIMATE LOCATION)
 - +—+—+—+—= EX. CONCRETE CURB & GUTTER
 - +—+—+—+—+—= EX. DEPRESSED CURB
 - +—+—+—+—+—+—= EX. CONTOURS
 - +—+—+—+—+—+—+—= EX. SANITARY MANHOLE
 - +7XXX.X= EX. SPOT ELEVATION
 - (Sun symbol)= EX. CONIFEROUS TREE
W/TRUNK SIZE IN INCHES
 - (Circle with cross)= EX. DECIDUOUS TREE
W/TRUNK SIZE IN INCHES

ABBREVIATIONS	
ACU	AIR CONDITIONER UNIT
BC	BACK OF CURB
BM	BENCHMARK
B/-	BOTTOM OF
E	EAST
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
GF	GARAGE FLOOR
GM	GAS METER
INV	INVERT
N	NORTH
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
S	SOUTH
TF	TOP OF FOUNDATION
T/-	TOP OF
W	WEST
XXX.XX"	MEASURED DIMENSION
(XXX.XX")	RECORD DIMENSION

It's smart It's free It's the law

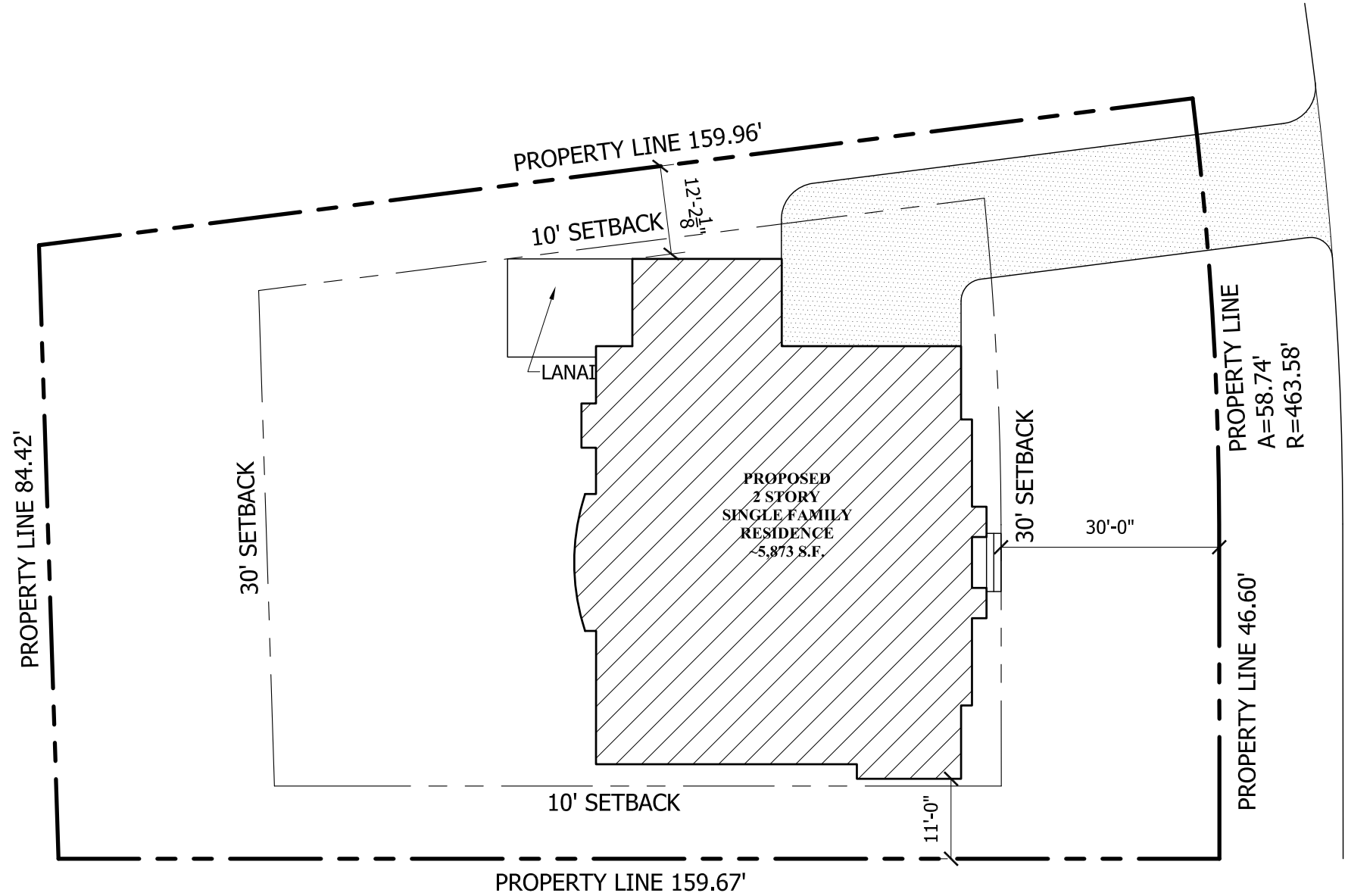
Call before you dig

800.892.0123

PREPARED FOR: A&E LUXURY BUILDERS, INC.

DRAWN BY: B.L.	ENGINEERING	35701 WEST AVENUE, SUITE 150 WARRENVILLE, ILLINOIS 60055 PHONE (630) 393-3060 FAX (630) 393-2152	10 S. RIVERSIDE PLAZA, SUITE 875 CHICAGO, ILLINOIS 60606 PHONE (312) 474-7841 FAX (312) 474-6099	2416 GALEN DRIVE CHAMPAIGN, ILLINOIS 61821 PHONE (217) 351-6268 FAX (217) 355-1902
CHECKED BY: J.G.				
APPROVED BY: J.G.				

Jon P. Green, P.E.
IL. P.E. NO. 062-052108
Expires November 30, 2025



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

SITE PLAN

SCALE: 1"=20'

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CONCORD DR.

PROJECT: PROPOSED SINGLE FAMILY RESIDENCE
23 CONCORD DRIVE
OAK BROOK, IL 60523
CLIENT: Pete Baffiri
55541 Radcliff Road
Naperville, IL 60563

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

SHEET TITLE
SITE PLAN

SHEET NUMBER

SPIEWAK CONSULTING

PROFESSIONAL DESIGN FIRM
LICENSE NO.:184.006518
1030 W. HIGGINS RD. SUITE 218, PARK RIDGE, IL 60068
phone: (773) 853-2572
phone: (630) 351-9489
www.landsurveyors.pro
andrew@landsurveyors.pro

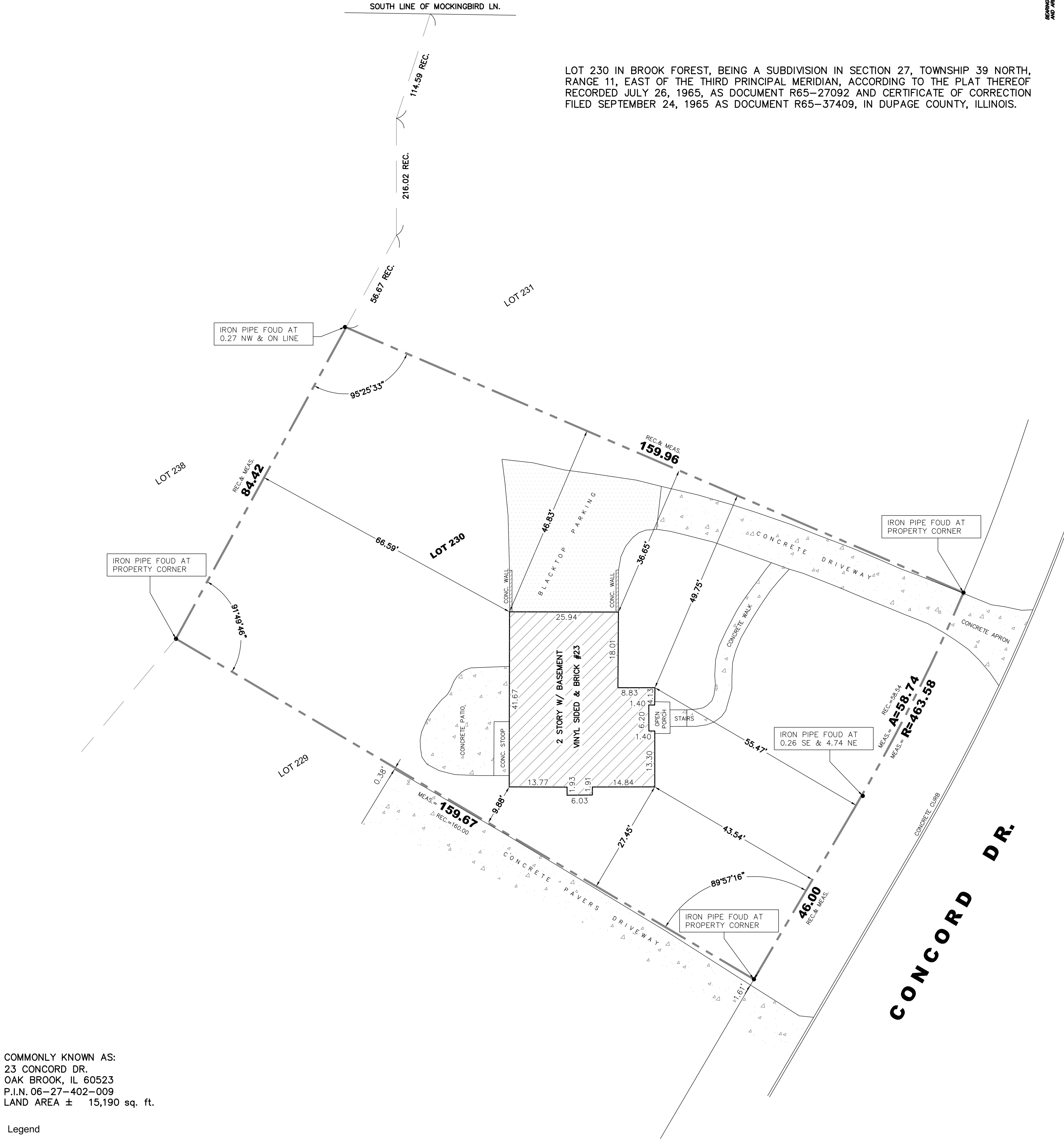
PLAT OF SURVEY

by
ANDREW SPIEWAK LAND SURVEYOR, INC.
of

BEARINGS ARE SHOWN FOR ANGULAR REFERENCE ONLY
AND ARE NOT RELATED TO TRUE OR MAGNETIC NORTH



LOT 230 IN BROOK FOREST, BEING A SUBDIVISION IN SECTION 27, TOWNSHIP 39 NORTH,
RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF
RECORDED JULY 26, 1965, AS DOCUMENT R65-27092 AND CERTIFICATE OF CORRECTION
FILED SEPTEMBER 24, 1965 AS DOCUMENT R65-37409, IN DUPAGE COUNTY, ILLINOIS.



COMMONLY KNOWN AS:
23 CONCORD DR.
OAK BROOK, IL 60523
P.I.N. 06-27-402-009
LAND AREA ± 15,190 sq. ft.

Legend
WD.= WOOD FENCE C.L.= CHAIN LINK
N.F.= NORTH FACE S.F.= SOUTH FACE
W.F.= WEST FACE E.F.= EAST FACE
I.P.= IRON PIPE I.R.= IRON ROD
I.F.= IRON FENCE
MEAS.= MEASURED REC.= RECORD
● IRON ROD FOUND ○ IRON ROD SET
● IRON PIPE FOUND ○ IRON PIPE SET
+ CROSS FOUND & SET ----- PROPERTY LINE

SCALE: 1 INCH EQUALS 15 FEET.
DISTANCES ARE MARKED IN FEET AND DECIMAL
PARTS THEREOF.

ORDERED BY: JESSE MORRIS

COMPANY OR ORGANIZATION: _____

SURVEYED BY: PJS

DRAWN BY: PJS

CHECKED BY: AFS

PROJECT No: H-27

NOTE:
1. SETBACKS, EASEMENTS OR CLAIM OF EASEMENTS
(IF ANY) NOT SHOWN HEREON.
2. POSSIBLE UTILITY EASEMENT ALONG WEST
PROPERTY LINE - PER FIELD OBSERVATION.



STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

ANDREW SPIEWAK LAND SURVEYOR, INC., A PROFESSIONAL DESIGN FIRM,
LAND SURVEYING CORPORATION, LICENSE No.: 184.006518
HEREBY CERTIFIES THAT A SURVEY HAS BEEN MADE UNDER THE DIRECTION
AND SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE
ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT
REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

FIELD WORK WAS COMPLETED ON 8TH DAY OF NOVEMBER A.D. 2022 .
CHICAGO, ILLINOIS, DATE OF PLAT 9TH DAY OF NOVEMBER A.D. 2022 .

BY Andrew F. Spiewak
ILLINOIS PROFESSIONAL LAND SURVEYOR
ANDRZEJ F. SPIEWAK LICENSE No.: 035.003178
LICENSE EXPIRES 11/30/2022
PROFESSIONAL DESIGN FIRM, LAND
SURVEYING CORPORATION, No.: 184.006518
LICENSE EXPIRES 04/30/2023

THIS SURVEY IS VALID ONLY WITH AN EMBOSSED SEAL



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
May 27, 2025

SUBJECT: Award of Contract - Hot-Mix Asphalt Material Purchase

FROM: Tim O'Malley, Public Works Director

BUDGET SOURCE/BUDGET IMPACT: \$67,000.00 is included in the FY2025 budget, \$5,000.00 from 351-62210 (Water), \$8,000.00 from 330-62210 (Streets), \$29,000.00 from 366-62200 (Safety Pathway), and \$25,000.00 from 834-72000 (Golf Cart Path)

RECOMMENDED MOTION: I move that the Village Board approve Resolution R-2300, A Resolution authorizing the award of contract to the lowest responsible bidder, with the lowest responsive bid, K-Five Construction, Westmont, IL in the amount of \$42,221.00, for the Hot Mix Asphalt Material Purchase, pending final attorney review and approval

Background/History:

Staff posted the Hot-Mix Asphalt Material Purchase Request for Bids on the Village's eProcurement site on Wednesday, April 2, 2025. Five (5) vendors downloaded the bid package. Three (3) sealed bids were opened on Wednesday, April 16, 2025:

K-Five Construction Corporation	Plote Construction Inc.	Builders Asphalt, LLC
\$42,221.00	\$50,249.00	\$55,341.50

The request sought bids for the purchase of binder course asphalt, surface course asphalt, and tack coat. With these products, the Public Works department is planning to pave the Shared-Use path along Polo Rd. to Golf Rd. The Department is also planning to do more path repairs along Kingston Dr and the Golf Course cart path. This material is also used to make roadway restorations from water main breaks, storm sewer repairs, as well as miscellaneous pothole repairs. The funds for this material are provided from various programs at the Village.

Recommendation:

Staff recommends that the Village Board approve Resolution R-2300, A Resolution authorizing the

award of contract to the lowest responsible bidder, with the lowest responsive bid, K-Five Construction, Westmont, IL in the amount of \$42,221.00, for the Hot Mix Asphalt Material Purchase, pending final attorney review and approval

Attachments:

1. 2025-PW-CNTRCT-ASPHALT-R-2300
2. HotMixAsphatMaterialPurchase
3. Evaluation Tabulation

THE VILLAGE OF OAK BROOK
COOK AND DUPAGE COUNTIES, ILLINOIS

RESOLUTION

NUMBER 2025-PW-CNTRCT-ASPHALT-R-2300

A RESOLUTION
APPROVING THE AWARD CONTRACT TO THE LOWEST
RESPONSIBLE BIDDER, K-FIVE CONSTRUCTION, OF
WESTMONT, IL FOR THE HOT MIX ASPHALT MATERIAL
PURCHASE

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 the 27th day of May 2025

RESOLUTION NO. 2025-PW-CNTRCT-ASPHALT-R-2300

A RESOLUTION
APPROVING THE AWARD CONTRACT TO THE LOWEST RESPONSIBLE BIDDER, K-FIVE
CONSTRUCTION, OF WESTMONT, IL FOR THE HOT MIX ASPHALT MATERIAL
PURCHASE

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, a solicitation for bids for the Hot-Mix Asphalt Purchase Request ("Request") was posted on the Village website on Wednesday, April 2, 2025, whereby five (5) vendors elected to download the bid documents;

WHEREAS, Staff opened and reviewed the three (3) sealed bids that were received on April 16, 2025, and recommends the Corporate Authorities award the contract to the lowest responsible bidder, K-Five Construction, of Westmont, IL (the "Company") who submitted the lowest responsive bid in the amount of \$42,221.00;

WHEREAS, Staff recommends the Corporate Authorities to approve the award of Contract for the Request to Company, as further detailed in and subject to the terms and conditions of the Agreement ("Agreement"), attached hereto and incorporated herein as Exhibit A;

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 – Approval and Award

The Corporate Authorities hereby does approve and award the contract for the Request to Company subject to the terms and conditions of the Agreement, attached hereto and incorporated herein as Exhibit A.

Section Three – Authorization and Direction

The Village Manager is hereby authorized to execute, and if necessary the Village Clerk is hereby authorized to attest the Agreement, substantially in the form attached hereto as Exhibit

A, with such changes therein as shall be approved by the Village attorney and the officials of the Village executing the same, their execution thereof to constitute exclusive evidence of their approval to any and all changes or revisions therein from and after the execution and delivery of such Agreement.

Section Four - Other Actions Authorized

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

Section Five - Authorization of Expenditures

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

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 27th day of May 2025.

Ayes: _____

Nays: _____

Absent: _____

APPROVED THIS 27th day of May 2025.

LAURENCE E. HERMAN,
Village President

ATTEST:

NETASHA SCARPINITI,
Village Clerk

EXHIBIT A

Agreement



REVIEW OF CONTRACTS

Awarding Agency:

VOB

Department:

PW

Awarded Contract Price:

\$42,221.00

Type of Contract:

Community Purchase

Program/Account Number:

Various Accounts

Budgeted Amount:

\$67,000.00

CONTRACT AMOUNT

☐ Under \$20,000

☐ \$500,001 - \$1,000,000

☒ \$20,000 - \$500,000

☐ Over \$1,000,000

NOTES

Hot-Mix Asphalt Material Purchase

DEPARTMENT DIRECTOR SIGNATURE

Name:

Prindys O'Malley

Date:

5/15/25

INITIAL REVIEWING ATTORNEY SIGNATURE

Name:

Date:

APPROVED BY VILLAGE MANAGER

Name:

Date:

FINAL REVIEW AS TO FORM ATTORNEY SIGNATURE

Name:

Date:

☐ 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 _____

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Bituminous Materials – Trackless Tack Coat	10	5 Gallon Pail	50	\$ 500.00
2	Hot-Mix Asphalt Binder Course, IL - 19.0, N50	100	Ton	60	\$ 6,000.00
3	Hot-Mix Asphalt Surface Course, Mix “D”, N50	450	Ton	64	\$ 28,800.00
4	Disposal of asphalt	15	Truck (5 yd)	50	\$ 750.00
5	Mileage differential (\$1.10 per ton/mile times the distance measured from the bidder's batch plant roundtrip.)	1210	Tons/ Mile (550 tons x \$1.10 x 2 x mileage)	5.1	\$ 6,171.00
	Total				\$ 42,221.00

Section F Statement of Bidder's Qualifications

All questions must be answered and the data given must be clear and comprehensive. This statement must be notarized. If necessary, questions may be answered on separate attached sheets. The Bidder may submit any additional information he or she desires.

1. Name of Bidder: K-Five Construction Corp.
2. Permanent main office address: 999 Oakmont Plaza Dr, Suite #200, Westmont, IL 60559
3. When organized: 1977
4. If a corporation, where incorporated: Illinois
5. How many years have you been engaged in the contracting business under your present firm or trade name: 48
6. Contracts on hand: (Schedule these, showing amount of each contract and the appropriate anticipated dates of completion) See Attached
7. General character of work performed by your company: Heavy highway construction, asphalt manufacturing
8. Have you ever defaulted on a contract: No
9. List, on an attached sheet, the more important projects recently completed by your company, stating the approximate cost for each, and the month and year completed. Include a contact person and phone # for each.
10. List your major equipment **available for this contract.** See attached
11. Experience in work similar in importance to this project: See attached
12. Background and experience of the principal members of your organization, including the officers. See attached
13. Credit available: \$35,000,000.00

14. Bank reference: Hinsdale Bank & Trust, 25 E. First Street, Hinsdale, IL 60521
15. Will you, upon request, fill out a detailed financial statement and furnish any other information that may be required by the Village of Oak Brook: Yes
16. The undersigned hereby authorizes and requests any person, firm, or corporation to furnish any information requested by the Village of Oak Brook in verification of the recitals comprising this Statement of Bidder's Qualifications.

DATED at Corporate office, Westmont, Illinois this 15th day of April, 2024.



By: [Signature]
President Title

STATE OF ILLINOIS)
COUNTY OF)

Robert G. Krug being duly sworn deposes and says that he is the
President of K-Five Construction Corp. and that the answers to the foregoing
questions and all statements therein contained are true and correct.

SUBSCRIBED and sworn to before me this 15th day of April, 2024.

Nancy Wroblewski
Notary Public



active
Contact: Joe Bodzioch
630-257-5600

Primary Customer	Project Title	Status	Value
Judlau	Judlau IDOT 60X10 Weber Rd	Active	\$3,218,654.49
ISTHA	ISTHA 4255 I 355	Active	\$22,448,662.92
IDOT	IDOT 22 62G64 US 20 Lake	Active	\$3,428,345.14
Dept. of Aviation	TPAP-TP Taxiway A&B K-4	Active	\$14,477,000.00
Cook County Highway Dept.	Cook Roberts Road	Active	\$6,325,000.00
Curran	Curran ISTHA 4704 I 490	Active	\$366,417.44
Dept. of Aviation	Turner Paschen TPAP TP-12	Active	\$13,105,000.00
IDOT	IDOT 62F90 IL 43 Harlem	Active	\$1,287,974.16
IDOT	IDOT 115 Joliet Rd 60X71	Active	\$2,108,299.99
IDOT	IDOT 62J89 Michigan Ave	Active	\$4,658,001.62
IDOT	IDOT 62A38 IL 171	Active	\$1,462,097.78
Walsh	Walsh ISTHA 4496 I 294	Active	\$873,999.25
Walsh	Walsh ISTHA 4431 Mile Long	Active	\$3,571,762.49
FH Paschen	Paschen ISTHA 4517 I 294	Active	\$3,328,250.15
FH Paschen	Paschen ISTHA 4519 I 294	Active	\$6,085,179.20
Village of Summit	Summit 2020 Street Resurf	Active	\$1,316,984.73
IDOT	IDOT 62L01 Riverside	Active	\$496,965.00
Walsh	Walsh ISTHA 4518 I 294	Active	\$4,045,664.26
IDOT	IDOT 61G12 31st Street	Active	\$6,239,378.15
IDOT	IDOT 62J73 US 34 Ogden	Active	\$1,608,306.83
IDOT	IDOT 62L50 130th St.	Active	\$902,974.90
IDOT	IDOT 61G59 Clarendon Hill	Active	\$552,568.21
Martam	Martam IDOT 62K96	Active	\$130,979.71
Martam	Martam ISTHA 4554 I 294 O	Active	\$1,298,911.00
Pan Oceanic	PanOceanic IDOT 61G28 Com	Active	\$309,978.87
IDOT	IDOT 62L23 RT 83 I 290 IL	Active	\$3,619,222.42
IDOT	IDOT 62M14 Torrence Ave	Active	\$970,850.00
Dunnet Bay	Dunnet Bay ISTHA 4475 I57	Active	\$1,000,976.73
FH Paschen	Paschen 118th Street	Active	\$296,189.00
FH Paschen	Paschen 122nd Street	Active	\$307,110.00
IDOT	IDOT 61H02 Grand Ave	Active	\$3,916,381.59
City of Chicago	Chicago O'Hare Txwy Y	Active	\$6,673,744.60
ICC Group	ICC IDOT 60T06 IL 43 Harl	Active	\$145,437.29
Lorig	Lorig ISTHA 4555 Plainfield	Active	\$856,380.90
Campanella & Sons	IDOT LE055 Lewis Univ. Airport	Active	\$177,321.55
IDOT	IDOT 62L07 Oak Park 31st	Active	\$1,519,500.00
IDOT	IDOT 62F84 Glenwood Dyer	Active	\$4,242,424.00
Cook County Highway Dept.	Pavement Preservation & Rehab	Active	\$3,885,158.74
Austin Powers Partners	ORD Term 5	Active	\$189,775.00
IHC Construction	MWRDGC Addison Creek	Active	\$393,855.78
IDOT	IDOT 62K30 I 55 SB	Active	\$6,375,389.42
IDOT	IDOT 62K51 I 55 NB	Active	\$6,343,481.64

IDOT	IDOT 62H97 I 55 Frontage	Active	\$1,359,554.95
IDOT	IDOT 62L12 Torrence Ave	Active	\$1,443,742.02
IDOT	IDOT 62C25 East Ave	Active	\$16,873,741.63
ISTHA	ISTHA 4821 I 294	Active	\$3,906,755.81
IDOT	Gallagher/K5/D IDOT 62M84	Active	\$7,436,568.70
IDOT	IDOT 129 62P90 SW Hwy.	Active	\$444,444.44
Dunnet Bay	Dunnet Bay ISTHA 4714	Active	\$835,846.65
Village of Dolton	Dolton 2022 Alley Resurf	Active	\$759,707.90
ISTHA	ISTHA 4594 88th 294	Active	\$267,000.00
City of Chicago Dept. of Aviation	Taxiway NN	Active	\$8,623,213.00
ISTHA	Walsh ISTHA 4456 Hinsdale	Active	\$62,443.80
IDOT	IDOT 62P19 Glenwood Dyer	Active	\$1,657,116.60
IDOT	IDOT 61H39 Fairview Ave D	Active	\$838,973.65
IDOT	IDOT 62N78 Ogden Ave.	Active	\$2,790,520.00
City of Chicago Dept. of Aviation	Turner ORD TPAP 26	Active	\$37,837,136.00
Du Page County	Dupage Co 2022 South Area	Active	\$4,572,458.00
IDOT	IDOT 97 Sheilds Ave Maple to Custer Brookfield	Active	\$780,544.00
IDOT	IDOT 100 Grand Ave Elm to IL 43	Active	\$3,113,351.00
City of Naperville	Naperville 2022 City Prog	Active	\$4,973,248.00
IDOT	IDOT 62N43 LaGrange Rd	Active	\$1,190,920.00
Primary Customer	Project Title	Status	Value
IDOT	IDOT 61H70 Washington Ave	Active	\$1,451,412.00
IDOT	IDOT 62N81 Willow Springs	Active	\$3,271,012.70
Paschen ISTHA 4832 I 294	I 294 Hinsdale Oasis to 47th S, IL	Active	\$5,822,723.00
Paschen ISTHA 4833 I 294	I 294 47th to Ogden, IL	Active	\$6,632,042.00
City of Chicago Dept. of Aviation	TPAP TP 33	Active	\$327,420.00
IDOT	IDOT 61J00 94th Ave	Active	\$1,283,760.00
Will County	135th Street	Active	\$8,155,286.37
City of Chicago Dept. of Aviation	TPAP TP 32	Active	\$9,877,524.00
IDOT	IDOT 46	Active	\$831,305.01
IDOT	IDOT 48	Active	\$977,657.63
Lake County Grading	IDOT Wolf's Crossing Road	Active	\$1,630,065.00
UPRR	UPRR Lathrop CA	Active	
Cook County Highway Dept.	Gallagher/K-Five Cook Co	Active	\$4,641,966.81
ISTHA	ISTHA 4879 I 88 at Rt 31	Active	\$1,074.00
City of Naperville	2023 Various Streets	Active	\$6,720,546.00
ISTHA	ISTHA 4884 I 294 SB 95IST	Active	\$5,632,993.00
MWRDGC	MWRDGC Lawndale	Active	\$7,417,412.00
IDOT	Contract 61I37 71st St Downer	Active	\$493,000.00
IDOT	Contract 61J41 Woodward DG	Active	\$509,199.00
Village of Westmont	2023 MFT Various	Active	\$1,715,770.00
City of Naperville	2023 Street Resurfacing	Active	\$3,863,694.00
IDOT	Contract 62G37 55th Street Western Springs	Active	\$9,496,987.00

IDOT	Contract 80006 Clow Airport	Active	\$2,124,223.00
Reyes Group	TPAP TP 31 Txywy KL	Active	\$266,096.00
Rausch	MWRD 1st Ave	Active	\$217,442.00
Martam	Blue Island Olde Western Ave.	Active	\$133,308.00
IDOT	Contract 61H88 Ridge Rd Lans	Active	\$2,144,525.00
IDOT	Contract 61J40 Crescent Blvd.	Active	\$1,620,837.00
IDOT	Contract 62N36 I-57	Active	\$6,432,231.00
IDOT	Contract 62R59 I 90 I 290	Active	\$891,023.00
Village of Bridgeview	2023 MFT Street Resurfacing	Active	\$532,177.00
Village of LaGrange Park	Morgan & Harrison	Active	\$479,966.00
Village of Hodgkins	Kane Ave.	Active	\$151,322.00
Village of McCook	Joliet Ave.	Active	\$166,916.00
Reyes Group	TPAP Tank Farm Improvements	Active	\$671,033.00
ISTHA	ISTHA RR-23-4914 Ramp Repairs	Active	\$1,079,697.00
IDOT	IDOT 13 135th Street Romeoville	Active	\$2,885,523.00
IDOT	IDOT 16 Fullerton Ave Glendale Heights	Active	\$1,717,494.00
IDOT	IDOT 13A Joliet Airport Parking Lot	Active	\$235,118.00
ISTHA	ISTHA RR-23-4931	Active	\$7,928,233.17
IDOT	IDOT 54 Janes Ave. Woodridge	Active	\$2,045,191.76
IDOT	IDOT 72 Pulaski Rd.	Active	\$1,441,856.00
IDOT	IDOT 134	Active	\$180,471.67
Cook County Highway Dept.	88th/Cork Ave.	Active	\$25,819,361.29
Naperville	2024 Street Resurfacing Program MFT North	Active	\$6,438,412.25
Hometown	89th Place	Active	\$652,717.50
Hometown	Corcoran	Active	\$403,461.25
ISTHA	ISTHA RR-23-1939 JV with Denler	Active	\$6,871,238.00
Will County	Weber Road	Pending	\$922,629.00
IDOT	Main Street Downers Grove	Pending	\$2,384,158.76
IDOT	Oakbrook Maintenance Yard	Pending	\$780,422.00
City of Naperville	MFT South	Pending	\$4,163,126.63

Complete

Job Name	Contract	Completed 2023-2024
IDOT 62F58 LaGrange Road	\$5,601,000.80	Contract for all projects; Joe Bodzioch-630-257-5600
IDOT 61F38 York Road	\$1,882,315.75	
Paschen ISTHA 4430	\$6,130,378.88	
IDOT 61F64 Rodeo Dr	\$2,186,552.27	
Metromex I 294 Bridge	\$655,648.12	
Aldridge ORD NAVAIDS	\$457,426.07	
CN Railroad 2021 T & M Wo	\$59,799.02	
Lindblad ANL Area 400	\$550,196.00	
IDOT 62L68 IL 53 I 55 Dup	\$2,105,270.90	
Alliance IDOT 61H05 Brick	\$127,518.97	
Meridian Army Trail	\$745,958.00	
Arco Murray 1334 Kostner	\$592,690.24	
Martam IDOT 61H17 Prairie	\$160,291.00	
Rossi AA ORD Concours L	\$241,297.06	
J Nardulli IDOT 61H48 East	\$422,319.00	
Curran Clayco Grace Cubes	\$214,797.40	
IDOT 62N61 IL 53 Independ	\$1,841,557.42	
Lisle 2022 Street Rehab	\$1,021,600.00	
Naperville 2022 MFT Progr	\$4,883,667.23	
Morgan Harbour 840 Green	\$1,739,919.00	
Bolingbrook 2022 Resurfac	\$4,732,830.41	
Morgan Harbour 8701 W 53rd	\$179,264.00	
Morgan Harbour 720 740	\$214,435.00	
Lennar Emblen Oswego	\$225,000.00	
Palus Park 2022 Rdwy Drain	\$1,026,014.00	
Merrionette Park CDBG 202	\$376,890.25	
Merrionette Park Invest C	\$310,613.53	
Morgan Harbour Target Chg	\$35,968.39	

	Completed 2022-2023
Midway Runway 13C-31C	\$31,513,067.60
Chicago Hla GSU Campus	\$1,206,904.58
Chicago Midway 4R-22L Re	\$18,256,324.88
PanOceanic Chicago Sewer	\$667,931.61
Oak Park 2018 Resurfacing	\$1,446,221.20
IDOT 61E51 Custer Ave	\$1,563,190.80
Metromex Chicago DWM	\$3,329.00
IDOT 151 61F60 Brainard	\$1,090,062.00
UPS CACH Parking Hodgkins	\$9,286,402.25
IDOT 80V17 IL 56 I 355	\$4,207,795.02
IDOT 61F50 Blanchard St	\$872,690.00
Alliance IDOT 61F37 95th	\$129,012.11
Tovar-UPS O'Hare Snow Rem	\$243,670.00
FCL Liberty 55	\$311,383.01
UPRR Global 2 Lake St	\$17,236,018.11
Martam Windspr Dr Oakbrook	\$570,253.88
M/I Homes Woodview Surfac	\$50,789.00
UP Global 2 Custom Lot	\$16,241,745.59
Exchange 55 TSI	\$457,242.48
Skyway Lanes 9 10 11	\$421,701.58
Tonn & Blank FHOF West Lo	\$889,949.16
Beechen & Dill Lemont	\$221,725.82
ISTHA 4545 Systemwide	\$5,471,154.43
McHugh Kedzie Transfer	\$770,379.56
UP Dupo Intermodal	\$352,539.00
IDOT 61G66 Abbeywood Dr	\$760,437.00
IDOT 62M01 Haled St	\$809,043.00
IDOT 61G26 Prince Crossing	\$783,343.00

	Completed 2022-2023
Naperville 2021 MFT Vario	\$3,429,906.10
UPRR Global 2 Bowi Track	\$3,820,340.87
Pilot Truck 2109 Bernice	\$770,492.03
Rossi LLUPR Ohare	\$197,988.00
Krusinski Molto Woodridge	\$262,820.00
IDOT 9 61G97 Eola Rd	\$965,485.00
IDOT 62M15 IL53 Romeoville	\$1,519,124.53
LDD Business Center Rt 53	\$379,161.25
LDD 1400 Independence	\$442,741.35
Arco Murray Goya Foods	\$341,152.00
Arco Murray DRG Aurora	\$489,289.00
FCL Monarch O'Hare	\$1,450,242.39
Phoenix 153rd Street Resu	\$524,585.41
SWA MDW Parking Lots	\$734,612.00
Martam IDOT 60X72 North	\$31,232.03
Paschen O'Hare Ped Tunnel	\$50,509.00
ESI Dot Foods University	\$180,285.00
41 North Shorewood Devel	\$63,455.70
41 North Market Meadow	\$249,073.78
Olympia Fields 2021 Vario	\$1,023,707.07
Dolton 2021 Resurfacing	\$561,821.45
Davis Blue Island 119th P	\$84,561.11
Bear Era Valdivia Ave O	\$50,523.40
CPI DSP 4900 Merrimac	\$691,057.00
Signature Flight Snow Rem	\$237,627.00
Amtrak 14th St Yard	\$48,555.00
Airgas Cargo Court Minook	\$9,999.00
Geeding 2022 Work	\$30,475.00
Judlau ISTHA 4533 T & M	\$247,210.87
Hobson Green HOA Naperville	\$435,702.00
Village of Posen	\$225,348.93
Earthwerks Sluice Gate El	\$59,969.00
Dayton 47th St Patch	\$10,736.00
Gallagher Henry Covington	\$133,590.87
Rose Paving North Ridge S	\$174,087.00
Target Jersey Barrier	\$17,245.00
Morgan Harbour Kostner Tr	\$29,572.00
FCL Molto Monarch Ohare	\$53,924.10
McDonagh Northwest Point	\$50,490.00
M/I Homes Gramercy Public	\$32,751.96
M/I Homes Gramercy Private	\$40,588.00
I 55 Truck Stop Bolingbro	\$60,739.50

Equipment

Eq. #	Description	Type #	Type	Model	Serial #
1017	00 CAT 140H 12FT	1	Motor Grader	140 H MOTOR GRADER	2ZK04973
1018	05 CAT 140H 12FT	1	Motor Grader	140 H MOTOR GRADER	APM02219
1019	05 CAT 140H 12FT	1	Motor Grader	CAT 140H	APM02102
1020	06 CAT 140H 12 W/4' EXT.	1	Motor Grader	CAT 140H	APM02795
1100	14 CAT 262D SKIDSTEER T4	4	Skid Steer Loader	262D SSL	DTB02364
1101	14 CAT 262D ARMS T4	4	Skid Steer Loader	262D SSL	DTB02365
1102	14 CAT 262D SKIDSTEER T4	4	Skid Steer Loader	262D SSL	DTB02376
1103	14 CAT 262D SKIDSTEER T4	4	Skid Steer Loader	262D SSL	DTB02377
1104	14 CAT 299D TRACK SKIDSTE	4	Skid Steer Loader	299D	0HCL00801
1105	15 CAT 950M	2	Wheel Loader - Job	CAT 950M	EMB268
1106	16 CAT 262D SKIDSTEER T4	4	Skid Steer Loader	262D SSL	CAT0262D/LDTB05648
1107	16 CAT 262D SKIDSTEER T4	4	Skid Steer Loader	262D SSL	CAT0262D/DTB05658
1108	16 CAT 262D SKIDSTEER T4	4	Skid Steer Loader	262D SSL	ODT805660
1109	15 CAT 299D TRACK SKIDSTE	4	Skid Steer Loader	299D	OGTC02289
1110	16 CAT 299D TRACK SKIDSTE	4	Skid Steer Loader	299D 2	CAT0299DCFD201415
1111	16 CAT 299D TRACK SKIDSTE	4	Skid Steer Loader	299D 2	CAT0299DJFD201422
1112	16 CAT 980M	3	Wheel Loader - Plant	CAT 980M	0980MLKR500924
1113	18 John Deere 844KH	3	Wheel Loader - Plant	844KH	1DW844KCEJF686997
1114	16 John Deere 326E Skidsteer	4	Skid Steer Loader	326E	1T0326EKVFJ288404
1115	16 John Deere 326E Skidsteer	4	Skid Steer Loader	326E	1T0326EKAFJ288453
1116	16 John Deere 326E Skidsteer	4	Skid Steer Loader	326E	1T0326EKEFJ288487
1117	16 John Deere 326E Skidsteer	4	Skid Steer Loader	326E	1T0326EKTFJ288489
1118	16 John Deere 326E Skidsteer	4	Skid Steer Loader	326E	1T0326EKCFJ288491
1119	16 John Deere 326E Skidsteer	4	Skid Steer Loader	326E	1T0326EKHFJ288519
1120	Cat 299D Tracked Skidsteer	4	Skid Steer Loader	299D	FD204597
1121	Cat 262D 2 AIRH Skidsteer	4	Skid Steer Loader	262D	DTB10577
1122	Cat 262D 2 AIRH Skidsteer	4	Skid Steer Loader	262D	DTB10583
1123	Cat 980M Wheel Loader	3	Wheel Loader - Plant	980M	XDJ00280
1124	19 JD 844K II LOADER	3	Wheel Loader - Plant	844K II	1DW844KCLXF694225
1159	02 CAT 988G - CRUSHER	3	Wheel Loader - Plant	CAT 988G	BNH00469
1165	03 CAT 938G II U - SHOP	2	Wheel Loader - Job	938 G II	CRD00390- PIN#CAT0938GPCRDO
1178	04 KOMATSU 480 #146 LJ	3	Wheel Loader - Plant	2004 KOMATSU 480SL	A37115
1179	06 CAT 980H NAPER PLT 5/	3	Wheel Loader - Plant	980H	JMSQ1417
1180	06 CAT 950H WHEEL LOADER	2	Wheel Loader - Job	950H	K5K00575
1182	07 CAT 938G II WHEEL LOAD	2	Wheel Loader - Job	938G II	CRD02299
1184	08 CAT 262C SKIDSTEER MA	4	Skid Steer Loader	262C	MST02090
1185	09 CAT 980H RT. 66	3	Wheel Loader - Plant	980H	JMS05173
1186	09 CAT 980 DuPAGE	3	Wheel Loader - Plant	CAT 980H	JMS05228
1194	10 CAT 262C SKIDSTEER MAR	4	Skid Steer Loader	262C	MST03260
1195	10 CAT 262C SKIDSTEER DUP	4	Skid Steer Loader	262C	MST03265
1196	11 JOHN DEERE 644K WHEEL	2	Wheel Loader - Job	2011 644K	1DW644KZPBE635099
1197	2012 CAT 938K Rplc 1187	2	Wheel Loader - Job	938K	CAT0938KCSWL00394
1198	12 CAT 950K	2	Wheel Loader - Job	950K	R4AD0778
1199	13 CAT 980K - MARKHAM	3	Wheel Loader - Plant	CAT 980K	W7KD1624
1209	97 CAT 973-A - GPS VERM	6	Track Loader	1997 CAT 973A	86G3204
1317	05 KOMATSU D155 AX-58	7	Angle Dozer D6 Size 86	KOMATSU D155 AX58	76237
1320	11 JOHN DEERE 764 HIGH SP	7	Angle Dozer D6 Size 86	JOHN DEERE 764 HS DO	1T00764XK80198134
1321	13 JOHN DEERE 750K DOZER	7	Angle Dozer D6 Size 86	750K	1T0750KXCC231007
1322	18 JOHN DEERE 850 DOZER	9	Dozer D8 Size 186 HP - GR	850	1T0850KXCF284373
1414	04 GRADALL XL4100 II	10	Gradall	2004 XL4100 II	4100045
1415	06 GRADALL XL4100 II	10	Gradall	2006 XL4100 II	210017704
1416	06 GRADALL XL4100 II	10	Gradall	2006 XL4100 II	210017738
1417	07 GRADALL W/DRILL RIG	10	Gradall	XL4100 II	4100000213
1627	02 CAT GEN SET 350KW REX	27	Light Plants - Generators	CAT XQ350 SOUND ATT	ARGMNT# 130-9415
1632	03 VERMEER CC145A	25	Saws - Rockwheels - Brooms	CC 145	1VRU152Y331000149
1651	96 CMI PS3002 BELT 28'	14	Belt Placer	CMI PLACERSREADER	545104
1652	96 CMI TC2502T 28'	16	Texture Cure	CMI TEXTURE CURE	508501
1653	89 MILLER M-7600 CURB R/H	13	Curb -Wall Slipform Machine	1989 MILLER M7600	76001
1654	98 G/Z 850 PAVER 32'	12	Slipform Paver	GZ SLIPFORM PAVER	5850-578C-116
1659	Laser Screed - Concrete	19	Concrete Accessories	BOSS 240	1294
1660	05 GOMACO 9500 TRIMMER	15	Trimmer	05 GOMACO 9500 TRIMM	905500-149
1661	05 GOMACO 9500 1st	15	Trimmer	2005 GOMACO 9500	905500-150
1662	05 GUNNERT TC 850 30'	16	Texture Cure	GUNTERT TC850	TC850-C651-116
1663	06 G/Z 850 PAVER 34'	12	Slipform Paver	GZ SLIPFORM PAVER	5850C680147
1664	06 MILLER M-8800	13	Curb -Wall Slipform Machine	MILLER FRMLESS PAVER	88028M
1665	06 GZ EXTRA PAN SECTION	12	Slipform Paver	GZ 800 GZ850	
1666	07 GUNTERT CDBI	12	Slipform Paver	CDBI 25 FT	DCBI-C680-147
1667	08 REX BELT PLACER 12-25	14	Belt Placer	TC 2 TRACK	2260
1668	93 REX T/C BELT	14	Belt Placer	TOWN COUNTRY	10364

1669	2013 REX CURE TIME	16	Texture Cure	TEXTURE CURE	2491
1670	13 GZ600 PAVER	12	Slipform Paver	GZ 600 PAVER	C880-200
1671	1996 GZ1000 PAVER	12	Slipform Paver	GZ 150 PAVER	
1672	CON. PLNT DUST COL - W/RE	17	Plants	C W CSRA140	
1673	1996 GUNTERT CDBI	12	Slipform Paver	CDBI 25 FT	
1674	96 REXCON "S" BATCH	17	Plants	REXCON MODEL S 12CY	1931
1675	RAISERS FOR 1674	17	Plants		
1680	15"x18"DUEL SD PYNG FORMS	18	Paving Forms	1800FT	
1681	12"x15"x10'PVNG FORM&STAK	18	Paving Forms	2000FT 800 STAKE	235.00/10'FORM-2.20/STAKE
1687	GOMACO 18"132"H(0.24")VH	19	Concrete Accessories	1987 GOMACO	GTCP-4632
1688	9"-6"&18"-16"/32"H-WALL M	19	Concrete Accessories	GOMACO	
1690	PAVING FORMS(10000FT/10')	18	Paving Forms		
1693	10X12 PAVING FORMS RENTAL	18	Paving Forms	HELTZEL	4000 FEET
1696	18"x21" DUEL SD PYNG FORM	18	Paving Forms	NIPF 4000FT	531.57/FT.
1702	15 14 Ton PATCH KING-4618	24	Attachments - Breakers	PK 80K ASPHALT PATCH	
1704	02 TARGET SAW 4489	25	Saws - Rockwheels - Brooms	TARGET PRO 65 H	362474
1708	14 LEEBOY PRIME TRAILER	47	Prime - Agg - Crue Trucks	LT250	1B9AA1115E1309907
1709	14 WEILER TT250 PRIME TRL	47	Prime - Agg - Crue Trucks	WEILER TT250	1W9WT2119DK548001
1710	98 A/C AIR COMP. ON 4503	26	Air Compressor	ATLAS COPCO XAS9QJD	HOL605749
1716	99 I/R AIR COMP CHUCK D 7	26	Air Compressor	1999 IR P185 WJD	306030UJJ221
1717	13 CAT 336E EXCAVATOR	5	Excavator - Backhoe	13 CAT 336E EXECVATO	FJH00322
1718	04 KOMATSU PC228USLC-3	5	Excavator - Backhoe	2004 PC228	30400
1719	15 Cat 329E Excavator	5	Excavator - Backhoe	329E	
1720	HODGKINS SCREEN DECK	66	Crusher		
1723	00 CAT 1000 kW GEN SET	27	Light Plants - Generators	00 CAT 1000KW GEN SE	BLM00231
1724	05 ASTEC 2612D SCREEN 350	66	Crusher	ASTEC 2612D FOLD N G	42259 / 042260
1725	ProSizer 3100 Screen w/Impact	66	Crusher	3100	
1726	97 JAW CRUSHER 30"x62"L.C	66	Crusher	LIPPMAN 3062	30621073
1727	IMPACT CRUSHER-ASPH.	66	Crusher	INFRTIA H55066	50661052
1728	12 72" Broom Naper Plnt	25	Saws - Rockwheels - Brooms	72 SWEEPSTER 20572M	1235040
1729	08 MB 53MH HYDRAULIC BROO	25	Saws - Rockwheels - Brooms	08 53 MH	13-2068
1730	16 Broce Broom	25	Saws - Rockwheels - Brooms	KR350	409692
1731	00 I/R 185 AIR COMP 4487	26	Air Compressor	P185WJD	285141UA1221
1732	05 I/R AIR COMP CHUCK D #	26	Air Compressor	P185WJR	355863UDP820
1733	04 I/R AIR COMP DUPAGE LJ	26	Air Compressor	P185WJR	345174UD0820
1736	04 I/R AIR COMP NAP PROP	26	Air Compressor	P185WJR	345173UD0820
1737	04 I/R AIR COMP FRANK R #	26	Air Compressor	P185WJR	345175UD0820
1738	07 P250 AIR COMP. ON 1417	26	Air Compressor	P250WJDU	39LL46UHRA23
1739	04 I/R AIR COMP LJ	26	Air Compressor	P185WJR	345177UD0820
1740	04 I/R AIR COMP MARKHAM L	26	Air Compressor	P185WJR	345178UD0820
1741	06 I/R AIR COMP LEMONT L	26	Air Compressor	P185WJR	370490UDQ820
1742	06 I/R AIR COMP DAN C #58	26	Air Compressor	P185WJR	370491UDQ820
1743	06 I/R AIR MARK L #94 LJ	26	Air Compressor	P185WJR	370492UDQ820
1749	PORT LIGHT PLANT - RTS0 1	27	Light Plants - Generators	ALLMAND LD303CEM	891014
1750	13 LIGHT TOWER 4,000 WATT	27	Light Plants - Generators	WLT 4M	5F13D1418D1001194
1751	13 LIGHT TOWER 4000 WATT	27	Light Plants - Generators	WLT 4M	5F13D141XD1001195
1752	13 LIGHT TOWER 4000 WATT	27	Light Plants - Generators	WLT 4M	5F13D141D1001196
1753	13 LIGHT TOWER 4000 WATT	27	Light Plants - Generators	WLT 4M	5F13D1413D1001197
1757	10,000 GAL STORAGE TANK	17	Plants		
1761	AIR GROUT PLANT W/ACCESS	26	Air Compressor		84514T2PA
1780	04 WIRTGEN 2000 MILL DRUM	22	Milling Machine	W2000	06.20.0449 OR 78650449
1781	15 ROADTEC RX700E-3	22	Milling Machine	RX700E3	2053
1782	14 ROADTEC RX700E-3 MILLI	22	Milling Machine	RX700E3	2026
1783	16 ROADTEC RX900E	22	Milling Machine	RX900E	Mar-50
1785	Roadtec RX300e	22	Milling Machine	RX300E	115
1790	14 RPO ARROWBOARD	27	Light Plants - Generators	WTSP55LSA11	5F1151014D1001258
1791	14 RPO ARROWBOARD	27	Light Plants - Generators	WTSP55LSA11	5F1151018D1001263
1792	11 SOLAR ARROWBOARD 15 LJ	27	Light Plants - Generators	ARROWBOARD WTSP55L	5F115101181002798
1793	11 SOLAR ARROWBOARD 15 LJ	27	Light Plants - Generators	ARROWBOARD WTSP55L	5F115101881002801
1794	14 SOLAR ARROWBOARD	27	Light Plants - Generators	WTSP55LSA11	5F1151018E1003371
1795	14 SOLAR ARROWBOARD	27	Light Plants - Generators	WTSP55LSA11	5F115101XE1003372
1796	14 SOLAR ARROWBOARD	27	Light Plants - Generators	WTSP55LSA11	5F1151011E1003373
1797	14 SOLAR ARROWBOARD	27	Light Plants - Generators	WTSP55LSA11	5F1151013E1003374
1798	14 SOLAR ARROWBOARD	27	Light Plants - Generators	WTSP55LSA11	5F1151015E1003375
1799	14 RPO ARROWBOARD	27	Light Plants - Generators	WTSP55LSA11	5F1151018B1000286
1802	15 VOLVO DD110B ROLLER	36	Asphalt Vibratory	DD110B	285138
1803	15 VOLVO DD110B ROLLER	36	Asphalt Vibratory	DD110B	285139
1804	15 VOLVO DD120B ROLLER	36	Asphalt Vibratory	DD120B	287110
1805	15 VOLVO DD120B ROLLER	36	Asphalt Vibratory	DD120B	287111
1806	15 VOLVO DD140B ROLLER	36	Asphalt Vibratory	DD140	278044

1810	04 (#1) I/R DD132 HF ROLL	36	Asphalt Vibratory	DD132HF	176124
1811	06 (#2) I/R DD118 HF ROLL	36	Asphalt Vibratory	DD118 HF	187470
1812	06 I/R DD118 HF ROLLER GP	36	Asphalt Vibratory	DD118 HF	187471
1814	06 I/R DD118 HF ROLLER GP	36	Asphalt Vibratory	DD118 HF	187473
1815	06 (#4) I/R DD90 HF ENG.	36	Asphalt Vibratory	DD90 HF	187822
1817	06 I/R DD70 HF ROLLER GPS	36	Asphalt Vibratory	DD70	186440
1818	99 FERGUSON 812B	35	Asphalt Tandem	99 FERGUSON 812 TON	995
1819	86 FERGUSON 812A	35	Asphalt Tandem	86 FERGUSON 812 TON	812A699
1820	05 I/R 54" DD30 DUPAGE /	34	Small Asphalt Vibratory	DD30	184298
1821	06 I/R 49" DD24 Shop	34	Small Asphalt Vibratory	IR DD 24	189466
1822	07 IR DD70 HF ROLLER GPS	36	Asphalt Vibratory	DD70	193735
1823	07 IR DD90HF ROLLER GPS	36	Asphalt Vibratory	IR DD 90HF	194398
1824	07 IR DD90HF ROLLER GPS	36	Asphalt Vibratory	IR DD90HF	194399
1826	07 IR DD118HF ROLLER GPS	36	Asphalt Vibratory	DD118	193913
1827	08 VOLVO DD118HF ROLLER G	36	Asphalt Vibratory	DD118HF	198603
1828	08 VOLVO DD90HF ROLLER GP	36	Asphalt Vibratory	DD90HF	198044
1829	08 VOLVO 47" DD24 NAPER	34	Small Asphalt Vibratory	DD24	197599
1830	88 FERGUSON 812B	35	Asphalt Tandem	88 FERGUSON 812 TON	812B773
1832	SAKAI	35	Asphalt Tandem	R2H2	1R560661
1833	SAKAI	35	Asphalt Tandem	R2H2	1R560663
1834	SAKAI	35	Asphalt Tandem	R2H2	1R560664
1835	09 SAKAI R2H-2 3 WHEEL RO	35	Asphalt Tandem	R2H5 3 WHEEL ROLLER	60114
1836	10 SAKAI R2H-2 3 WHEEL RO	35	Asphalt Tandem	R2H5 3 WHEEL ROLLER	60154
1837	10 SAKAI R2H-2 3 WHEEL RO	35	Asphalt Tandem	R2H5 3 WHEEL ROLLER	60155
1838	13 CAT CB 54 XW - 79" DRU	36	Asphalt Vibratory	11 CAT CB 54	JLM00805
1839	11 HAMM HD+140VV - 84" DR	36	Asphalt Vibratory	11 HAMM HD+140VV	H1840140
1840	14 24" Walk Behind Mark L	34	Small Asphalt Vibratory	MRH800GS	28408
1843	95 I/R PT125R RUB. TIRE (S	37	Pneumatic Roller	RUBBER TIRE ROLLER	141733
1844	16 VOLVO DD110 ROLLER	36	Asphalt Vibratory	DD110B	285169
1845	16 VOLVO DD110B ROLLER	36	Asphalt Vibratory	DD110B	285172
1846	16 VOLVO DD120 IC ROLLER	36	Asphalt Vibratory	DD120B INTEL COMPACT	287141
1847	16 VOLVO DD120 IC ROLLER	36	Asphalt Vibratory	DD120B INTEL COMPACT	287142
1848	16 VOLVO DD140 ROLLER	36	Asphalt Vibratory	DD140	278049
1849	15 Bomag BW120 47"	34	Small Asphalt Vibratory	BW120	331032
1850	15 Bomag BW120 47"	34	Small Asphalt Vibratory	BW120	331061
1851	16 Bomag BW 100 39"	34	Small Asphalt Vibratory	BW100	
1852	17 Bomag BW100ADM Roller	34	Small Asphalt Vibratory	BW100ADM	1.01462E+11
1853	17 Bomag BW100ADM Roller	34	Small Asphalt Vibratory	BW100ADM	1.01462E+11
1854	17 Bomag BW120AD Roller	34	Small Asphalt Vibratory	BW120AD	1.0188E+11
1855	Cat CB 7 Roller	36	Asphalt Vibratory	CB 7	
1856	Cat CB 10 Roller	36	Asphalt Vibratory	CB 10	
1857	Cat CB 10 Roller	36	Asphalt Vibratory	CB 10	
1858	Cat CB 10 Roller	36	Asphalt Vibratory	CB 10	NPP00160
1859	Cat CB13 Roller	36	Asphalt Vibratory	CB 13	EPWP00324
1860	Cat CB13 Roller (Demo)	36	Asphalt Vibratory	CB13	CATOCB13CPWP00137
1874	04 CAT CS563E STONE ROLLER	33	Stone Roller	CS563E	CNG00501
1895	14 CAT 815F2	33	Stone Roller	14 CAT 15F2	FCBYNO1112
1896	00 I/R 47" Darren- 4901	34	Small Asphalt Vibratory	2000 INGERSOL DD 24	165451
2007	84 B/KNX 195 R/S ONLY	39	Road Widener	ROAD WIDENER LS	19503-03T
2016	96 B/KNX 195D L or R ROAD	39	Road Widener	ROAD WIDENER	19522-01
2028	03 SHUTTLE BUGGY 2500C	38	Asphalt Paver	S8 2500 C	676
2030	05 CAT AP 1000B GPS	38	Asphalt Paver	2005 CAT AP 1000B	AGP00191
2036	WEILER W730 L or R ROAD	39	Road Widener	W730	W730-1012
2037	08 CAT AP655D MTS ASF GPS	38	Asphalt Paver	08 CAT AP655D MTS AS	CATAP655JGN200239
2038	09 CAT AP 1055D PAVER WW	38	Asphalt Paver	AP 1055 D	OFAC00720
2039	10 CAT AP1055D WW & MM	38	Asphalt Paver	AP1055D	FACD0834
2040	10 CAT AP1000D PAVER RUBB	38	Asphalt Paver	AP1000D RUBBER TIRE	EAD00399
2041	10 TOPCON SAS SYSTEM S	38	Asphalt Paver	SONIC AVERAGING SYST	
2042	11 TOPCON SAS SYSTEM S 3	38	Asphalt Paver	SONIC AVERAGING SYST	373-1801,542-0118,551-1320,
2043	09 CAT AP 1055D WW & MM	38	Asphalt Paver	09 AP 1055D	CFAC00743
2044	14 CAT AP1055E PAVER	38	Asphalt Paver	14 AP1055E	STTJF00403
2045	14 CAT AP1000E PAVER	38	Asphalt Paver	14 CAT AP1000E PAVER	KT1F00229
2046	16 Weiler Shuttle Buggy	38	Asphalt Paver	E2850A SHUTTLE BUGGY	E2850-1503
2048	18 Cat Sonic Skis	38	Asphalt Paver		
2049	18 Cat AP655F Paver	38	Asphalt Paver	AP655F	
2050	18 Cat AP1055F Paver	38	Asphalt Paver	AP1055F	
2051	Cat AP 1000F w/o Skis	38	Asphalt Paver	AP 1000F	
3014	I/R T3000 SHOP AIR COMPRE	26	Air Compressor	1999 IR AIR COMP	30T88E261
3171	5 METER BUMP MACHINE	45	Asphalt Box Service Truck	5 METER PST BUMP MAC	NA
3332	2013 AMCO VEBAA 811T CRANE	46	Boom - Crane Trucks	AMCO VEBAA 811T CRAN	

3900	17 FORD F150 4X4 SUPERCAB	41	Pick-Up Truck	F150	1FTFX1EF5HKD02828
3901	17 FORD F150 4X4 SUPERCAB	41	Pick-Up Truck	F150	1FTFX1EF7HKD02829
3902	17 FORD F150 4X4 SUPERCAB	41	Pick-Up Truck	F150	1FTFX1EF3HKD02830
3903	17 FORD F150 4X4 SUPERCAB	41	Pick-Up Truck	F150	1FTFX1EF5HKD02831
3904	17 FORD F150 4X4 SUPERCAB	41	Pick-Up Truck	F150	1FTFX1EF7HKD02832
3905	17 FORD F150 4X4 SUPERCAB	41	Pick-Up Truck	F150	1FTFX1EF9HKD02833
3906	17 FORD F150 4X4 SUPERCAB	41	Pick-Up Truck	F150	1FTFX1EF0HKD02834
3907	17 FORD F150 4X4 SUPERCAB	41	Pick-Up Truck	F150	1FTFX1EF2HKD02835
3908	17 FORD F150 4X4 SUPERCAB	41	Pick-Up Truck	F150	1FTFX1EF4HKD02836
3909	17 FORD F150 4X4 SUPERCAB	41	Pick-Up Truck	F150	1FTFX1EF6HKD02837
3910	17 FORD F350 4X4 SUPERCAB	41	Pick-Up Truck	F350	1FD8X3H6XMED20347
3911	17 FORD F350 4X4 SUPERCAB	41	Pick-Up Truck	F350	1FD8X3H61HED20348
3912	17 FORD TRANSIT VAN QCQA	41	Pick-Up Truck	TRANSIT VAN	1FTYE1CM3HKB01476
3913	17 FORD TRANSIT VAN QCQA	41	Pick-Up Truck	TRANSIT VAN	1FTYE1CM5HKB01477
3914	19 FORD F150	41	Pick-Up Truck	F150	1FTFX1E56KKC22436
3915	19 FORD F150	41	Pick-Up Truck	F150	1FTFX1E58KKC22437
3916	19 FORD F150	41	Pick-Up Truck	F150	1FTFX1E5XKKC22438
3917	19 FORD F150	41	Pick-Up Truck	F150	1FTFX1E51KKC22439
3918	19 FORD F150	41	Pick-Up Truck	F150	1FTFX1E58KKC22440
3919	19 FORD F150	41	Pick-Up Truck	F150	1FTFX1E5XKKC22441
3920	19 FORD F150	41	Pick-Up Truck	F150	1FTFX1E51KKC22442
3921	19 FORD F150	41	Pick-Up Truck	F150	1FTFX1E53KKC22443
3922	19 FORD F150	41	Pick-Up Truck	F150	1FTFX1E55KKC22444
3923	19 FORD F150	41	Pick-Up Truck	F150	1FTFX1E57KKC22445
3979	06 F150 TOM D. SHOP MECHAN	41	Pick-Up Truck	2006 FORD F150	1FTVF125X - 6NA24692
3992	06 F150 SHOP Trans LIFTG	41	Pick-Up Truck	FORD F150	1FTVF12526NBS2795
4022	07 F150 SHOP RUN Eng Rplc	41	Pick-Up Truck	F150 XL	1FTVF12547KD31696
4030	08 F150 JAY P Trans	41	Pick-Up Truck	F150	1FTVF12508KD25282
4031	08 F150 JAY P/LITTLEFIELD	41	Pick-Up Truck	F150	1FTVF12548KD25284
4032	08 L F150 ASHOK P #21 SHA	41	Pick-Up Truck	F150	1FTVF1255 - 8KD35113
4033	08 L RANGER SHOP SPARE GR	41	Pick-Up Truck	2008 RANGER	1FTYR14U98PA77416
4034	08 F150 DAN C #58 JIM TAF	41	Pick-Up Truck	F150	1FTVF1252 - 8KD25283
4036	10 FORD F150	41	Pick-Up Truck	F150	1FTPF1CV5AKC32819
4037	10 FORD F150 BOB S #26	41	Pick-Up Truck	F150	1FTPF1CV1AKC32820
4038	10 FORD F150 MARK L #94	41	Pick-Up Truck	F150	1FTPF1CV3AKC32821
4039	10 FORD F150 MARK L #94 N	41	Pick-Up Truck	F150	1FTPF1CV5AKC32822
4040	10 FORD F150 SHOP STEVE N	41	Pick-Up Truck	F150	1FTPF1CV7AKC32823
4041	10 FORD F150 GARY Z #51 R	41	Pick-Up Truck	F150	1FTPF1CV9AKC32824
4042	10 FORD F150 MARK L #94 B	41	Pick-Up Truck	F150	1FTPF1CV0AKC32825
4043	10 FORD F150 MARK L #94 R	41	Pick-Up Truck	F150	1FTPF1CV2AKC32826
4044	10 FORD F150 JUSTIN S #16	41	Pick-Up Truck	F150	1FTPF1CV4AKC32827
4045	10 FORD F150 F/T EngKREIS	41	Pick-Up Truck	F150	1FTPF1CV6AKC32828
4046	10 FORD F150 LOGAN KRAEBER	41	Pick-Up Truck	F150	1FTPF1CV8AKC32829
4047	10 FORD F150 DOMINIC SHOP	41	Pick-Up Truck	F150	1FTPF1CV4AKC32830
4048	10 FORD F150 JOE D #55 J	41	Pick-Up Truck	F150	1FTPF1CV6AKC32831
4049	10 FORD F150 Eng JOE And	41	Pick-Up Truck	F150	1FTPF1CV8AKC32832
4050	10 FORD F150 JABLONSKI	41	Pick-Up Truck	F150	1FTPF1CVXAKC32833
4051	10 FORD F150 GARY Z #51 V	41	Pick-Up Truck	F150	1FTPF1CV1AKC32834
4052	10 FORD F150 RUMCHAK	41	Pick-Up Truck	F150	1FTPF1CV3AKC32835
4053	10 FORD F150 GARY Z MarkW	41	Pick-Up Truck	F150	1FTPF1CV5AKC32836
4054	10 FORD F150 F/T GARY Z #	41	Pick-Up Truck	F150	1FTPF1CV7AKC32837
4055	10 FORD F150 GARY Z #51 M	41	Pick-Up Truck	F150	1FTPF1CV9AKC32838
4056	10 FORD F150 TIM S #172	41	Pick-Up Truck	F150	1FTPF1CV0AKC32839
4057	10 FORD F150 RYAN SCOTT	41	Pick-Up Truck	F150	1FTPF1CV7AKC32840
4058	10 FORD F150 JOE R #121 P	41	Pick-Up Truck	F150	1FTPF1CV9AKC32841
4059	11 FORD F350 PLOW B' MARK	41	Pick-Up Truck	F350	1FTRF3B66BEA65837
4060	12 FORD F350 PLOW B' JOE	41	Pick-Up Truck	F350	1FTRF3B68CEA93060
4061	13 FORD F150 SHOP SPARE	41	Pick-Up Truck	F150	1FTPF1CFXDKC40837
4062	13 FORD F150	41	Pick-Up Truck	F150	1FTPF1CF1DKE40838
4063	13 FORD F150 MIRKO	41	Pick-Up Truck	F150	1FTPF1CF3DKE40839
4064	13 FORD F150 BRAD B	41	Pick-Up Truck	F150	1FTPF1CFXDKC40840
4065	13 FORD F150 JIM F	41	Pick-Up Truck	F150	1FTPF1CF1DKE40841
4066	14 FORD F150	41	Pick-Up Truck	F150	1FTPF1CF7EKE10342
4067	14 FORD F150	41	Pick-Up Truck	F150	1FTPF1CF9EKE10343
4068	14 FORD F150 Sergio Jr	41	Pick-Up Truck	F150	1FTPF1CFDEKE10344
4069	14 FORD F150 TOM JENKINS	41	Pick-Up Truck	F150	1FTPF1CF2EKE10345
4070	14 FORD F150	41	Pick-Up Truck	F150	1FTPF1CF4EKE10346
4071	14 FORD F150-CHETAN PATEL	41	Pick-Up Truck	F150	1FTPF1CF6EKE10347
4072	14 FORD F150-MUKESH PATEL	41	Pick-Up Truck	F150	1FTMF1CMXKEE33423
4073	14 FORD F150-RAJ PATEL	41	Pick-Up Truck	F150	1FTMF1CM1EKE33424

4074	14 FORD F150-JIMMYKING	41	Pick-Up Truck	F150	1FTMF1CM3EKE33425
4075	14 FORD F150-PARANJ PATEL	41	Pick-Up Truck	F150	1FTMF1CM5EKE33426
4076	14 FORD F150-RAMESH PATEL	41	Pick-Up Truck	F150	1FTMF1CM7EKE33427
4077	15 FORD F350 PLOW T BELLO	41	Pick-Up Truck	15 FORD F350	1FTRF3B6XFE03014
4078	15 FORD F350 PLOW SHOP	41	Pick-Up Truck	15 FORD F350	1FTRF3B61FEC03015
4079	16 FORD F150	41	Pick-Up Truck	F150	1FTNF1CG4CKD81546
4080	16 FORD F150 Spare	41	Pick-Up Truck	16 FORD F150	1FTNF1CG6GKD81547
4081	16 FORD F150	41	Pick-Up Truck	16 FORD F150	1FTNF1CG8CKD81548
4082	16 FORD F150	41	Pick-Up Truck	16 FORD F150	1FTNF1CGXGKD81549
4083	16 FORD F150	41	Pick-Up Truck	16 FORD F150	1FTNF1CG6CKD81550
4084	16 FORD F150	41	Pick-Up Truck	16 FORD F150	1FTNF1CG8CKD81551
4085	16 FORD F150	41	Pick-Up Truck	16 FORD F150	1FTNF1CGXGKD81552
4086	16 FORD F150	41	Pick-Up Truck	16 FORD F150	1FTNF1CG1GKD81553
4087	16 FORD F150	41	Pick-Up Truck	16 FORD F150	1FTNF1CG3GKD81554
4088	16 FORD F150	41	Pick-Up Truck	16 FORD F150	1FTNFACG5CKD81555
4089	16 FORD F150	41	Pick-Up Truck	16 FORD F150	1FTNF1CG7GKD81556
4090	16 FORD F150	41	Pick-Up Truck	16 FORD F150	1FTNF1CG9GKD81557
4091	16 FORD F150	41	Pick-Up Truck	16 FORD F150	1FTNF1CG3GKD81558
4092	16 FORD F150	41	Pick-Up Truck	16 FORD F150	1FTNF1CG2GKD81559
4093	16 FORD F150 Ken Peters	41	Pick-Up Truck	16 FORD F150	1FTNF1CG9CKD81560
4094	16 FORD F150	41	Pick-Up Truck	16 FORD F150	1FTNF1CG0GKD81561
4095	16 FORD F150	41	Pick-Up Truck	16 FORD F150	1FTNF1CG2GKD81562
4096	16 FORD F150 Super/ Profiler	41	Pick-Up Truck	16 FORD F150	1FTFX1CG8GKD81566
4097	16 FORD F250 SUPER CREW	41	Pick-Up Truck	16 FORD F250 SUPER C	1FT7W2A67GE854214
4098	16 FORD F250 SUPER CREW	41	Pick-Up Truck	16 FORD F250 SUPER C	1FT7W2A65GE854213
4100	12 MACK CXU613 - 5053	42	Semi-Tractor	CXU613	1M1AW07Y4CM020148
4110	Peterbilt 567 Tractor	42	Semi-Tractor	567	1XPCDP0X7LD686234
4111	10 MACK CXU613 S-5132-MAC	42	Semi-Tractor	CXU613	1M1AW02Y8AN011127
4112	10 MACK CXU613 M-5236-CHA	42	Semi-Tractor	CXU613	1M1AW02YXAN011128
4113	10 MACK CXU613 S-5240-SEA	42	Semi-Tractor	CXU613	1M1AW02Y1AN011129
4114	11 MACK CXU613 GPS	42	Semi-Tractor	CXU613	1M1AW02Y1BM013664
4115	12 MACK GU713	42	Semi-Tractor	GU713	1M1AX04Y8CM012183
4116	12 MACK GU713	42	Semi-Tractor	GU713	1M1AX04YXCM012184
4117	Peterbilt 567 Tractor	42	Semi-Tractor	567	1XPCDK9X1LD686220
4118	Peterbilt 567 Tractor	42	Semi-Tractor	567	1XPCDK9X1LD686221
4119	Peterbilt 567 Tractor	42	Semi-Tractor	567	1XPCDK9X3LD686222
4121	Peterbilt 567 Tractor	42	Semi-Tractor	567	1XPCDK9X5LD686223
4122	Peterbilt 567 Tractor	42	Semi-Tractor	567	1XPCDK9X7LD686224
4123	Peterbilt 567 Tractor	42	Semi-Tractor	567	1XPCDK9X9LD686225
4124	Peterbilt 567 Tractor	42	Semi-Tractor	567	1XPCDK9X0LD686226
4125	Peterbilt 567 Tractor	42	Semi-Tractor	567	1XPCDK9X2LD686227
4126	Peterbilt 567 Tractor	42	Semi-Tractor	567	1XPCDK9X4LD686228
4127	Peterbilt 567 Tractor	42	Semi-Tractor	567	1XPCDK9X6LD686229
4128	did not purchase yet	42	Semi-Tractor	567	
4180	85 MACK R685T JOB SITE	42	Semi-Tractor	TRACTOR JOB SITE	1M2N179YXFA099316
4240	97 CH613 L- BOY 5094 GPS	42	Semi-Tractor	TRACTORLOWBOYBRIAN	1M1AA18Y9VW0 - 80601
4243	97 MACK CH613 AGG/SALT SA	42	Semi-Tractor	TRACTOR AGGSALT SPR	1M2AA13Y1VW0 - 76917
4250	98 CH613A LOW BOY-TOM-509	42	Semi-Tractor	CH613A LOW BOY	1M2AA18Y4WVW01834
4254	98 MACK RD688S S-5176 GPS	42	Semi-Tractor	98 MACK RD688S RD	1M1P270Y7WVW0 - 42085
4255	98 MACK RD688S S-5106-TUR	42	Semi-Tractor	98 MACK RD688S RD	1M1P270Y3WVW0 - 42090
4256	00 MACK RD688S S-5245-REI	42	Semi-Tractor	RD688S	1M1P270Y9YVW0 - 55316
4257	00 MACK RD688S S-5246-SAL	42	Semi-Tractor	RD688S	1M1P270Y0YVW0 - 55317
4258	00 MACK RD688S S-5225	42	Semi-Tractor	RD688S	1M1P270Y2YVW0-055318
4264	00 MACK CH613 AGG/SALT SP	42	Semi-Tractor	TRACTOR SHOP	1M2AA13Y71W 133552
4270	01 MACK CH613 S-5094 GPS	42	Semi-Tractor	2001 C613	1M2AA18YX1W - 136342
4280	06 MACK CXN 613 - 5006 BR	42	Semi-Tractor	CXN 613	1M2AK07Y27N - 017465
4289	03 MACK RD688S R6-5161 RO	42	Semi-Tractor	MACK RD688S	1M1P270YX3M0 - 66351
4290	10 MACK CXU 613 LOW/BOY 50	42	Semi-Tractor	CXU613	1M2AW07Y2AN-011130
4341	03 FORD F550 SHOP STAKE	48	Dump Trucks Cont - 4 Wheel	FORD F550	1FDAF56P63EC57638
4342	03 FORD F550 -TOTALLED	43	Mechanic Truck	FORD F550	1FDAF56P83EC57639
4343	03 FORD F750 LUBE TRUCK	43	Mechanic Truck	FORD F750	3FRXF75494V610898
4348	07 FORD F550 - MIKE G #15	43	Mechanic Truck	2006 FORD F550	1FDAF56P6 - 7EA72768
4349	07 FORD F550 - Ryan W	43	Mechanic Truck	2007 FORD F550	1FDAF56P4 7EA72770
4350	07 FORD F550 Manny R	43	Mechanic Truck	2007 FORD F550	1FDAF56P87EA72769
4351	07 FORD F650 spare	43	Mechanic Truck	2007 FORD F650	3FRNF65R87V506310
4352	08 FORD F550 (Trading)	43	Mechanic Truck	08 F550 XL	1FDAF56R6-8ED75021
4353	10 FORD F550 Brian Bu	43	Mechanic Truck	F550	1FDAF5GR2 - AEB37784
4354	10 FORD F550 Ryan B	43	Mechanic Truck	F550	1FDAF5GRA4EB37785
4355	12 DODGE 5500 Robert P	43	Mechanic Truck	5500	3C7WDMBL4CG105690
4356	15 FORD F550 -Mark K	43	Mechanic Truck	F550	1FDUF5GT9FED43653

43	Mechanic Truck	F550
43	Mechanic Truck	F550
43	Mechanic Truck	F550
43	Mechanic Truck	F550
43	Mechanic Truck	F750
43	Mechanic Truck	F750 CREW CAB
48	Dump Trucks Cont - 4 Wheel	MS200P 14CONT DUMP
48	Dump Trucks Cont - 4 Wheel	FORD F700 16FT
46	Boom - Crane Trucks	89 FORD F800
45	Asphalt Box Service Truck	1996 FORD CF7000
43	Mechanic Truck	1994 F700 24FT BOX
45	Asphalt Box Service Truck	1999 MACK MS200P
50	Six Wheel Dump Truck	1982 MACK RW5786L
48	Dump Trucks Cont - 4 Wheel	1995 F800
46	Boom - Crane Trucks	F800 W8800 45 EFFER
44	Concrete Box Service Truck	LOUISVILLE L8500
44	Concrete Box Service Truck	STERLING 7500
48	Dump Trucks Cont - 4 Wheel	F800 10 DUMP
48	Dump Trucks Cont - 4 Wheel	F750 14 CONT DUMP
48	Dump Trucks Cont - 4 Wheel	F750 14 CONT DUMP
48	Dump Trucks Cont - 4 Wheel	F750
65	Automobiles	TRANSIT
65	Automobiles	TRANSIT
65	Automobiles	TRANSIT
48	Dump Trucks Cont - 4 Wheel	F750
48	Dump Trucks Cont - 4 Wheel	F750
48	Dump Trucks Cont - 4 Wheel	04 F750 CONT DUMP
48	Dump Trucks Cont - 4 Wheel	04 F750 CONT DUMP
48	Dump Trucks Cont - 4 Wheel	2005 FORD F750XL
48	Dump Trucks Cont - 4 Wheel	2005 FORD 750 XL
43	Mechanic Truck	2006 F750
48	Dump Trucks Cont - 4 Wheel	F750
48	Dump Trucks Cont - 4 Wheel	F750
45	Asphalt Box Service Truck	F 750 XLT
45	Asphalt Box Service Truck	FORD F750 XLT
48	Dump Trucks Cont - 4 Wheel	2007 FORD F750 XLT
48	Dump Trucks Cont - 4 Wheel	2007 FORD F750 XLT
46	Boom - Crane Trucks	2007 FORD F750 XLT
48	Dump Trucks Cont - 4 Wheel	F750
48	Dump Trucks Cont - 4 Wheel	FORD F750 XL
48	Dump Trucks Cont - 4 Wheel	F750
45	Asphalt Box Service Truck	F750 20 FT BOX
44	Concrete Box Service Truck	F750 24 FT BOX
45	Asphalt Box Service Truck	F750
48	Dump Trucks Cont - 4 Wheel	F750
47	Prime - Agg - Crue Trucks	BEARCAT
47	Prime - Agg - Crue Trucks	
48	Dump Trucks Cont - 4 Wheel	F750
48	Dump Trucks Cont - 4 Wheel	F750
45	Asphalt Box Service Truck	F750
45	Asphalt Box Service Truck	F750
45	Asphalt Box Service Truck	F750
50	Six Wheel Dump Truck	LT8000 TA DUMP 12
50	Six Wheel Dump Truck	FORD LNT8000
50	Six Wheel Dump Truck	FORD LNT8000
50	Six Wheel Dump Truck	VOLVO WHITE SHO
50	Six Wheel Dump Truck	SIXWHEELER AGGSPDR
43	Mechanic Truck	2001 KENWORTH T800
50	Six Wheel Dump Truck	SIX WHLR DUMPSHOP
50	Six Wheel Dump Truck	SIX WHLR DUMPSHOP
50	Six Wheel Dump Truck	SIX WHLR DUMPSHOP
50	Six Wheel Dump Truck	SIX WHLR DUMPSHOP
50	Six Wheel Dump Truck	SIX WHLR DUMPSHOP
50	Six Wheel Dump Truck	SIX WHLR DUMPSHOP
51	Water Truck	WATER TANK TRKMAR
51	Water Truck	WATER TANK TRUCK
51	Water Truck	WATER TANK TRUCK
51	Water Truck	WATER TANK TRUCK
51	Water Truck	1987 MACK R686 ST

1FDUF5GT0F0ED43654
1FDUF5GT2F2ED43655
1FDUF5GT4GE825654
1FD0K55THXED20508
1FDXX7DC2HDB08207
1FDXX7DC5JDF03262
VG6M111BXXK030016
1FDNMK72CX - PYA22757
1FDPKB4A1KVA30211
1FDXHK70C2TVA00355
1FDNKT72C - RVA30329
VG6M116A1K8203073
1M2V209CXDM001261
1FDWF82C05VA6E189
1FDXFK80C3TVA03161
1FDXN80F5WVA04300
2FZAAXAK5A1A - H60742
1FDPFB07C - WVA15379
3FRXF754Z4V613691
3FRXF75454V610896
3FRXF75474V610897
1FBZX2CM9GKB33081
1FBZX2CM8GB33086
1FBZX2Y6G6KB33610
3FRXF75T9 - 4V685D09
3FRXF75T5 - 4V685D010
3FRXF75T74V685D006
3FRXF75T54V858007
3FRXF75T5 - 5V204867
3FRXF75T75V204868
3FRXF75T16V258975
3FRXF75T9 - 6V265041
3FRXF75T86V297370
3FRXF75T7 - 7V505420
3FRXF75T97V505421
3FRXF75T97V505418
3FRXF75T0 - 7V505419
3FRXF75T7 - 8V062042
3FRXF7FH3-AV274582
3FRXF7FH4V274583
3FRXF7FH9 - AV274585
3FRXF7FH0AV274586
3FRXF7FK18V699537
3FRXF7FK7B0V79064
3FRXF7FK0 - FV730570
1FDXFK7DC9GDA03598
1FDXFK7DC1GDA03594
1FDXFK7DC3GDA03595
1FDXW7DC7GDA03597
1FDXFK7DCXJDF03261
1FDXFK7DC7KDF05518
U80DDVG82805
1FDYWW8006GVA34617
1FDYWW80L0GVA0484
1WUADCMYD1GN108513
DM685538855
1NKDLTDX1 - 881162
1M2B206C2MM009361
1M2B206C2MM009362
1M2B206C4MM009363
1M2B206C6MM009364
1M2B206C8MM009365
1M2B206CXMM009366
RG855779440
1M2N179Y3EAC - 93453
1M2B120C6GA058819
1XP4L50X4EP127970
1XP4L50X7FP190591
1M2N179Y9H4007472

5076	94 MILLER TOOL TRL #94 D	57	Trailers Van	VAN TRL 40FT MARK L	52325
5078	05 STRIPING TRAILER	53	Hitch Trailers	TRAILER	5LABE10195M027244
5084	97 BEAVER CREEK 2 AXLE TR	53	Hitch Trailers	TRL SS 65TONNAP	189FW2028VM202128
5085	97 BEAVER CR 2 AXLE TR (tradin	53	Hitch Trailers	TRL SS 65 TON S1	189FW2027VM202086
5087	74 WATER TANKER CRUSHER B	59	Trailers Tanker	TANKER JAW 8500 GAL	926658
5089	98 BEAVER CRK-VERMEER 10T	53	Hitch Trailers	DOVE TAIL 85 X 14	189FD1923WM202123
5090	09 40 TON LOWBOY 4290 - 9	60	Trailers Low Boy	40 TON TRAIL KING	1TKJ049349MD059351
5091	98 40 TON LOW BOY - 4250	60	Trailers Low Boy	40 TON TRAIL KING	1TKJ05139WM022633
5092	99 B CREEK 3 AXLE S/S F/T	53	Hitch Trailers	9 TON TRIAXLE	189FW2039YM202040
5093	99 B CREEK 3 AXLE S/S F/T	53	Hitch Trailers	9 TON TRIAXLE	189FW2030YM202041
5094	00 40 TON LOW BOY 4270	60	Trailers Low Boy	LBOY TK80HDG 40TON	1TKJ05037YMO053271
5095	03 B CREEK S/S F/T TRL PA	53	Hitch Trailers	9 TON TRIAXLE	189FW2034J3J02053
5096	03 B CREEK S/S F/T TRL DU	53	Hitch Trailers	9 TON TRIAXLE	189FW20363J02054
5097	04 SAW TRL SING.AXLE DUPA	53	Hitch Trailers	USASG58SA	4X4TSE01241017680
5098	04 SAW TRL SINGLE AXLE	53	Hitch Trailers	USASG58SA	4X4TSE01241017681
5229	02 22' HILBILT TRAILER 42	55	Trailers Dump	MONGOOSE 22 HI SPIL	1H9A3E3C421015105
5230	02 22' HILBILT TRAILER 42	55	Trailers Dump	MONGOOSE 22 HI SPIL	1H9A3E3C221015104
5231	02 24' HILBILT TRAILER 42	55	Trailers Dump	MONGOOSE 24 HI SPIL	1H9A3E4C921015101
5236	03 24' HILBILT TRAILER	55	Trailers Dump	MONGOOSE 24 HI SPIL	1H9A3E4C531015050
5237	03 24' HILBILT TRAILER	55	Trailers Dump	MONGOOSE 24 HI SPIL	1H9A3E4C231015054
5238	06 HILBILT 22' HI-SPILL	55	Trailers Dump	MONGOOSE 22 HISPI	1H9A3E3C661015063
5239	06 HILBILT 22' HI-SPILL	55	Trailers Dump	MONGOOSE 22 HISPI	1H9A3E3C861015064
5240	06 HILBILT 22' HI-SPILL	55	Trailers Dump	MONGOOSE 22 HISPI	1H9A3E3C161015066
5241	06 HILBILT 22' HI-SPILL	55	Trailers Dump	MONGOOSE 22 HISPI	1H9A3E3C361015067
5242	06 HILBILT 22' HI-SPILL	55	Trailers Dump	MONGOOSE 22 HISPI	1H9A3E3C761015069
5243	07 HILBILT 22' HI SPILL M	55	Trailers Dump	HIDUMP DUMP TRLR	1H9A3E3C071015075
5244	07 HILBILT 22' HI SPILL M	55	Trailers Dump	HIDUMP DUMP TRLR	1H9A3E3C271015076
5245	07 HILBILT 22' HI SPILL M	55	Trailers Dump	HIDUMP DUMP TRLR	1H9A3E3C471015077
5246	07 HILBILT 22' HI SPILL M	55	Trailers Dump	HIDUMP DUMP TRLR	1H9A3E3C671015078
5247	07 HILBILT 22' HI SPILL M	55	Trailers Dump	HIDUMP DUMP TRLR	1H9A3E3C871015079
5248	08 HILBILT 22' HI SPILL M	55	Trailers Dump	DUMP TRLR	1H9A3E3C081015028
5249	08 HILBILT 22' HI SPILL M	55	Trailers Dump	DUMP TRLR	1H9A3E3C281015029
5250	08 HILBILT 22' HI SPILL M	55	Trailers Dump	DUMP TRLR	1H9A3E3C981015030
5251	08 HILBILT 22' HI SPILL M	55	Trailers Dump	DUMP TRLR	1H9A3E3C081015031
5252	08 HILBILT 22' HI SPILL M	55	Trailers Dump	DUMP TRLR	1H9A3E3C281015032
5253	10 HILBILT 24' HI SPILL M	55	Trailers Dump	24 HI SPILL MONGOOSE	1H9A3E4C6A1015023
5300	12 ETNYRE 35' LIVE BOTTOM	61	Trailers Live Bottom	L83353A FALCON TRL	1E9V17596CE111419
5301	12 ETNYRE 35' LIVE BOTTOM	61	Trailers Live Bottom	L83353A FALCON TRL	1E9V17602CE111420
5302	13 ETNYRE 35' LIVE BOTTOM	61	Trailers Live Bottom		1E9V17989DE111255
5303	13 ETNYRE 35' LIVE BOTTOM	61	Trailers Live Bottom		1E9V17989 - DE111256
5304	13 TRAIL KING 35' LIVE BO	61	Trailers Live Bottom		1TKL03731DWD021271
5305	13 TRAIL KING 35' LIVE BO	61	Trailers Live Bottom		1TKL03731DWD021272
5306	14 TRAIL KING 35' LIVE BO	61	Trailers Live Bottom	OLB332NG2	1TKL03738EW044484
5307	14 TRAIL KING 35' LIVE BO	61	Trailers Live Bottom	OLB332NG2	1TKL0373KEW044485
5308	18 Trail King Live Bottom Trai	61	Trailers Live Bottom	LIVE BOTTOM	1TKL03123JW036626
5309	18 Etnyre Live Bottom	61	Trailers Live Bottom	LIVE BOTTOM	1E9V23033JE111268
5310	Trail King Live Bottom	61	Trailers Live Bottom	LIVE BOTTOM	1TKL03125KW051565
5452	98 MCNEILUS AR MIXER #425	58	Trailers Mixer	13 CUYRD T800B	48373
5453	98 MCNEILUS AR MIXER #425	58	Trailers Mixer	13 CUYRD T800B	48640
5454	98 MCNEILUS AR MIXER #425	58	Trailers Mixer	13 CUYRD T800B	48502
5455	98 MCNEILUS AR MIXER #425	58	Trailers Mixer	13 CUYRD T800B	1M9SM4028WD464013-48676
5456	00 MCNEILUS AR MIXER - pa	58	Trailers Mixer	13 CUYRD T800B	55795
5457	00 MCNEILUS AR MIXER	58	Trailers Mixer	13 CUYRD T800B	56016
5458	00 MCNEILUS AR MIXER	58	Trailers Mixer	13 CUYRD T800B	1M9SM4021YD464082
5466	01 MAXON 12 YD AGITOR	58	Trailers Mixer	12 YD	1M9SM4021YD464101
5489	02 MAXON 12YD AGITOR	58	Trailers Mixer	12 YD	1M9SM40262D464120

Individual's Name	Present Position	Yrs Exp.	Magnitude & Type of Work	In What Capacity
Robert W. Krug	President	49	Hwy & Paving	Supt. & Est.
Jennifer Krug McNaughton	V.P.	46	Hwy & Paving	Management/MarketIn
Josephine M. Krug	Treasurer	43	Hwy & Paving	Estimator
Bill Cahill	C.O.O.	26	Sales/Mfg.	Sales/Mfg.
Robert W. Krug	Secretary	24	Hwy & Paving	Foreman & Super.
Joe DiGiovanni	Superintendent	34	Hwy & Paving	Foreman & Super.
Mark Lindbloom	Superintendent	32	Hwy & Paving	Foreman & Super.
Richard Williams	Superintendent	21	Hwy & Paving	Foreman & Super.
Tim Lannon	Superintendent	16	Concrete	Superintendent
James Fanning	Superintendent	42	Hwy & Paving	Superintendent
Eric Ondrejka	Superintendent	28	Hwy & Paving	Superintendent
Timothy Schuld	Superintendent	17	Concrete	Superintendent
Brian Gormsen	GM			
William Cahill	Sales / Mfg.	17	Sales / Mfg.	Sales / Mfg
Joseph Bodzioch	Chief Estimator	31	Estimating	Estimating
Nicholas Eller	Estimator	32	Estimating	Estimating
David Schmoe	Estimator	39	Estimating	Estimating
Brent Bozeman	Estimator	23	Estimating	Estimating
Jonathan Karn	Estimator	9	Estimator	Field Eng. PM.; Estimating
Dave Gorski	Equipment Manager	27	Equip. Manager	Equipment Manager
Bill Jennings	Project Manager	44	Project Manager	Resident Eng. Super.,
Karl Vester	Head of Project Management	24	Project Manager	Field Eng./PM
Patrick Burke	Project Manager	20	Project Manager	Field Eng./PM
Mark Vickers	Project Manager	16	Project Manager	Field Eng./PM
Michael Brooks	Project Manager	40	Project Manager	Field Eng./PM
Joel Eickemeyer	Project Manager	21	Project Manager	Field Eng./PM
Tony Floramo	Project Manager	45	Project Manager	Proj. Mgr.
Bryan Warrick	Project Manager	22	Project Manager	Field Eng. Proj. Mgr.
Jay Kutemeier	Plant Supt.	33	Asph. Plant Operation	Superintendent
Steve Bruggeman	Plant Supt.	31	Asph. Plant Operation	Superintendent
Justin Smith	Surveyor	24	Surveying	Surveyor
Jay Patel	QC/QA Manager	35	Asphalt /Concrete	QC/QA Manager
Steve Radtke	Trucking Supt.	36	Trucking	Trucking
Mirko Radjenovich	Foreman	42	Asphalt	Foreman

Fred Cintora	Foreman	33	Concrete	Foreman
Robert Hernandez	Foreman	39	Milling	Foreman
Rick Villagomez	Foreman	28	Asphalt	Foreman
Andy Huntington	Foreman	25	Milling	Foreman
James Jessie	Foreman	24	Concrete	Foreman
Joel Kreiss	Foreman	23	Asphalt	Foreman
Tony Bello	Foreman	23	Asphalt	Foreman
Donald Bello	Foreman	11	Asphalt	Foreman
Clinton Allen	Foreman	11	Milling	Foreman
Ramiro Arrez	Foreman	25	Asphalt	Foreman
James Jablonski	Foreman	22	Asphalt	Foreman
Thomas Jenkins	Foreman	29	Asphalt	Foreman
Logan Kraber	Foreman	14	Asphalt	Foreman
Vinnie Matthews	Foreman	25	Asphalt	Foreman
Ryan Scott	Foreman	24	Asphalt	Foreman
Carlos Esquivel	Foreman	16	Asphalt	Foreman

Section G References

Bidder shall supply the following information listing customers for which the bidder has supplied a similar type of commodities, service, or construction.

1. Company Name: Village of Bolingbrook
Address: 375 W. Briarcliff, Bolingbrook, IL 60440
Phone #: 630-226-8400
Contact: Public Works
2. Company Name: DuPage County
Address: 421 North County Farm Road, Wheaton, IL 60187
Phone #: 630-407-6500
Contact: Public Works
3. Company Name: Oak Park
Address: 123 Meridan Street, Oak Park, IL 60302
Phone #: 708-358-5700
Contact: Public Works
4. Company Name: Village of Homewood
Address: 2020 Chestnut Road, Homewood, IL 60430
Phone #: 708-798-3000
Contact: Public Works
5. Company Name: City of Naperville
Address: 400 S. Eagle Street, Naperville IL 60540
Phone #: 630-420-6111
Contact: Public Works

Section I Contract

(To Be Filled, Signed, and Submitted as a part of Bid Package)

Hot-Mix Asphalt Material Purchase

1. THIS AGREEMENT, made and concluded this 15th day of April, 2025, between the Village of Oak Brook, a municipal corporation, acting by and through its President and Board of Trustees, known as VILLAGE, and DuPage Materials Co, LLC his executors, administrators, successors or assigns, known as CONTRACTOR.
2. WITNESSETH: That for and in consideration of the payments and agreements mentioned in the Bid hereto attached, to be made and performed by the VILLAGE, and according to the terms expressed in the Bond (if applicable) referring to these presents, the CONTRACTOR agrees, at their own proper cost and expense, to do all work, furnish all materials and all labor necessary to complete the work in accordance with the plans and specifications hereinafter described, and in full compliance with all of the terms of this Contract.
3. PERIOD OF CONTRACT: This Contract will be in full force for the current calendar year, beginning on the date of the Contract. This Contract is subject to the right of the VILLAGE to cancel and terminate the same at any time, with or without cause, by giving not less than ten (10) day notice to the CONTRACTOR. In the event of such cancellation, the CONTRACTOR shall be entitled to receive payment for services and work performed and materials and equipment furnished under the terms of the Contract prior to the effective date of such cancellation, but shall not be entitled to receive any damages on account of such cancellation or any further payment whatsoever.
4. And it is also understood and agreed that the entire Bid Package hereto attached, approved by the VILLAGE this 15th day of April, 2025, are all essential documents of this contract and are a part hereof.
5. IN WITNESS WHEREOF, the said parties have executed these presents on the above mentioned date.

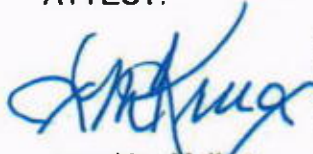
ATTEST:

VILLAGE OF OAK BROOK

Village Clerk

By _____
Village Manager

ATTEST:



Josephine M. Krug

Secretary Treasurer



K-Five Construction Corp.

Corporate Name

By _____
Contractor

Partners doing Business under
the firm name of

(If a Co-Partnership)

Party of the Second Part

(If an Individual)

Party of the Second Part

CONTRACTOR'S CERTIFICATIONS
(To Be Filled, Signed, and Submitted as a part of Bid Package)

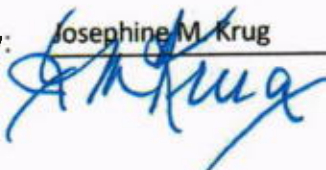
(CONTRACT EXECUTION)

K-Five Construction Corp., having executed a contract for Hot-Mix Asphalt Material Purchase with the VILLAGE, hereby certifies that said contractor is not barred from executing said contract as a result of a violation of either Section 5/33E-3 or 5/33E-4 of Chapter 720 of the Illinois Compiled Statutes.

(DRUG-FREE WORKPLACE)

Contractor deposes, states and certifies it will provide a drug free workplace by complying with Section 3 of the Illinois Drug Free Workplace Act, being 30 ILCS 580/3.

Attest/Witness:

By: Josephine M. Krug


Title: Treasurer

Contractor

By: Robert G. Krug

Name of Contractor's Executing Officer

Title: President
Title of Contractor's Executing Officer

Subscribed and Sworn to
before me this 15th day
of April, 2025.

Nancy Wroblewski
Notary Public

My Commission Expires: _____



-SEAL-



SEXUAL HARASSMENT CERTIFICATE
(To Be Filled, Signed, and Submitted as a part of Bid Package)

K-Five Construction Corp. hereinafter referred to as "Contractor" having submitted a bid/proposal for Hot-Mix Asphalt Material Purchase to the Village of Oak Brook, DuPage/Cook Counties, Illinois, hereby certifies that said Contractor has a written sexual harassment policy in place in full compliance with 775 ILCS 5/2-105(A)(4) including the following information:

1. An acknowledgment of the illegality of sexual harassment.
2. The definition of sexual harassment under State law.
3. A description of sexual harassment, utilizing examples.
4. The contractor's internal complaint process including penalties.
5. The legal recourse, investigative and complaint process available through the Illinois Department of Human Rights and the Human Rights Commission.
6. Directions on how to contact the Department or the Commission.
7. An acknowledgment of protection of a complaint against retaliation as provided in Section 6-101 of the Human Rights Act.

Each contractor must provide a copy of such written policy to the Illinois Department of Human Rights upon request.

By: _____

Authorized Agent of Contractor

Subscribed and sworn to
before me this 15 day
of April, 2025.

Nancy Wroblewski
Notary Public





Illinois Department
of Transportation

Certificate of Eligibility

Contractor No 3069

K-Five Construction Corporation
999 Oakmont Plaza Drive Suite 200 WESTMONT, IL 60559

WHO HAS FILED WITH THE DEPARTMENT AN APPLICATION FOR PREQUALIFICATION STATEMENT OF EXPERIENCE, EQUIPMENT AND FINANCIAL CONDITION IS HEREBY QUALIFIED TO BID AT ANY OF DEPARTMENT OF TRANSPORTATION LETTINGS IN THE CLASSES OF WORK AND WITHIN THE AMOUNT AND OTHER LIMITATIONS OF EACH CLASSIFICATION, AS LISTED BELOW, FOR SUCH PERIOD AS THE UNCOMPLETED WORK FROM ALL SOURCES DOES NOT EXCEED SUPER UNLIMITED

001	EARTHWORK	\$8,500,000
002	PCC PAVING	Unlimited
003	HMA PLANT MIX	Unlimited
012	DRAINAGE	\$3,150,000
017	CONCRETE CONSTRUCTION	\$44,550,000
031	PAV'T. TEXTUR. & SURF. REM.	\$4,825,000
032	COLD MILL, PLAN. & ROTOMILL	\$10,025,000
034	DEMOLITION	\$2,300,000
08A	AGGREGATE BASES & SURF. (A)	\$9,175,000
09A	HIGHWAY STRUCTURES	\$4,175,000
15A	COVER & SEAL COATS (A)	\$500,000

THIS CERTIFICATE OF ELIGIBILITY IS VALID FROM 6/12/2024 TO 6/30/2025 INCLUSIVE, AND SUPERSEDES ANY CERTIFICATE PREVIOUSLY ISSUED, BUT IS SUBJECT TO REVISION OR REVOCATION, IF AND WHEN CHANGES IN THE FINANCIAL CONDITION OF THE CONTRACTING FIRM OR OTHER FACTS JUSTIFY SUCH REVISIONS OR REVOCATION. ISSUED AT SPRINGFIELD, ILLINOIS ON 6/12/2024.


Engineer of Construction

E. FIVE CONSTRUCTION

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Bituminous Materials - Tractless Test Cost		10 5 Gallon Pail	\$50.00	\$500.00
2	Hot Mix Asphalt Binder Course, IL - 19.0, NSO	100	Ton	\$60.00	\$6,000.00
3	Hot Mix Asphalt Surface Course, Mts 7"p, NSO	450	Ton	\$64.00	\$28,800.00
4	Disposal of asphalt	15	Truck (5 yd)	\$50.00	\$750.00
5	Mileage differential (\$1.10 per ton/mile times the distance measured from the bidder's batch plant roundtrip)	1210	Tons/ Mile (\$50 tons x \$1.10 x 2 = mileage)	\$55.10	\$6,171.00
	Total				\$42,221.00

FIVE CONSTRUCTION

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Bituminous Materials - Tractless Test Cost		10 5 Gallon Pail	\$50.00	\$500.00
2	Hot Mix Asphalt Binder Course, IL - 19.0, NSO	100	Ton	\$61.00	\$6,100.00
3	Hot Mix Asphalt Surface Course, Mts 7"p, NSO	450	Ton	\$65.00	\$29,250.00
4	Disposal of asphalt	15	Truck (5 yd)	\$0.00	\$0.00
5	Mileage differential (\$1.10 per ton/mile times the distance measured from the bidder's batch plant roundtrip)	1210	Tons/ Mile (\$50 tons x \$1.10 x 2 = mileage)	\$11.90	\$14,399.00
	Total				\$46,249.00

BUILDERS ASPHALT

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Bituminous Materials - Tractless Test Cost		10 5 Gallon Pail	\$55.00	\$550.00
2	Hot Mix Asphalt Binder Course, IL - 19.0, NSO	100	Ton	\$67.00	\$6,700.00
3	Hot Mix Asphalt Surface Course, Mts 7"p, NSO	450	Ton	\$68.00	\$30,600.00
4	Disposal of asphalt	15	Truck (5 yd)	\$65.00	\$975.00
5	Mileage differential (\$1.10 per ton/mile times the distance measured from the bidder's batch plant roundtrip)	1210	Tons/ Mile (\$50 tons x \$1.10 x 2 = mileage)	\$13.65	\$16,516.50
	Total				\$55,341.50



Village of Oak Brook
Public Works
Tim O'Malley, Public Works Director
1200 Oak Brook Road, Oak Brook, IL 60523

EVALUATION TABULATION
GEN No. 25-ITB-05
Hot-Mix Asphalt Material Purchase
RESPONSE DEADLINE: April 16, 2025 at 10:00 am
Report Generated: Thursday, April 24, 2025

SELECTED VENDOR TOTALS

Vendor	Total
K-Five Construction Corporation	\$42,221.00
Plote Construction Inc.	\$50,249.00
Builders Asphalt, LLC	\$55,341.50

TABLE 1

					Builders Asphalt, LLC		K-Five Construction Corporation		Plote Construction Inc.	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	1	Bituminous Materials – Trackless Tack Coat	10	5 Gallon Pail	\$55.00	\$550.00	\$50.00	\$500.00	\$50.00	\$500.00
X	2	Hot-Mix Asphalt Binder Course, IL - 19.0, N50	100	Ton	\$67.00	\$6,700.00	\$60.00	\$6,000.00	\$61.00	\$6,100.00
X	3	Hot-Mix Asphalt Surface Course, Mix "D", N50	450	Ton	\$68.00	\$30,600.00	\$64.00	\$28,800.00	\$65.00	\$29,250.00
X	4	Disposal of asphalt	15	Truck (5 yd)	\$65.00	\$975.00	\$50.00	\$750.00	\$0.00	\$0.00

EVALUATION TABULATION
 GEN No. 25-ITB-05
 Hot-Mix Asphalt Material Purchase

Selected	Line Item	Description	Quantity	Unit of Measure	Builders Asphalt, LLC		K-Five Construction Corporation		Plote Construction Inc.	
					Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	5	Mileage differential (\$1.10 per ton/mile times the distance measured from the bidder's batch plant roundtrip.)	1210	Tons/ Mile (550 tons x \$1.10 x 2 x mileage)	\$13.65	\$16,516.50	\$5.10	\$6,171.00	\$11.90	\$14,399.00
Total						\$55,341.50		\$42,221.00		\$50,249.00



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
May 27, 2025

SUBJECT: Adopting the 2025 Shared-Use Path and Bike Route Master Plan

FROM: Tim O'Malley, Public Works Director

BUDGET SOURCE/BUDGET IMPACT: Following the approved Agenda from the February 13, 2024, BOT meeting for a Professional Engineering Services Agreement for the Village Bike Route/Multi-Use Path Master Plan was awarded a contract. No further budgeting for the Master Plan is impacted for 2025. Adoption of the plan will result in development of a multi-year capital plan to be considered during the annual budget process

RECOMMENDED MOTION: Following a presentation of the Master Plan at the 4/22 BOT Meeting, and compliance with all required public meetings, I move that the Village Board approve Resolution R-2301 Adopting the Design and Construction for the Village's Shared-Use Path and Bike Route Master Plan provided by Civiltech Engineering, Inc., Itasca, Illinois

Background/History:

The Shared-Use Path and Bike Route Master Plan aims to improve safety and enhance connectivity for people walking, biking, and rolling throughout the Village of Oak Brook. This plan provides recommendations for the Village's current bicycle and pedestrian network and enhance connections within and to adjacent communities, as well as to regional trail networks. Through this plan, the Village continues to advance its initiative to make all modes of transportation safe, welcoming, and convenient for all, including children, the elderly, and those with disabilities.

A plan is a community-wide guide that is intended to inform decision-making for the Village. It is centered on community input, incorporates the community's goals and visions, analyzes existing conditions, and assesses potential improvements. Going forward, it will provide an outline for the Village to realize its goals. The project kicked off in Spring 2024 and was finalized in Winter 2025. Early steps of the study commenced in May 2024 with a site visit to assess the existing network and path conditions. This included a project team bicycle ride tour, consisting of Village staff and consultant representatives from Civiltech Engineering. The team combined this on-the-ground review, with community feedback, and data analysis to develop network recommendations in Fall 2024. A Public Open House was held to share these recommendations and hear from the community. This feedback was

considered when refining recommendations and finalizing this plan.

While Oak Brook already has a robust shared-use path network, some corridors have several deficiencies that do not meet industry geometric design standards. These corridors are recommended to be brought up to current design standards to ensure user safety and access. Additionally, some corridors in the Village without any existing bike facilities are important connectors in creating a complete bike and pedestrian network across the community. However, due to higher traffic volumes, vehicle speeds, jurisdictional responsibility, roadway functional classification, wider pavement, and other factors, the mixing of cars and bikes in the curb-to-curb space is either inadvisable or not optimal. In these instances, shared-use paths are recommended. These locations will likely require further engineering study to determine how to overcome any barriers (e.g., limited available right-of-way, navigating around utility poles).

Recommendation:

Staff recommends that the Village Board approve Resolution R-2301 Adopting the Design and Construction of the Village's Shared-Use Path and Bike Route Master Plan provided by Civiltech Engineering, Inc., Itasca, Illinois

Attachments:

1. 2025-PW-ENG-AG-SUP-R-2301
2. _Appendix A_Existing Conditions Report
3. _Appendix B_Engineering Design Standards
4. _Appendix C_Tree Planting, Species Recommendations, and Maintenance
5. Oak Brook_Shared-Use Path and Bike Route Master Plan

THE VILLAGE OF OAK BROOK
COOK AND DUPAGE COUNTIES, ILLINOIS

RESOLUTION
NUMBER 2025-PW-ENG-AG-SUP-R-2301

A RESOLUTION
TO ADOPT THE 2025 SHARED-USE PATH AND BIKE ROUTE
MASTER PLAN

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 the 27th day of May 2025

RESOLUTION NO. 2025-PW-ENG-AG-SUP-R-2301

A RESOLUTION
TO ADOPT THE 2025 SHARED-USE PATH AND BIKE ROUTE MASTER PLAN

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

WHEREAS, with the Village’s continuous effort to advance its initiative to make all modes of transportation safe, welcoming, and convenient for all, including children, the elderly, and those with disabilities, in 2024 the Village President and Board of Trustees (collectively, the “Corporate Authorities”) approved and entered a Professional Engineering Services Agreement with Civiltech Engineering, Inc., Itasca, Illinois, as the Village’s consulting engineer to work with Village Staff for developing the Village’s Shared-Use Path and Bike Route Master Plan;

WHEREAS, after working with consultant to extensively review the Village’s key goals, gather community feedback, and analyze use data for the proposed project, Staff presented the 2025 Shared-Use Path and Bike Route Master Plan at the April 22, 2025, Board Meeting;

WHEREAS, the 2025 Shared-Use Path and Bike Route Master Plan aims to improve safety and enhance connectivity for people walking, biking, and rolling throughout the Village of Oak Brook. Included are guidelines and recommendations that will build on the Village’s current bicycle and pedestrian network and enhance connections within Oak Brook, to adjacent communities, and to regional trail networks;

WHEREAS, adoption by Village demonstrates its commitment to hazard mitigation, enhancing its relationship with surrounding communities, and otherwise achieving the goals as further outlined in the 2025 Shared-Use Path and Bike Route Master Plan attached hereto and incorporated herein as Exhibit A;

WHEREAS, the Village of Oak Brook Corporate Authorities are of the opinion that the foregoing actions are in the best interest of the public safety, health and welfare of the residents of the Village of Oak Brook.

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 –Adoption

The Village hereby approves and adopts the 2025 Shared-Use Path and Bike Route Master Plan, in the form attached hereto and incorporated herein as Exhibit A as an official plan of the Village of Oak Brook.

Section Three – Effective Date

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

Section Four - Publication

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

Section Five – Conflict Clause

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

Section Six – 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 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.

Remainder of page intentionally left blank; roll call vote to follow:

PASSED THIS 27th day of May 2025.

Ayes: _____

Nays: _____

Absent: _____

APPROVED THIS 27th day of May 2025.

LAURENCE E. HERMAN,
Village President

ATTEST:

NETASHA SCARPINITI,
Village Clerk

EXHIBIT A

2025 Shared-Use Path and Bike Route Master Plan

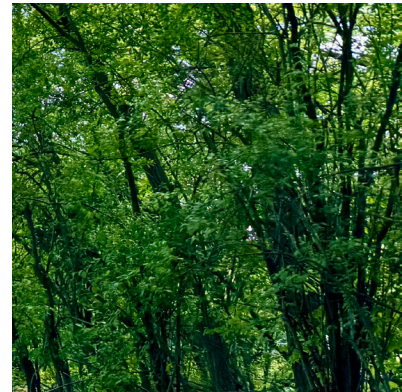
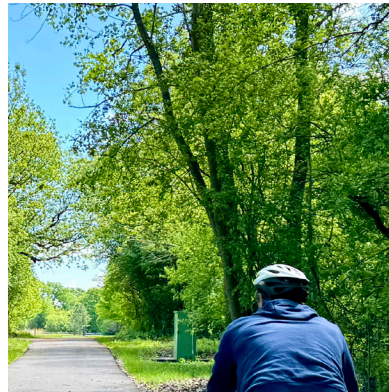
A APPENDIX

Existing Conditions Report



Village of
Oak Brook

SHARED-USE PATH & BIKE ROUTE Master Plan



Existing Conditions Report

August 2024

The **Existing Conditions Report** details the current conditions of the bicycle and pedestrian network throughout the Village of Oak Brook. Data sources include local and regional datasets, discussions with Village staff, and on-the-ground observations. Key takeaways from this process are outlined in the following pages. A series of maps further detail these findings and provide spatial and visual context.



The maps include the following datasets and insights:

- Bike routes and paths/trails
- Sidewalk gaps
- Roadway jurisdiction
- Roadway functional class
- Annual average daily traffic (AADT)
- Speed limits and traffic signals
- Crash hot spots
- Community-oriented land uses
- Crashes involving people walking or biking
- Flood susceptibility - urban
- Major roadway and freight-related projects
- Village of Oak Brook staff insights

Plan Overview

About the Plan

The Shared-Use Path and Bike Route Master Plan aims to improve safety and enhance connectivity for people walking, biking, and rolling throughout the Village of Oak Brook. This plan will build on the Village's current bicycle and pedestrian network, and improve connections to regional trails and community destinations. Through this plan, the Village continues its initiative to make all modes of transportation safe, welcoming, and convenient for all, including children, the elderly, and those with disabilities.

Plan Goals

- Improve safety for people walking, biking, and rolling of all ages and abilities
- Create a network that enhances resident access to key community destinations
- Develop design standards for Oak Brook's bicycle and pedestrian facilities
- Provide a resource to help plan and prioritize Capital Improvement Projects
- Incorporate community priorities and input



Previous Plans



Summary of Related Plans or Studies

Local Plans / Projects

City of Elmhurst Bicycle and Pedestrian Plan

Completed 2020

This plan is a recent update to Elmhurst's previous 2011 Bike Plan and is intended to serve as an actionable roadmap to prioritize future projects. It envisions cooperative transportation accessibility for everyone, resulting in modern walkways and bike routes. Many parts of this plan align closely with the Village of Oak Brook's. The network recommendations seek to create an interconnected network of low-stress bicycle and pedestrian routes. Specific improvements include the installation of bike lanes and traffic-calming road configurations, as well as sidewalks and ADA-compliant features. Some projects would be directly linked between Elmhurst and Oak Brook. It proposes a two-way cycle track along Brush Hill Road that connects to the Salt Creek Trail and would increase connectivity to Oak Brook via the Salt Creek Trail.

Village of Downers Grove Bicycle and Pedestrian Plan

Completed 2020

Downers Grove is in the process of creating and adopting an update to its 2013 Bicycle and Pedestrian Plan as part of a series of projects aimed at preparing for growth in the coming decades. According to recent materials posted to the project website, a few notable additions to the active mobility network may be proposed, including a downtown bike-friendly zone, new practices for safer intersections and crossings, and updates to existing paths and routes. This plan, as well as the previous 2013 plan envisions a direct bike path connection with Oak Brook along 31st Street. Other goals include improving connections to regional trails and enhanced lighting of bike and pedestrian facilities.

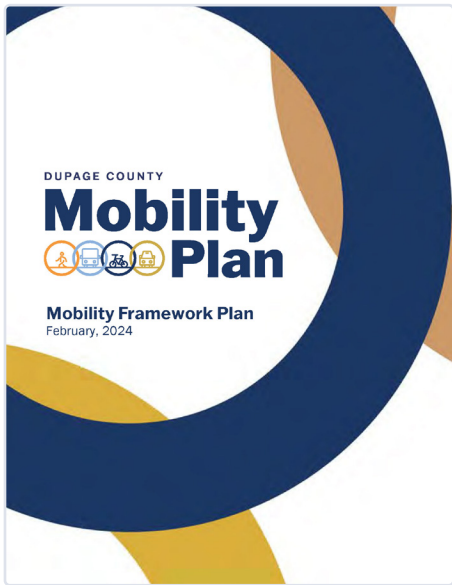
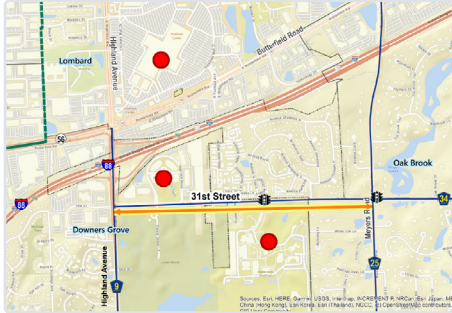
Lombard Village-wide Bicycle and Pedestrian Master Plan

Completed 2016

Lombard's current bicycle and pedestrian plan lays the foundation for a more robust active transportation network, highlighting the value of the regional trails that traverse the community and proposes enhanced connections to them. It acknowledges high-stress roadways in the community and identifies roads and intersections that are good candidates for infrastructure improvements, including bike lanes, road diets, and shared-use paths. It proposes a high priority buffered bike lane along Meyers Rd, which continues southward toward Oak Brook.



Previous Plans



County Plans / Projects

31st Street Shared-Use Path Extension

From Highland Avenue to Meyers Road | Ongoing

A DuPage County project that aims to fill in a crucial 1-mile gap in the existing network. This extension would provide a direct link between Downers Grove and Oak Brook. This type of improvement demonstrates the County's commitment to increasing connectivity between communities. Specific improvements as part of this project include ADA ramps and signal modifications, and a shared-use path connection between Downers Grove and Oak Brook.

DuPage County Safe Streets for All Safety Action Plan

To be completed 2025

The DuPage County Safety Action Plan is an ongoing initiative and part of a regionwide initiative called Safe Travel for All, to reduce and eliminate serious injuries and deaths on northeastern Illinois' roads. The plan is centered on robust citizen participation to help identify areas of concern regarding safety. Numerous outreach efforts provide the opportunity for community input and involvement. The safety action plan will include recommendations for the following: local safety projects (capital projects), safety programs, safety education, enforcement, and ongoing safety actions.

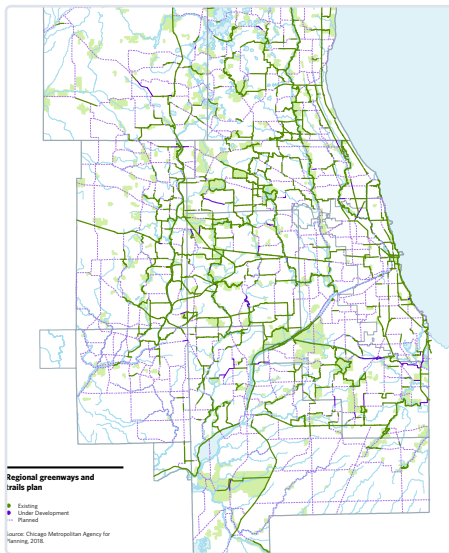
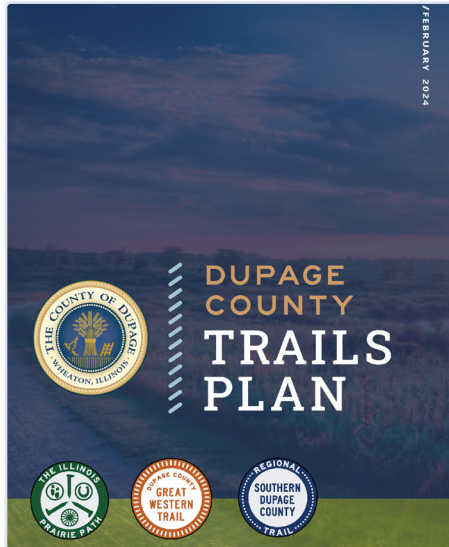
DuPage County Mobility Framework Plan

Completed 2024

This plan was adopted by the County in early 2024 and establishes a coordinated, long-term vision for enhancing the county's transportation network and supporting the population's transportation needs. It highlights the existing expansive system of contiguous trails, including the West Branch DuPage River Trail, North Central Trail, Salt Creek Trail and the Illinois Prairie Path. It cites the hundreds of bike-pedestrian bridges and underpasses that reflect a commitment to safety and continuity for the benefit of users and indicates that such systems are the backbone of the mobility network and create access to and connectivity between the systems. Despite these assets, the large number of high-volume roadways creates a challenge for mobility. Looking to the future, it seeks to implement policies and plans that provide mobility and safety improvements. Infrastructure improvements that increase regional connectivity include pedestrian bridges, protected bike lanes, and wayfinding signage. On a local level, eliminating sidewalk gaps and providing enhanced crosswalks increase the safety of pedestrians.



Previous Plans



DuPage County Trails Plan

Completed 2024

The DuPage County Trails Plan highlights the importance of three regional trails that traverse the county: the Illinois Prairie Paths, the Great Western Trail, and Southern DuPage County Regional Trail. While these trails do not directly travel through Oak Brook, the Village's existing trail network provides important connections between these trails and another regional trail, the Salt Creek Trail. The plan seeks to create a seamless and engaging regional trail network and outline best practices for design, safety, maintenance, permitted uses, and natural resource conservation. It serves as a guide for ensuring accessibility, safety, and environmental sustainability. The plan acknowledges that working with municipalities is important for the realization of a complete and integrated trail network noting their importance for providing wayfinding signage, establishing trail connections and trail maintenance.

Regional or Agency Plans / Projects

Butterfield Road / 22nd Street and Cermak Road / 22nd Street Smart Corridor Projects

Ongoing

Significant infrastructure improvements are planned for Butterfield Road and 22nd Street, which intersect at the western edge of Oak Brook, and Cermak Road and 22nd Street, which converge just outside of the Village's eastern boundary. The planned improvements will integrate advanced technology to enhance the roadway's functionality, efficiency, and safety. Areas where these measures are concentrated are known as "smart corridors." The improvements at the two intersections include ADA-compliant facilities, updated crosswalks and markings, improvements to Pace Suburban Bus infrastructure and service, and signal modernization. These improvements will create safer and more efficient transportation for all users.

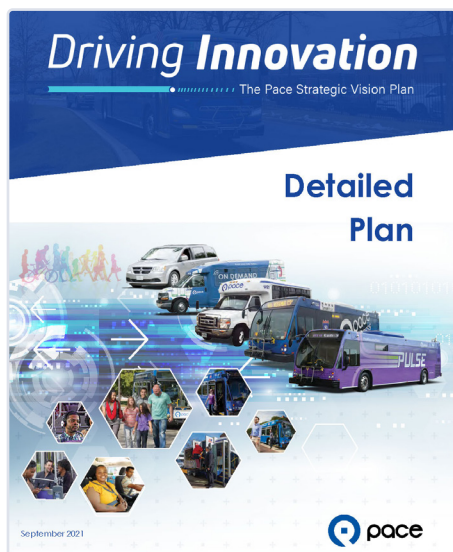
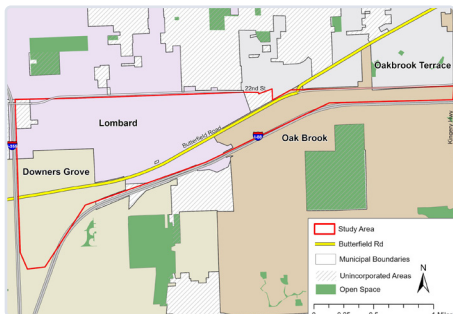
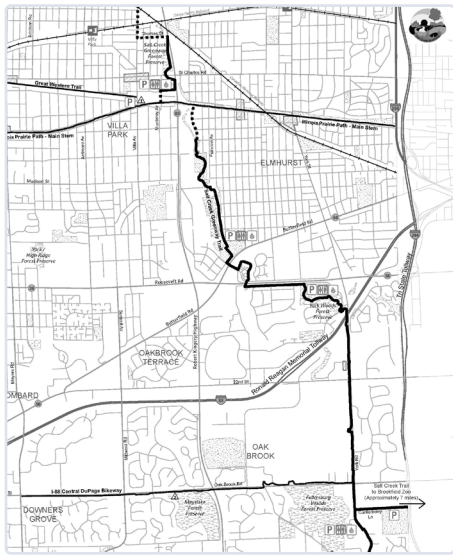
Northeastern Illinois Regional Greenways and Trails Plan

Completed 2022

The Northeastern Illinois Regional Greenways and Trails Plan was adopted as part of ON TO 2050, the current long-range regional plan created by the Chicago Metropolitan Agency for Planning (CMAP). It envisions a network of continuous greenway and trail corridors providing access to nature, as well as transportation and recreation opportunities. This plan seeks to build out a robust, integrated network of trails and on-street facilities to create connections between communities for pedestrians and bicyclists.



Previous Plans



Salt Creek Greenway Master Plan

Completed 2001

This plan was initiated by the Forest Preserve District of DuPage County with the goal of developing a comprehensive plan for Salt Creek that ensures access to and connections between natural areas and protected lands. An outcome of this plan was the creation of the Salt Creek Greenway Trail. A major component of the trail runs through Oak Brook along York Rd. Since adoption of the plan in 2001, the Salt Creek Trail is largely complete, forming a continuous 35-mile trail that connects eastern DuPage County with western Cook County.

Butterfield Road Corridor Plan

Completed 2023

This project is a collaborative effort between Lombard, Downers Grove, Oak Brook, and DuPage County. These jurisdictions are also working alongside CMAP to develop these improvements. Improvements could include enhanced Pace service, new roadway configurations that will increase safety for cars, buses, pedestrians, and bicyclists, enhanced multi-modal connections, and a commitment to additional housing and commercial development opportunities. The following are proposed strategies identified to improve Butterfield Rd, as they relate to bicycle and pedestrian infrastructure:

- Focus on filling key sidewalk gaps that provide connections to bus stops, pedestrian crosswalks, residential areas, and commercial properties
- Encourage IDOT to include bicycle and pedestrian ways during construction/reconstructions projects along Butterfield Rd
- Work with DuPage County DOT to implement bike infrastructure along Meyers Rd, Meyers Rd bridge, and Finley Rd to support the central DuPage Trail system goals

The Village of Oak Brook does not currently endorse the findings of this plan.

Pace Pulse - New Cermak Corridor

Ongoing, Currently slated to be implemented in 2029

Pace Suburban Bus is working to expand its network of arterial bus rapid transit service, known as Pulse. Pulse rapid transit service offers a variety of benefits compared to its regular fixed route bus service. Pulse routes provide faster service, free wi-fi, modern, easy-to-find branded stations with ADA accessibility features, and comfort features such as heated shelters and real-time bus arrival information. Pace has a planned Pulse Cermak route that will run along York Road and 22nd Street, with its southern terminus at Oak Brook Center (to follow existing Route 320). The Cermak Pace Pulse corridor will include enhanced bus stops and pedestrian facilities that will better serve its current and future riders. Transit supportive development along this corridor will make it easier for bus riders to utilize service. The corridor is slated to be operational in 2029.

The Village of Oak Brook does not currently endorse the findings of this plan.



Key Takeaways

from existing conditions analyses



Connectivity

The Village bike network is robust and most well-connected south of I-88 and west of I-294. The network of shared-use paths and trails in this area provides access to parks, neighborhoods, and community-oriented amenities. Separation from vehicular traffic encourages use of these facilities. These provide opportunities for leisure and exercise, and non-motorized transportation use.

However, the active transportation network faces several connectivity deficiencies. The Village has an opportunity to enhance safe access to schools. There are no sidewalks that connect directly to Brook Forest Elementary School, and access to Butler Junior High School suffers from a lack of protected crossings along York Road. Connections to public transit are concentrated along 22nd Street, and are challenging to access due to limited crossings of Interstate I-88, lack of connecting transit routes, and network distance.

Access to parts of Oak Brook north of I-88 and to neighboring communities of Elmhurst, Downers Grove, and Hinsdale is limited. Interstates I-88 and I-294 are significant barriers for bicyclists seeking to cross them. There are few adequate crossings and access points along these roads. While the network map displays multiple crossings, conditions on the ground deter potential users. Many responses obtained through community engagement focused on the condition of the Roosevelt Road underpass.

Respondents to an online survey (see pages 9-10) noted that Salt Creek flooding often renders this underpass inaccessible due to heavy accumulation of debris. The flood susceptibility index shows this area as highly susceptible to flooding. Recent construction has also temporarily closed off the Salt Creek Trail system underpass at I-294, cutting off trail access east of the interstate. Users wishing to cross have no other comfortable and convenient option.

Related maps:

- Bike Network and Transit | page 11
- Sidewalk Gaps | page 12
- Community-Oriented Land Uses | page 13
- Future Capital Improvements | page 14
- Flood Susceptibility - Urban | page 21



Key Takeaways

from existing conditions analyses



Traffic and Roadway Characteristics

The primary vehicular arterials in the Village are 1) east-west: 31st St, 22nd St/ Butterfield Rd, and 2) north-south: Midwest Rd, IL 83, and York Rd. IDOT has jurisdiction over IL 83 and 22nd St/Butterfield Rd and are the most trafficked arterial roadways. Much of this traffic likely originates from outside the Village, and services travelers accessing Interstate I-88 and commercial and office land use areas along 22nd St. All other arterials are under DuPage County jurisdiction. They have speed limits between 35 and 45 mph and typically border residential land use areas. Most traffic signals on these roads are at intersections, and are widely spaced. Interstates I-294 and I-88 merge in the northeast section of the Village and exhibit high levels of average daily traffic.

Related maps:

- Annual Average Daily Traffic (AADT) & Functional Class | page 18
- Roadway Jurisdiction | page 19
- Speed Limit and Traffic Signals | page 20

Safety

The project team conducted a Village-wide hot spot analysis of all non-interstate crashes that involved an injury across all modes (e.g., auto, pedestrian, bicycle). The analysis was performed in GIS on the full set of 1,939 crashes over a 5-year period from 2018-2022. Crash hot spots tend to occur along the busiest roads and at major intersections: 22nd St at IL 83, Meyers Rd, Midwest Rd, and York Rd; Meyers Rd at Butterfield Rd; IL 83 at 31st St.

Major crash areas share common factors, including high speed limits and heavy traffic. Intersecting roads with speeds limits above 35 mph tend to be more prone to crashes. High traffic volumes are correlated with more collisions. These factors, coupled with a lack of adequate pedestrian infrastructure and safe crossings, result in high crash areas for people walking or biking.

During the study period, the Village experienced seven reported crashes involving a person biking and eight reported crashes involving a person walking, with one fatality. Crashes involving a pedestrian were more prevalent near commercial and office land use areas, particularly areas north of I-88. Crashes involving a bicycle occurred more frequently in areas with adjacent residential land use, (e.g., 31st St).

Related maps:

- Crashes Involving a Person Walking or Biking (2018-2022) | page 15
- Vehicular Crashes (2018-2022) | page 16
- Injury Crash Hot Spots (2018-2022) | page 17



Key Takeaways

from existing conditions analyses

Facility Types

The Village uses three categories to define its active transportation facilities:

- **Shared-Use Path / Trail:** Facilities separated from vehicular traffic. They often include buffers, such as guardrails or grass parkways, though some areas of the network lack a buffer. Existing Village paths and trails vary in width from 5 feet to 10 feet and can be used by people biking, walking, or rolling.
- **Bike Lane:** A marked lane within the roadway that designates a lane for bicyclists only. There is no physical barrier between vehicles and bicyclists.
- **On-Street Bike Route:** Identified streets where traffic conditions allow for comfortable use of bicycles. There is no separation between vehicular traffic and bicyclists. Many of these bike routes do not have signage or markings.

The current categorization of active transportation facilities is ambiguous and does not capture the defining characteristics of each type of facility. This may cause confusion among the community as to how each facility can be used, and is a potential safety concern that could create conflicts between different modes. For example, a sidewalk with a width of 5 feet is inadequate for a bicyclist. A potential bicyclist may feel unsafe riding on a narrow path next to traffic, particularly if there is an inadequate buffer, and such a path is not wide enough to comfortably accommodate a pedestrian and a bicyclist simultaneously. It is recommended that the Village establish standard facility type naming and engineering designs for these different facilities.

Related map:

- Bike Network and Transit | page 11

Shared-Use Path / Trail



Bike Lane



On-Street Bike Route



What we heard

Community Engagement

The project team received valuable feedback from the community. Input was collected through multiple channels, including two in-person pop-up events, a public survey, an online interactive map, and by emails. Despite multiple input methods, responses largely centered on similar issues and concerns.

Feedback focused on the need for better connectivity throughout the Village and to other communities. Survey respondents selected the absence of trails or paths as the most common factor that discourages people from biking, walking, or rolling. Responses suggest that while the path network supports activities such as leisure and exercise, it could better support more “transportation-focused” trips for commuting, shopping, or travel to nearby communities. The following bullet points summarize common themes:

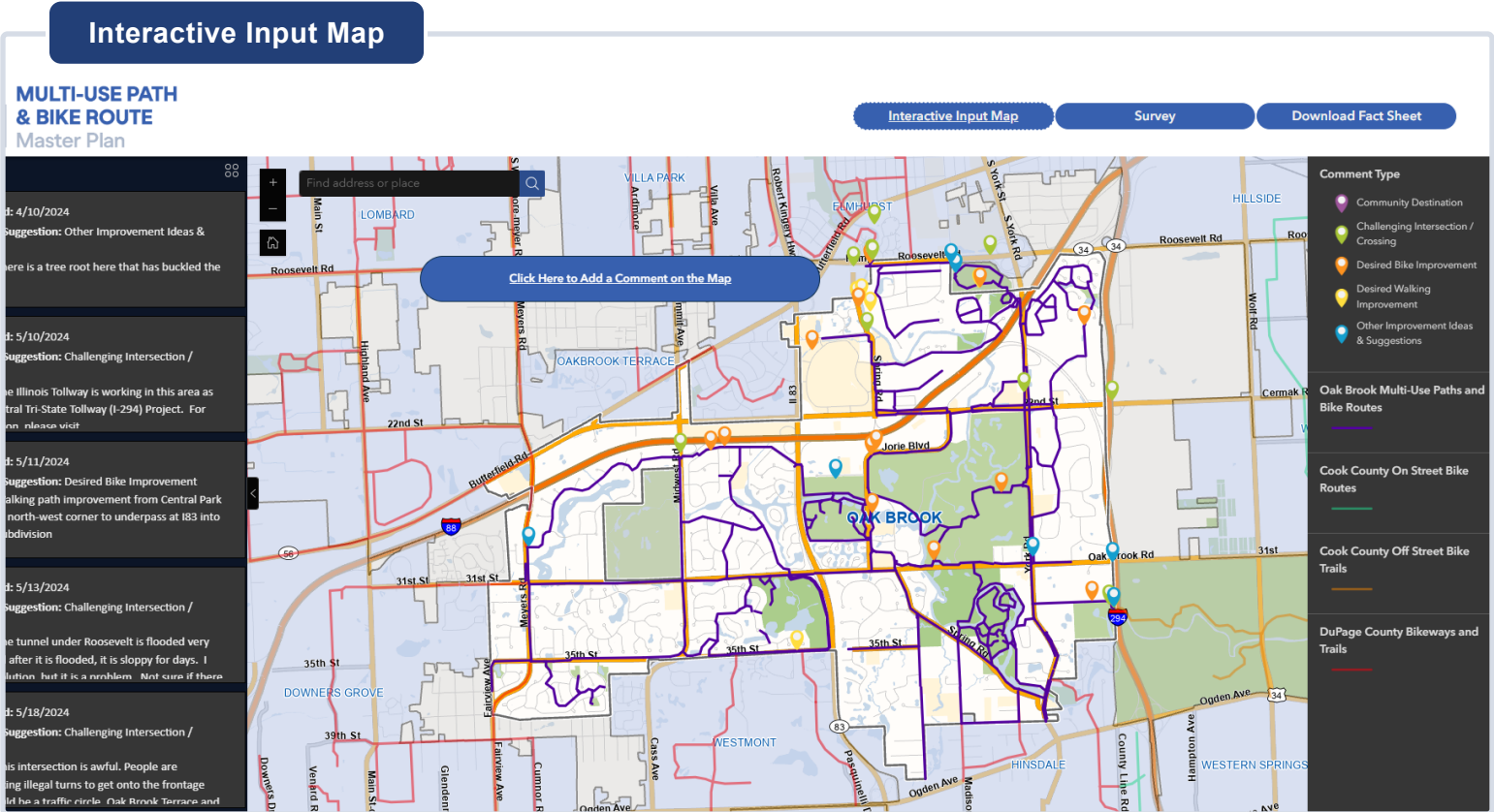
- Community members wish for more/enhanced crossings of I-88, especially west of IL 83 at Midwest and Meyers
- Additional crossings of Roosevelt Road and I-294
- Connections to shopping, schools, and other community destinations
- Improve conditions of paths and connections to regional trails (e.g., flooding of Roosevelt Road underpass, construction of I-294 underpass)



What we heard

Safety is also a large concern for many current and potential users of the network. Respondents commented on the lack of safe crossings and identified improvement locations. Comments mentioned the desire for safety measures such as marked bike lanes, enhanced lighting, and better maintenance of existing paths. Comments also frequently mentioned driver behavior, including speeding, poor enforcement of traffic laws, and drivers' refusal to recognize bicyclists and pedestrians at crossings. Areas highlighted in comments include:

- Enhanced connectivity on Spring Road between 16th and Frontage Road
- Desire for enhanced crossings near the Library, and at 31st and York
- Improvement to sightlines along Salt Creek Greenway Trail between 22nd and I-294 (signage blocks current sightlines)
- Improve maintenance of paths, including potholes, cracks, loose gravel, and plant growth



Pavement Condition Inventory



Methodology

As part of the existing conditions analysis, the Village’s May 1, 2020 Bike Path Pavement Condition Ratings were evaluated and updated throughout April and May 2024. The assessment used the PASER system through the assistance of ESRI’s Field Maps survey tool. A surveyor evaluated the entire Oak Brook bicycle/path network (see **Appendix, Figure 1** for a map displaying all segments evaluated), and took on-the ground photos as reference points. The data collection did not occur in rain, snow, fog, or in any other condition that would have adversely affected data quality. The following criteria were used to assess each segment:

- Transverse Cracks
- Longitudinal Cracks
- Alligator Cracks
- Shrinkage Cracks
- Rutting
- Corrugations / Patching
- Raveling
- Shoving
- Potholes
- Excess Asphalt
- Polished Aggregate
- Deficient Drainage
- Overall Ride Quality
- Overall Curb Condition

Each criterion was rated on a scale from 1-10 (1 = best and 10 = worst). The sum of each individual criterion rating was then subtracted from 100 to get a final pavement condition rating.

Findings

Overall, the majority of the bicycle network is in good to excellent condition, with no segments assessed as poor or very poor/failed. All off-street paths or trails evaluated were in good to excellent condition. The only segments in fair condition were on-street bike routes, mostly in residential areas.

To supplement this effort, the off-street path network was further analyzed to identify path ownership, surface type, and locations that may be deficient in width or buffer space to properly be defined as a sidepath or trail. These factors and attributes, along with the pavement inventory condition, are helpful in determining target locations for the Village to lead improvements.

Related map(s):

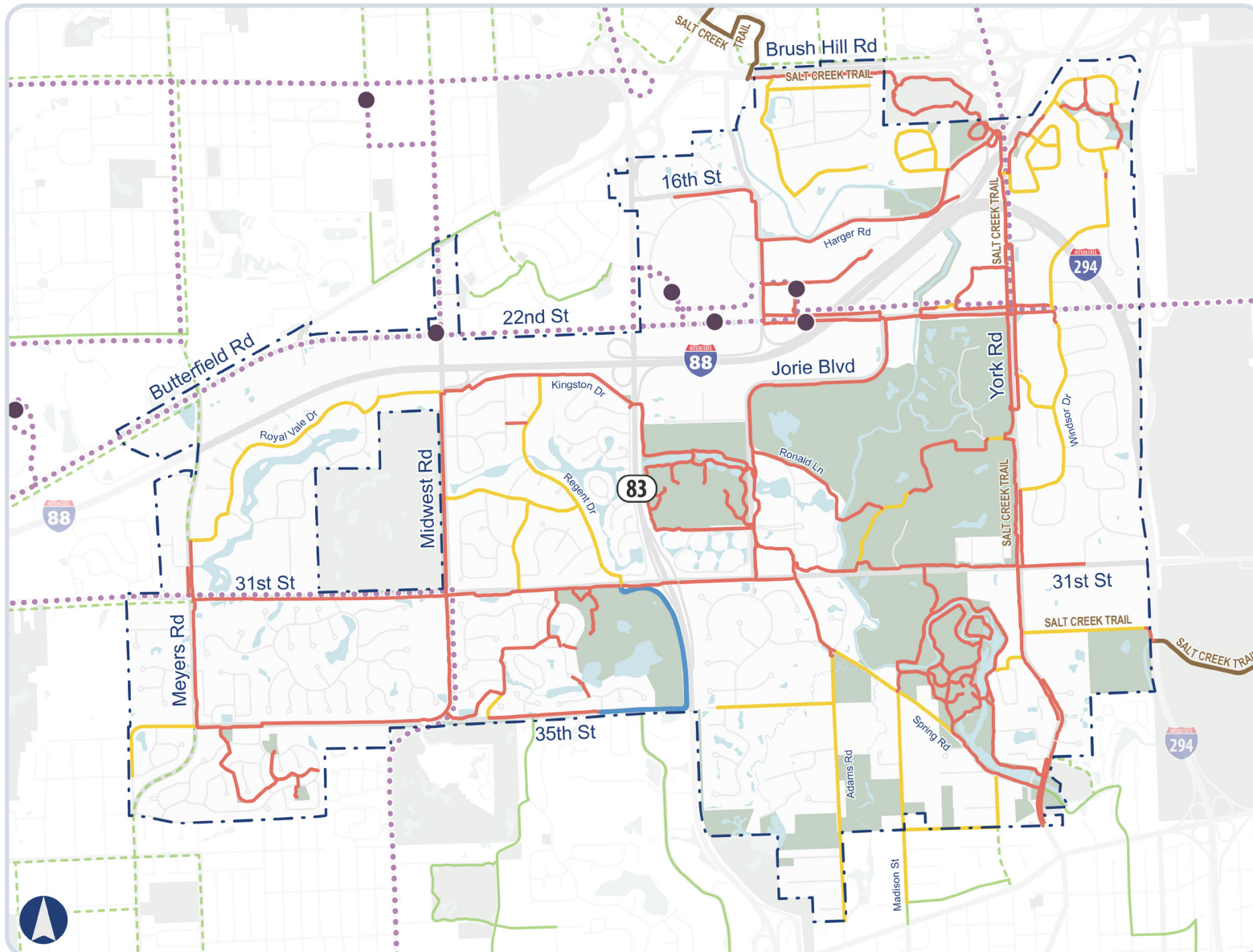
- Bike Network Pavement Condition Inventory* | page 22
- Bike Network Ownership & Pathway Deficiencies | page 23
- Pathway Surface Type | page 24

**See Appendix, Table 1 for a more detailed table of the Pavement Condition Inventory*





Bike Network and Transit



Bike Facilities

- Shared-Use Path / Trail
- On-Street Bike Route
- Bike Lane
- Regional Trail
- Existing Bike Facility in Neighboring Community
- Future Bike Facility in Neighboring Community

Transit

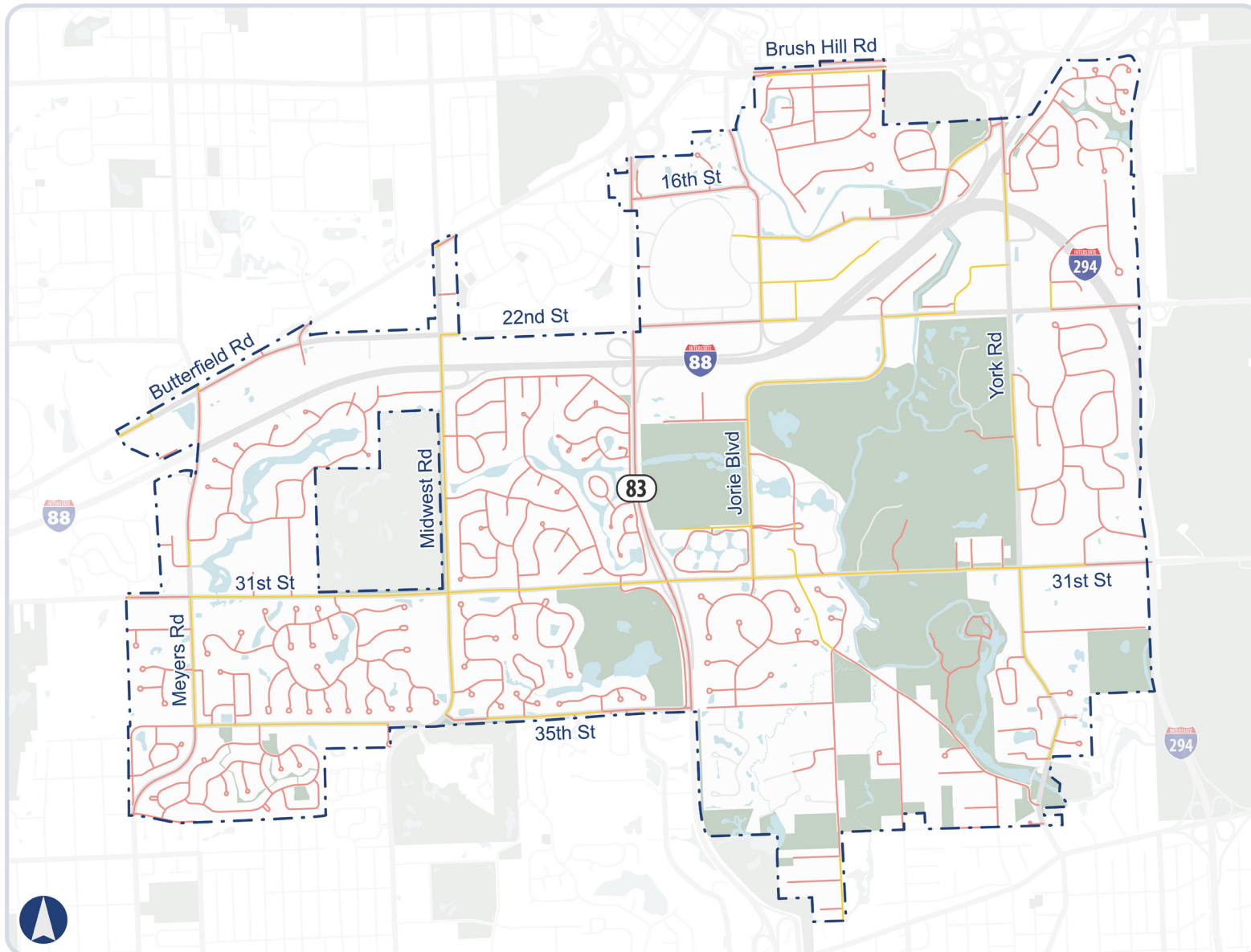
- Pace Bus Route
- High Ridership Bus Stop

Source: Oak Brook, Pace





Sidewalk Gaps



Sidewalk Gaps

- Sidewalk on one side of roadway
- Sidewalks absent on both sides of roadway

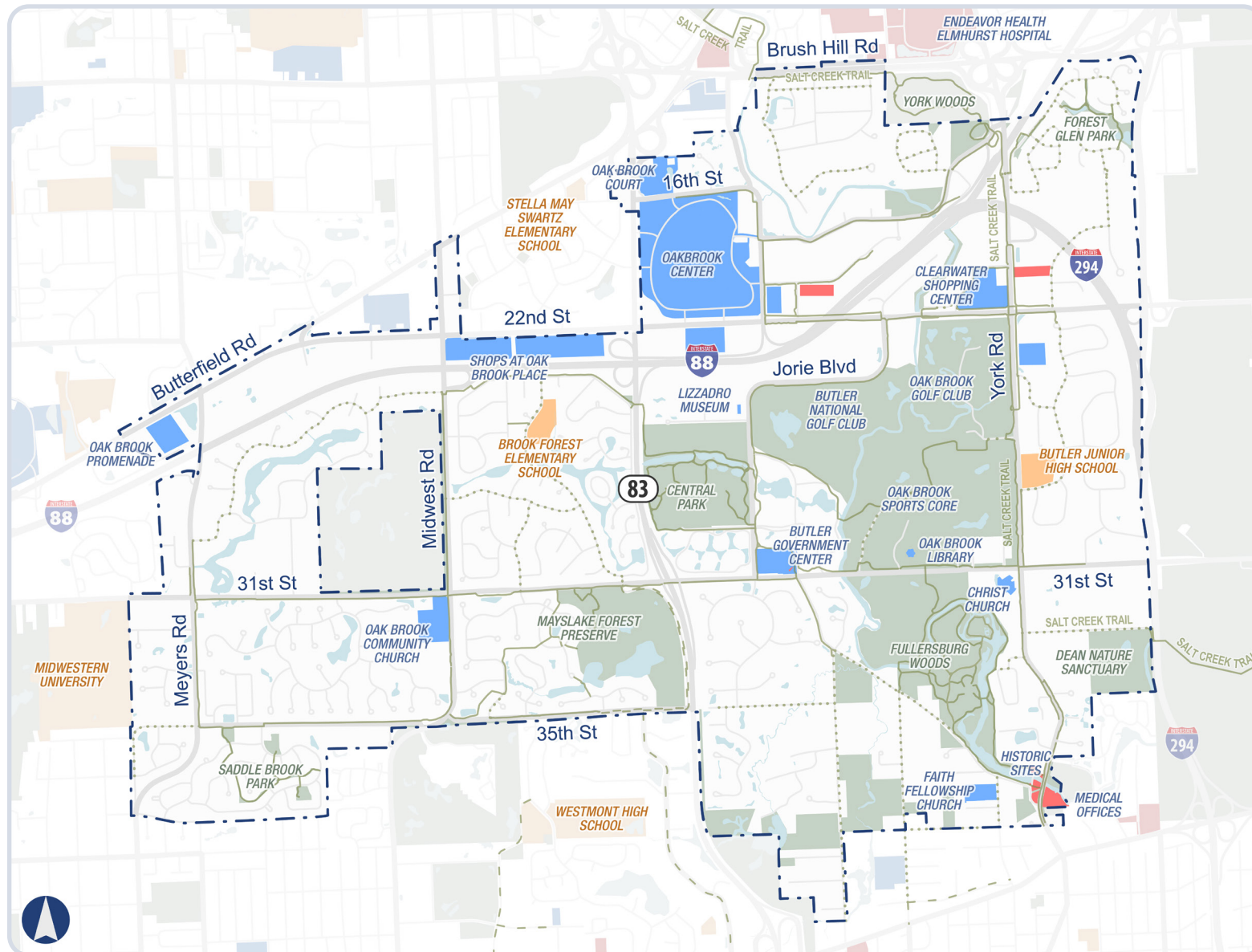
Source: CMAP

Note: Some of these neighborhoods or areas may be private, some gated, and are not within Oak Brook's jurisdiction.



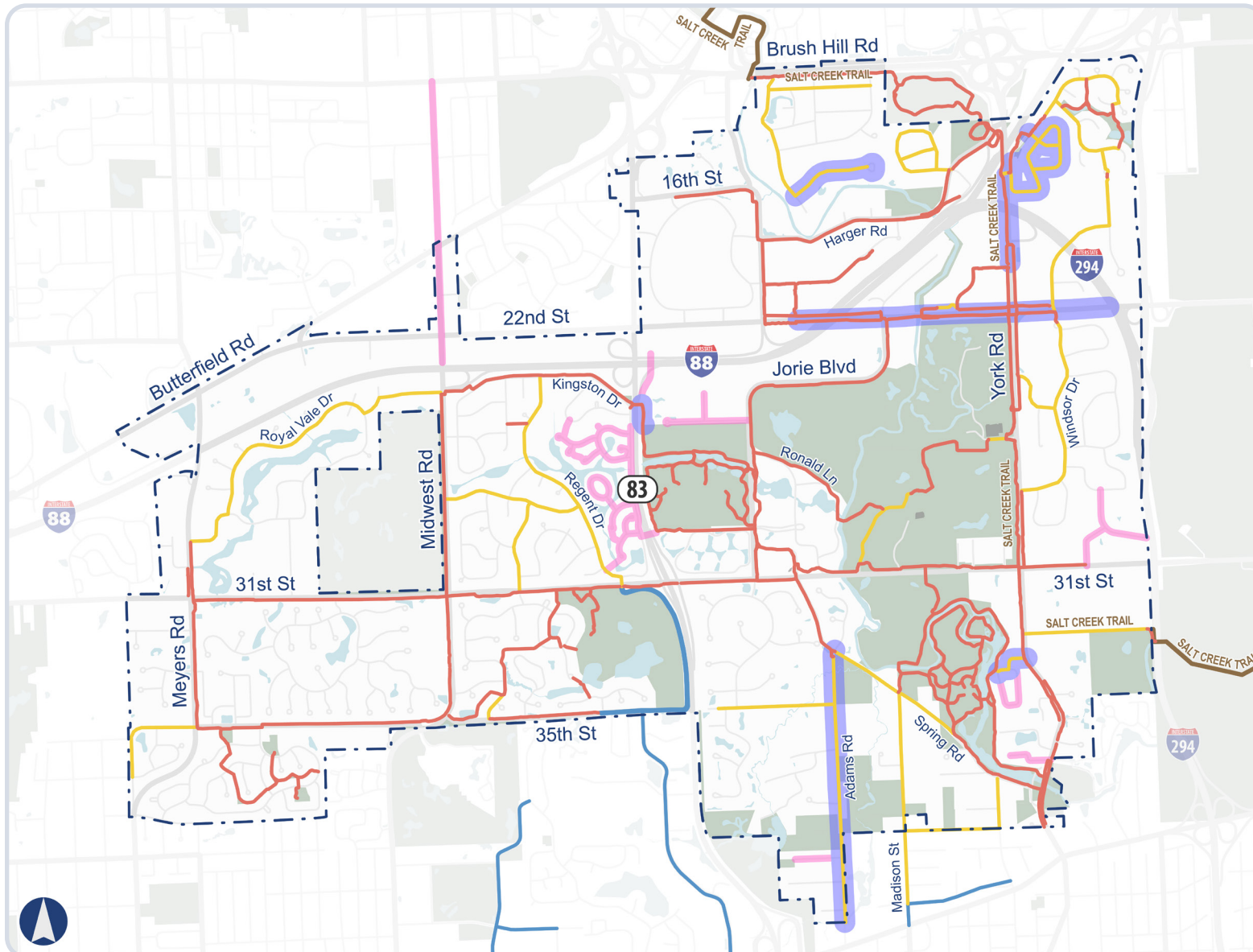


Community-Oriented Land Uses





Future Capital Improvements



Bike Facilities

- Shared-Use Path / Trail
- On-Street Bike Route
- Bike Lane
- Regional Trail

Capital Improvements

- Project Overlaps with Bike Network
- Project does not Overlap with Bike Network

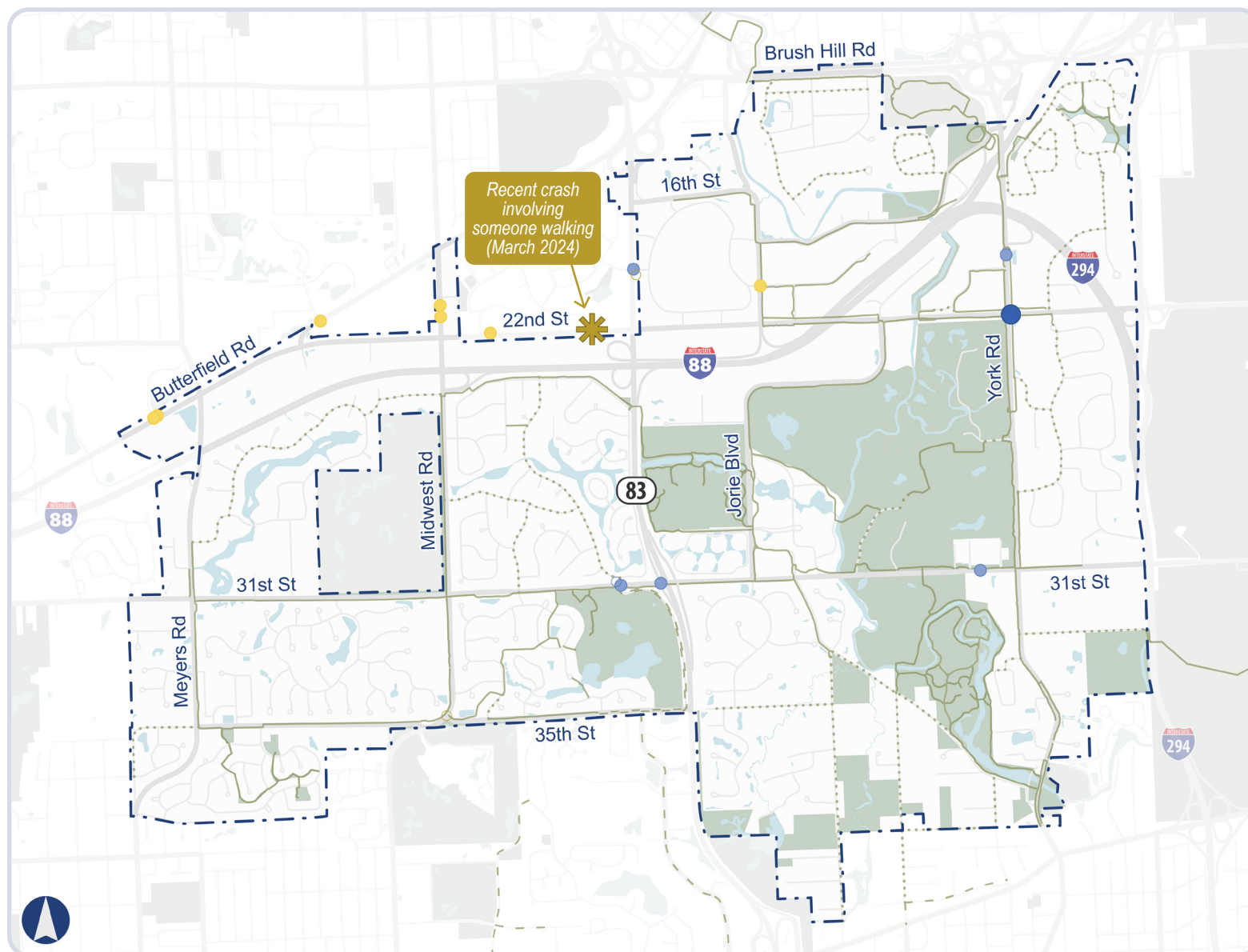
Source: Oak Brook

Note: The capital improvement projects highlighted in this exhibit are only for the calendar year 2024.





Crashes Involving a Person Walking or Biking (2018-2022)



Non-Highway Crashes

Crashes involving a person...

Walking	Biking	
		Other
		B-Injury**
		A-Injury*
		Fatality

Existing Bike Facilities

- Shared-Use Path / Trail
- On-Street Bike Route
- Bike Lane

Source: IDOT

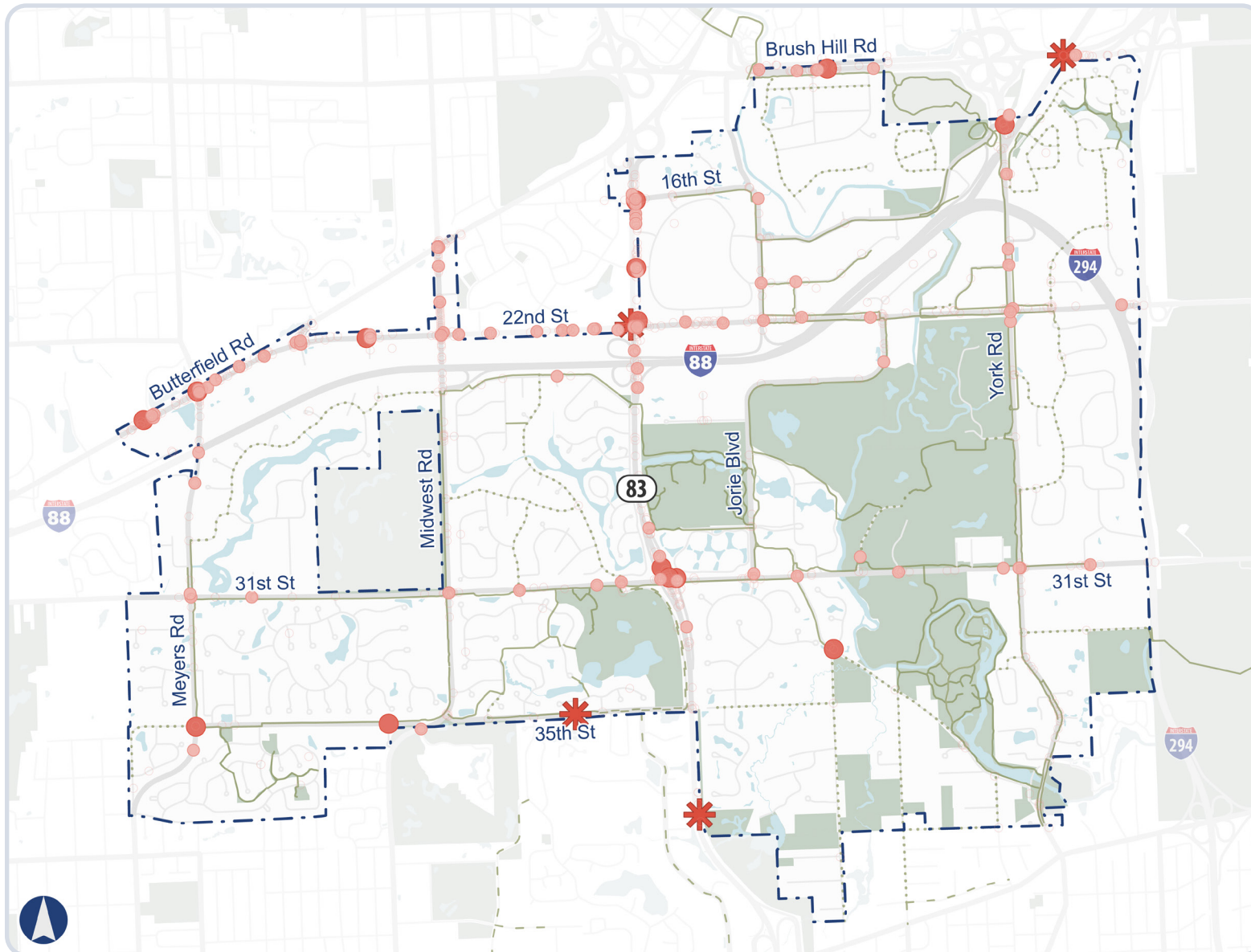
*A-Injury (Incapacitating): Any injury, other than a fatal injury, which prevents the injured person from normally continuing the activities they were capable of performing before the injury occurred.

**B-Injury (Non-Incapacitating): Any injury, other than a fatal or incapacitating injury, which is evident to observers at the scene of the crash.





Vehicular Crashes (2018-2022)



Non-Highway Crashes

Vehicular Crashes

- Other
- B-Injury**
- A-Injury*
- ✱ Fatality

Existing Bike Facilities

- Shared-Use Path / Trail
- ... On-Street Bike Route
- - - Bike Lane

Source: IDOT

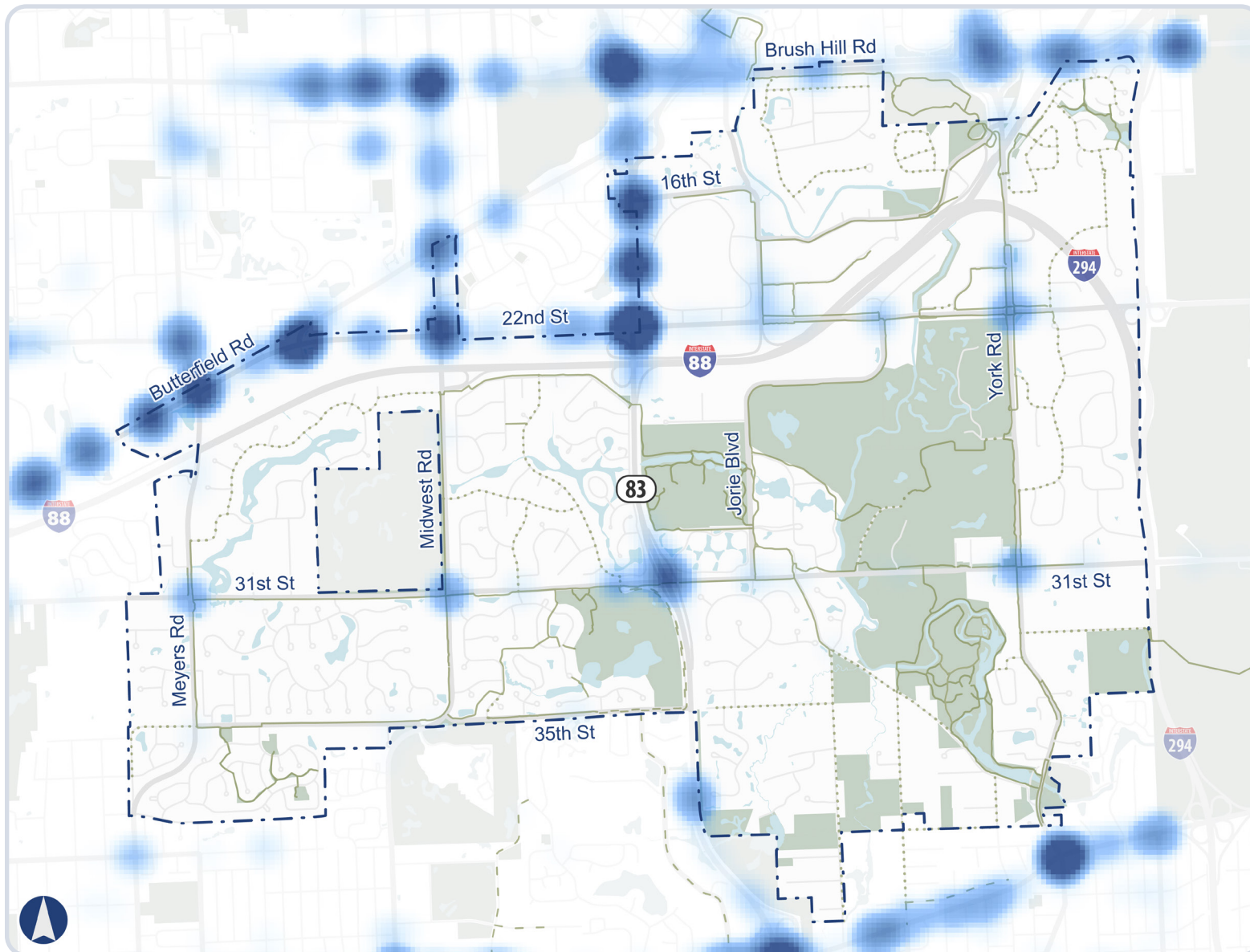
*A-Injury (Incapacitating): Any injury, other than a fatal injury, which prevents the injured person from normally continuing the activities they were capable of performing before the injury occurred.

**B-Injury (Non-Incapacitating): Any injury, other than a fatal or incapacitating injury, which is evident to observers at the scene of the crash.



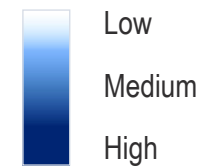


Injury Crash Hot Spots (2018-2022)



Non-Highway Crashes

Crash Hotspot (all modes/severity)



Existing Bike Facilities

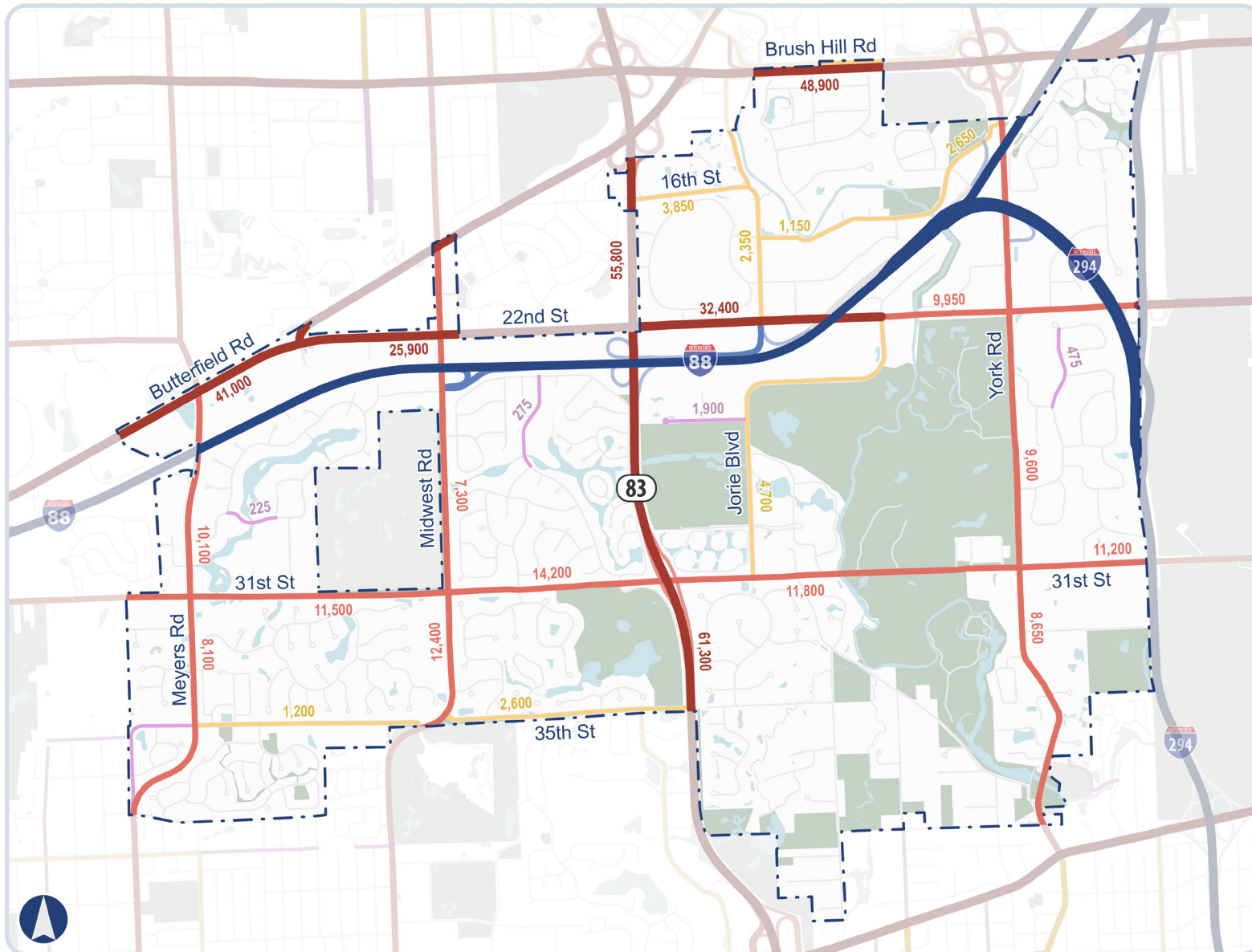
- Shared-Use Path / Trail
- On-Street Bike Route
- - - Bike Lane

Source: IDOT





Annual Average Daily Traffic (AADT) & Functional Class



Annual Average Daily Traffic & Functional Class

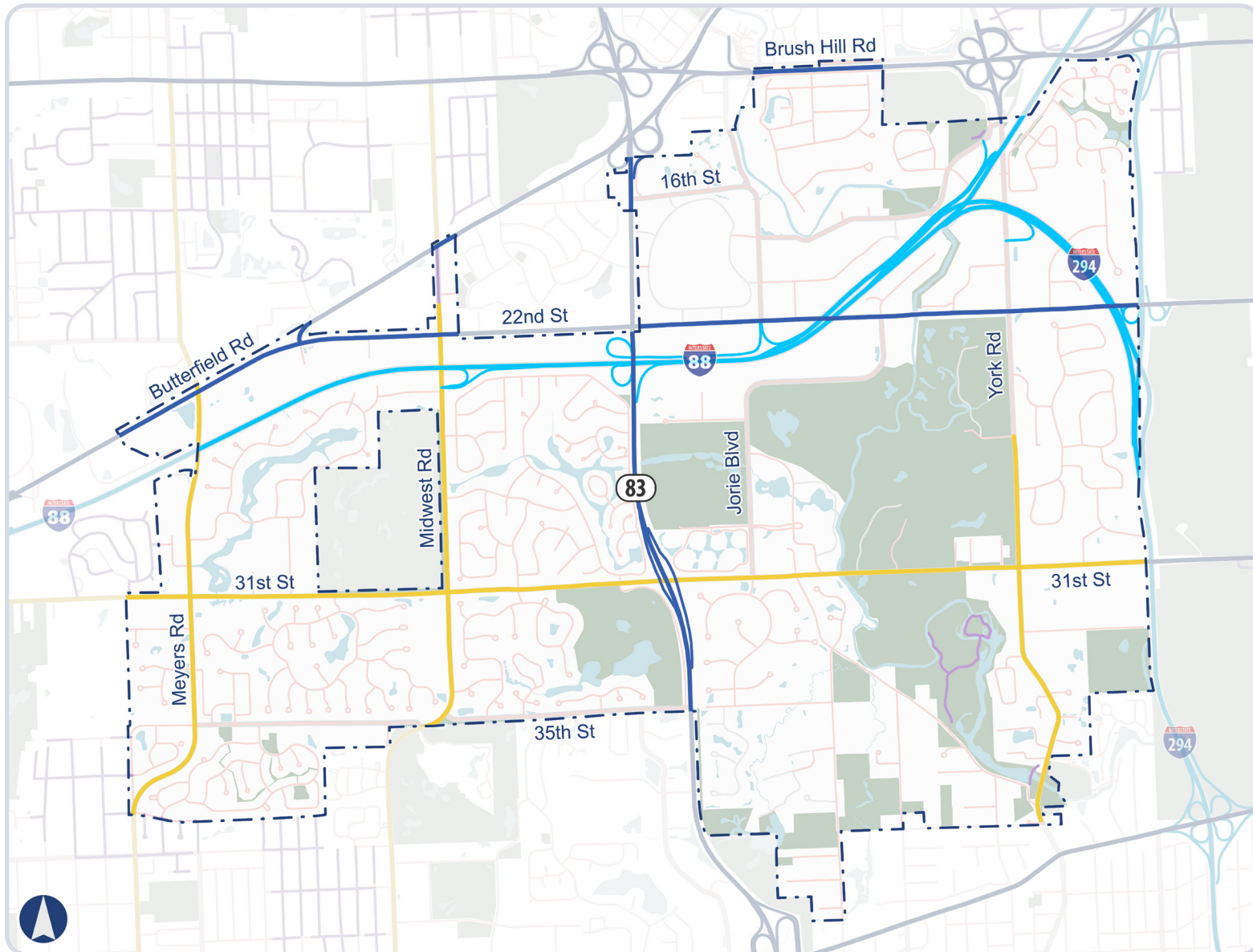
Low	Medium	High	
			Interstate
			Arterial
			Collector
			Local
			No Data (Local)

Source: IDOT





Roadway Jurisdiction



Jurisdiction

- IDOT
- Tollway
- County
- Township
- Local
Oak Brook or Private

Source: IDOT



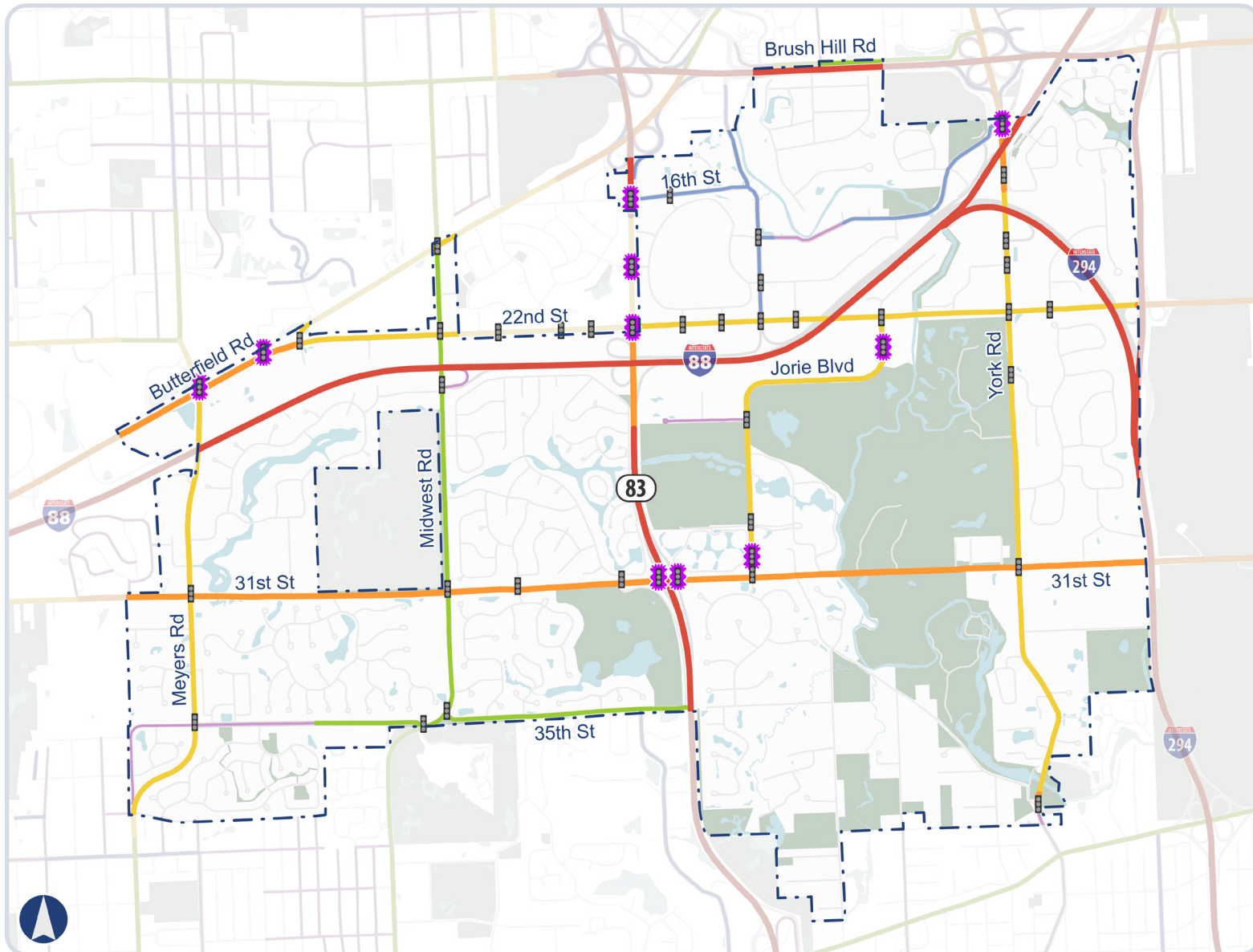


Village of
Oak Brook

SHARED-USE PATH & BIKE ROUTE Master Plan

TRAFFIC & ROADWAY CHARACTERISTICS EXISTING CONDITIONS

Speed Limit and Traffic Signals



-  Traffic Signal with at least One Pedestrian Button
-  Traffic Signal with no Pedestrian Buttons

Speed Limit

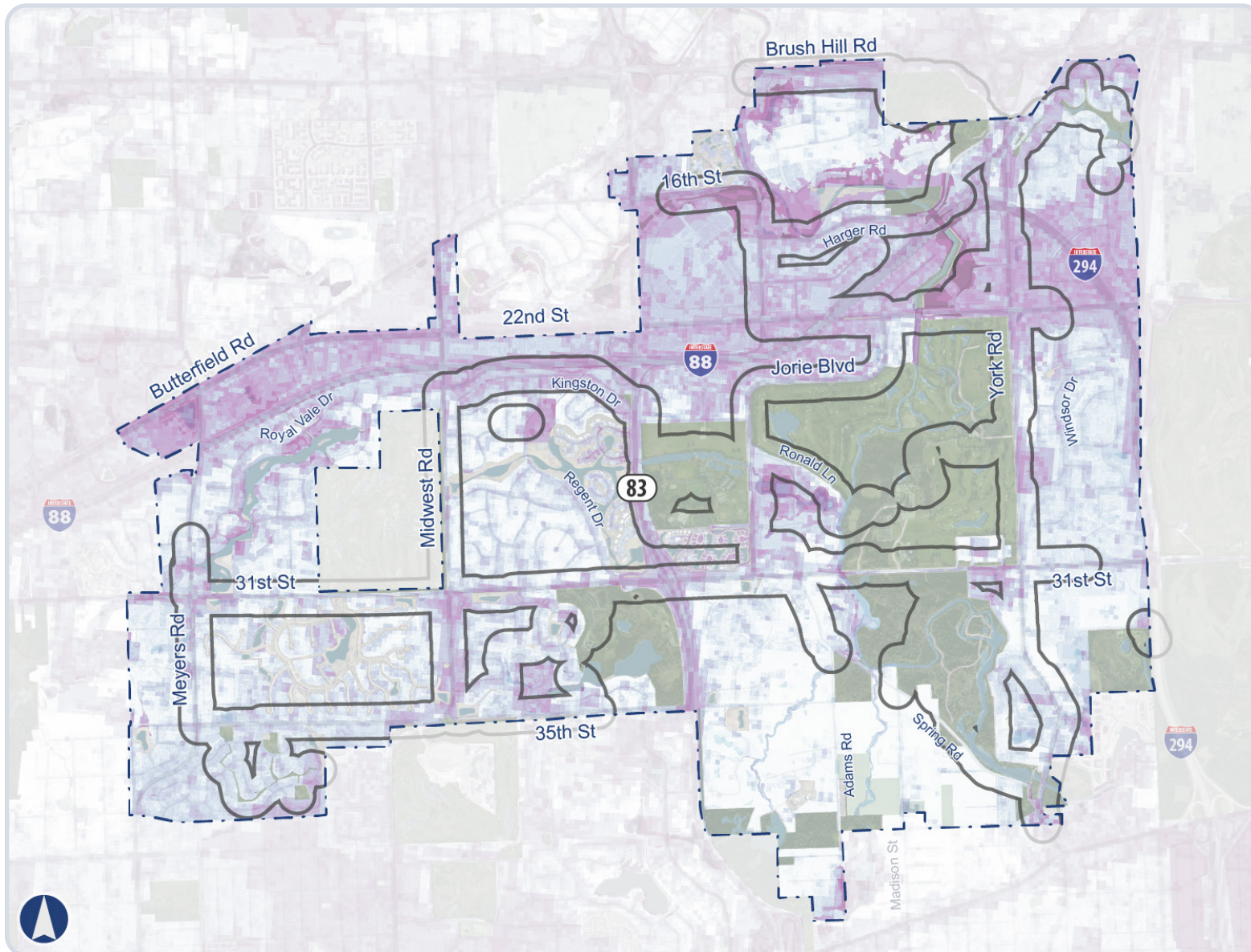
-  25 mph or less
-  30 mph
-  35 mph
-  40 mph
-  45 mph
-  50 mph or more
-  No Data

Source: Oak Brook, IDOT





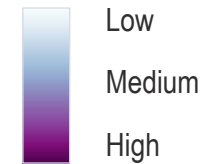
Flood Susceptibility - Urban



Urban Flood Susceptibility

- Quarter Mile Buffer around Existing Bike Network

Flood Susceptibility Index



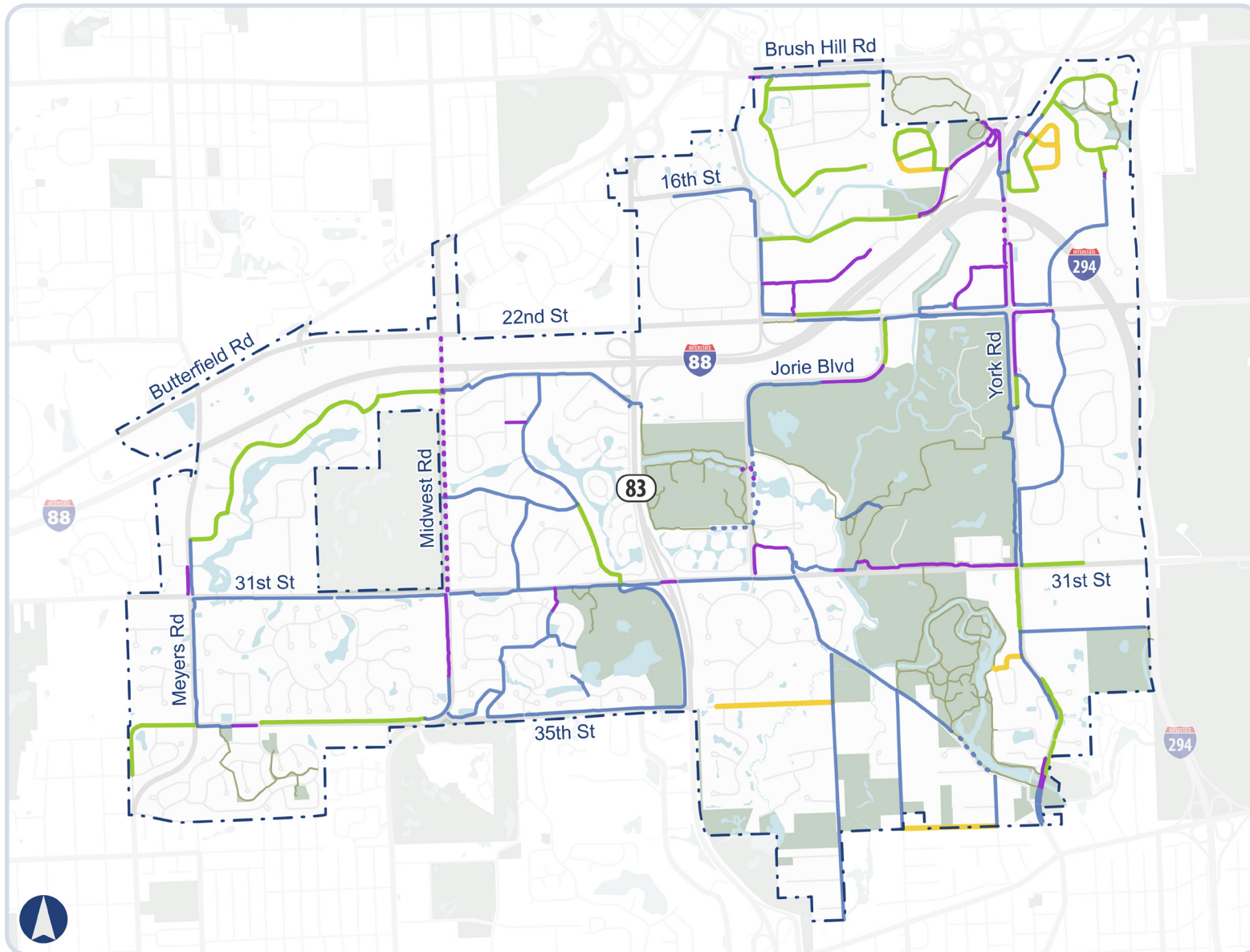
Source: CMAP

Note: CMAP developed the urban flood susceptibility index (FSI) to identify priority areas across the region for flood mitigation activities. Locations highlighted in the FSI may be more susceptible to riverine or urban flooding than other parts of the region.





Bike Network Pavement Condition Inventory



Pavement Condition

- Excellent (90-100)
- Very Good (70-89)
- Good (60-69)
- Fair (40-59)
- Poor (30-39)
- Very Poor or Failed (0-29)
- Not Surveyed
- Not an Oak Brook Owned Path

Source: Oak Brook

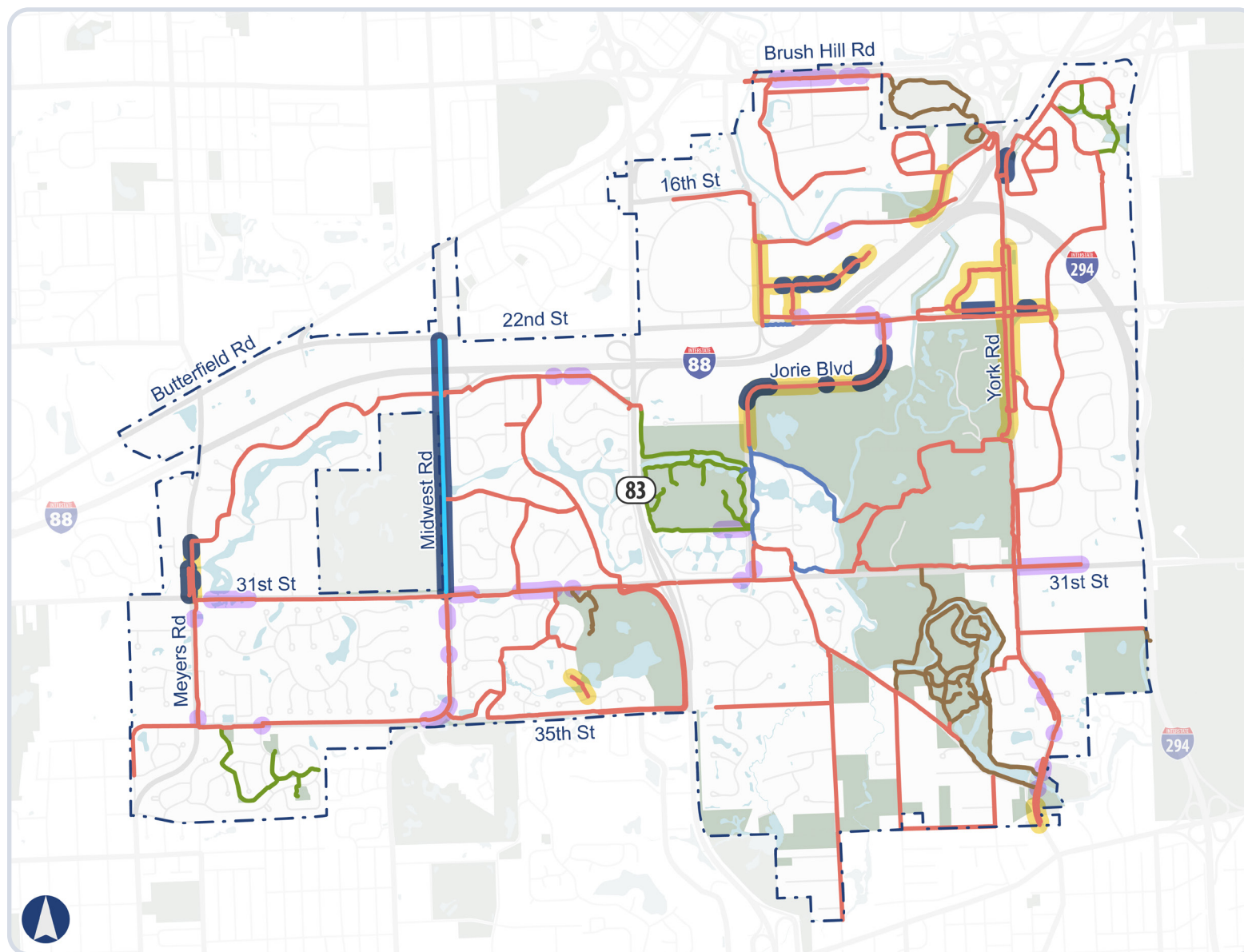
Note: All pavement conditions for on-street bike facilities and shared-use paths were evaluated during Spring 2024. For further details about the methodology used for evaluation, please see page 10.

The overall on-street pavement condition ratings were ranked on a 1-10 scale. In order to align the on-street ratings with the bike path assessment, the on-street conditions were modified to be on the same 1-100 scale as the bike path ratings.





Bike Network Ownership & Pathway Deficiencies



Bike Network Ownership

- Village of Oak Brook
- Oak Brook Park District
- DuPage County
- Forest Preserve of DuPage County
- Private

Pathway Deficiency

- Width
Less than 8 feet wide
- Buffer
Less than 5 feet of space between path and road (unless a guardrail or barrier is present)
- Width + Buffer

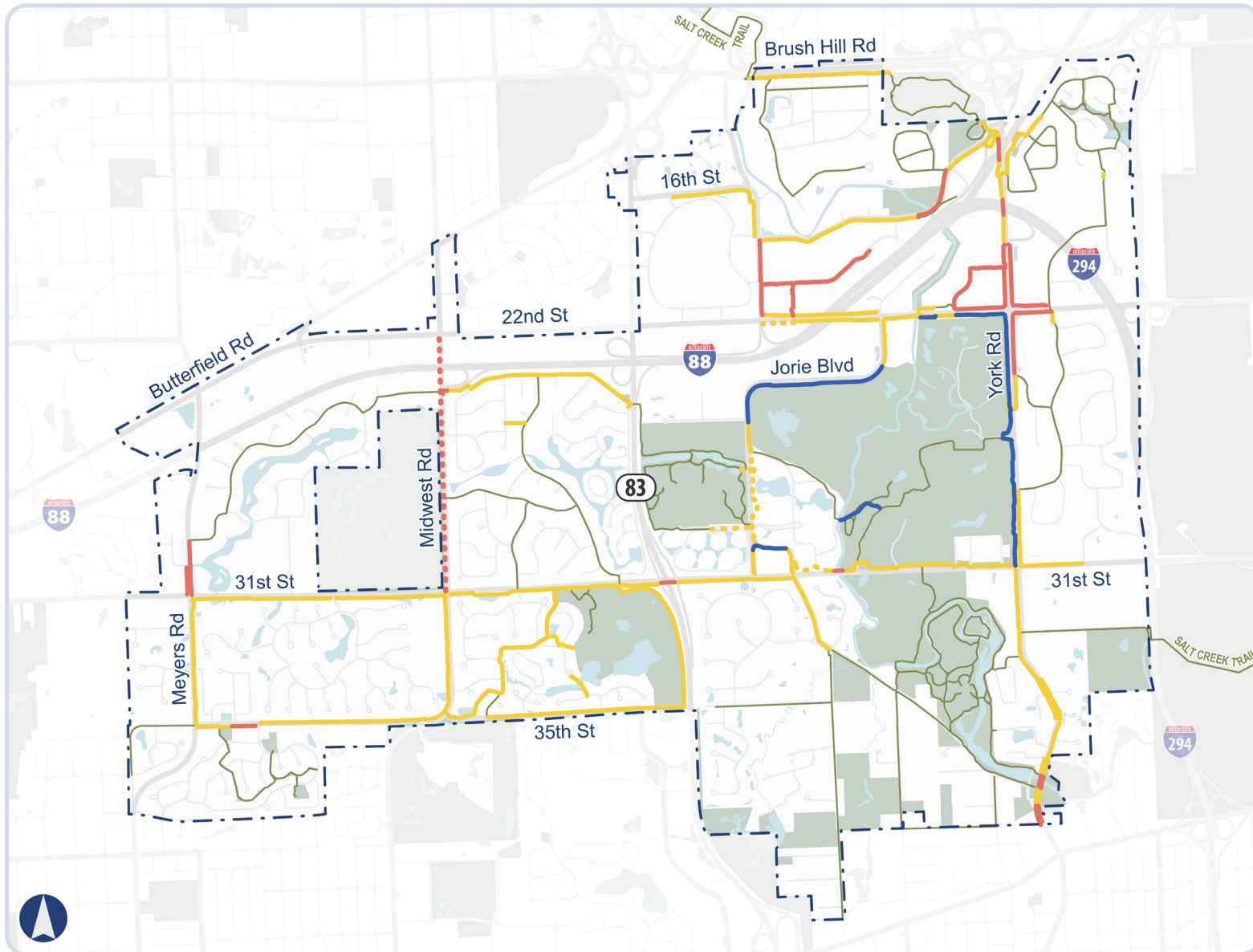
Source: Oak Brook

Note: Locations showing width or buffer space deficiencies are approximate. Further survey is needed to determine exact extents.





Pathway Surface Type



Pathway Surface Type

- Asphalt
- Concrete
- Crushed Limestone
- Not Surveyed or On-Street Bike Facility
- Not an Oak Brook Owned Path

Source: Oak Brook





APPENDIX



Figure 1. Bike Path Network by ID Number for the Pavement Condition Inventory

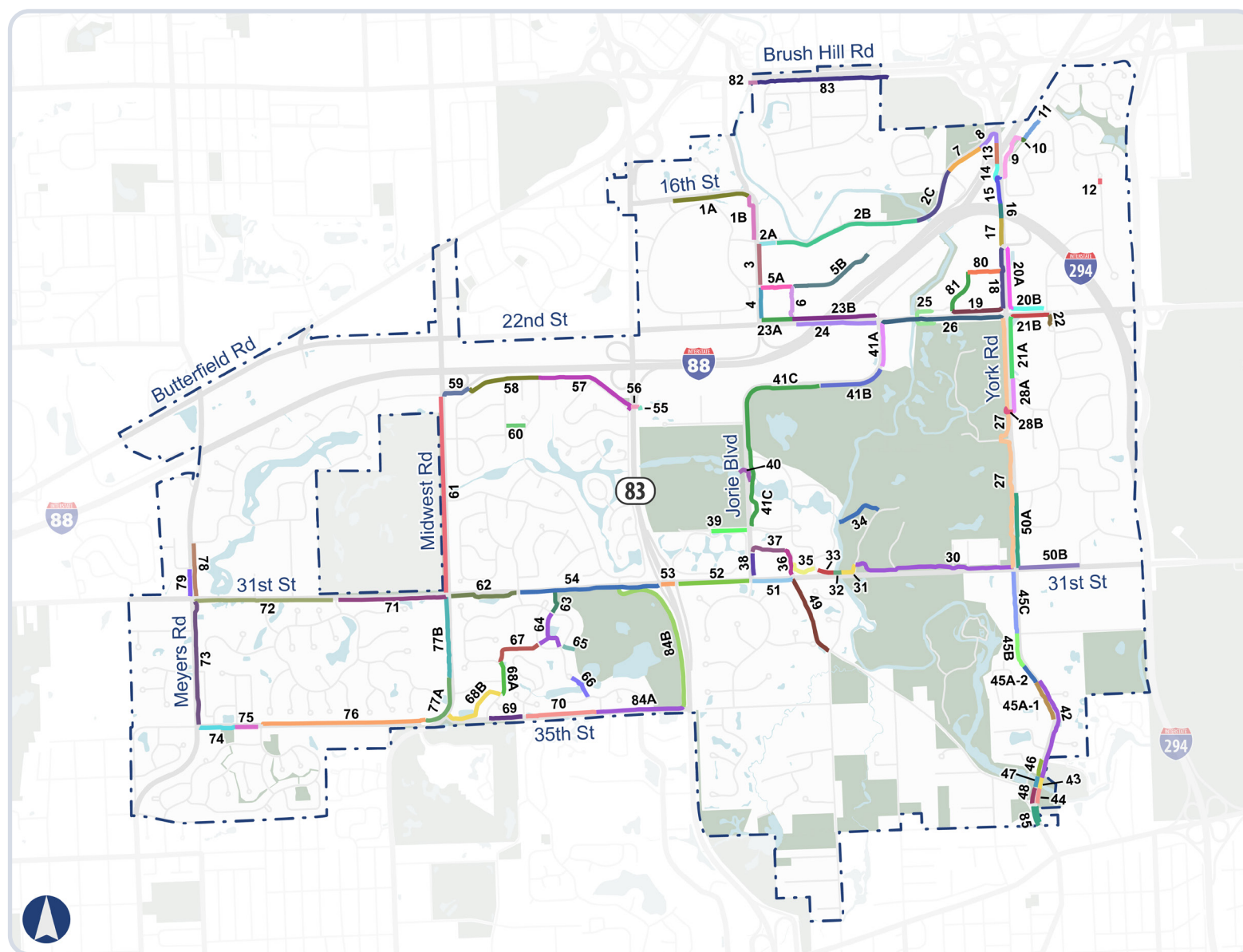




Table 1. Detailed Pavement Condition Inventory

Route Name	Route ID	Maintained By	Surface Type	Facility Type	Pavement Condition Rating	Transverse Cracks	Longitudinal Cracks	Alligator Cracks	Shrinkage Cracks	Rutting	Corrugations / Patching	Raveling	Shoving	Potholes	Excess Asphalt	Polished Aggregate	Deficient Drainage	Overall Ride Quality	Overall Curb Condition
16 th St: Spring Rd to Mall Entrance to Dead End	1A	Village of Oak Brook	Asphalt	Unknown	77	2	2	3	2	2	1	0	0	4	2	2	0	3	0
Spring Rd: Harger Rd to 16 th St	1B	Village of Oak Brook	Asphalt	Unknown	82	2	1	1	1	3	1	1	0	0	2	2	2	2	0
Harger Rd: Spring Rd to 1 st Commercial Driveway (south side)	2A	Village of Oak Brook	Asphalt	Shared Use Path	65	2	2	5	2	3	2	2	0	2	4	2	4	5	0
Harger Rd: Commercial Driveway going east to Salt Creek (south side)	2B	Village of Oak Brook	Asphalt	Shared Use Path	69	2	3	3	2	2	3	2	0	1	2	2	5	4	0
Harger Rd: Across Salt Creek	2C	Village of Oak Brook	Concrete	Shared Use Path	97	0	1	0	0	0	0	0	0	0	0	1	0	1	0
Spring Rd: Commerce Dr to Harger Rd (east side)	3	Village of Oak Brook	Concrete	Shared Use Path	88	1	1	0	2	0	2	0	0	0	0	3	0	3	0
Spring Rd: 22 nd St to Commerce Dr (east side)	4	Village of Oak Brook	Concrete	Shared Use Path	88	1	1	2	1	1	0	0	0	0	0	3	1	2	0
Commerce Dr: Spring Rd to McDonald's Dr (south side)	5A	Village of Oak Brook	Concrete	Shared Use Path	97	0	0	0	1	0	0	0	0	0	0	1	0	1	0
Commerce Dr: McDonald's Dr east to Dead End Cul-de-Sac	5B	Unknown	Concrete	Shared Use Path	90	1	1	0	1	0	0	0	0	0	0	2	1	2	2
McDonald's Dr: 22 nd St to Commerce Dr (west side)	6	Village of Oak Brook	Concrete	Shared Use Path	97	0	0	0	1	0	0	0	0	0	0	1	0	1	0
Harger Rd: Yorkshire Woods to Tollway Ramp (south side)	7	Village of Oak Brook	Asphalt	Shared Use Path	92	2	1	0	0	1	0	0	0	0	0	3	0	1	0
Harger Rd / York Rd: Loop north of I-88	8	Village of Oak Brook	Asphalt	Shared Use Path	96	1	1	0	0	1	0	0	0	0	0	0	0	1	0
Wood Glen Ln: York Rd to Woodside Dr (west/north side)	9	Village of Oak Brook	Asphalt	Shared Use Path	86	2	2	0	0	0	3	2	0	0	0	2	0	3	0
Wood Glen Ln: Wood Glen Ln to Woodside Dr	10	Village of Oak Brook	Asphalt	Shared Use Path	91	1	1	0	0	0	2	2	0	0	0	1	0	2	0

Table 1. Detailed Pavement Condition Inventory

Route Name	Route ID	Maintained By	Surface Type	Facility Type	Pavement Condition Rating	Transverse Cracks	Longitudinal Cracks	Alligator Cracks	Shrinkage Cracks	Rutting	Corrugations / Patching	Raveling	Shoving	Potholes	Excess Asphalt	Polished Aggregate	Deficient Drainage	Overall Ride Quality	Overall Curb Condition
Wood Glen Ln: Woodside Dr east to dead end (south side)	11	Village of Oak Brook	Asphalt	Shared Use Path	71	4	1	2	0	1	3	2	0	0	0	3	5	8	0
North-South Path: Wildwood Ct to Swift Rd	12	Village of Oak Brook	Asphalt	Shared Use Path	91	1	1	3	1	1	0	0	0	0	0	0	0	2	0
York Rd Pedestrian Bridge: Pedestrian Bridge over I-88 Tollway (west side)	13	Village of Oak Brook	Concrete	Shared Use Path	96	1	1	0	0	0	0	0	0	0	0	1	0	1	0
York Rd: Pedestrian Bridge to Wood Glen Ln (west side)	14	Village of Oak Brook	Asphalt	Shared Use Path	89	3	1	1	0	0	0	0	0	0	1	2	0	3	0
York Rd: Wood Glen Ln to Pedestrian Bridge over I-88 ramp (west)	15	Village of Oak Brook	Asphalt	Shared Lane	70	3	3	6	3	0	1	0	0	0	2	4	1	7	0
York Rd Pedestrian Bridge: Pedestrian Bridge over I-88 Tollway ramp (west side)	16	Village of Oak Brook	Concrete	Shared Use Path	98	1	0	0	0	0	0	0	0	0	0	0	0	1	0
York Rd: Pedestrian Bridge south to Tollway Ramp (west side)	17	Village of Oak Brook	Asphalt	Shared Use Path	93	2	1	0	0	0	0	1	0	0	1	0	0	2	-
York Rd: Tollway Ramp to 22 nd St (west side)	18	Village of Oak Brook	Concrete	Shared Use Path	96	1	1	0	1	0	0	0	0	0	0	0	0	1	0
22 nd St: York Rd to Clearwater Dr (north side)	19	Village of Oak Brook	Concrete	Shared Use Path	87	2	1	1	1	0	0	0	0	1	0	0	2	3	2
York Rd: Tollway Ramp to 22 nd St (east side)	20A	Village of Oak Brook	Concrete	Unknown	92	1	0	0	1	0	0	0	0	0	0	2	2	2	0
22 nd St: York Rd to Windsor Dr (north side)	20B	Village of Oak Brook	Concrete	Unknown	88	1	1	0	1	0	1	0	0	0	0	0	2	4	2
York Road: Dover St to 22 nd St	21A	Village of Oak Brook	Concrete	Unknown	97	1	0	0	0	0	0	0	0	0	0	0	0	2	0
22 nd St: York Road to Drake Hotel Entrance	21B	Village of Oak Brook	Concrete	Unknown	94	1	0	0	1	0	0	0	0	0	0	0	1	3	0
Drake Hotel Entr: 22 nd St to Windsor Dr Cul-de-Sac	22	Village of Oak Brook	Asphalt	Shared Use Path	75	1	0	0	1	0	0	0	0	0	0	0	1	3	0
22 nd St: Spring Rd to McDonalds Dr	23A	Unknown	Asphalt	Unknown	88	0	1	1	1	0	0	1	0	0	2	2	3	1	0



Table 1. Detailed Pavement Condition Inventory

Route Name	Route ID	Maintained By	Surface Type	Facility Type	Pavement Condition Rating	Transverse Cracks	Longitudinal Cracks	Alligator Cracks	Shrinkage Cracks	Rutting	Corrugations / Patching	Raveling	Shoving	Potholes	Excess Asphalt	Polished Aggregate	Deficient Drainage	Overall Ride Quality	Overall Curb Condition
22 nd St: Jorie Blvd to McDonald's Dr (north side)	23B	Village of Oak Brook	Asphalt	Shared Use Path	69	2	1	4	2	4	2	2	0	0	2	2	6	4	0
22 nd St: Jorie Blvd to McDonald's Dr (south side)	24	Village of Oak Brook	Asphalt	Shared Use Path	77	1	1	1	1	1	3	2	0	2	1	1	7	2	0
22 nd St Underpass Area: At Salt Creek Bridge to Hunter Dr	25	Village of Oak Brook	Asphalt	Shared Use Path	71	2	1	2	1	3	2	1	0	4	2	3	5	3	0
22 nd St: York Rd to Jorie Blvd (south side)	26	Village of Oak Brook	Asphalt	Shared Use Path	82	2	1	3	2	1	1	0	0	0	2	2	1	3	0
York Rd: 22 nd St to 31 st St (west side)	27	Village of Oak Brook	Gravel	Shared Use Path	81	1	0	1	0	4	0	3	0	2	3	0	2	3	0
York Rd: Underpass to Dover Dr (south side)	28A	Village of Oak Brook	Asphalt	Unknown	61	2	3	6	2	4	1	2	0	5	3	4	2	5	0
York Rd Underpass	28B	Village of Oak Brook	Asphalt	Unknown	72	2	2	5	2	3	1	1	0	0	1	3	3	5	0
31 st St: York Rd to Bath & Tennis Dr (north side)	30	Village of Oak Brook	Asphalt	Shared Use Path	92	1	1	1	0	1	0	1	0	0	2	0	0	1	0
31 st St: Bath & Tennis Dr to Salt Creek (north side)	31	Village of Oak Brook	Asphalt	Shared Use Path	82	3	1	4	2	0	1	0	0	0	0	3	0	4	0
31 st St: Salt Creek Bridge (north side)	32	Village of Oak Brook	Concrete	Shared Use Path	99	1	0	0	0	0	0	0	0	0	0	0	0	0	0
31 st St: Salt Creek Bridge to McDonald's Entrance (north side)	33	Village of Oak Brook	Asphalt	Shared Use Path	81	2	1	3	2	0	1	1	0	0	0	4	1	4	0
McDonald's Bridge Area: Salt Creek to B&T Drive	34	Village of Oak Brook	Gravel	Shared Use Path	84	0	0	5	1	4	0	0	0	0	0	0	3	3	0
31 st St: McDonald's Entrance to Village Hall Lot (north side)	35	Private	Asphalt	Shared Use Path	83	2	3	2	1	0	0	0	0	1	1	3	0	4	0
North-South Path: just east of Village Hall	36	Village of Oak Brook	Asphalt	Shared Use Path	78	3	2	4	3	0	0	0	0	0	1	4	0	5	0
East-West Path: just north of Public Works to Village Hall	37	Village of Oak Brook	Asphalt	Shared Use Path	94	1	1	0	0	0	0	0	0	0	0	3	0	1	0
Jorie Blvd: Public Works to 31 st Street	38	Village of Oak Brook	Asphalt	Shared Use Path	92	1	1	1	0	0	1	0	0	0	1	1	0	2	0



Table 1. Detailed Pavement Condition Inventory

Route Name	Route ID	Maintained By	Surface Type	Facility Type	Pavement Condition Rating	Transverse Cracks	Longitudinal Cracks	Alligator Cracks	Shrinkage Cracks	Rutting	Corrugations / Patching	Raveling	Shoving	Potholes	Excess Asphalt	Polished Aggregate	Deficient Drainage	Overall Ride Quality	Overall Curb Condition
Forest Gate Rd: Jorie Blvd to Park District Entr (south side)	39	Oak Brook Park District	Asphalt	Shared Use Path	81	2	1	4	2	4	2	2	0	0	2	2	6	4	0
Jorie Blvd Underpass: At Ginger Creek	40	Village of Oak Brook	Asphalt	Shared Use Path	91	1	1	1	1	1	3	2	0	2	1	1	7	2	0
Jorie Blvd: 22 nd St to 711 Jorie Entr (east side) + 22 nd St to 711 Jorie Entr (east side)	41A	Village of Oak Brook	Asphalt	Shared Use Path	63	2	1	2	1	3	2	1	0	4	2	3	5	3	0
Jorie Blvd: 711 Jorie Entr to Butler Entr (east side)	41B	Village of Oak Brook	Gravel	Shared Use Path	92	0	0	0	0	4	0	2	0	0	0	0	0	2	0
Jorie Blvd: Butler Entrance to Kroc Dr (east side)	41C	Private	Asphalt	Shared Use Path	86	1	1	1	1	2	0	1	0	1	1	2	1	2	0
York Rd: Salt Creek Bridge to north of York Lake Ct (east side)	42	Village of Oak Brook	Asphalt	Shared Use Path	64	2	2	4	2	4	2	2	0	3	2	5	3	5	0
York Rd Bridge: At Salt Creek Bridge (east side)	43	Village of Oak Brook	Concrete	Shared Use Path	93	1	1	0	1	0	0	0	0	0	0	3	0	1	0
York Rd: Spring Rd to Salt Creek Bridge (east side)	44	Village of Oak Brook	Asphalt	Shared Use Path	85	1	1	1	1	3	0	0	0	0	0	2	3	3	0
York Rd: Oak Ct north to Midblock Crossing (west side)	45A-1	Village of Oak Brook	Asphalt	Unknown	78	2	2	3	1	2	0	2	0	0	3	2	1	4	0
York Rd: Midblock Crossing to 3408 York Rd (west side)	45A-2	Village of Oak Brook	Asphalt	Unknown	77	1	1	3	1	3	1	2	0	0	2	3	2	4	0
York Rd: 3408 York Rd to Crosswalk at Canterbury Ln (west side)	45B	Village of Oak Brook	Asphalt	Shared Use Path	80	1	1	0	1	2	1	2	0	4	0	3	2	3	0
York Rd: Canterbury Ln to 31 st St (west side)	45C	Village of Oak Brook	Asphalt	Shared Use Path	63	2	3	7	3	3	2	1	0	2	4	4	2	4	0
York Rd: Wennes Ct to Salt Creek Bridge (west side)	46	Village of Oak Brook	Asphalt	Shared Use Path	93	1	0	0	0	3	0	0	0	0	0	0	1	2	0
York Rd Bridge: At Salt Creek Bridge (west side)	47	Village of Oak Brook	Concrete	Shared Use Path	94	1	1	0	0	0	0	0	0	0	0	3	0	1	0



Table 1. Detailed Pavement Condition Inventory

Route Name	Route ID	Maintained By	Surface Type	Facility Type	Pavement Condition Rating	Transverse Cracks	Longitudinal Cracks	Alligator Cracks	Shrinkage Cracks	Rutting	Corrugations / Patching	Raveling	Shoving	Potholes	Excess Asphalt	Polished Aggregate	Deficient Drainage	Overall Ride Quality	Overall Curb Condition
York Rd: Salt Creek Bridge to Spring Rd (west side)	48	Village of Oak Brook	Asphalt	Shared Use Path	82	1	1	3	1	1	1	1	0	1	2	2	2	2	0
31 st St to Adam St (west side)	49	Village of Oak Brook	Asphalt	Shared Use Path	75	2	2	2	1	3	1	1	0	1	3	2	3	4	0
York Rd: Windsor Dr to 31 st St (east side)	50A	Village of Oak Brook	Asphalt	Shared Use Path	72	3	2	4	2	2	3	1	0	0	2	3	2	4	0
31 st St: York Rd to Hunt Club Dr (north side)	50B	Village of Oak Brook	Asphalt	Shared Use Path	69	3	3	5	3	2	3	1	0	0	2	4	0	5	0
31 st St: Spring Rd to Hunter Trails Pkwy (south side)	51	Village of Oak Brook	Asphalt	Shared Use Path	74	1	3	4	1	0	1	0	0	5	4	1	2	4	0
31 st St: East side of IL 83 Bridge to Jorie Blvd (south side)	52	Village of Oak Brook	Asphalt	Shared Use Path	81	2	2	1	1	2	0	1	0	0	3	3	1	3	0
31 st Pedestrian Bridge: Over IL 83	53	Village of Oak Brook	Concrete	Shared Use Path	98	0	0	0	0	0	0	0	0	0	0	1	0	1	0
31 st St: Trinity Ln to IL 83 Bridge (south side)	54	Village of Oak Brook	Asphalt	Shared Use Path	86	2	1	1	1	1	2	1	0	0	1	1	1	2	-
IL 83 Underpass: Kingston Dr to Commercial Area	55-56	Village of Oak Brook	Asphalt	Shared Use Path	73	1	1	3	1	0	1	3	0	5	0	2	6	4	0
Kingston Dr: IL 83 Underpass to Regent Dr (north side)	57	Village of Oak Brook	Asphalt	Shared Use Path	78	3	2	1	2	1	1	1	0	0	4	3	1	3	0
Kingston Dr: Regent Dr to east of I-88 Tollway Ramp (north side)	58	Village of Oak Brook	Asphalt	Shared Use Path	79	2	2	0	1	3	3	1	0	0	3	3	1	2	0
Kingston Dr: At I-88 Ramp and Midwest Rd	59	Village of Oak Brook	Asphalt	Shared Use Path	87	1	1	2	1	0	0	2	0	0	2	2	0	2	0
East-West Path: Shelbourne Dr to Regent Dr	60	Village of Oak Brook	Asphalt	Shared Use Path	92	0	0	0	0	0	1	1	0	3	0	1	2	0	0
Midwest Rd: Baybrook Ln to 31 st St (west side)	61	Village of Oak Brook	Concrete	Shared Use Path	94	1	0	0	1	0	0	1	0	0	0	1	0	1	1
31 st St: Midwest Rd to Trinity Ln (south side)	62	Village of Oak Brook	Asphalt	Shared Use Path	81	1	1	1	2	3	1	2	0	0	2	2	1	3	0
North-South Path: East of Trinity Ln - 31 st St to St. Francis Circle	63	Village of Oak Brook	Asphalt	Shared Use Path	95	0	1	0	0	0	1	1	0	0	1	1	0	0	0



Table 1. Detailed Pavement Condition Inventory

Route Name	Route ID	Maintained By	Surface Type	Facility Type	Pavement Condition Rating	Transverse Cracks	Longitudinal Cracks	Alligator Cracks	Shrinkage Cracks	Rutting	Corrugations / Patching	Raveling	Shoving	Potholes	Excess Asphalt	Polished Aggregate	Deficient Drainage	Overall Ride Quality	Overall Curb Condition
North-South + East-West Path: Path inside St. Francis Circle	64	Village of Oak Brook	Asphalt	Shared Use Path	88	1	1	1	1	1	0	1	0	0	2	2	0	2	0
NW-SE path: St. Francis Circle going SE to Dead End at Woods	65	Village of Oak Brook	Asphalt	Shared Use Path	88	1	2	0	1	0	0	1	0	0	3	2	0	2	0
North-South Path: St. Michaels Ct to St. Stephens Green	66	Village of Oak Brook	Asphalt	Shared Use Path	76	2	2	1	2	3	2	1	0	0	2	3	2	4	0
East-West Path: St. Francis Circle to Trinity Ln (inter-neighborhood)	67	Village of Oak Brook	Asphalt	Shared Use Path	83	1	1	2	1	1	1	1	0	0	3	2	1	3	0
Trinity Ln: North-South along Trinity Ln (east side) to 362 Trinity	68A	Village of Oak Brook	Asphalt	Shared Use Path	89	1	1	0	1	1	1	0	0	0	2	2	0	2	0
Trinity Ln: 362 Trinity Ln to 35 th St (west side)	68B	Village of Oak Brook	Asphalt	Shared Use Path	89	0	1	0	0	0	0	2	0	0	1	1	5	1	0
35 th St: Trinity Ln to Covington Ct (north side)	69	Village of Oak Brook	Asphalt	Shared Use Path	84	1	2	0	1	2	1	2	0	0	3	2	0	2	0
35 th St: Covington Ct to St. Stephens Green (north side)	70	Village of Oak Brook	Asphalt	Shared Use Path	77	1	2	2	1	2	1	2	0	0	3	3	3	3	0
31 st St: Midwest Rd to Midwest Club Pkwy (south side)	71	Village of Oak Brook	Asphalt	Shared Use Path	87	1	1	1	2	0	0	1	0	1	2	2	0	2	0
31 st St: Midwest Club Pkwy to Meyers Rd (south side)	72	Village of Oak Brook	Asphalt	Shared Use Path	81	2	2	1	1	1	2	1	0	1	2	2	1	3	0
Meyers Rd: 31 st St to 35 th St (east side)	73	Village of Oak Brook	Asphalt	Shared Use Path	79	1	2	2	1	2	2	1	0	0	3	2	2	3	0
35 th St: Meyers Rd to 2819 35 th St Residence (south side)	74	Village of Oak Brook	Asphalt	Shared Use Path	78	1	2	2	1	4	2	1	0	0	1	3	2	3	0
35 th St: 2819 35 th St Residence to Saddlebrook Dr (south side)	75	Village of Oak Brook	Concrete	Shared Use Path	90	1	0	0	1	0	0	0	0	0	0	3	2	3	0

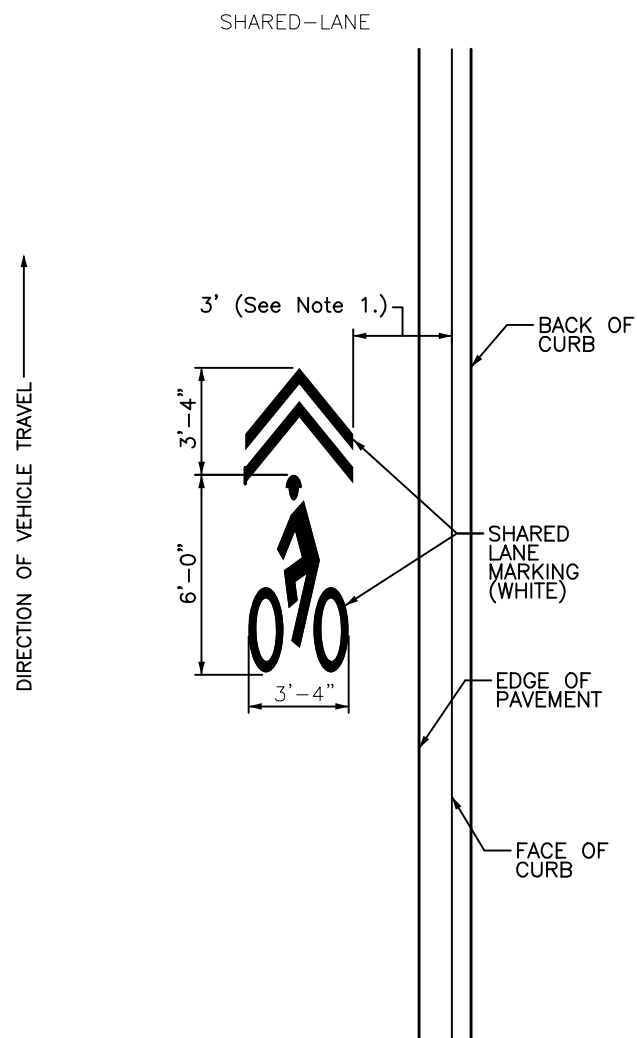
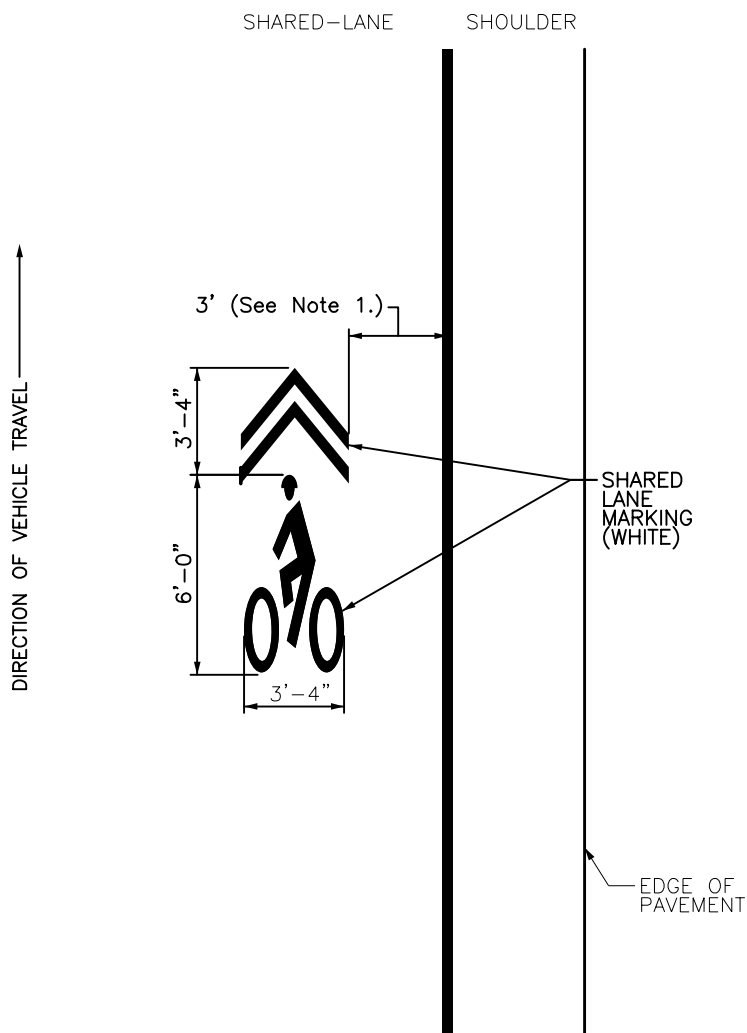


Table 1. Detailed Pavement Condition Inventory

Route Name	Route ID	Maintained By	Surface Type	Facility Type	Pavement Condition Rating	Transverse Cracks	Longitudinal Cracks	Alligator Cracks	Shrinkage Cracks	Rutting	Corrugations / Patching	Raveling	Shoving	Potholes	Excess Asphalt	Polished Aggregate	Deficient Drainage	Overall Ride Quality	Overall Curb Condition
35 th St: Saddlebrook Dr to Midwest Rd (north side)	76	Village of Oak Brook	Asphalt	Shared Use Path	66	3	3	4	2	4	2	2	0	1	2	2	3	6	0
Midwest Rd: 35 th St to Sahli Pl (driveway vanity street just south of Kanan Ct) (west side)	77A	Village of Oak Brook	Asphalt	Shared Use Path	79	1	2	4	1	2	1	1	0	0	1	2	2	4	0
Midwest Rd: Sahli Pl (driveway vanity street just south of Kanan Ct) to 31 st St	77B	Village of Oak Brook	Asphalt	Shared Use Path	91	0	1	1	1	0	1	1	0	0	1	1	0	2	0
Meyers Rd: 31 st St to Baybrook Ln (east side)	78	Village of Oak Brook	Concrete	Shared Use Path	85	1	0	0	1	0	0	3	0	0	1	0	5	3	1
Meyers Rd: 31 st St to Ave Loire (west side)	79	Village of Oak Brook	Concrete	Shared Use Path	90	1	0	0	1	0	0	1	0	0	0	2	3	2	0
Clearwater Dr: East-West sidewalk (York Rd to West end) (south side)	80	Village of Oak Brook	Concrete	Shared Use Path	97	1	0	0	1	0	0	0	0	0	0	0	0	1	0
Clearwater Dr: North-South sidewalk (22 nd St to North end) (east side)	81	Village of Oak Brook	Concrete	Shared Use Path	97	1	0	0	1	0	0	0	0	0	0	0	0	1	0
Timber Edge Dr: Bridge over Salt Creek (south side)	82	Village of Oak Brook	Asphalt	Shared Use Path	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Timber Edge Dr: Salt Creek Bridge to Forest Preserve Entrance (south side)	83	Village of Oak Brook	Asphalt	Shared Use Path	89	1	0	0	0	2	1	1	0	0	1	3	0	2	0
York Rd: Spring Rd to Savway Commercial Entrance (east and west sides)	85	Village of Oak Brook	Concrete	Shared Use Path	87	1	0	0	1	0	0	0	0	0	1	3	3	2	2

B APPENDIX

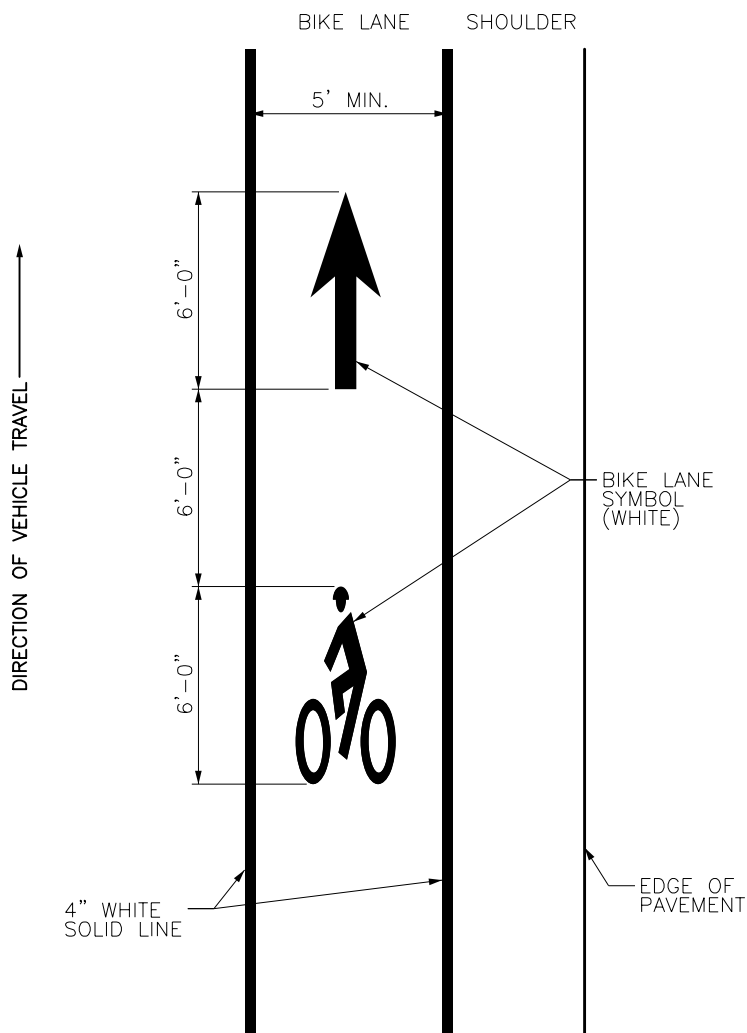
Engineering Design Standards



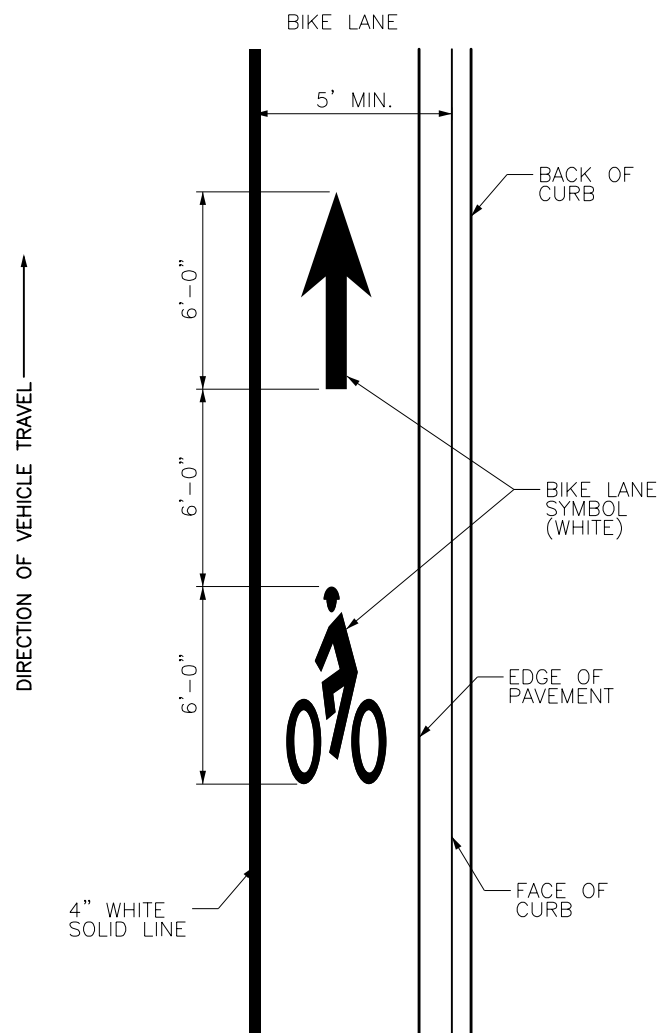
NOTES:

1. DISTANCE SHOULD BE 7' WHEN A STRIPED PARKING LANE IS PRESENT.
2. SHARROWS SHOULD BE PLACED AT THE START OF DESIGNATED SHARED STREET BIKE ROUTE AND AT A SPACING OF APPROXIMATELY 300 FEET THEREAFTER.
3. SHARROWS MAY ALSO BE PLACED FOR WAYFINDING OR TO PROVIDE DIRECTIONAL GUIDANCE TO CYCLISTS.

MARKED SHARED LANE



SHOULDER SECTION

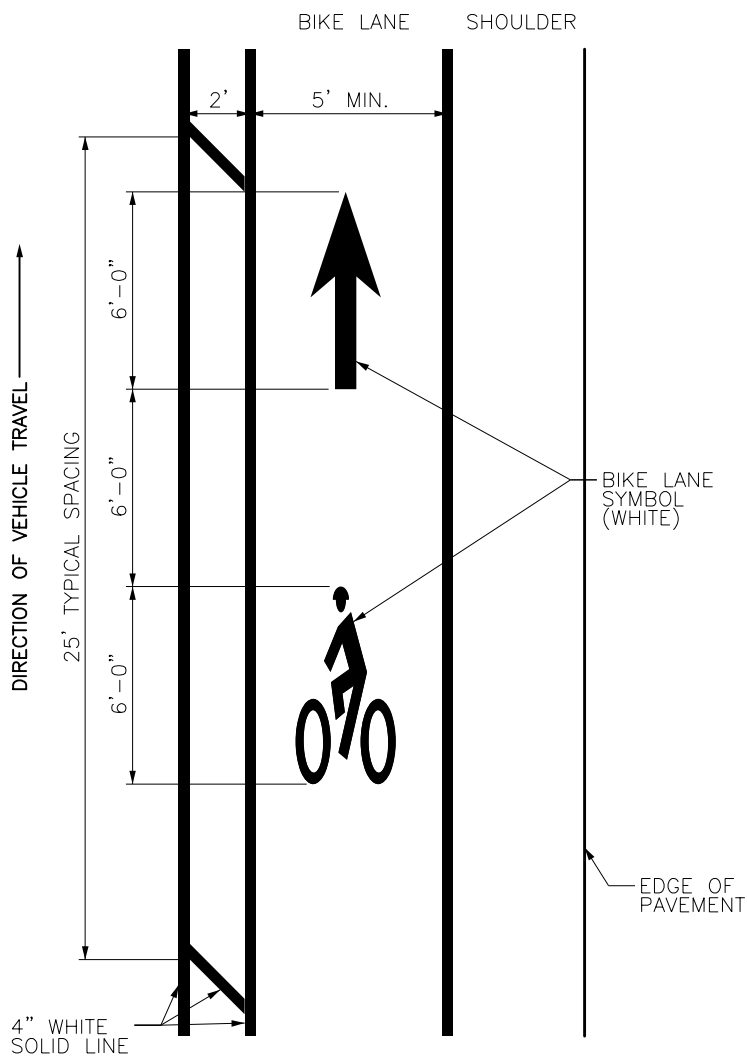


CURB AND GUTTER SECTION

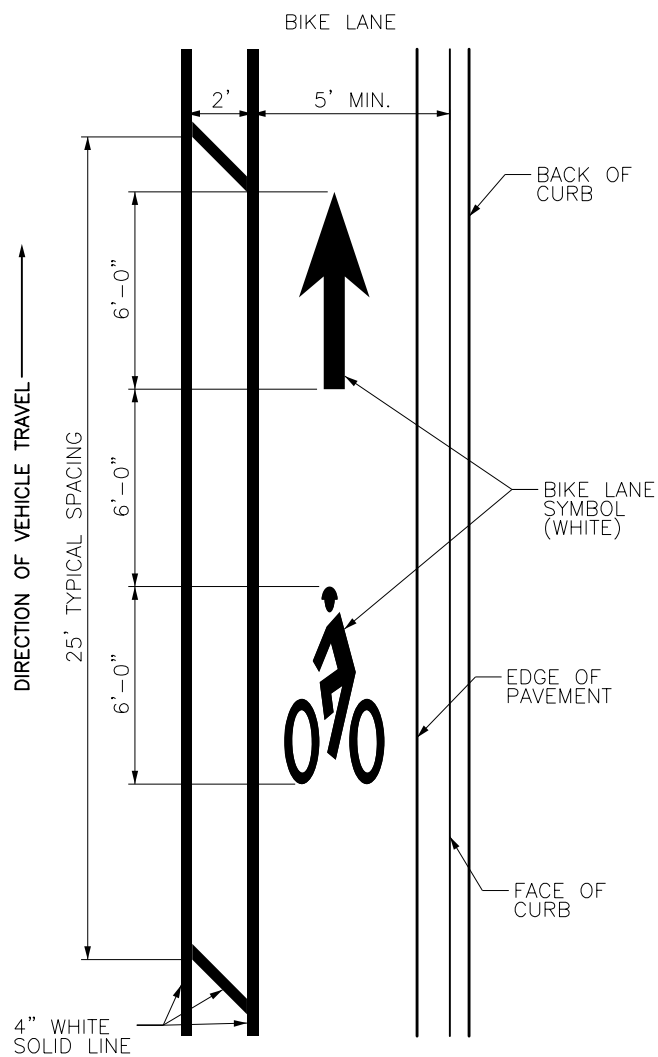
NOTES:

1. MINIMUM BIKE LANE WIDTH IS 5 FT, BUT 6 FT WIDTH IS PREFERRED.
2. BIKE LANE SYMBOLS SHOULD BE PROVIDED 20' AFTER THE START OF BIKE LANE MARKINGS AND SPACED APPROXIMATELY 300 FEET THEREAFTER.

CONVENTIONAL BIKE LANE



SHOULDER SECTION



CURB AND GUTTER SECTION

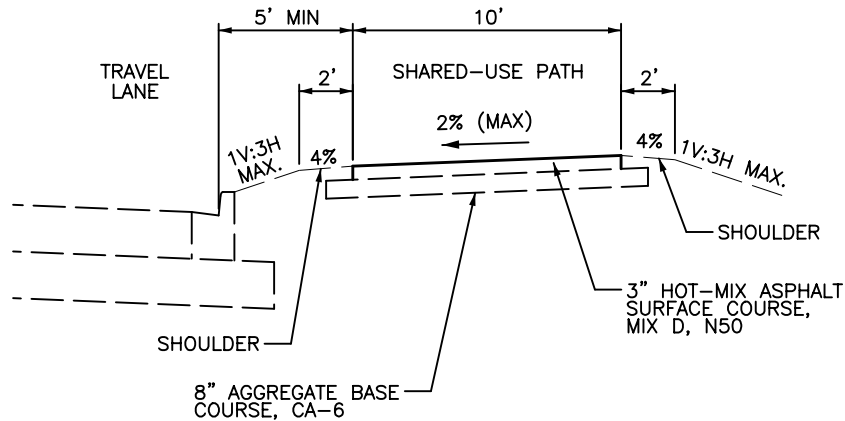
NOTES:

1. MINIMUM BIKE LANE WIDTH IS 5 FT, BUT 6 FT WIDTH IS PREFERRED.
2. BIKE LANE SYMBOLS SHOULD BE PROVIDED 20' AFTER THE START OF BIKE LANE MARKINGS AND SPACED APPROXIMATELY 300 FEET THEREAFTER.

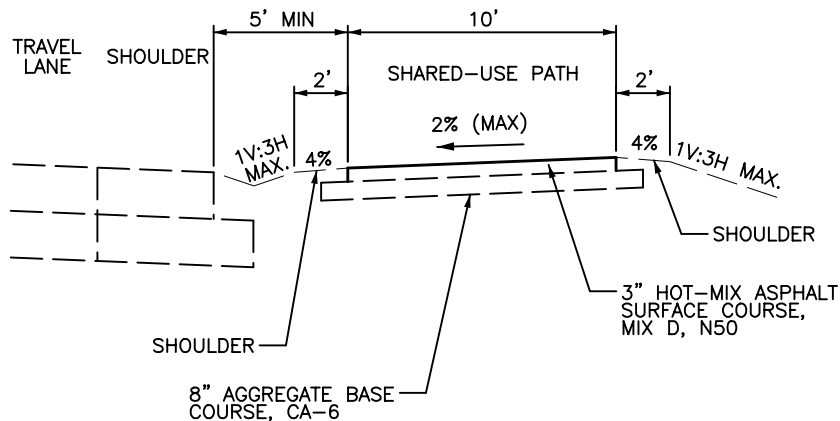
BUFFERED BIKE LANE

CROSS SECTION VIEW:

CURB AND GUTTER SECTION



SHOULDER SECTION



NOTES:

1. THE MINIMUM DISTANCE BETWEEN A SHARED-USE PATH AND THE FACE OF CURB IS 5 FT.
2. A MINIMUM 2 FT WIDE GRADED TURF OR GRAVEL AREA SHOULD BE MAINTAINED ADJACENT TO BOTH SIDES OF THE PATH, 3 FEET IS PREFERRED. THIS AREA MUST BE FLAT (LESS THAN 4%) AND FREE OF VERTICAL OBSTRUCTIONS.
3. 10 FT MINIMUM PATH WIDTH ON IDOT ROUTES. 8 FT MINIMUM WIDTH ON OTHER ROADWAYS, BUT 10 FT WIDTH IS PREFERRED.

SHARED-USE PATH

C APPENDIX

Tree Planting, Species Recommendations, and Maintenance

Tree Planting, Species Recommendations, and Maintenance

Tree roots often damage hardscape elements such as asphalt paths and concrete sidewalks because most tree roots grow in the top 18" to 24" of soil. The potential for conflicts between trees and sidewalks/curbs is high when tree species that are large at maturity are placed too close to hardscape elements, when the trees are fast growing, are planted in restricted soil volumes, compacted clay soils with a thin layer of topsoil, and with shallow foundations underneath the hardscape. Tree spacing is invaluable when designing landscapes. Inadequate distances between the tree and hardscape with distances of less than 6.5' to 10' in trees greater than 15 to 20 years old, will often disturb hardscaping (Randrup et al. 2003). A proactive designer should concentrate on species spacing, site design, and adequate foundations of hardscape elements to prevent conflicts between trees and hardscape.

Trees often disturb hardscape, and the repairs to hardscape often kills trees. Trees need soil that is moist and loose, that can move as the trees grow. Most damage to hardscape elements is caused not by the tree roots, but by freeze/thaw movement of the soil itself, which has been displaced by tree roots. The trees which support the trunk are called buttress roots, and these cause the most damage to hardscape. When these buttress roots are cut, the trees can become unstable during high winds. Cutting these main roots

will often kill the tree slowly, in 3-5 years. In urban environments, trees that are in poor condition should be removed when they impact hardscape. Cutting roots which are more than 2" in diameter will likely harm trees, but if cutting cannot be avoided, then clean cuts are less likely to slowly kill the tree.

Damage to hardscape from tree roots can be prevented by giving the tree species adequate soil space. For larger tree species this means planting 10' from edge of hardscape, medium sized trees 6-10', and smaller ornamental trees a 5' minimum. Give shallow rooted trees (such as Maples) adequate room to spread out (Fazio, et al 1991). Tree roots grow towards air and moisture, so they can follow cracks in hardscape if their roots are constrained, exacerbating existing problems.

In urban environments, it is important to inspect tree soil pits before final acceptance of the work to verify that the specified soil blend was used by the contractor, and that tree pits are not in fact filled with construction debris or fill, with only a thin layer of mulch on the soil surface. Soil tilling and amending is often skipped by landscape contractors, and without digging into the soil, it is impossible to tell the difference between correct and incorrect work. When the trees are ball and burlap, the burlap is often not actually biodegradable but is instead a landscape fabric dyed to look like burlap, which is cheaper. This plastic material will constrict

the tree roots, which will cause the tree to grow as if it were constrained in inadequate soil volume, even if the tree has adequate space in which to grow. It is important to remove the ball and burlap material from the upper 24" of the root ball, to allow roots to escape.

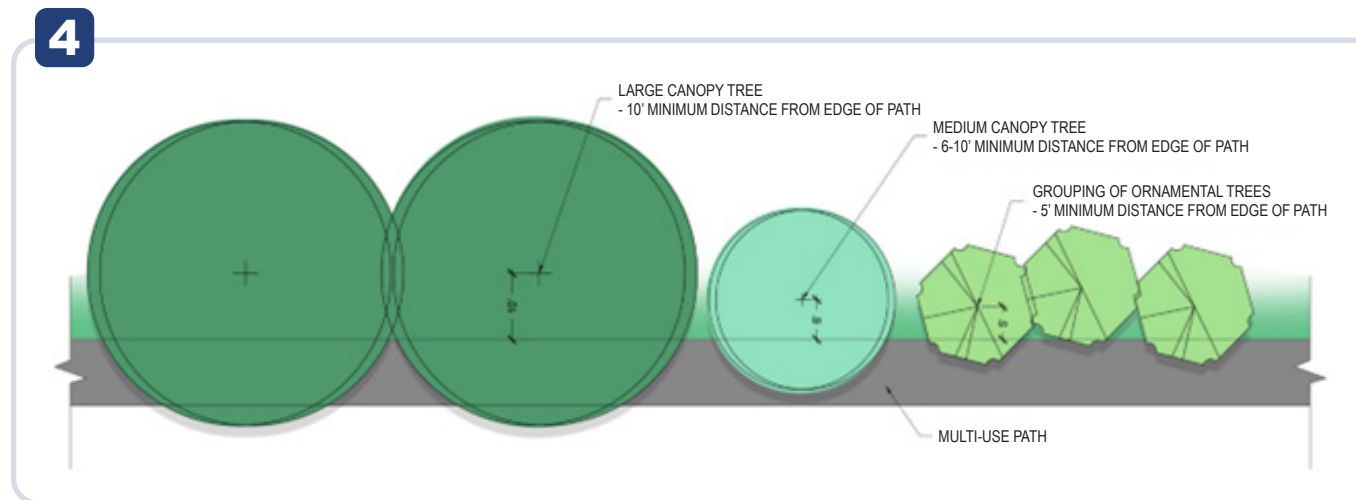
Tree roots can be encouraged to grow with irrigation and fertilizers, fertilizing and irrigating on the side of the tree farthest from hardscape will encourage roots to grow away from the hardscape edge.

Root barriers are one potential solution to roots growing where they should not. This is a plastic material which cannot be penetrated by roots, that can run along the pathway edge. When roots encounter a root barrier, they travel laterally or down in an attempt to bypass the barrier. This is why root barriers must be installed to a minimum depth of 30" to prevent the tree roots from simply growing beneath them. Root barriers are often plastic sheets impregnated with rhizocidal (root killing) compounds, such as herbicides or copper.

In areas where soil volume is constrained by the site, the use of structural soil beneath hardscape foundations is possible. Structural soil has porosity, which gives roots a place to grow, thereby minimizing soil displacement from freeze-thaw. The structural soil can extend below the hardscape and support the above material.

In the example photo (1) to the right, the tree has reached maturity, the roots are growing across the trunk, and the ball and burlap fabric has yet to biodegrade. The tree soil pit is only 3' wide, and the sidewalk has been replaced on one side to repair damage caused by the tree roots. The soil appears to be gravel fill. The same problems can be seen in the additional photos (2) (3). On the day of installation, when the trees are small, these obvious errors can be simply covered with a veneer of mulch and not discovered until years later, after the tree has grown and become more valuable, making site managers hesitant to remove them. As the tree grows, the buttress roots lift the soil, and the hardscape moves with it.

The layout on the right (4) shows how trees can shade the path once they are mature, and still maintain an appropriate distance from it. Ornamental trees will not shade the path but will provide color from flowering and add visual interest to the landscape. In general, a more diverse plant list will have more resilience than one which relies on fewer species. This diversity extends to growth habit as well, and by selecting trees of different sizes, projects will be more resilient, more visually interesting and have adequate shade.



Sources:

- Randrup, T.B.; McPherson, E.G.; Costello, L.R. 2003. A review of tree root conflicts with sidewalks, curbs, and roads. *Urban Ecosystems* 5: 209-225.
- Fazio, James R., Ed. 1991. "Resolving Tree-Sidewalk Conflicts." *Tree City USA Bulletin* 3. Nebraska City, NE: National Arbor Day Foundation.
- [Reducing damage caused by tree roots - MSU Extension](#)

Recommended Trees

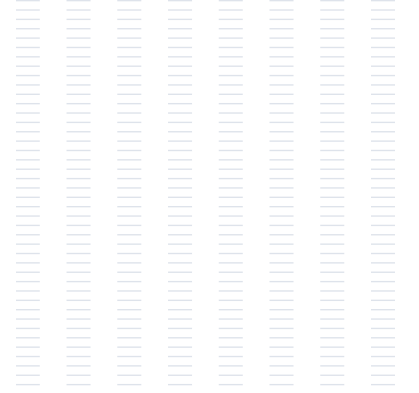
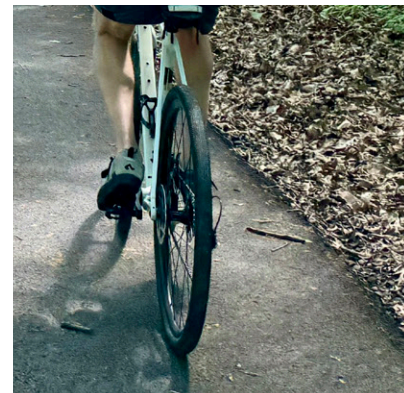
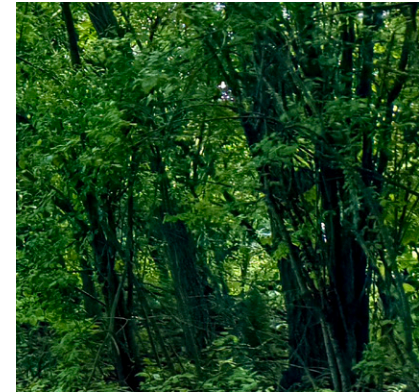
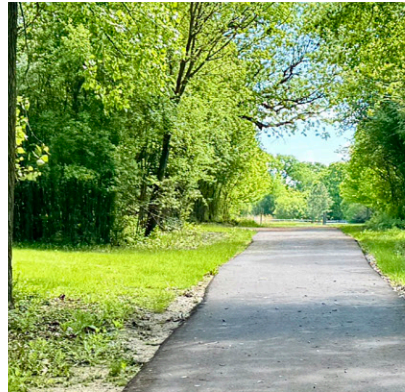
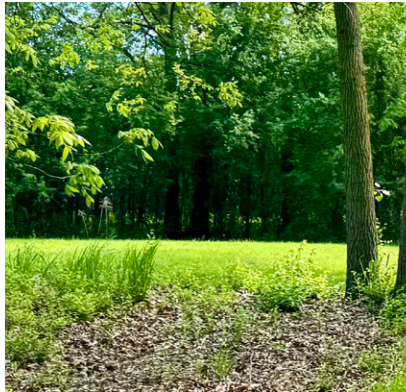
The following table details the recommended trees to be paired with a shared-use path. The table divides the trees into small (5' from edge of path), medium (6-10' from edge), and large (10' from edge). All trees listed are appropriate for urban conditions (e.g., salt, pollution).

Tree Name (Common)	Tree Name (Latin)	Mature Size	Notes
APPLE SERVICEBERRY	AMELANCHER X GRANDIFLORA	SMALL TREE (15-25 FT)	
HOP HORNBEAM	CARPINUS CAROLINIANA	SMALL TREE (15-25 FT)	
THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI	SMALL TREE (15-25 FT)	
GREEN HAWTHORN	CRATAEGUS VIRIDIS	SMALL TREE (15-25 FT)	
IOWA CRAB APPLE	MALUS IOENSIS	SMALL TREE (15-25 FT)	HIGH ECOSYSTEM VALUE
JAPANESE TREE LILAC	SYRINGA RETICULATA	SMALL TREE (15-25 FT)	
RIVER BIRCH	BETULA NIGRA	MEDIUM TREE (25-40 FT)	EXCELLENT IN DRY OR WET SITES
BLACK GUM	NYSSA SYLVATICA	MEDIUM TREE (25-40 FT)	
SUGAR MAPLE	ACER SACCHARUM	LARGE (MORE THAN 40 FT)	
ARMSTRONG MAPLE	ACER X FREEMANII	LARGE (MORE THAN 40 FT)	
NORTHERN CATALPA	CATALPA SPECIOSA	LARGE (MORE THAN 40 FT)	
HACKBERRY	CELTIS OCCIDENTALIS	LARGE (MORE THAN 40 FT)	
GINKGOTREE	GINKGO BILOBA	LARGE (MORE THAN 40 FT)	USE MALE TREES ONLY
KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS	LARGE (MORE THAN 40 FT)	
SWEETGUM 'MORaine'	LIQUIDAMBAR STYRACIFLUA	LARGE (MORE THAN 40 FT)	USE CULTIVAR MORaine, OR TREE MAY FREEZE TO DEATH
TULIP POPLAR	LIRIODENDRON TULIPIFERA	LARGE (MORE THAN 40 FT)	
LONDONE PLANETREE	PLATANUS X ACERIFOLIA	LARGE (MORE THAN 40 FT)	
SWAMP WHITE OAK	QUERCUS BICOLOR	LARGE (MORE THAN 40 FT)	
AMERICAN LINDEN	TILIA AMERICANA	LARGE (MORE THAN 40 FT)	
LITTLE LEAVED LINDEN	TILIA CORDATA	LARGE (MORE THAN 40 FT)	
NEW HORIZONS ELM	ULMUS 'NEW HORIZONS'	LARGE (MORE THAN 40 FT)	
PATRIOT ELM	ULMUS 'PATRIOT'	LARGE (MORE THAN 40 FT)	



*Village of
Oak Brook*

SHARED-USE PATH & BIKE ROUTE Master Plan



March 2025



PREPARED BY



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Salt Creek



Trail

Trail Segment By:



1 SECTION

Plan Overview

Plan Overview

The Shared-Use Path and Bike Route Master Plan aims to improve safety and enhance connectivity for people walking, biking, and rolling throughout the Village of Oak Brook. This plan provides recommendations that will build on the Village's current bicycle and pedestrian network and enhance connections within Oak Brook, to adjacent communities, and to regional trail networks. Through this plan, the Village continues to advance its initiative to make all modes of transportation safe, welcoming, and convenient for all, including children, the elderly, and those with disabilities.

A plan is a community-wide guide that is intended to inform decision-making for the Village. It is centered on community input, incorporates the community's goals and visions, analyzes existing conditions, and assesses potential improvements. Going forward, it will provide an outline for the Village to realize its goals.

Walking, biking, and rolling are great options to recreate and travel throughout the Village, with access to community destinations such as the Oak Brook Recreation Center, Public Library, Fullersburg Woods, as well as to three regional trails, the Salt Creek Trail connecting to the Illinois Prairie Path and the I-88 Central DuPage Bikeway (both just north of Oak Brook). By adopting this plan, Oak Brook can build on its existing assets and create a healthier and more active community.



Path and bridge along 31st St at Salt Creek



Path and signage at the intersection of York Rd and 31st St (northwest corner)

Plan Goals and Timeline

The Village identified the following goals to guide plan development:

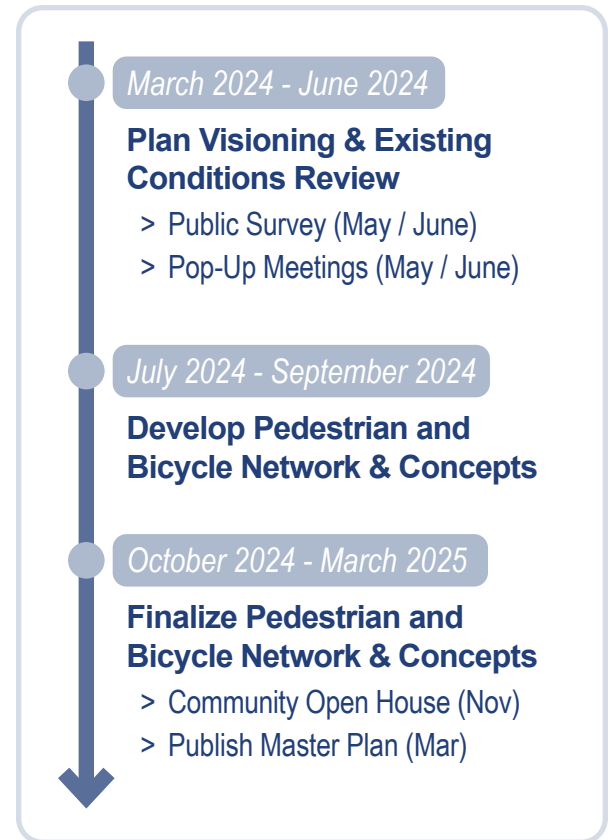
- Improve safety for people walking, biking, and rolling of all ages and abilities
- Create a network that enhances resident access to key community destinations
- Identify locations along the current bike path network that do not meet industry engineering design standards
- Develop engineering design standards for Oak Brook's pedestrian and bicycle facilities
- Provide a resource to help plan and prioritize Capital Improvement Projects
- Incorporate community priorities and input

The project kicked off in spring 2024 and was finalized in winter 2025. Early steps of the study commenced in May 2024 with a site visit to assess the existing network and path conditions. This included a project team bicycle ride tour, consisting of Village staff and consultant representatives from Civiltech Engineering.

The team combined this on-the-ground review, with community feedback, and data analysis to develop network recommendations in fall 2024. A public open house was held to share these recommendations and hear from the community. This feedback was taken into account when refining recommendations and finalizing this plan.

Village Initiatives

This plan complements other recent initiatives in Oak Brook that will enhance the experience and mobility options for pedestrians and bicyclists. The Village recently completed two separate pavement condition inventories, one for roadways and one for paths. These evaluations established a clear picture of the state of Oak Brook's shared-use paths, sidewalks, and roads and will allow the Village to target areas most in need of repair. In 2024, Oak Brook began its Public Right-of-Way ADA Self-Evaluation and Transition Plan, which will establish a guide for identifying and addressing ADA-compliance issues on Village-owned shared-use paths, sidewalks, and intersections. The ADA Transition Plan is set to be completed in 2025.



Team site visit to assess connectivity and conditions (Spring Rd)

Existing Conditions

The *Existing Conditions Report* details the current conditions of the bicycle and pedestrian network throughout the Village of Oak Brook. The full *Existing Conditions Report*, including a summary of local and regional plans that relate to the Shared-Use Path and Bike Route Master Plan, can be reviewed in

Appendix A. Understanding existing issues, opportunities for improvement, and priorities of the Village and community provide a base from which to develop network and intersection recommendations that best meet the needs of the community. Some key takeaways are detailed here.

Connectivity

The Village bike network is robust, with the most well-connected portion located south of I-88 and west of I-294. The network of paths and trails in this area provides access to parks, neighborhoods, and community-oriented amenities. Improving safe access to schools is a notable improvement opportunity, specifically to Brook Forest Elementary School and to Butler Junior High School.

Safety

The project team conducted a Village-wide hot spot analysis of all non-interstate crashes that involved an injury across all modes (e.g., auto, pedestrian, bicycle) between 2018-2022. Crash hot spots tend to occur along the busiest roads and at major intersections: 22nd at IL 83, Meyers, Midwest, and York; Meyers at Butterfield; IL 83 at 31st. Major crash areas have high speed limits and heavy traffic volumes. Intersecting roads with speeds limits above 35mph seem more prone to crashes.

Between 2018-2022, the Village experienced seven reported crashes involving a person biking and eight involving a person walking, with one fatality. Crashes involving a person walking were more prevalent near commercial areas and offices, particularly areas north of I-88. Crashes involving a person biking occurred more frequently in areas adjacent to residential areas, (e.g., 31st St).



Intersection crossing at York Rd and 22nd St (southwest corner)



Bike path bridge crossing the Salt Creek along Harger Rd

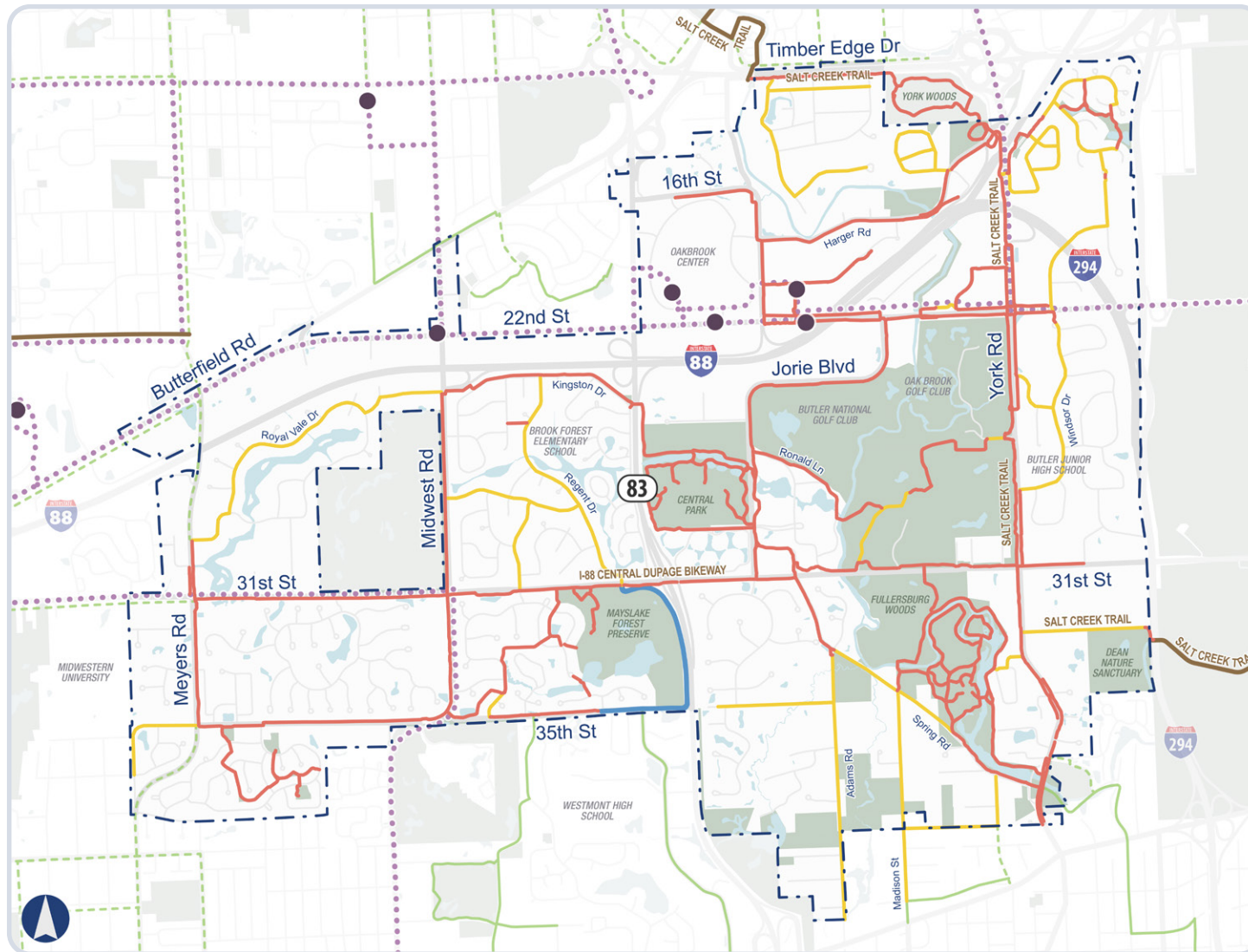


Intersection crossing at Spring Rd and 22nd St (northeast corner)



Salt Creek Trail underpass beneath Roosevelt Rd

Existing Conditions: Bike and Transit Connectivity



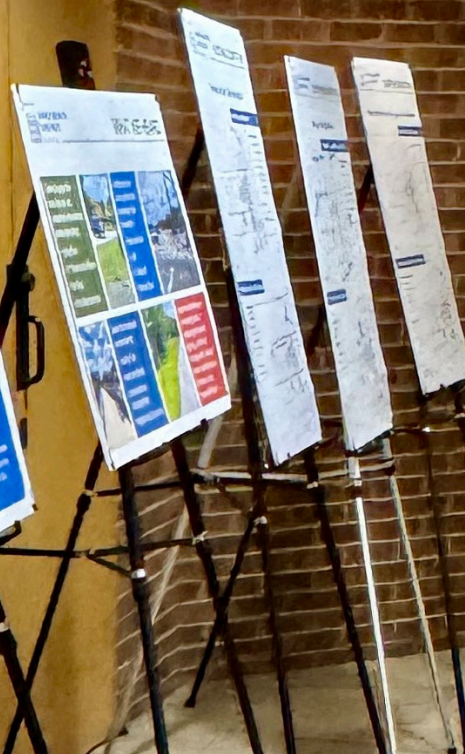
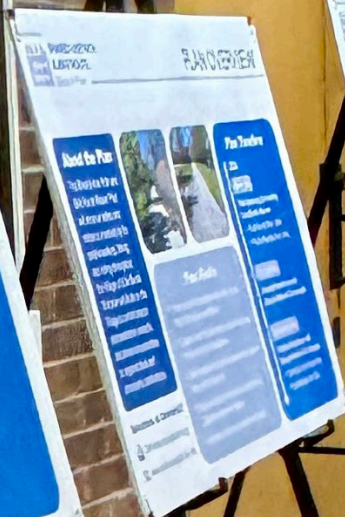
Existing Bike Facilities

- Multi-Use Path / Trail
- On-Street Bike Route
- Bike Lane
- Regional Trail
- Existing Bike Facility in Neighboring Community
- - - Future Bike Facility in Neighboring Community

Existing Transit Network

- - - Pace Bus Route
- High Ridership Bus Stop

Source: Oak Brook, Pace



2 SECTION

Community Outreach

Community Outreach

Community outreach early and often is essential in developing a community-led plan and in establishing a shared-use path and bike route network that is actively used by community members. The Village took a collaborative engagement approach to bring the community along throughout the network development process.

The project team received valuable feedback directly from the community. Input was collected through multiple channels, including a public survey, an online interactive map, two in-person pop-up events, a public open house, and by email. This input directly informed the network recommendations as well as the evaluation criteria and prioritization.

Thank you to everyone who provided feedback throughout the life of the project!

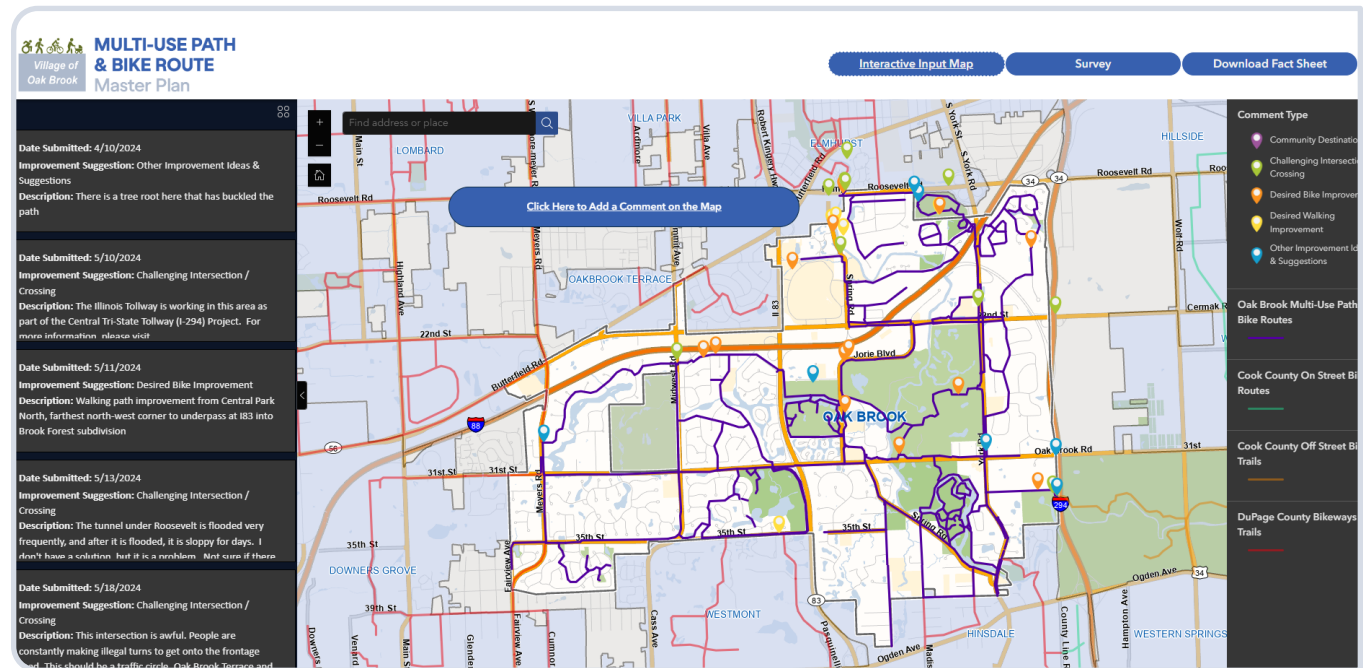


The project team attended the Pink 5k event in May 2024

How We Heard from the Community

Online Interactive Input Map

Community members could provide feedback through an online interactive map between May and July 2024. Respondents could add points and comments regarding challenging intersections, community destinations, desired improvements for walking, biking, rolling, and other improvement ideas. Over 40 pins and comments were added to the map. This interactive map was distributed at the same time as the Public Survey.

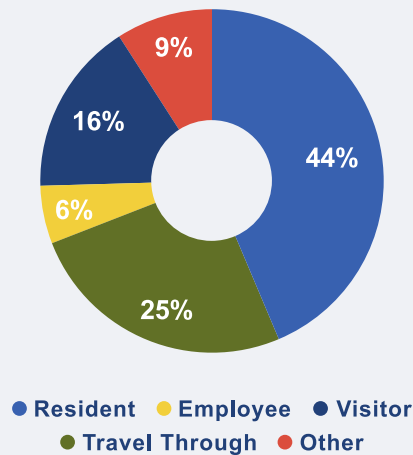


Online interactive input map provided for community members to share feedback about the Village's existing bike network

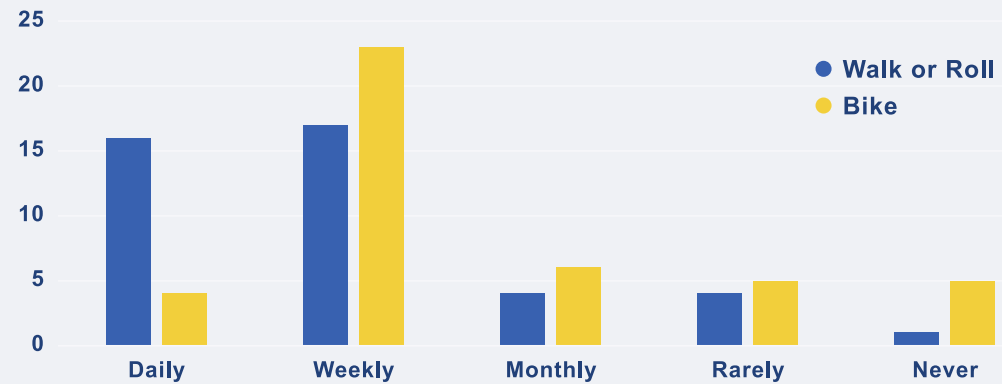
Public Survey

The project team distributed a public survey during summer 2024, which asked respondents to provide information on their walking, rolling, or bicycling habits, their use of shared-use paths, barriers that prevent them from using shared-use paths more, and opportunities for improvement. The survey was promoted through e-announcements, Village social media and website, Village newsletters, and flyers posted at public locations, including the Village Hall, Oak Brook Public Library, Fullersburg Woods Nature Education Center, and Oak Brook Park District – Family Recreation Center.

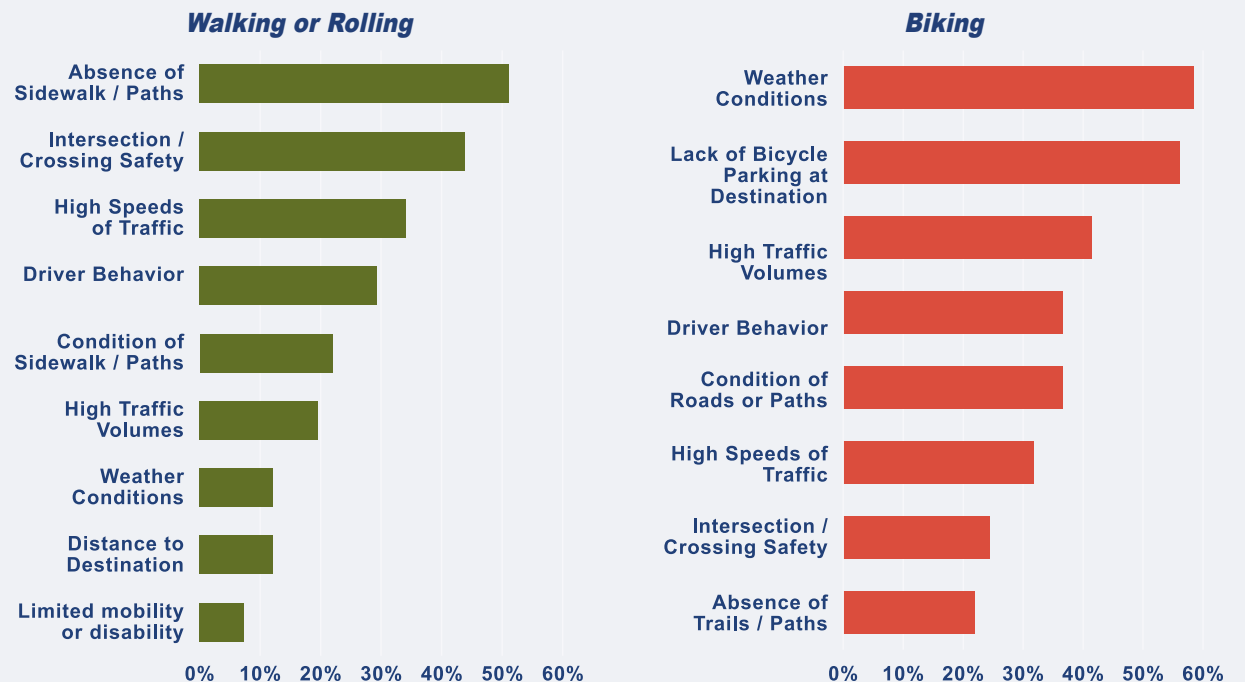
What is your relationship to Oak Brook?



How often do you bike, walk, or roll around Oak Brook?



What factors discourage you from...?



Pop-Up Events

To further promote the public survey, spread awareness about the plan, and have discussions with community members, the project team attended and tabled at two events. The team first attended the Pink 5k in May, and the Summer Reading Kick-Off Party at the Public Library in June. The team had a table with a study area map to discuss challenges and opportunities for walking, biking and rolling, flyers promoting the survey, and hard copies of the survey.



Tabling at the Pink 5k in May 2024

Open House

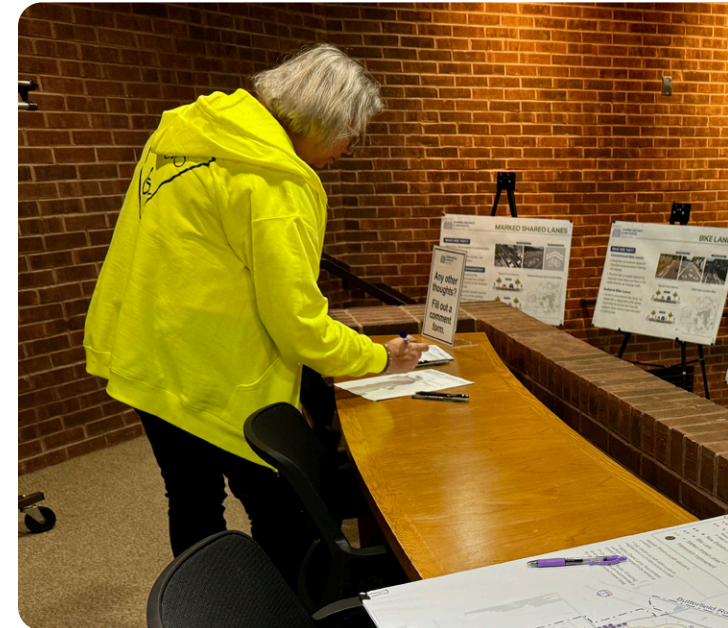
In early November 2024, the Village hosted a public open house to provide a project overview, as well as share draft network and intersection recommendations. This open house was held at Oak Brook Village Hall. Residents and visitors stopped by to provide feedback on the recommended improvements. During the open house, the project team was available to answer questions and hear community input. Open house attendees were also encouraged to provide feedback through adding comments to a map with the recommended network and filling out comment forms.



Open House in November 2024

Online, Email, and Other Written Comments

Community members were invited to provide written comments to the project team throughout the life of the project. Community members sent comments by email to the project address, the project website, and written comment sheets during pop-up events and the community open house. The project team received nearly 40 written comments.



Opportunity at the Open House to provide written comments

What We Heard

Connectivity was a central topic identified by the community. Many written comments and points selected on the interactive input map highlighted the need for better connectivity throughout the Village and to other communities. Survey respondents selected the “absence of trails or paths” as the most common factor that discourages people from biking, walking, or rolling. Responses suggest that while the path network supports activities such as leisure and exercise, it could better support trips for commuting, shopping, or travel to nearby communities. Frequent connectivity comments include the following:

- More or enhanced crossings over I-88, especially west of IL 83 at Midwest Rd and Meyers Rd
- Additional crossings of Roosevelt Rd and I-294
- Additional connections to shopping centers, schools, the public library, and recreation facilities
- Improve conditions of paths and connections to regional trails (e.g., flooding of Roosevelt Rd underpass, construction blockages of I-294 underpass, connection between Harger Rd and Salt Creek Trail)
- Enhance connections to neighboring communities, particularly to Downers Grove via 31st St, as well as Elmhurst, Hinsdale, and Oakbrook Terrace



Connectivity to Elmhurst via the Salt Creek Trail under Roosevelt Rd



End of sidepath on York Rd



Bike path signage along 31st St near Oak Brook Library



Project team bike ride to experience the existing bike network

Personal safety is also a large concern for many users of the network and residents who commented on the lack of safe crossings and identified locations for improvement. Comments mentioned the desire for safety measures such as marked bike lanes,

enhanced lighting, and better maintenance of existing paths. Comments also frequently mentioned driver behavior, including speeding, poor enforcement of traffic laws, and drivers' refusal to recognize bicyclists and pedestrians at crossings. Survey respondents

identified "Intersection and Crossing Safety" as the second most discouraging factor to bike and walking or rolling. Many written comments noted the heightened potential for crime in areas near bicycle facilities. Areas highlighted in comments include:

- Enhanced bicycle facilities and crossings on Spring Rd between 16th and Frontage
- Desire for enhanced crossings near the Library, and at 31st St and York Rd
- Sightline improvements along Salt Creek Greenway Trail between 22nd St and I-294 (signage blocks current sightlines)
- Improved condition and maintenance of paths, including potholes, cracks, loose gravel, and plant growth
- Concerns regarding resident safety along Canterbury Ln (by Salt Creek Trail connection) and in Trinity Lakes
- Dangerous driver behavior along Windsor Dr and Spring Rd

While comments and community input frequently mentioned these topics, a wide variety of other topics were referenced. Survey responses and comments noted the lack of bicycle parking at destinations as a deterrent to bicycling. There was a mix of responses to the existing limestone paths. Some residents prefer limestone, while others prefer asphalt. Improving lighting in underpasses, and adding wayfinding signage were also mentioned. The map on the next page shows locations identified throughout community engagements efforts.

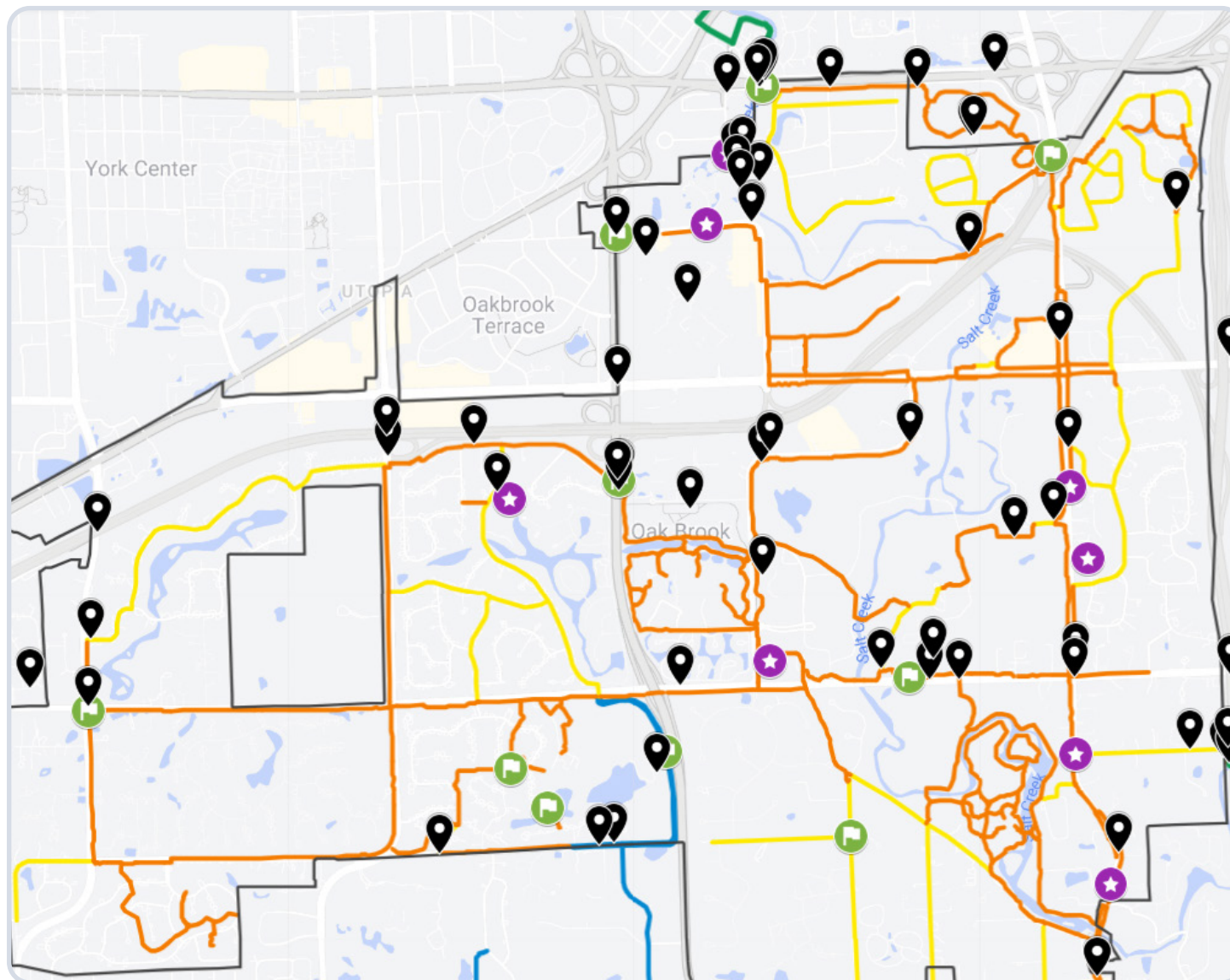


Bike path on 31st St east of York



Bike path on Jorie Blvd near the Residence Inn

Public Comments and Insights



Comment Type

- Location with Desired Improvement(s) for Biking, Walking, or Rolling
- Community Destination
- Noted as a Key Segment or Location along the Existing Bike Network

Existing Bike Facilities

- Shared-Use Sidepath / Trail
- On-Street Bike Route
- Bike Lane
- Regional Trail

Source: Oak Brook ESRI survey map and community tabling events



3 SECTION

Network Recommendations

Shared-Use Path and Bike Route Network Recommendations

The network is designed to offer low-stress bicycle and pedestrian routes across the community, connecting residential areas to key destinations like regional trails, commercial areas, schools, and other community destinations. The recommendations include updates to the existing shared-use path and bike route network to meet current industry standards, as well as recommending new bike facilities to further enhance village-wide connectivity and safety for those biking, walking, or rolling. The network includes a mix of treatments, including shared-use paths along major roadways, as well as on-street facilities such as marked shared lanes and bike lanes.

The network recommendations were developed based on community engagement, reviews of previous local and regional plans, and analyses of existing conditions.

The project team surveyed the community on desirable and challenging biking and walking routes, and looked at data such as traffic volumes, roadway functional classification, speed, roadway width, available right-of-way, existing bike network deficiencies, and other traffic conditions (see the *Existing Conditions Report* in **Appendix A**). Using this information, the project team developed a network of designs that were appropriate for the various types of streets, connected to key destinations, and desired by the community.

This chapter breaks up the recommendations by design type. Each section contains a location map of the recommendation, a definition, and example photos.

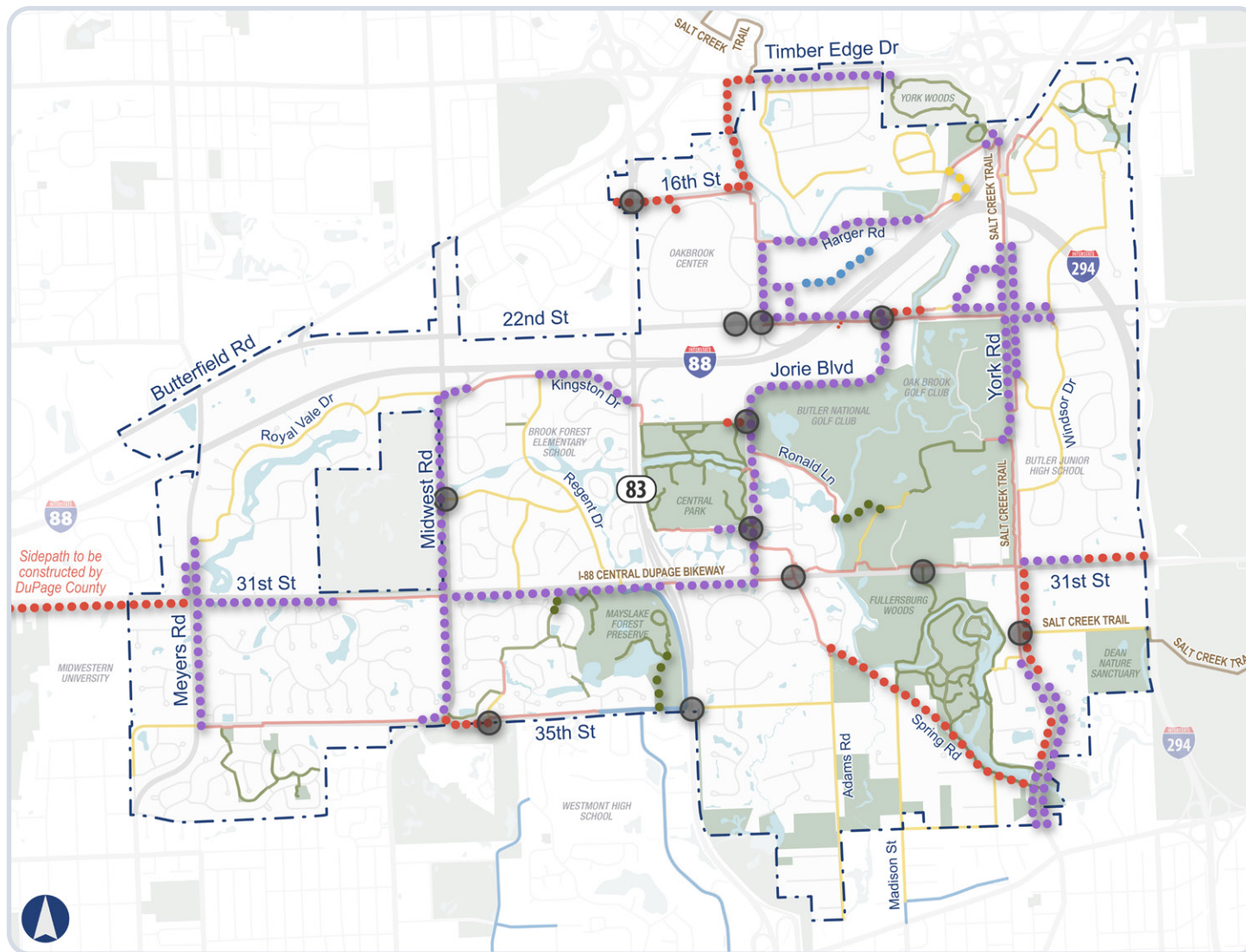


Existing path along Jorie Blvd



Existing path along York Rd near Butler National Golf Club

Shared-Use Path and Bike Route Network Recommendations



Recommended Bike Facilities

- New Shared-Use Path | *Sidepath**
- Update Shared-Use Path | *Sidepath**
Roadway reconstruction and/or reconfiguration needed to meet current engineering standards
- New/Update Shared-Use Path | *Trail***
- Bike Lanes
- Marked Shared Lanes***
- Intersection Improvement

Existing Bike Facilities

- Shared-Use Path | *Sidepath**
- Shared-Use Path | *Trail***
- Bike Lanes
- On-Street Bike Routes****
- Regional Trail

* *Sidepath*: Shared-use path adjacent to a roadway

** *Trail*: Shared-use path within a park or neighborhood, or provides access to a park

*** *Marked Shared Lanes*: New corridors/roadways recommended to be marked as shared lanes

**** *On-Street Bike Routes*: All existing on-street bike routes are recommended to be converted into marked shared lanes

Marked Shared Lanes

All existing on-street bike routes in the Village are recommended to be converted to marked shared lane designs. Many streets in the Village are lower traffic volume, lower speed residential roadways that connect to important community destinations. With some minor adjustments, these streets can be made even safer for biking for a broader range of ages and abilities. Marked shared lanes have minimal impact on the surrounding area and involve few design changes to the roadway. They are a low cost and “low hanging fruit” solution to complete a bike network.

All the recommended marked shared lanes are within Oak Brook’s jurisdiction. These streets are at an acceptably low traffic volume for marked shared lanes and are generally located on corridors with a low crash history.

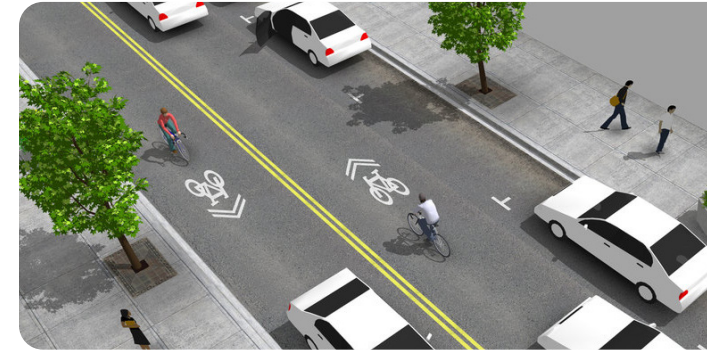
What are marked shared lanes?

Marked shared lanes are a design that involves bicyclists riding on-street in a shared lane with vehicles. Sharrow symbols reinforce the legitimacy of bicycle travel on a street while indicating to drivers that they need to be cautious and share the road with bicyclists. They are recommended on low volume, low speed residential streets that are safer for this mixed mode interaction on the roadway.

Marked shared lanes include “sharrows” that indicate where bicyclists should position themselves to both stay out of the parking “door zone” and allow space for drivers to safely pass, when appropriate. There is flexibility regarding where the sharrow is painted on the roadway (e.g., closer to the middle of the travel lane or closer to the outside of the travel lane). Further study is needed to determine the appropriate placement on a case-by-case basis.

For additional design details, please refer to **Appendix B** to view the Village of Oak Brook’s Proposed Engineering Design Standards for marked shared lanes.

Marked Shared Lanes



Source: NACTO

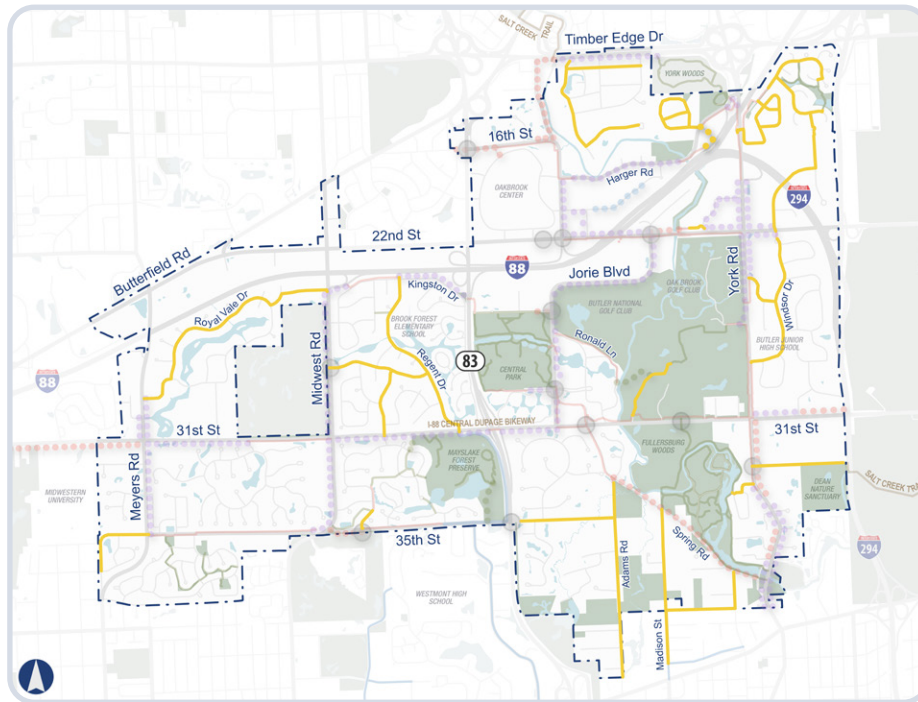
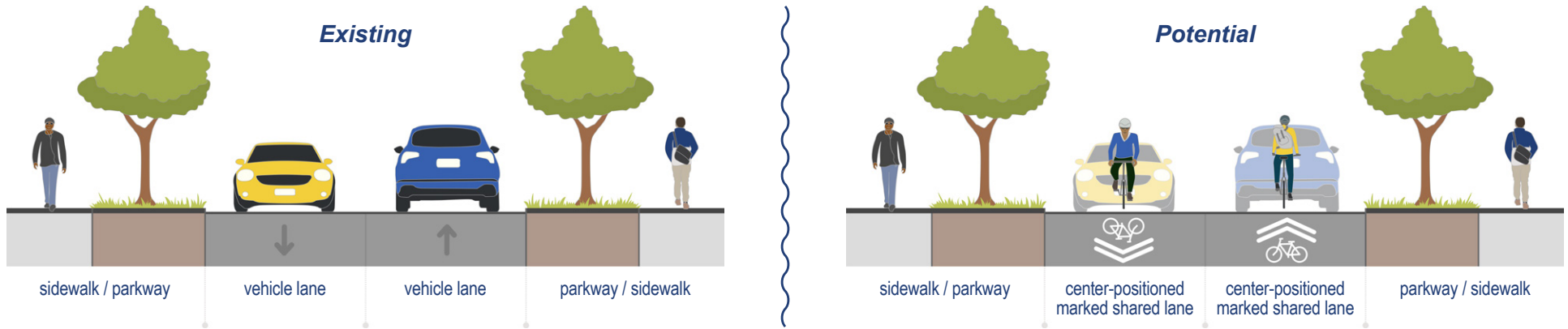


Source: Kane County Chronicle

Typical Pavement Marking



Marked Shared Lanes Typical Cross Section



Marked Shared Lanes Location Map

- Existing Bike Routes Recommended to be Updated to Marked Shared Lanes
- New Marked Shared Lanes

Bike Lanes

A new bike lane is recommended on Commerce Drive, a Village-owned roadway, and existing bike lanes are already located on Paschal Road and 35th Street. The recommended bike lane could be installed in the existing curb-to-curb right-of-way without widening the pavement, however some changes to the roadway space would be needed (e.g., restriping).

What are the different types of bike lanes recommended?

Conventional Bike Lanes

Bike lanes provide a dedicated lane for bicyclists that is separated from vehicular travel lanes. The white line separating the two lanes is solid, and sometimes the bike lane is painted green to further differentiate it from the vehicle travel lane and to make drivers more aware that other modes may be present on the roadway. The minimum width of a bike lane is 5', however 6' is more desirable if the right-of-way allows.

Buffered Bike Lanes

These bike lanes are similar to conventional bike lanes but are paired with a designated buffer space separating the bicycle lane from the adjacent motor vehicle travel lane and/or parking lane providing extra comfort for bicyclists. These bike lanes are suitable for

streets with moderate to heavy traffic and extra space. They can increase safety for all users and reduce the likelihood of crashes and injuries.

For additional design details, please refer to **Appendix B** to view the Village of Oak Brook's Proposed Engineering Design Standards for the different types of bike lanes.

Conventional Bike Lanes



Existing bike lane in Oak Brook on Paschal Drive

Buffered Bike Lanes



Source: City of Elmhurst, IL

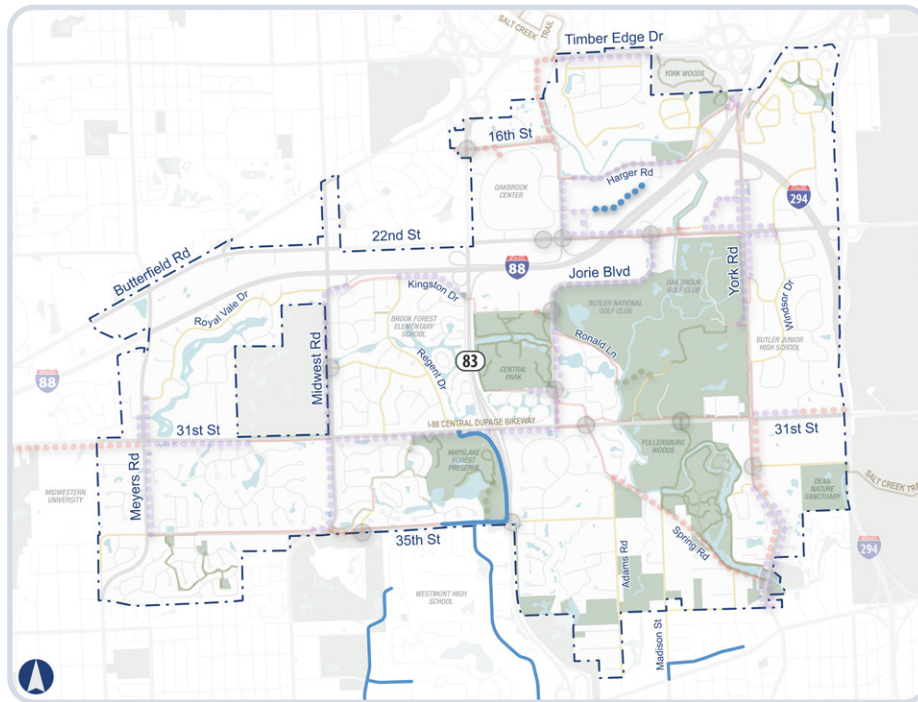
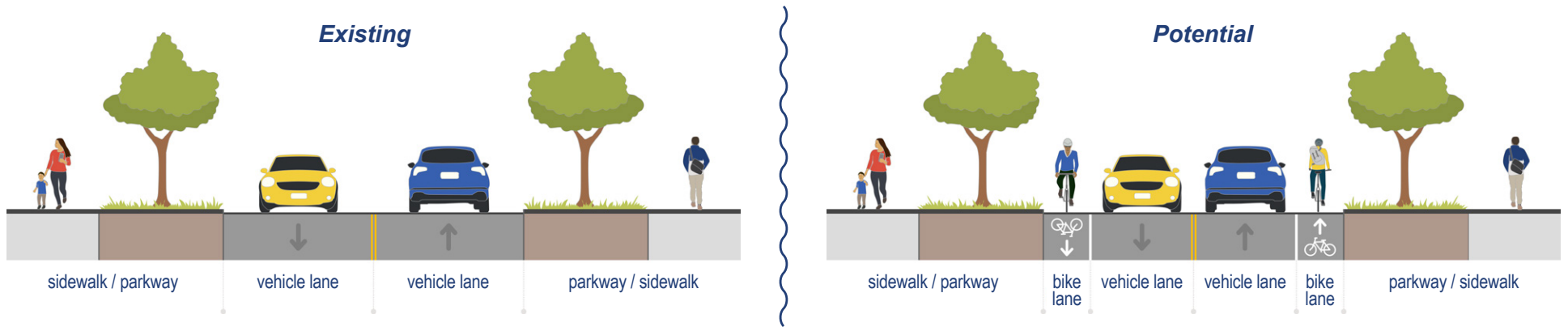


Source: Planetizen



Source: Henrico County, Virginia

Bike Lanes Typical Cross Section



Bike Lanes Location Map

- Existing Bike Lanes
- Recommended Bike Lanes

Shared-Use Path

While Oak Brook already has a robust shared-use path network, some corridors have several deficiencies that do not meet industry geometric design standards. These corridors are recommended to be brought up to current design standards to ensure user safety and access.

Additionally, some corridors in the Village without any existing bike facilities are important connectors in creating a complete bike and pedestrian network across the community. However, due to higher traffic volumes, vehicle speeds, jurisdictional responsibility, roadway functional classification, wider pavement, and other factors, the mixing of cars and bikes in the curb-to-curb space is either inadvisable or not optimal. In these instances, shared-use paths are recommended. These locations will likely require further engineering study to determine how to overcome any barriers (e.g., limited available right-of-way, navigating around utility poles).

What are shared-use paths?

This plan recommends two types of shared-use paths, each of which provide a low-stress experience for all users. They also create a travel area separate from motorized traffic for bicyclists, pedestrians, skaters, wheelchair users, joggers, and other users.

Sidepaths

These facilities are a bi-directional shared-use path located parallel and adjacent to a roadway. They are completely separated from vehicular lanes and include an 8 to 10 foot paved space for biking, walking, or rolling. Due to their width, sidepaths usually require a wide roadside or additional right-of-way acquisition for installation. Sidepaths are recommended on higher volume, higher speed, or wider roadways.

Trails

These facilities are also a bi-directional shared-use path but are typically located within a park or neighborhood, or provide access to a park. Typically, trails are paved or layered with aggregate/crushed limestone. Trails are usually 8 to 10 feet wide and mainly used for recreation purposes but can also serve as non-motorized transportation connections.

For additional design details, please refer to **Appendix B** to view the Village of Oak Brook's Proposed Engineering Design Standards for shared-use paths.



*To avoid conflicts between tree roots and shared-use paths, such as pavement buckling, tree recommendations and best practices are provided in **Appendix D: Tree Planting, Maintenance, and Species Recommendations***

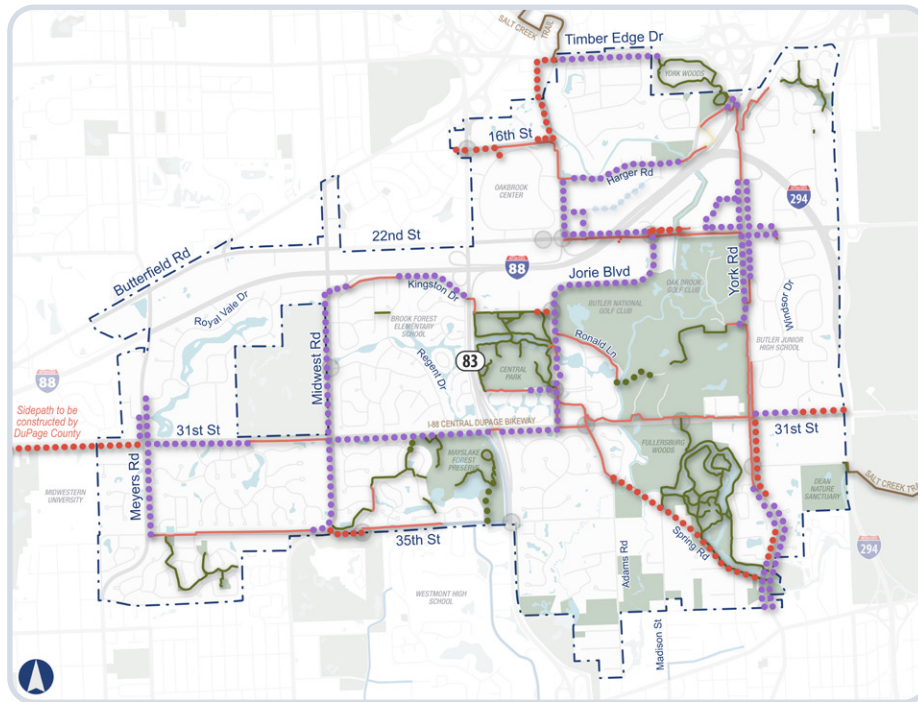
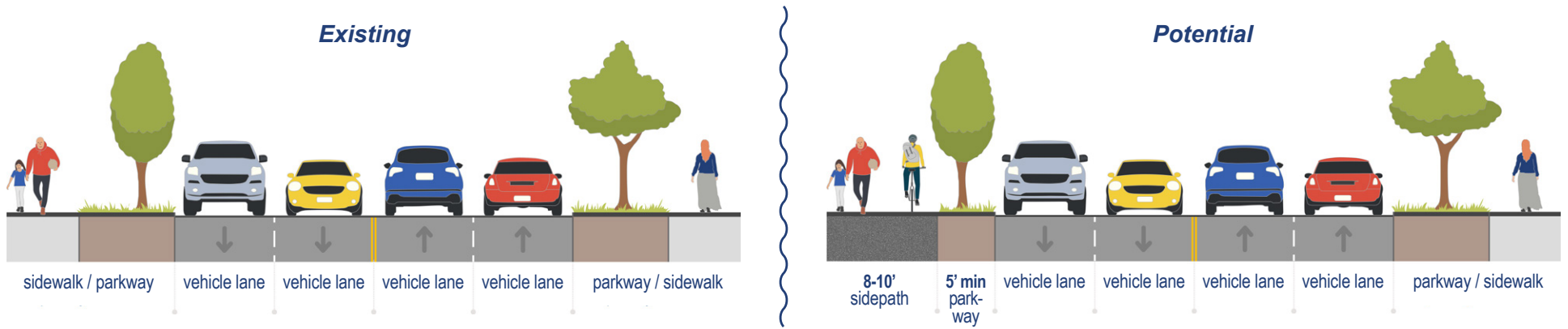
Sidepath



Trail



Sidepath Typical Cross Section



Additional Considerations

Wayfinding Signage

The Village's network of bicycle and pedestrian facilities provides connections between destinations within the Village, to regional trail systems, and to neighboring communities. A comprehensive wayfinding signage network provides easy navigation of these facilities that promotes active transportation and enhances the user experience. Providing wayfinding signage highlights these connections and increases awareness of the interconnectivity of the greater network of trails and pathways. When placed on streets, they remind drivers

to look out for cyclists and pedestrians and help cyclists stick to designated routes. Placed along shared-use paths and trails, they help users connect between systems and find their way when trails turn or transition. There are three primary types of wayfinding signs: confirmation signs, decision signs, and navigational or turn signs, each described below. See section 9B.01 and 9B.20 of the *Manual for Uniform Traffic Control Devices (MUTCD)* for placement standards. A wayfinding signage plan is recommended and

would be performed as a separate project.

Additionally, path system branding is also recommended to create consistency across the entire path network and make the system easier to navigate for all users. This effort would need to be integrated with the Roadway Aesthetics and Branding Improvement Plan that aims to unify streetscaping and signage at six select sites on IDOT roadways. Coordination with other groups, such as the Cook and DuPage County Forest Preserves, would be required.

Example Signage

Additional signage can be found in section 9D.01 of the Manual for Uniform Traffic Control Devices (MUTCD)



Source: U.S. Department of Transportation, Federal Highway Administration

Decision Signs

D1-3b in MUTCD

Indicate junctions between two routes and point users in the direction of multiple destinations. These signs should be placed on the near-side of intersections and along a route to point to a nearby destination. The following priority destinations are recommended for Oak Brook:

- Parks and Other Facilities: Oak Brook Sportscore, Fullersburg Woods Forest Preserve, Central Park, Oak Brook Recreation Center, Oak Brook Bath and Tennis, Oak Brook Soccer Fields, Mayslake, York Woods
- Schools: Butler Junior High School, Brook Forest Elementary School, Westmont Junior High School, Westmont High School
- Commercial Areas: Oak Brook Center
- Cultural and Historic: Lizzadro Musuem, Graue Mill & Museum
- Trails and Bikeways: Salt Creek Trail
- Neighboring Communities: Hinsdale, Elmhurst, Downers Grove, Lombard, Westmont, Oakbrook Terrace

Confirmation Signs

D-11-1 in MUTCD

Signal to users that they are on the correct street, path, or route to reach their destination. It is recommended these signs be placed every $\frac{1}{4}$ to $\frac{1}{2}$ miles along trails and sidepaths. For bike lanes and shared lane facilities, NACTO recommends placement every two to three blocks. However, it recommends placement farther apart when turn or decision signs are used and it recommends placement closer together after a turn to verify that users are on the correct route.

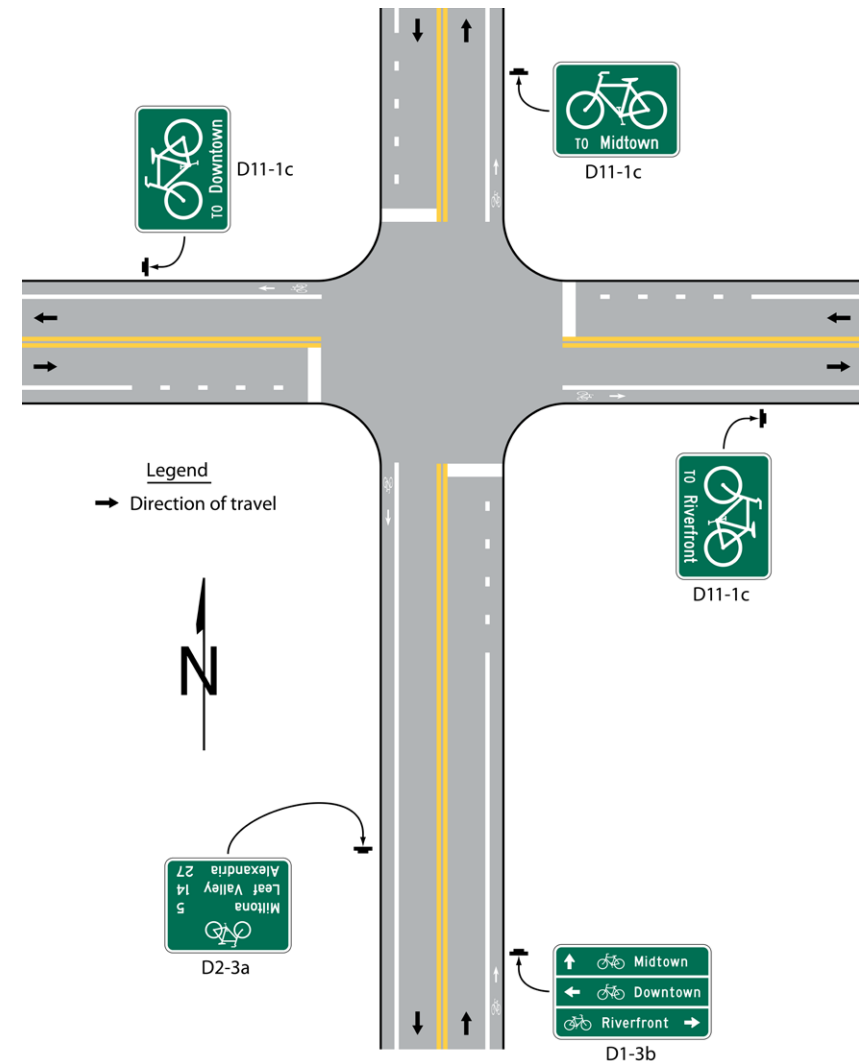
Turn Signs

D-11-1C in MUTCD

Show users where routes continue from one street or trail to the next. These signs keep the user on their intended path. They should be labeled with destination names and directional arrows and can be further aided by pavement markings, especially for marked shared lanes. Turn signs should be located on the near-side of intersections ahead of where the route turns.

Examples of Bicycle Guide Signing

See section 9D-2 of the Manual for Uniform Traffic Control Devices (MUTCD)



Bike Parking

Bike parking is an important component of a bike network. It is critical that bicyclists have convenient and secure places to park once they arrive at community destinations. Providing adequate bicycle parking at key destinations creates a more bicycle-friendly community and encourages active transportation. This study's survey found that limited bike parking throughout the Village was a top reason people choose not to bike.

Guidelines and Tips

- **Short-term parking locations**
50' or less from a visible building entrance. Located in an area with lighting and foot traffic. Can be identified by sign D4-3 in the Manual on Uniform Traffic Control Devices.
- **Long-term parking locations**
Should include effective signage for easy identification. Access-controlled area can include leased lockers or keycode/attendant-monitored bike storage area.
- **Security**
Parking location should be visible to the public. Tamper-proof mounting and sturdy racks increase security. Effective lighting is an additional safeguard.
- **Parking capacity**
APBP Bicycle Parking Guidelines offers recommendations.

Location Criteria and Installation

- **Installation surface**
A concrete pad is most ideal. Other surfaces can accommodate some in-ground mounting or freestanding racks (mounted to rails). Asphalt is too soft to hold proper anchors designed for concrete pad parking locations.
- **Fasteners**
Concrete spikes offer the fastest installation and are the most secure technique. Upon removal, spike fasteners can damage concrete or the rack. A concrete wedge anchor allows for removal but is not as tamper-resistant (unless used with additional security nut bolts).
- **Installation technique**
Install with a hammer drill. Consider embedding the parking fixture into the concrete when pouring a new concrete pad.

Parking Duration Considerations

There are two general categories of bike parking facilities: Short- and long-term. Most bike parking is catered toward short-term durations of less than two hours. Long-term parking facilities offer greater security, but is not needed for many land uses. Short-term installations function well when designed and implemented correctly.

The below table from the Association of Pedestrian and Bicycle Professionals (APBP)'s Parking Guidelines (adapted by the Town of Chapel Hill, NC) outlines the differences and between short- and long-term bike parking facilities.



D4-3 bike parking signage from MUTCD

Criteria	Short-term	Long-term
Parking duration	Less than two hours	More than two hours
Fixture type	Simple bike racks	Lockers or racks located inside a secure area
Weather protection	Usually unsheltered	Recommended sheltered or enclosed
Security	Unsecured or passive security (foot-traffic)	Unsupervised, including bike lockers or bike cage. Supervised, including valet-attended bike parking or paid area of transit center
Typical land use	Commercial, retail, medical, public spaces	Residential, workplace, transit centers

Source: <https://www.townofchapelhill.org/home/showdocument?id=3361>

Zoning Code Regulations

Some communities have adopted measures aimed at increasing the prevalence of bicycle parking facilities. Examples of these measures include municipal code ordinances that require bicycle parking in certain zoning districts or for specific uses, much like automobile parking. Communities also incentivize the provision of bicycle parking by allowing for a reduction in the number of car parking spaces if bicycle parking is provided. For example, the City of Highland Park’s Off-Street Parking and Loading requirements allow for a reduction of up to one nonresidential parking space for every 10 long-term bicycle parking spaces provided on-site. The Village should consider adoption of municipal zoning code amendments that require or incentivize bicycle parking.

Potential Locations

Providing bicycle parking at key destinations throughout Oak Brook would enhance the bicycling experience. These locations include:

- Parks and Other Facilities: Oak Brook Sportscore, Fullersburg Woods Forest Preserve, Central Park, Oak Brook Recreation Center, Oak Brook Bath and Tennis, Oak Brook Soccer Fields, Mayslake, York Woods
- Schools: Butler Junior High School, Brook Forest Elementary School, Westmont Junior High School, Westmont High School

- Commercial Areas: Oak Brook Center, Oak Brook Promenade, Shops at Oak Brook Place
- Cultural and Historic Institutions: Lizzadro Musuem, Graue Mill & Museum

- Trails and Bikeways: Salt Creek Trail
- Neighboring Communities: Hinsdale, Elmhurst, Downers Grove, Lombard, Westmont, Oakbrook Terrace

E-Bike Best Practices



Electric bicycles or “e-bikes” are bicycles that are equipped with an electric motor that provides propulsion. The speed and degree of propulsion assistance varies by e-bike classification. They have become increasingly popular in recent years and are credited with attracting and enabling new riders by allowing them to travel greater distances with less physical exertion.

E-Bike Classification Summary

	Motor Assistance	Maximum Speed	Throttle	Typical Usage
Class 1	Pedal-assist only	20 mph	No	Roads, bike paths
Class 2	Pedal-assist and throttle control	20 mph	Yes	Roads, bike paths, some trails
Class 3	Pedal-assist only	28 mph	No	Roads, some bike paths

As e-bikes continue to become more common, it is recommended that communities adopt practices and regulations that ensure safety and maintain a pleasant user experience of all trail users. Common issues with e-bike use includes excessive noise, unsafe operating speeds, and unstandardized trail

etiquette. As a result, municipalities and county governments across the country have adopted municipal code ordinances and laws that regulate e-bike use. Common regulations include:

- Imposing speed limits on trails and paths, typically 20 mph
- Posting signs with speed limit requirements along trails or paths
- Establishing age-limits for class 3 e-bikes
- Prohibition of class-3 e-bikes from trails or sidewalks
- Noise restrictions on e-bikes, particularly in residential areas
- Helmet requirements

In December 2024, the Village approved a new ordinance that prohibits speeds greater than 20 mph on all facilities where bicycle use is permitted. See the MUTCD (section 9B.1) for placement standards along shared-use paths. The Village should consider adoption of other appropriate measures as needed. Gathering community input can inform decision-makers on the public opinion of e-bikes and provide further guidance.



4 SECTION

Intersection Improvements

Intersection Improvements

This section details which intersections should be considered for improvements based on community engagement findings, the recommended shared-use path and bike route network, and existing conditions. Most improvement recommendations will need further study and may require approval from other agencies like Illinois Department of Transportation, or DuPage County. Many improvement options will require additional traffic studies prior to implementation.

The locations identified in this plan help connect key bike corridors across the Village, as well as improve crossings for people walking or rolling at highly trafficked intersections and at locations near schools or commercial areas. Safety is imperative to creating a comprehensive and thoughtful Village-wide shared-use path and bike route network. This means that all the spaces in between these corridors, like intersections, should also be given appropriate design considerations to optimize movement and safety.

Visualizations were created for several intersections to show the potential improvements that could be applied throughout the Village of Oak Brook. They are representative examples; further study is needed at each identified location to determine the most appropriate and feasible improvements. The following pages show a selection of the recommended intersections and provide more details on the improvements that could be considered. For specific treatments recommended at each of the intersection improvement locations, please see the Intersection/Crossing Improvement Matrix in the Implementation section (page 51).

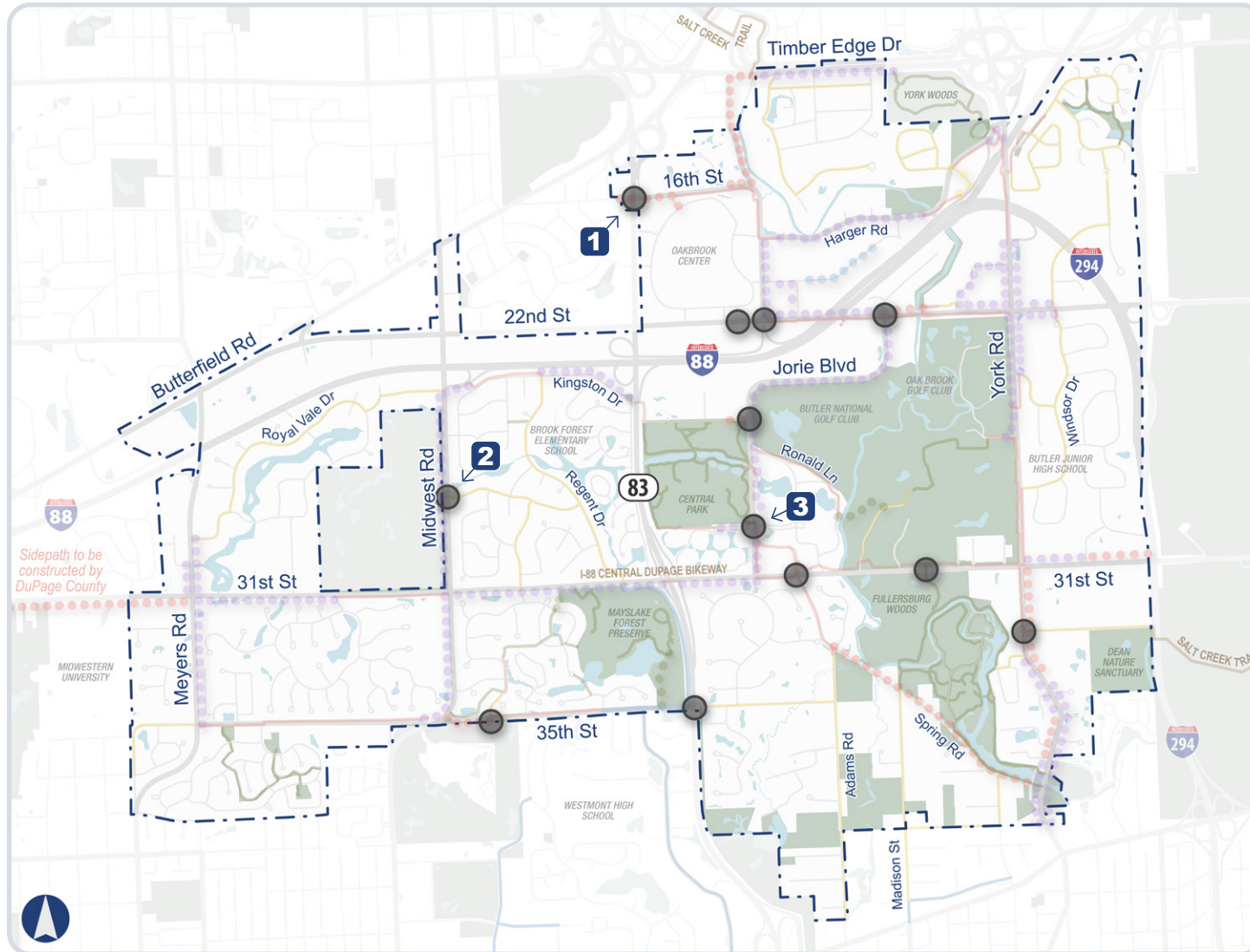


Crossing southbound from northeast corner of 22nd and York



Crossing southbound from northeast corner of 22nd and York

Intersection Improvement Locations



Recommended Bike Facilities

- Intersection Improvement
See pages 40-42 for example improvements at select locations **1 2 3**
- New Shared-Use Path | Sidepath*
- Updated Shared-Use Path | Sidepath*
Roadway reconstruction and/or reconfiguration needed to meet current engineering standards
- New Shared-Use Path | Trail**
- Bike Lane
- Marked Shared Lanes***

Existing Bike Facilities

- Shared-Use Path | Sidepath*
- Shared-Use Path | Trail**
- Bike Lane
- On-Street Bike Routes****
- Regional Trail

* Sidepath: Shared-use path adjacent to a roadway

** Trail: Shared-use path within a park or neighborhood, or provides access to a park

*** Marked Shared Lanes: New corridors/roadways recommended to be marked as shared lanes

**** On-Street Bike Routes: All existing on-street bike routes are recommended to be converted into marked shared lanes

Intersection Improvement Toolbox

The images below show the potential tools the Village could use to improve crossings and are utilized in the visualizations of proposed intersection improvements on the following pages. These tools should be considered as the active transportation network is updated or constructed. In many cases, additional study and approval will be needed to implement any of the recommendations.



High Visibility Crosswalks, Curb Ramps, & Detectable Warning Pads

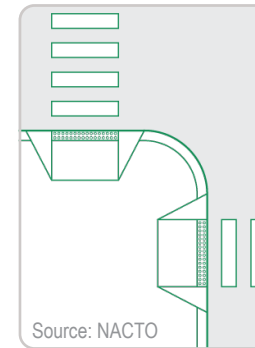
Crosswalks increase pedestrian crossing path awareness and discourage drivers from encroaching into crosswalks. Curb ramps enable people in wheelchairs to cross streets. Detectable warning pads direct people with visual impairments through an intersection.



Source: Richard Drdul

Curb Bumpouts

Bump-outs provide shorter crossing distances for pedestrians and improve sightlines for both drivers and pedestrians. They can slow the speed of turning traffic. They are most appropriate for use on local roads where they intersect arterial and collector streets.



Source: NACTO

Reduced Corner Radii

The size of the corner at an intersection relates to the length of a crosswalk and the speed of turning traffic. Reducing curb radii create a shorter crossing distance for pedestrians and encourage drivers to slow down when making right turns.



Source: NACTO

Median Refuge Island

Median refuge islands buffer and protect pedestrians and cyclists crossing wide or busy streets, enabling them to cross in two stages.



Rectangular Rapid Flashing Beacon

Rectangular rapid flash beacons (RRFBs) are highly visible signage, and use flashing yellow LED lights to supplement standard pedestrian crossing warning signs at mid-block and other unsignalized crossing locations.



Source: CMAP

Corner Island & Right-Turn Slip Lane Improvements

Corner islands are raised triangular islands placed at an intersection between a right-turn slip lane and through-travel lanes. Well-designed slip lanes give pedestrians refuge and a right turn lane to optimize right turning motorist's view of pedestrians and of vehicles to their left.



Pedestrian Countdown Signals

These signals are typically mounted on traffic signals and show the number of seconds remaining until the "Don't Walk" phase ends and opposing traffic receives a green light.



Bicycle & Pedestrian Crossing Signs

Pedestrian and/or bicycle crossing signs warn drivers that a school, pedestrian or bicycle crossing is ahead. "Must stop for pedestrians in crosswalk" signage can also be used.

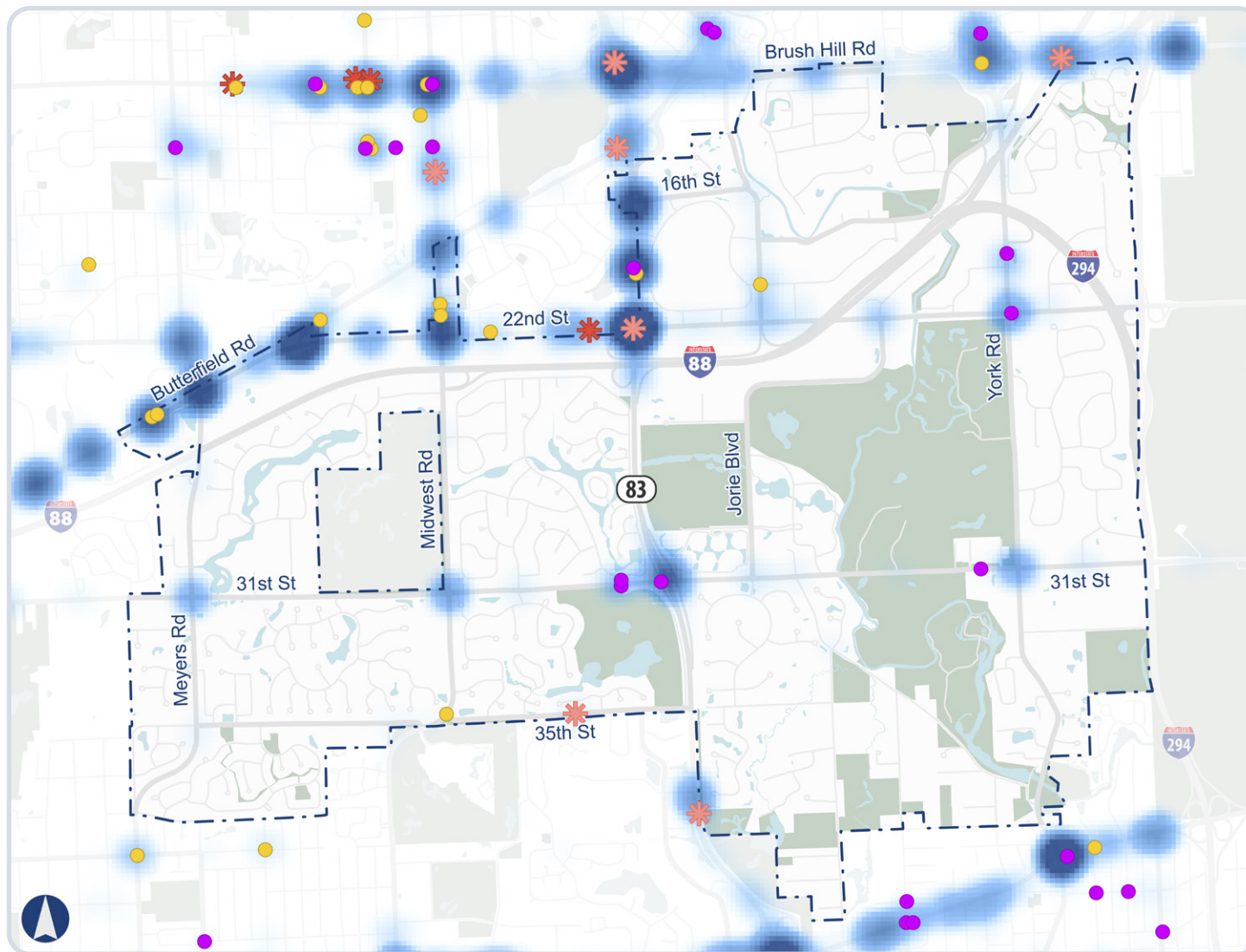


Source: Honolulu Star Advertiser

Raised Crosswalk

Raised crosswalks serve as a tool for traffic calming by bringing the level of the roadway to that of the sidewalk (e.g., roadway flush with height of the curb). They force vehicles to slow down before passing over the crosswalk and provide a level pedestrian or bicyclist path of travel from curb to curb.

Crash History Analysis (2018-2022)

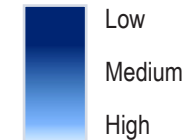


Non-Highway Crashes 2018-2022

Crashes involving a...

- Person Walking
- Person Biking
- ✱ Person Walking Fatality
- ✱ Auto Only Fatality

Crash Hotspot (all modes/severity)

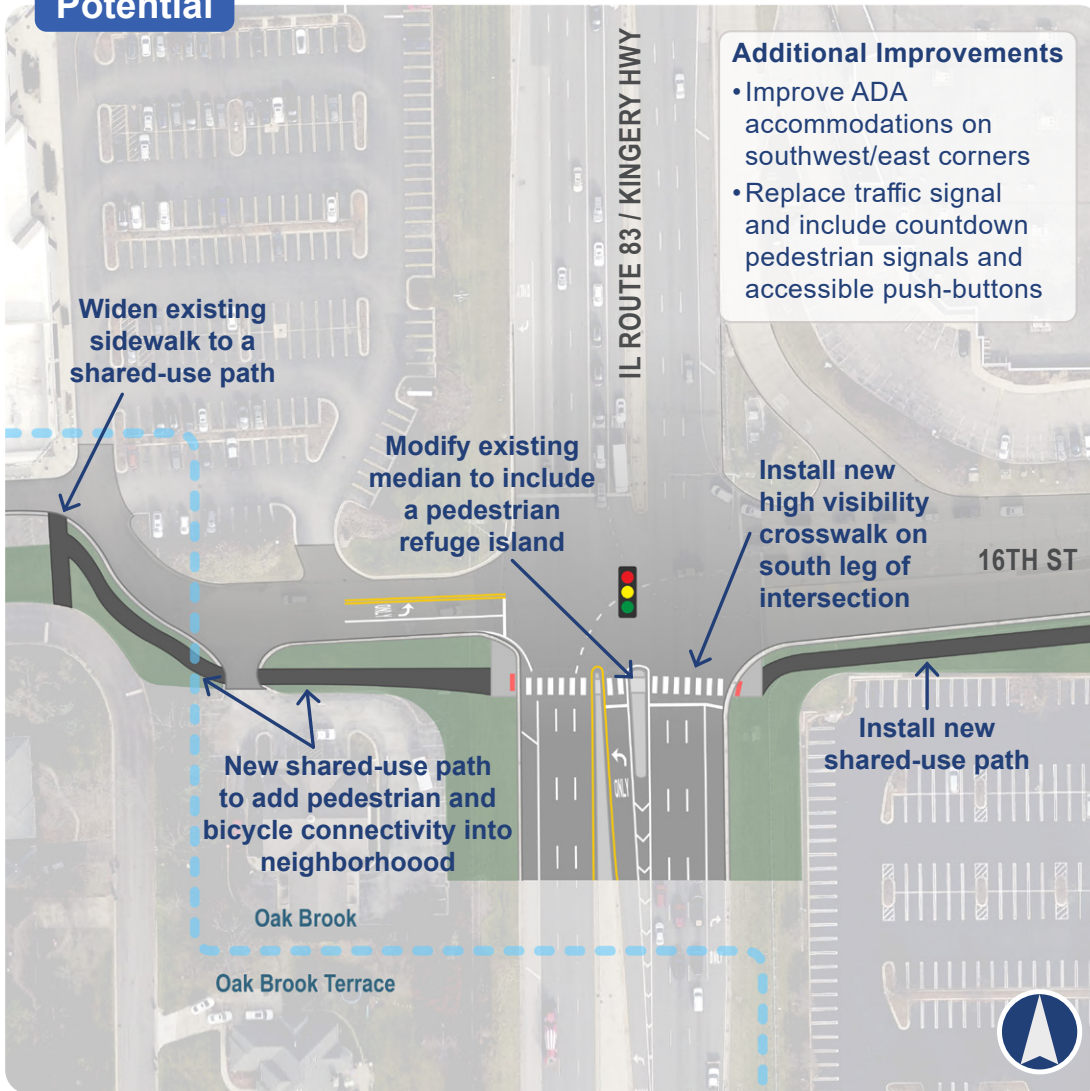


Source: IDOT

A crash hot spot analysis helped inform key intersections to consider for pedestrian and bicycle improvements, though not the only contributing factor. Many hot spots occurring at an intersection will benefit from traffic calming devices, ADA accessible ramps, crosswalk upgrades, and visibility improvements.

1 IL Route 83 / Kingery Highway & 16th Street

Potential

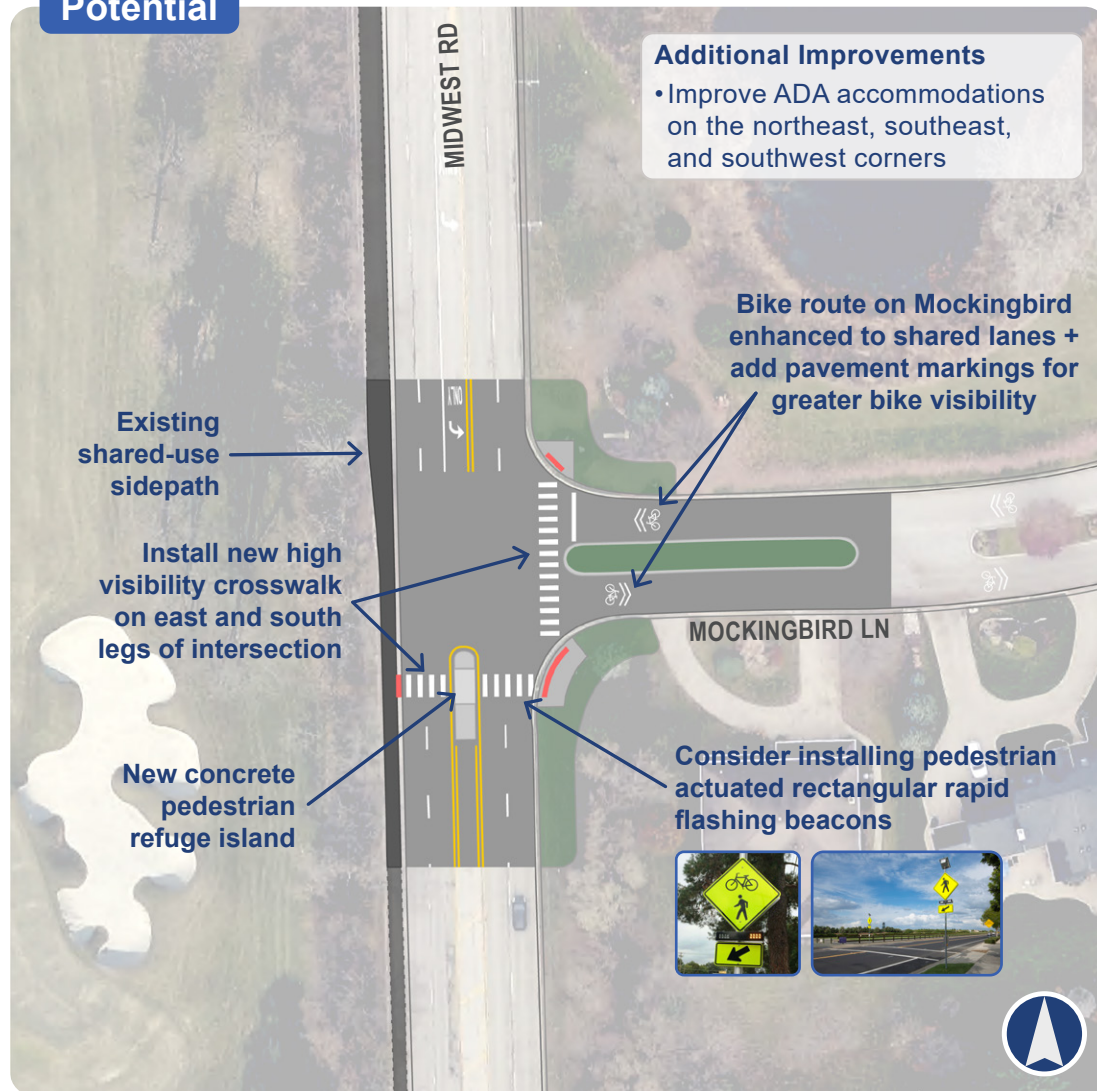


Existing



2 Mockingbird Lane & Midwest Road

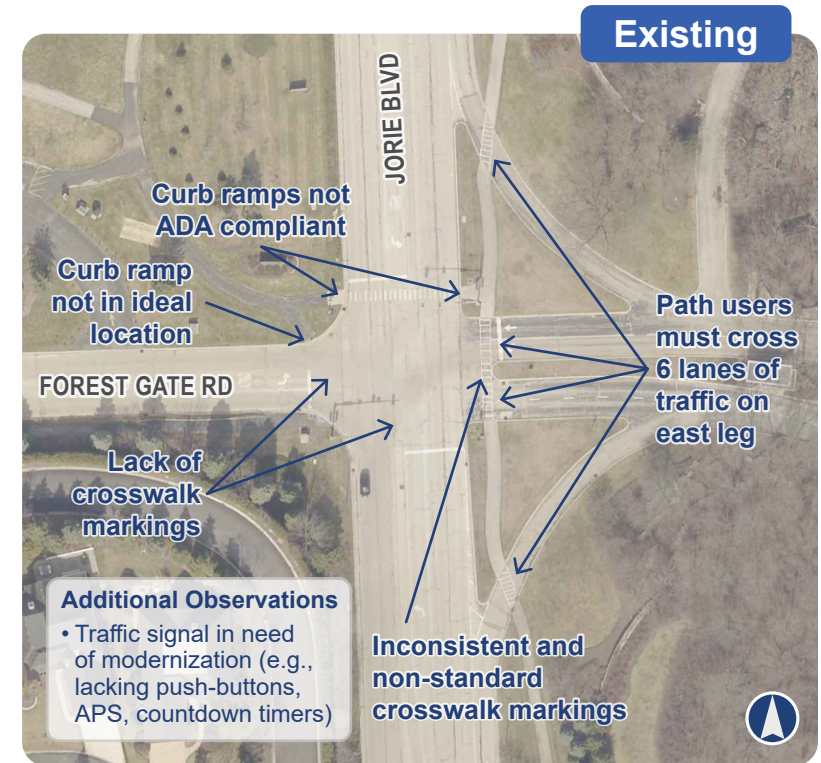
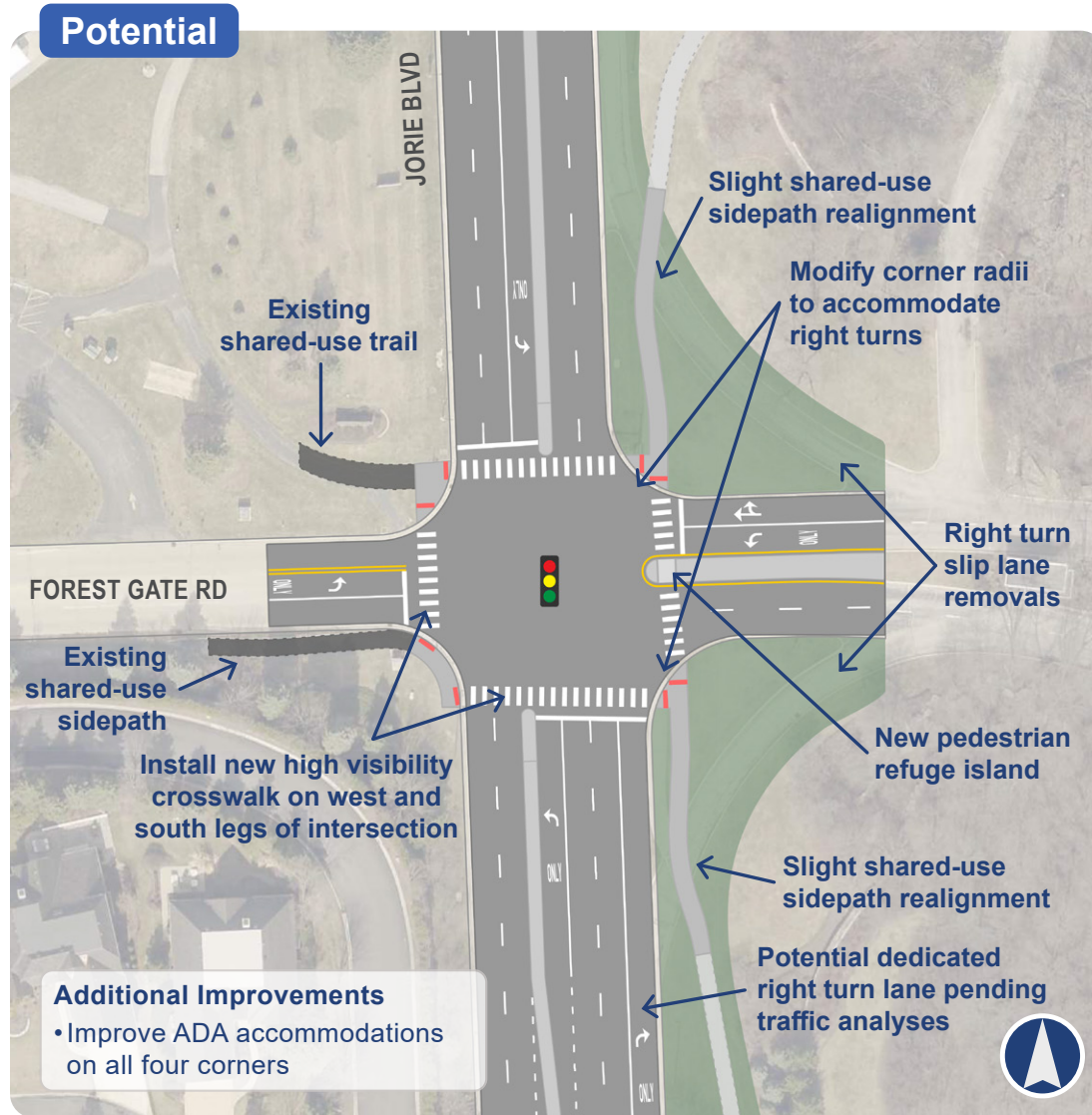
Potential



Existing



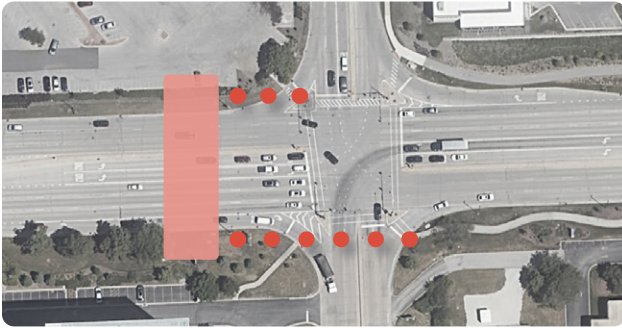
3 Forest Gate Road & Jorie Boulevard



Additional Intersections to Consider

- New Shared-Use Path
- Existing On-Street Bike Route
- Potential Overpass/Underpass

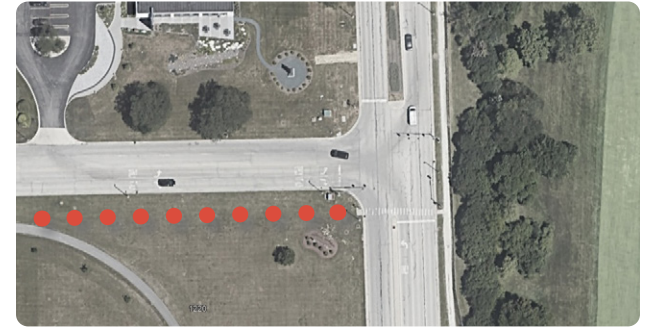
22nd St & Spring Rd



22nd St & Jorie Blvd



Jorie Blvd & Kensington Rd



31st St & Spring Rd



31st St & Oak Brook Library



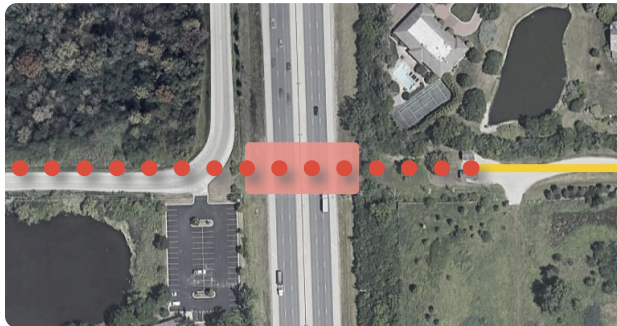
York Rd & Canterbury Ln



35th St & Trinity Ln



35th St & IL 83



See page 51 in **Section 5: Plan Implementation** to view preliminary recommendations to improve each of these intersections, as well as estimated planning-level cost estimates. Improvements to these intersections may depend on implementation of new shared-use path corridors.



5 SECTION

Plan Implementation

Project Phasing and Prioritization

The Village developed this plan to create a roadmap for a safer, more connected, and user-friendly shared-use path and bike network that meets the mobility needs of all residents and visitors. Full implementation of these recommendations is an extensive process that will likely require years to complete. Funding sources need to be identified and secured, and in some instances further studies will be necessary to establish feasibility and course of action for construction.

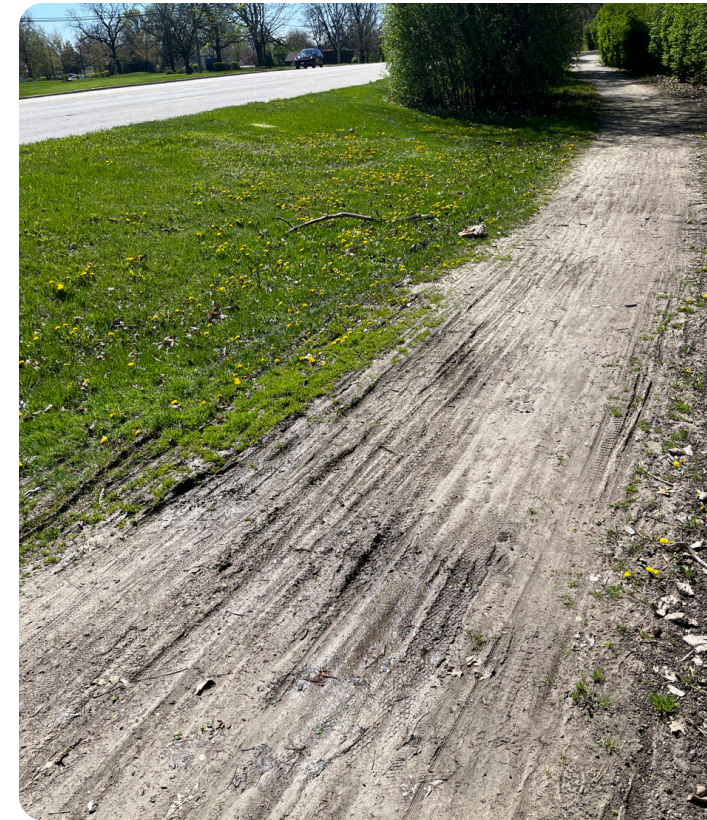
This section outlines recommendations for pursuing projects based on community wants, needs, and project feasibility. This prioritization and phasing plan will help the Village determine which recommendations should be pursued first for grant funding and included in upcoming budgets. Prioritization and phasing help create a plan that sets realistic timelines for implementation.

To supplement the guidance on the following pages, the Village should continue to study and consider all recommendations outlined in this plan prior to implementation. This plan is not a set course of action, but rather a roadmap for the Village to make more effective and informed decisions. Improvements recommended in this plan should also be coordinated and aligned with other ongoing initiatives. In late 2024, the Village began its ADA Self-Evaluation and ADA Transition Plan. The plan is expected to be adopted in 2025. Many of the facility improvements in this plan are directly related to the goals of the ADA Transition Plan. Any recommended improvements should reference the ADA Transition Plan to determine if construction projects can be aligned and coordinated. This coordination could streamline implementation and result in cost-savings.

Network Prioritization

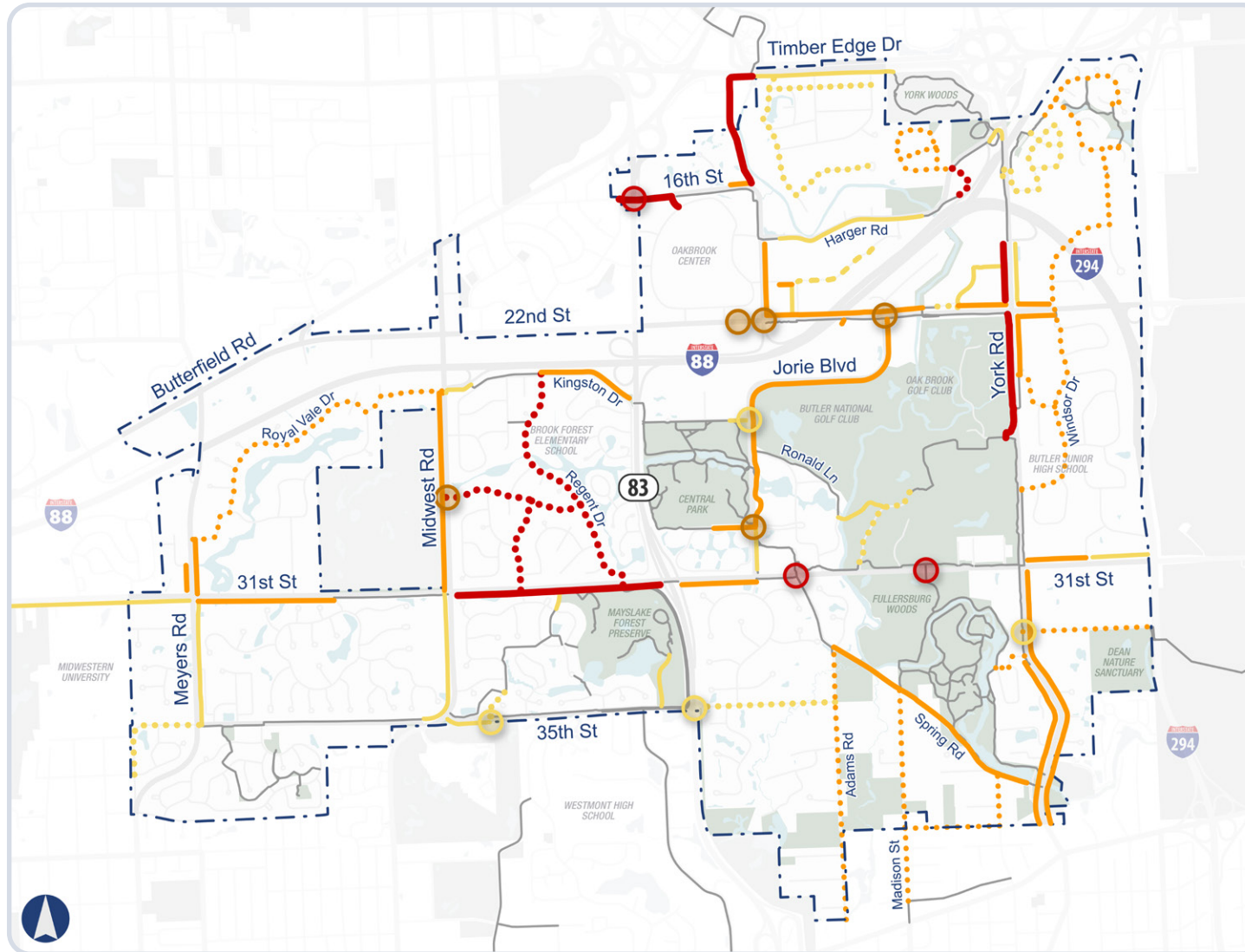
Each recommendation was given a prioritization score. This score can help the Village determine the top recommendations for implementation. This prioritization score is based on data analysis and community input. It is an aggregate of how each corridor achieves the following criteria:

- Connects to a park or community-oriented space
- Near a school (within a quarter mile)
- Fills a network gap
- Identified as a future bike route by a previous Village or regional plan
- Identified as a community priority route during engagement activities
- Addresses safety issues in an area with crashes involving people biking, walking, or rolling
- Addresses safety issues in an area with fatal or serious-injury vehicle crashes
- Low-hanging fruit (relatively low cost and easy to implement)



Opportunity for sidepath improvements along York Road

Network and Intersection/Crossing Prioritization Map



Network Prioritization

Low	Medium	High	
			Multi-Use Path
			Bike Lanes
			Marked Shared Lanes
			All other existing bike or walking facilities

Intersection Prioritization

	High
	Medium
	Low

The aggregate of the scored criteria is used to assign an overall rating from 1 to 9. These criteria and overall ratings help the Village determine which recommendations should be prioritized and which are appropriate to address a particular issue or goal.

Network Implementation Matrix

The network implementation matrix includes information describing each recommended bike facility, cost estimate for the recommended facility, and assigns a phasing/prioritization tier for the Village to consider. The phasing tiers are as follows: **Tier 1**) low-hanging fruit, low cost of implementation, and minimal external coordination, **Tier 2**) medium cost of implementation, some external coordination, **Tier 3**) high cost of implementation, right-of-way or easement acquisition likely, heavy external coordination, and potential agreements needed to proceed with the project.

Roadway Reconstruction or Reconfiguration Projects

Corridors where bike and/or walking facilities exist but do not meet current engineering design standards.

Route Name	Route ID(s)	Project Type	Facility Type	Jurisdiction	Est. Cost (in 2024 dollars)	Prioritization	Phasing Tier
York Rd: Tollway Ramp to 22nd St (west side)	18	Reconstruction	Shared-Use Path: Sidepath	Oak Brook	\$360,700	High	Tier 2
York Rd: 22nd St to 31st St (west side)	27	Reconstruction	Shared-Use Path: Sidepath	Oak Brook / DuPage County	\$1,626,900	High	Tier 3
31st St: Midwest Rd to IL 83 Bridge	54, 62	Reconstruction	Shared-Use Path: Sidepath	DuPage County	\$1,247,600	High	Tier 3
Spring Rd: 22nd St to Harger Rd (east side)	3, 4	Reconstruction	Shared-Use Path: Sidepath	Oak Brook	\$407,900	Medium	Tier 2
Commerce Dr: Spring Rd to McDonald's Dr (south side)	5A	Reconstruction	Shared-Use Path: Sidepath	Oak Brook	\$176,000	Medium	Tier 2
22nd St: York Rd to Clearwater Dr (north side)	19	Reconstruction	Shared-Use Path: Sidepath	IDOT	\$295,200	Medium	Tier 2
22nd St: York Rd to Windsor Dr (north side)	20B	Reconstruction	Shared-Use Path: Sidepath	IDOT	\$205,000	Medium	Tier 2
York Road: Dover St to 22nd St	21A	Reconstruction	Shared-Use Path: Sidepath	Oak Brook	\$342,500	Medium	Tier 2
22nd St: York Road to Hotel Entr	21B	Reconstruction	Shared-Use Path: Sidepath	IDOT	\$231,900	Medium	Tier 2
22nd St: Spring Rd to McDonalds Dr	23A	Reconstruction	Shared-Use Path: Sidepath	IDOT	\$192,100	Medium	Tier 2
Forest Gate Rd: Jorie Blvd to Park District Entr (south side)	39	Reconstruction	Shared-Use Path: Sidepath	Oak Brook	\$236,200	Medium	Tier 2
Jorie Blvd: 711 Jorie Entr to Butler Entr (east side)	41B	Reconstruction	Shared-Use Path: Sidepath	Oak Brook	\$409,100	Medium	Tier 2
Jorie Blvd: Butler Entr to Kroc Dr (east side)	41C	Reconstruction	Shared-Use Path: Sidepath	Oak Brook	\$1,283,200	Medium	Tier 2
York Rd Bridge: at Salt Creek Bridge (East and West Sides)	43, 47	Reconstruction	Shared-Use Path: Sidepath	DuPage County	\$73,900	Medium	Tier 2
York Rd: Spring Rd to Salt Creek bridge (east and west side) to Savway Commercial Entrance	44, 48	Reconstruction	Shared-Use Path: Sidepath	DuPage County	\$217,800	Medium	Tier 2
York Rd: Midblock crossing to 3408 York Rd (west side)	45A-2	Reconstruction	Shared-Use Path: Sidepath	DuPage County	\$131,000	Medium	Tier 2
31st St: York Rd to Hunt Club Dr (north side)	50B	Reconstruction	Shared-Use Path: Sidepath	DuPage County	\$386,500	Medium	Tier 2

Route Name	Route ID(s)	Project Type	Facility Type	Jurisdiction	Est. Cost (in 2024 dollars)	Prioritization	Phasing Tier
31st St: Midwest Club Pkwy to Meyers Rd (south side)	72	Reconstruction	Shared-Use Path: Sidepath	DuPage County	\$854,800	Medium	Tier 2
Meyers Rd: Baybrook to Ave Loire (east and west sides)	78, 79	Reconstruction	Shared-Use Path: Sidepath	DuPage County	\$432,500	Medium	Tier 2
York Rd: Spring Rd to Savway commercial entr (E & W sides)	85	Reconstruction	Shared-Use Path: Sidepath	DuPage County	\$280,100	Medium	Tier 2
22nd St: Jorie Blvd to McDonald's Dr (north side)	23B	Reconstruction	Shared-Use Path: Sidepath	IDOT	\$501,500	Medium	Tier 3
Jorie Blvd: 22nd St to 711 Jorie Entr (east side)	41A	Reconstruction	Shared-Use Path: Sidepath	Oak Brook	\$280,100	Medium	Tier 3
York Rd: Salt Creek bridge to north of York Lake Ct (east side)	42	Reconstruction	Shared-Use Path: Sidepath	DuPage County	\$577,700	Medium	Tier 3
York Rd: Oak Ct north to midblock crossing (west side)	45A-1	Reconstruction	Shared-Use Path: Sidepath	DuPage County	\$253,300	Medium	Tier 3
31st St: East side of IL 83 bridge to Jorie Blvd (south side)	52	Reconstruction	Shared-Use Path: Sidepath	DuPage County	\$440,200	Medium	Tier 3
Kingston Dr: IL 83 underpass to Regent Dr (north side)	57	Reconstruction	Shared-Use Path: Sidepath	Oak Brook	\$663,500	Medium	Tier 3
Midwest Rd: Baybrook Ln to 31st St (west side)	61	Reconstruction	Shared-Use Path: Sidepath	DuPage County	\$1,107,200	Medium	Tier 3
McDonald's Dr: 22nd St to Commerce Dr. (west side)	6	Reconstruction	Shared-Use Path: Sidepath	Oak Brook	\$191,000	Low	Tier 2
Harger Rd / York Rd: Loop north of I-88	8	Reconstruction	Shared-Use Path: Sidepath	Oak Brook	\$426,200	Low	Tier 2
York Rd: Tollway Ramp to 22nd St (east side)	20A	Reconstruction	Shared-Use Path: Sidepath	Oak Brook	\$347,800	Low	Tier 2
Jorie Blvd: Public Works Entr to to 31st St (east side)	38	Reconstruction	Shared-Use Path: Sidepath	Oak Brook	\$138,400	Low	Tier 2
Kingston Dr: at I-88 ramp area and Midwest Rd	59	Reconstruction	Shared-Use Path: Sidepath	Oak Brook	\$180,300	Low	Tier 2
North-South path: East of Trinity Ln - 31st St to St. Francis Circle	63	Reconstruction	Shared-Use Path: Trail	Oak Brook	\$151,300	Low	Tier 2
Clearwater Drive (west to north ends)	80, 81	Reconstruction	Shared-Use Path: Sidepath	Oak Brook	\$461,500	Low	Tier 2
Timber Edge Dr: Salt Creek bridge to Forest Preserve Entr. (south side)	83	Reconstruction	Shared-Use Path: Trail	Oak Brook	\$817,200	Low	Tier 2
Meyers Rd: 31st St to 35th St (east side)	73	Reconstruction	Shared-Use Path: Sidepath	DuPage County	\$761,300	Low	Tier 3
Midwest Rd: 35th St to Sahli Pl (driveway vanity street just south of Kanan Ct) (west side)	77A	Reconstruction	Shared-Use Path: Sidepath	DuPage County	\$364,000	Low	Tier 3
Midwest Rd: Sahli Pl (driveway just south of Kanan Ct) to 31st St	77B	Reconstruction	Shared-Use Path: Sidepath	DuPage County	\$487,500	Low	Tier 3
Harger Rd: Commercial driveway going east to Salt Creek (south side)	2B	Reconstruction	Shared-Use Path: Sidepath	Oak Brook	\$902,000	Low	Tier 3
McDonald's Bridge Area: Salt Creek to B&T Drive	34	Reconstruction	Shared-Use Path: Trail	Oak Brook	\$285,600	Low	Tier 3

New Facility Projects

Corridors where no bike and/or walking facilities exist and would create new connections throughout Oak Brook or into neighboring communities.

Route Name	Route ID(s)	Project Type	Facility Type	Jurisdiction	Est. Cost (in 2024 dollars)	Prioritization	Phasing Tier
Harger Rd: Harger Rd (south path connection point) to Yorkshire Woods	-	New Facility	Marked Shared Lanes	Oak Brook	\$356,500	High	Tier 1
16th St: IL 83 to 16th St	-	New Facility	Shared-Use Path: Sidepath	Oak Brook / Oak Brook Terrace	\$86,900	High	Tier 2
16th St: IL 83 to Mall Entrance	-	New Facility	Shared-Use Path: Sidepath	Oak Brook / Private Property	\$224,400	High	Tier 3
Spring Rd: 16th St to Frontage Rd (east)	-	New Facility	Shared-Use Path: Sidepath	Oak Brook / Oak Brook Terrace	\$812,900	High	Tier 3
16th St: Oak Brook Club Dr to Spring Rd (north)	-	New Facility	Shared-Use Path: Sidepath	Oak Brook	\$217,900	Medium	Tier 1
Spring Rd: Adams Rd to Fullersburg FP path (just north of York Rd)	-	New Facility	Shared-Use Path: Sidepath	Oak Brook	\$1,477,700	Medium	Tier 2
York Rd: end of sidepath near York Lake Ct to 31st St (east)	-	New Facility	Shared-Use Path: Sidepath	DuPage County	\$738,800	Medium	Tier 2
York Rd: Oak Ct to Wennes Ct (west)	-	New Facility	Shared-Use Path: Sidepath	DuPage County	\$253,300	Medium	Tier 2
22nd St: Sidepath (south, near I-88) to Residence Inn / business park	-	New Facility	Sidewalk*	Oak Brook / Nicor / Private Owner	\$200,000	Medium	Tier 2
22nd St: Enterprise Dr to Hunter Dr / existing sidepath (north)	-	New Facility	Shared-Use Path: Sidepath**	DuPage County	\$3,000,000	Medium	Tier 3
Commerce Dr: McDonald's Dr. east to dead end cul-de-sac	5B	New Facility	Bike Lanes	Oak Brook	\$6,300	Low	Tier 1
Central Park North Fields north paths new extension to Jorie	-	New Facility	Shared-Use Path: Sidepath	Oak Brook	\$99,800	Low	Tier 1
35th St: Trinity Ln to Midwest Rd/35th St intersection	-	New Facility	Shared-Use Path: Sidepath	Oak Brook	\$303,900	Low	Tier 1
31st St: end of existing sidepath Village Boundary (east)	-	New Facility	Shared-Use Path: Sidepath	DuPage County	\$386,500	Low	Tier 2
Mays Lake: 35th St to Mays Lake Path System in Forest Preserve	-	New Facility	Shared-Use Path: Trail	Forest Preserve District	\$356,500	Low	Tier 3

Assumptions

*This recommendation is for a 6-foot sidewalk, a different facility than a shared-use path. The sidewalk will provide additional connectivity from the existing path network to a business-oriented area. External coordination with the Nicor and the private property owner will be needed.

** This project will require the design and construction of a new bridge structure across the Salt Creek.

On-Street Update to Marked Shared Lanes

Corridors with a current on-street bike route that are recommended to be converted into marked shared lanes.

Route Name	Route ID(s)	Project Type	Facility Type	Jurisdiction	Est. Cost (in 2024 dollars)	Prioritization	Phasing Tier
Mockingbird Ln	-	On-Street Update	Marked Shared Lanes	Oak Brook	\$5,500	High	Tier 1
Concord Dr	-	On-Street Update	Marked Shared Lanes	Oak Brook	\$3,300	High	Tier 1
Regent Dr	-	On-Street Update	Marked Shared Lanes	Oak Brook	\$11,000	High	Tier 1
Baybrook Ln/Royal Vale Dr	-	On-Street Update	Marked Shared Lanes	Oak Brook	\$12,100	Medium	Tier 1
Yorkshire Woods	-	On-Street Update	Marked Shared Lanes	Oak Brook	\$11,000	Medium	Tier 1
Wood Glen Ln	-	On-Street Update	Marked Shared Lanes	Oak Brook	\$6,600	Medium	Tier 1
Madison St	-	On-Street Update	Marked Shared Lanes	Oak Brook	\$5,500	Medium	Tier 1
Forest Glen Ln	-	On-Street Update	Marked Shared Lanes	Oak Brook	\$5,500	Medium	Tier 1
Canterberry Ln	-	On-Street Update	Marked Shared Lanes	Oak Brook	\$4,400	Medium	Tier 1
Dover Dr	-	On-Street Update	Marked Shared Lanes	Oak Brook	\$2,200	Medium	Tier 1
Glendale Ave	-	On-Street Update	Marked Shared Lanes	Oak Brook	\$3,300	Medium	Tier 1
Washington St	-	On-Street Update	Marked Shared Lanes	Oak Brook	\$2,200	Medium	Tier 1
Robin Hood Ranch	-	On-Street Update	Marked Shared Lanes	Oak Brook	\$2,200	Medium	Tier 1
Windsor Drive	-	On-Street Update	Marked Shared Lanes	Oak Brook	\$14,300	Medium	Tier 1
Adams St	-	On-Street Update	Marked Shared Lanes	Oak Brook	\$9,900	Medium	Tier 1
Spring Rd	-	On-Street Update	Marked Shared Lanes	Oak Brook	\$5,500	Medium	Tier 1

Route Name	Route ID(s)	Project Type	Facility Type	Jurisdiction	Est. Cost (in 2024 dollars)	Prioritization	Phasing Tier
35th St	-	On-Street Update	Marked Shared Lanes	Oak Brook	\$11,000	High	Tier 1
Forest Trl	-	On-Street Update	Marked Shared Lanes	Oak Brook	\$5,500	Low	Tier 1
Timber View Dr	-	On-Street Update	Marked Shared Lanes	Oak Brook	\$4,400.00	Low	Tier 1
Sports Core Trl	-	On-Street Update	Marked Shared Lanes	Oak Brook	\$4,400.00	Low	Tier 1
Meadowood Dr	-	On-Street Update	Marked Shared Lanes	Oak Brook	\$4,400.00	Low	Tier 1
Merry Ln	-	On-Street Update	Marked Shared Lanes	Oak Brook	\$3,300.00	Low	Tier 1
Woodridge Dr	-	On-Street Update	Marked Shared Lanes	Oak Brook	\$3,300.00	Low	Tier 1
Hickory Dr	-	On-Street Update	Marked Shared Lanes	Oak Brook	\$2,200.00	Low	Tier 1
Woodside Dr	-	On-Street Update	Marked Shared Lanes	Oak Brook	\$2,200.00	Low	Tier 1
Trinity Ln	-	On-Street Update	Marked Shared Lanes	Oak Brook	\$2,200.00	Low	Tier 1
York Rd: Wood Glen Ln to Pedestrian bridge over I-88 ramp (west)	-	On-Street Update	Marked Shared Lanes	Oak Brook	\$2,200.00	Low	Tier 1
Hunter Dr	-	On-Street Update	Marked Shared Lanes	Oak Brook	\$1,100.00	Low	Tier 1
York Road Crossing	-	On-Street Update	Marked Shared Lanes	Oak Brook	\$1,100.00	Low	Tier 1

Assumptions

- Marked shared lanes and bike lanes will be constructed in-house (no Phase I, II, or III construction engineering). Cost estimates for materials and construction contingency only.
- Multi-use sidepath and trail cost estimates include Phase I, II, and III engineering and construction estimates.
- D11-1 bike route signage is included every 600' (in each direction) for roadways (not trails/sidepaths).
- D11-1 bike route signs include post and are \$150/sign.
- Wayfinding signage is not included in cost estimates.
- Sharrows are located every 220' (in each direction) on marked shared lanes and bike lanes.

Intersection/Crossing Implementation Matrix

Most infrastructure improvement recommendations will require approval from IDOT or DuPage County. For all recommendations, further study will be required prior to implementation. Locations identified in this section improve crossing safety for people biking, walking, or rolling in high-crash areas and at key destinations. Comments gathered through public engagement further highlight the dangerous nature of these areas. Infrastructure improvements that enhance intersection crossing are key to creating a safer and more accessible network and improving connectivity.

The intersections and crossing improvement matrix identifies intersection locations, provides a planning-level cost estimate, and assigns a prioritization score and phasing tier. The phasing tiers are: **Tier 1**) low-hanging fruit, low cost of implementation, and minimal external coordination, **Tier 2**) medium cost of implementation, some external coordination, **Tier 3**) high cost of implementation, heavy external coordination, and potential agreements needed to proceed with improvements.

Intersection	Jurisdiction(s)	Prioritization	Phasing Tier	Potential Improvements to Consider									Estimated Cost (in 2024 dollars)
				RRFBs	Bicycle & Pedestrian Warning Signs	High Visibility Crosswalks	Reduced Corner Radii & Curb Extensions	Pedestrian-Friendly Porchops	ADA Curb Ramp Improvements	Median Refuge Island	Pedestrian Countdown Timers	Other	
31st St & Library Midblock Crossing	DuPage County / Oak Brook	High	Tier 2	X	X								\$117,000
31st St & Spring Rd	DuPage County / Oak Brook	High	Tier 2	X	X								\$146,000
IL 83 & 16th St	IDOT / Oak Brook	High	Tier 3		X	X			X	X	X		\$290,000
22nd St & Jorie Blvd	IDOT / Oak Brook	Medium	Tier 2			X	X	X	X				\$338,200
22nd St & Spring Rd	IDOT / Oak Brook	Medium	Tier 2			X		X			X		\$880,000
Midwest Rd & Mockingbird Ln	DuPage County / Oak Brook	Medium	Tier 2		X	X			X	X			\$184,700
Forest Gate Rd & Jorie Blvd	Oak Brook	Medium	Tier 3			X	X		X				\$1,790,000
22nd St & Oakbrook Center	IDOT / Private Property	Medium	Tier 3									A	\$22,500,000
Kensington Rd & Jorie Blvd	Oak Brook	Low	Tier 1		X	X			X		X		\$35,300
35th St & Trinity Ln	Oak Brook	Low	Tier 1	X	X	X						B	\$50,000
York Rd & Canterbury Rd	DuPage County / Oak Brook	Low	Tier 2	X	X				X				\$170,000
IL 83 & 35th St	IDOT / Oak Brook	Low	Tier 3									C	\$5,080,000

Assumptions

- A. Potential for overpass upon further study. Consider installing a sidepath on the south side between Spring Rd and IL 83 (cost not included in estimate).
- B. Trinity Lakes entrance monuments may cause visibility issues at crossing. Any adjustments to the monuments are not factored into cost estimates.
- C. Potential for overpass upon further study.

Funding

The Village is eligible to apply for multiple funding sources for transportation programs in DuPage County and the state of Illinois. Most programs are both highly competitive and require a local match to receive grant funding for active transportation projects. Many federal transportation funds can also be used for pedestrian and bicycle projects.

Funding Sources

The following provides information and guidance on several programs administered by:

- United States Department of Transportation
- Illinois Department of Transportation
- Illinois Department of Natural Resources
- Chicago Metropolitan Agency for Planning
- DuPage Mayors and Managers Conference
- Non-profit Organization/Foundation Grants

Programs Administered by the US Department of Transportation

Safe Streets for All

Safe Streets for All funds provide supplemental funding to support local initiatives to prevent death and serious injury on roads and streets, commonly referred to as “Vision Zero” or “Towards Zero Deaths” initiatives. Eligible projects are the development of a comprehensive safety action plan or projects that are identified in a comprehensive safety action plan. Local match is 20%.

Active Transportation Infrastructure Investment Program (ATIIP)

The Active Transportation Infrastructure Investment Program is a new competitive grant program created by the Bipartisan Infrastructure Law to construct projects that provide safe and connected active transportation facilities in active transportation networks or active transportation spines. The goals include improving the safety, efficiency, and reliability of active transportation networks, improving connectivity, and enhancing the resiliency of active transportation infrastructure. Projects such as sidewalks, bikeways, and trails are eligible. This opportunity supports projects that establish connections within and between communities, such as those outlined in this plan.

Programs Administered by the Illinois Department of Transportation (IDOT)

Most federal funds are controlled at the state DOT level and distributed as block grants. IDOT administers these federal pass-through funds for local and regional bicycle and pedestrian projects and safety initiatives. The funds are authorized by the 2021 federal transportation bill, the Infrastructure Investment and Jobs Act (IIJA). The IIJA governs federal transportation policy and funding through 2026.

Statewide Planning & Research (SPR)

Statewide Planning & Research (SPR) funds are used to support planning and research

activities. The funds used to establish a cooperative, continuous, and comprehensive framework for making transportation investment decisions and to carry out transportation planning and research activities throughout the State. Eligible activities include:

- Planning Studies
- Data purchase, collection, and/or analysis
- Program development activities
- Performance management activities
- Coordination/outreach activities

A 20% match is required to use these funds. However, a match greater than 20% will be considered positively when prioritizing projects.

Illinois Safe Routes to School (SRTS)

The SRTS program, administered by the IDOT Bureau of Safety Engineering, uses both infrastructure and non-infrastructure approaches to improve conditions for students who walk or bike to school. The program is designed to enable and inspire children to walk and bike to school through improvements to the local active transportation network within two miles of schools and through programs and initiatives. The local match is typically 20%. Eligible project sponsors include schools, school districts, and governmental entities. The program encourages applicants to form a local coalition of stakeholders. Eligible infrastructure projects include Sidewalk Improvements, Traffic Calming/Speed Reduction Improvements,

Traffic Control Devices, Pedestrian and Bicycle Crossing Improvements, On-Street Bicycle Facilities, Off-Street Bicycle Facilities, and Secure Bicycle Parking Facilities. Eligible non-infrastructure projects include events, equipment, and supplies that help to address areas of Education, Enforcement, Encouragement, and Evaluation.

Illinois Transportation Enhancement Program (ITEP)

ITEP was designed to promote and develop non-motorized transportation options and streetscape beautification. Through ITEP, IDOT awards a portion of federal Surface Transportation Block Grant (STBG) set-aside funds competitively. Any local or state government with taxing authority is eligible to apply. Local governments are required to provide matching funds. The required 20% local match is the responsibility of the project sponsor unless the project qualifies for state matching funds based on high-need criteria. Once all applications are submitted, the local match will be calculated based on the Community Score and set on a sliding scale of 0, 10, or 20%; 50% is required for ROW allocation. Communities should be prepared to commit to expending the highest match amount when possible. Work must begin on the projects within three years of receipt of the award. This program is administered by the IDOT Bureau of Programming in the Office of Planning and Programming.

Highway Safety Improvement Program (HSIP)

The goal of HSIP is to achieve a significant reduction in traffic fatalities and serious injuries on all public roads. It requires states to set performance measures and targets for reducing traffic-related fatalities and serious injuries for all modes of transportation. HSIP funds both infrastructure and non-infrastructure solutions (like public safety campaigns) and is administered by IDOT's Bureau of Safety Engineering. The program funds preliminary engineering, land acquisition, construction, and construction engineering. A minimum 10% local match is required.

Section 402 State and Community Highway Safety Grant Program

The Section 402 program, administered by the IDOT Bureau of Safety Engineering, provides grants to states to improve driver behavior and reduce deaths and injuries from motor vehicle-related crashes. There are several subprograms in IDOT's program, but the most pertinent to bicycle and pedestrian issues is the Injury Prevention Program. Section 402 funds do not support infrastructure projects. Eligible applicants include local civic organizations, schools and universities, hospitals, health departments, local governmental agencies, and nonprofit groups. Section 402 funds are considered seed funding and are not for ongoing or sustained support. These funds are considered very limited and no local match is required.

Programs Administered by the Illinois Department of Natural Resources (IDNR)

Recreational Trails Program (RTP) and Illinois Bicycle Path Grant Programs

The Recreational Trails Program provides funding to assist government agencies and trail groups in the rehabilitation, development, maintenance, and acquisition of recreational trails and related facilities. The Illinois Bicycle Path Grant Program provides financial assistance to eligible local governments to assist them with the acquisition, construction, and rehabilitation of public off-road, nonmotorized bicycle paths and directly related support facilities. The Recreational Trails Program requires a 20% local match, while the Illinois Bike Path Program requires a 50% local match.

Programs Administered by the Chicago Metropolitan Agency for Planning (CMAP)

CMAP administers federal pass-through money that funds bicycle and pedestrian facilities: the Congestion Mitigation and Air Quality Improvement Program and the regional allocation of the Surface Transportation Block Grant (STBG) program set-aside (formerly Transportation Alternatives Program or TAP). The STBG funds are programmed in two ways: through CMAP for regional projects and through the Councils of Mayors (COMs) for local surface transportation projects. For

their allocation, CMAP funds bike facilities that provide regional connections. CMAP will typically only program pedestrian facilities if they provide access to transit. The other allocation of funding is divided among the COMs. The COMs program these funds to more local and granular projects.

Congestion Mitigation and Air Quality Improvement Program (CMAQ)

This program is a flexible funding source that targets projects and programs to help meet the congestion mitigation and air quality reduction requirements of the federal Clean Air Act. Bicycle and pedestrian facilities, transit improvements, and traffic flow enhancements are some of the eligible projects. CMAP will give priority to projects that reduce ozone emissions and particulate matter. The local match is 20%.

Carbon Reduction Program (CRP)

This program was established with the Bipartisan Infrastructure Law and aims to improve air quality and mitigate congestion by reducing emissions from roadway sources. CRP funds support multimodal transportation systems. Bicycle and pedestrian facilities are eligible projects. CRPS funds require a 20% local match.

Transportation Alternatives Program (TAP-L)

Programming authority is by the regional Councils of Mayors and City of Chicago. The STP Shared Fund is focused on larger-scale, multi-jurisdictional and regional projects that address ON TO 2050 goals (the CMAP regional comprehensive plan).

Local Technical Assistance (LTA)

This program provides free planning assistance to communities in the CMAP region. Applicable projects include feasibility studies, parking studies, and comprehensive plans. The call for proposals is typically announced in late spring.

Programs Administered by the DuPage Mayors and Managers Conference (DMMC)

Surface Transportation Program (STP)

The Surface Transportation Program (Local Program) is a component of the Surface Transportation Block Grant Program (STBG). It funds projects that preserve or improve conditions and performance on a variety of road types and infrastructure facilities. CMAP approves allocation of this funding to subregional Councils of Mayors, which then administer the local program. The DuPage Council of Mayors/DuPage Mayors and Manager Conference administers the STP Local Program for Oak Brook. Eligible activities include on-street pedestrian/bicycle facilities and trail projects. The local match for these projects is 25%.

Programs Administered by Nonprofit Organization and Foundation Grants

There are various local and national NPOs and private sector foundations dedicated to improving walking, biking and access to transit.

The call for applications can vary year-to-year, however some programs to look out for include:

Community Change Grant Award (America Walks)

In 2018, this foundational-based grant program awarded communities \$1,500 stipends for projects related to creating healthy, active, and engaged places to live, work, and play.

People for Bikes Community Grant

Eligible projects for funding (up to \$10,000, must have at least a 50% local match) include bike paths and rail trails, as well as mountain bike trails, bike parks, BMX facilities, and large-scale bicycle advocacy initiatives.

ComEd Green Region (in Partnership with Openlands)

This grant program supports the planning, acquisition and improvements to local parks, natural areas, and recreation resources. The program grants up to \$10,000 for conservation projects in northern Illinois. Eligible applicants include municipalities, townships, counties, park districts, conservation districts and forest preserve districts within ComEd's service territory. The grantee must have matching funds either secured or another pending application.

American Association of Retired Persons (AARP) Community Challenge Grants

This program is intended to help communities make immediate improvements and jump-start long-term progress in support of residents of all ages.

Funding Matrix

	Grant Programs				
	Recreational Trails Program	Congestion Mitigation and Air Quality (CMAQ)	Transportation Enhancements (ITEP)	Transportation Alternatives Program (TAP-L)	Safe Routes to School (SRTS)
Program Purpose	To develop and maintain recreational trails and facilities for both motorized and non-motorized users	To improve air quality and reduces traffic congestion in areas that do not meet air quality standards	To foster cultural, historic, aesthetic, and environmental aspects of our transportation infrastructure	To support non-motorized modes of transportation	To enable and encourage children to walk and bike to school
Program Administrator	IDNR	CMAQ	IDOT	CMAQ	IDOT
Eligible Projects	• Trails • Trail/road intersection improvements • Trailheads • Educational materials • Training	• Bike and pedestrian facilities • Safety education programs and encouragement incentives • Active transportation plans • Bike and pedestrian maps • Bike and pedestrian coordinator position	• Bicycle and pedestrian facilities • Streetscaping • Vegetation Management in Transportation Rights-of-Way • Construction of Turnouts, Overlooks, and Viewing Areas	• Bicycle and pedestrian facilities • Streetscaping	• Bicycle and pedestrian facilities • Safety education programs • Encouragement incentives
Key Project Requirements	30% allocated to non-motorized trail projects, 30% for motorized, 40% for diversity of trail use	Must be spent in non-attainment and maintenance areas Will be evaluated on air quality emissions	Must relate to surface transportation	Phase I engineering must be nearly complete Project must be included in a local, sub-regional or regional plan that was formally adopted	Can be spent within 2 miles of a school that serves students in grades pre-K through High School
Call for Projects	Irregular schedules at call of IDNR	Generally an annual call for proposals	Annual call for projects	Annual call for projects	Annual call for projects
Local Match Required	20%	20%	20%	20%	20%
Eligible Applicants	Any governmental entity or non-profit	Local governments	Local governments	Local governments	Any government entity
Potential Projects	Trails <i>Example(s): Mays Lake: 35th St to Mays Lake Path System in Forest Preserve</i>	High priority bike route improvements <i>Example(s): bike lanes, trails, sidepaths</i>	High priority bike route improvements <i>Example(s): bike lanes, trails, sidepaths</i>	Larger-scale improvements requiring partnerships with other agencies <i>Example(s): York Rd, 31st St, or Spring Rd sidepaths</i>	Bike route and crossing improvements connecting to schools <i>Example(s): York Rd (Butler) or Kingston (Brook Forest) sidepaths</i>





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
May 27, 2025

SUBJECT: 3500 Madison Street - 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 and approve Resolution R-2302 approving the Final Plat for 3500 Madison Street Plat of Consolidation, subject to the following conditions:

- Final engineering review and approval.
- Adoption of attached Resolution R-2302.
- Recording of the document by Village Staff.

Background/History:

Oakley Home Builders, applicant for owners of the property, submitted a petition requesting approval of a final plat of consolidation to combine two (2) existing parcels to create one lot consisting of approximately 1.31 acres (or 57,270 SF). The parcels are zoned R-2 Single Family Detached Residence District.

Lot-1 (3500 Madison Street) has an existing home that will be demolished. The proposed consolidation exceeds the minimum lot area requirement by 13,710 square feet and therefore complies with the applicable standards of the Zoning Ordinance. Additionally, the proposed consolidation appears to meet all relevant requirements of the Subdivision Ordinance.

At their meeting on May 7, 2025, the Planning & Zoning Commission reviewed and deliberated on the petition. No members of the public spoke to the commission for or against the requested consolidation Plat. The Planning & Zoning Commission discussed the Plat and asked about the reason(s) for the request. The questions were answered to the satisfaction of the Planning & Zoning Commission.

Resolution R-2302 and the case file have been included with the Planning & Zoning Commission

recommendation letter, both providing additional information and details pertaining to the application.

By a vote of 7 to 0, the Planning & Zoning Commission recommended approval of the final plat for the 3500 Madison Street Consolidation as presented.

Recommendation:

Staff recommends that the Village Board approve Resolution R-2302, a resolution approving the final plat of consolidation for 3500 Madison Street, Oak Brook, Illinois

Attachments:

1. Exhibits - 3500 Madison Street - Final Plat of Consolidation

THE VILLAGE OF OAK BROOK
COOK AND DUPAGE COUNTIES, ILLINOIS

RESOLUTION
NUMBER 2025-SR-FP-EX-R-2302

A RESOLUTION
APPROVING THE FINAL PLAT OF CONSOLIDATION FOR THE
PROPERTY COMMONLY KNOWN AS 3500 MADISON
STREET, OAK BROOK, ILLINOIS

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

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

Village Board

Published in pamphlet form by authority of the
President and the Board of Trustees of the Village of Oak Brook
on the 27th day of May 2025

RESOLUTION NO. 2025-SR-FP-EX-R-2302

A RESOLUTION
APPROVING THE FINAL PLAT OF CONSOLIDATION FOR THE PROPERTY COMMONLY
KNOWN AS 3500 MADISON STREET, OAK BROOK, ILLINOIS

3500 Madison Street,
Oak Brook, Illinois

PIN(s): 06-35-402-007 & 06-35-402-008

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, Oakley Home Builders, the applicant for the owners of the property commonly known as 3500 Madison Street, Oak Brook, Illinois, has submitted a petition requesting approval of a Final Plat of Consolidation to combine the two (2) existing parcels (the "Subject Property"; legally described in the attached Exhibit A) to create one lot consisting of approximately 1.31 acres (or 57,270 SF);

WHEREAS, at its meeting on May 7, 2025, the Village of Oak Brook Planning & Zoning Commission (the "Commission") completed its review and deliberations on the Owner's application requesting approval of a final plat to consolidate the two underlying parcels for the Subject Property into one residential lot, consisting of approximately 57,270 square-feet in total.;

WHEREAS, by a vote of 7-0, the Commission recommended approval of the request for a final plat of consolidation for the Subject Property; and

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

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

Section One – Recitals

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

Section Two -- Approval of Final Plat of Consolidation.

- A. Approval of Final Plat. Subject to and contingent upon the conditions set forth in Section Three of this Resolution, the Final Plat of Consolidation, substantially in

the form attached hereto and incorporated herein as Exhibit B (the "Final Plat"), is hereby approved.

- B. Authorization and Execution. The Village President, Clerk, and other appropriate Village officials are hereby authorized and directed to execute and seal, on behalf of the Village, the Final Plat of Consolidation and the customary certifications indicating such approval.
- C. Recordation. Upon the execution of the Final Plat of Consolidation by all required parties, the Village Clerk is hereby directed to record the Final Plat of Consolidation with the Recorder of Deeds of DuPage County, Illinois, and the Village Clerk will then be authorized and directed to assess against and collect from the Owner any costs in connection with those actions and this Resolution.

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

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

Section Four – Effective Date

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

Section Five - Publication

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

Section Six – Conflict Clause

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

Section Seven – Saving Clause

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

Section Eight – Recording

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

PASSED THIS 27th day of May 2025.

Ayes: _____

Nays: _____

Absent: _____

APPROVED THIS 27th day of May 2025.

LAURENCE E. HERMAN,
Village President

ATTEST:

NETASHA SCARPINITI,
Village Clerk

EXHIBIT A

CURRENT LEGAL DESCRIPTION

Pin 06-35-402-008

PARCEL 1: LOTS 33,34,35,36,37 AND 38 IN BLOCK 3 IN RIVER BLUFF ADDITION TO HINSDALE, BEING A SUBDIVISION IN SECTIONS 35 AND 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF

Pin 06-35-402-007

PARCEL 2: THE WEST ½ OF THE VACATED ALLEY (ACCORDING TO DOCUMENT 591457). LYING EAST AND ADJOINING SAID LOTS (33,34,35,36,37,38) AND PART OF THE VACATED THURLOW STREET (DOCUMENT 591457), LYING WEST AND OF THE ADJOINING SAID LOTS 33,34,35,36,37,38 ALL BLOCK 3 IN RIVER BLUFF ADDITION TO HINSDALE BEING A SUBDIVISION IN SECTIONS 35 AND 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPT 3, 1885 AS DOCUMENT 59511, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3 (NO PIN)

THE SOUTH ½ VACATED SUMMIT AVENUE, AS VACATED BY INSTRUMENT RECORDED AUGUST 16, 1984, AS DOCUMENT NO. R84-65637. LYING NORTH AND ADJOINING THE NORTH LINE OF LOT 38 AND THE NORTH LINE OF LOT 38 EXTENDED WESTERLY, LYING EAST OF THE WEST LINE VACATED THURLOW STREET EXTENDED NORTHERLY, RECORDED APRIL 27, 1950 AS DOCUMENT 5914757 AND LYING WEST OF THE WEST ½ OF THE VACATED ALLEY EXTENDED NORTHERLY ACCORDING TO SAID VACATION RECORDED APRIL 27, 1950 AS DOCUMENT 591457, ALL IN BLOCK 3 IN RIVER BLUFF ADDITION TO HINSDALE, BEING A SUBDIVISION IN SECTION 35 AND 36, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER, 3, 1895 AS DOCUMENT 59511, IN DUPAGE COUNTY ILLINOIS.

EXHIBIT B

COMMON ADDRESS:

3500 MADISON ST., OAK BROOK, IL.
AREA = 57,270 S.F. (MORE OR LESS)

PIN: 06-35-402-008

FINAL PLAT OF 3500 MADISON CONSOLIDATION

LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 3 IN RIVER BLUFF ADDITION TO HINSDALE, BEING A SUBDIVISION IN SECTIONS 35 AND 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1895, AS DOCUMENT 59511, IN DUPAGE COUNTY, ILLINOIS, ALSO:

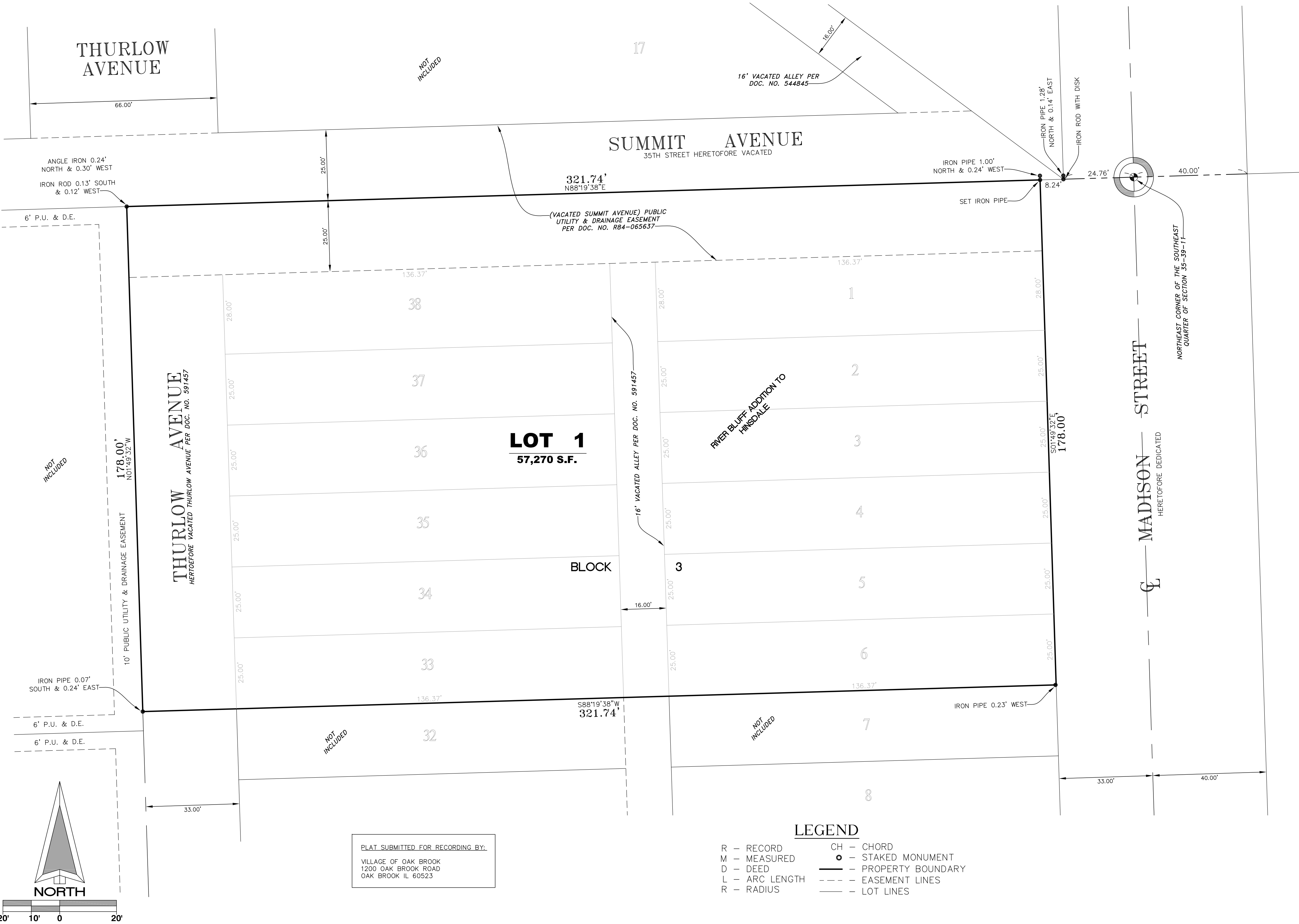
LOTS 33, 34, 35, 36, 37 AND 38 IN BLOCK 3 IN RIVER BLUFF ADDITION TO HINSDALE, BEING A SUBDIVISION IN SECTIONS 35 AND 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1895 AS DOCUMENT 59511, IN DU PAGE COUNTY, ILLINOIS, ALSO:

THE EAST 1/2 (OF THE VACATED ALLEY WEST OF AND ADJACENT TO LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 3 IN RIVER BLUFF ADDITION TO HINSDALE, BEING A SUBDIVISION IN SECTIONS 35 AND 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1895 AS DOCUMENT 59511, IN DUPAGE COUNTY, ILLINOIS, ALSO:

THE WEST 1/2 OF THE VACATED ALLEY (ACCORDING TO DOCUMENT 591457), LYING EAST OF AND ADJOINING SAID LOTS 33, 34, 35, 36, 37 AND 38 AND PART OF VACATED THURLOW STREET (DOCUMENT 591457), LYING WEST OF AND ADJOINING SAID LOTS 33, 34, 35, 36, 37 AND 38 ALL BLOCK 3 IN RIVER BLUFF ADDITION TO HINSDALE, BEING A SUBDIVISION IN SECTIONS 35 AND 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1895 AS DOCUMENT 59511, IN DUPAGE COUNTY, ILLINOIS, ALSO:

THE SOUTH 1/2 OF VACATED SUMMIT AVENUE, AS VACATED BY INSTRUMENT RECORDED AUGUST 16, 1984 AS DOCUMENT R84-65637, LYING NORTH AND ADJOINING THE NORTH LINE OF LOT 1 AND THE NORTH LINE OF LOT 1 EXTENDED WESTERLY; LYING EASTERLY OF THE WEST LINE EXTENDED NORTHERLY OF THE EAST 1/2 OF THE VACATED ALLEY LYING WEST AND ADJOINING LOT 1 AND LYING WEST OF THE EAST LINE OF LOT 1 EXTENDED NORTHERLY, ALL IN BLOCK 3 IN RIVER BLUFF ADDITION TO HINSDALE, BEING A SUBDIVISION IN SECTIONS 35 AND 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1895 AS DOCUMENT 59511, IN DUPAGE COUNTY, ILLINOIS, ALSO:

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OWNER'S CERTIFICATE.

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED. 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, DOWNERS GROVE* OR HINSDALE* SANITARY DISTRICT, AND THEIR SUCCESSORS AND ASSIGNS FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, CONSTRUCT, RECONSTRUCT, INSPECT, REPLACE, ALTER, ENLARGE, REMOVE, REPAIR, CLEAN, OPERATE AND MAINTAIN VARIOUS UTILITY, TRANSMISSION, DISTRIBUTION, COLLECTION AND DRAINAGE SYSTEMS TOGETHER WITH ANY AND ALL NECESSARY BUFFALO BOXES, CONNECTIONS, HYDRANTS, MANHOLES, CATCH BASINS, PIPES, SANITARY OR STORM SEWERS, SWALES, WATER MAINS, CABLES, WIRES, CONDUITS, TRANSFORMERS, PEDESTALS, AND WITHOUT LIMITATION SUCH OTHER APPURTENANCES OR DEVICES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OR UTILITY COMPANY UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK AND THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENTS, EXCEPT AS REFERENCED ABOVE, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHENEVER THE VILLAGE OR AFFECTED UTILITY COMPANY DETERMINES THAT ANY TREE, SHRUBS, VEGETATION, OR OTHER STRUCTURES OR OBJECTS (HEREIN COLLECTIVELY KNOWN AS "OBSTRUCTION") ON SAID EASEMENTS INTERFERE WITH THE AFORESAID USES OR RIGHTS, THE VILLAGE OR UTILITY COMPANY HAS THE RIGHT, BUT NOT THE OBLIGATION, TO REMOVE THE OBSTRUCTION AT THE PROPERTY OWNER'S EXPENSE. THE VILLAGE OR AFFECTED UTILITY COMPANY WILL APPLY GRASS SEED WHERE THE OBSTRUCTION HAS BEEN REMOVED, BUT IS NOT REQUIRED TO REPLACE OR REPAIR ANY OBSTRUCTION. ALL INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF OAK BROOK.

DATED THIS _____ DAY OF _____, 20____.

SIGNATURE

PLEASE PRINT THE AUTHORIZED CORPORATION NAME, TITLE AND ADDRESS:

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

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

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

NOTARY

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M. AS DOCUMENT NUMBER _____.

RECORDER OF DEEDS

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

I, _____, VILLAGE TREASURER FOR THE VILLAGE OF OAK BROOK, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENTLY FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN AFFORTIONED AGAINST THE TRACT OF LAND, INCLUDED IN THIS PLAT.

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

TREASURER

SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

THIS IS TO CERTIFY THAT I, _____, AS OWNER OF THE PROPERTY DESCRIBED IN THE 3500 MADISON CONSOLIDATION 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:

ELEMENTARY _____ HIGH SCHOOL _____

DATED THIS _____ DAY OF _____, 20____.

ADDRESS

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

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

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

VILLAGE CLERK

PLANNING & ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

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

THIS _____ DAY OF _____, 20____.

CHAIRMAN



SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)SS

THIS IS TO CERTIFY THAT I, WAYNE W. NEKOLA, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAS SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 3 IN RIVER BLUFF ADDITION TO HINSDALE, BEING A SUBDIVISION IN SECTIONS 35 AND 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1895, AS DOCUMENT 59511, IN DUPAGE COUNTY, ILLINOIS, ALSO:

LOTS 33, 34, 35, 36, 37 AND 38 IN BLOCK 3 IN RIVER BLUFF ADDITION TO HINSDALE, BEING A SUBDIVISION IN SECTIONS 35 AND 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1895 AS DOCUMENT 59511, IN DU PAGE COUNTY, ILLINOIS, ALSO:

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THE SOUTH 1/2 OF VACATED SUMMIT AVENUE, AS VACATED BY INSTRUMENT RECORDED AUGUST 16, 1984 AS DOCUMENT R84-65637, LYING NORTH AND ADJOINING THE NORTH LINE OF LOT 1 AND THE NORTH LINE OF LOT 1 EXTENDED WESTERLY; LYING EASTERLY OF THE WEST LINE EXTENDED NORTHERLY OF THE EAST 1/2 OF THE VACATED ALLEY LYING WEST AND ADJOINING LOT 1 AND LYING WEST OF THE EAST LINE OF LOT 1 EXTENDED NORTHERLY, ALL IN BLOCK 3 IN RIVER BLUFF ADDITION TO HINSDALE, BEING A SUBDIVISION IN SECTIONS 35 AND 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1895 AS DOCUMENT 59511, IN DUPAGE COUNTY, ILLINOIS, ALSO:

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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 CERTIFY THAT NONE OF THE LANDS SHOWN ON THIS PLAT ARE LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

GIVEN UNDER MY HAND AND SEAL THIS 30TH DAY OF APRIL, 2025.

WAYNE W. NEKOLA I.P.L.S. NO.: 2923
LICENSE RENEWAL DATE: 11/30/2026



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

May 14, 2025

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

Subject: 3500 Madison Street Consolidation - Final Plat

Dear Village President and Board of Trustees:

Background

At its meeting on May 7, 2025, the Planning & Zoning Commission completed its review and deliberations on a petition from Oakley Home Builders, representative for the property owners of the parcels located at 3500 Madison Street seeking approval of a final plat to consolidate the two existing parcels into one.

Lot-1 (3500 Madison Street) has an existing home that will be demolished. The consolidated lot will consist of approximately 1.31 acres, or 57,270 square feet. The subject property is located within the R-2 Residential Zoning District, which requires a minimum lot area of 43,560 square feet (1 acre). The proposed consolidation exceeds the minimum lot area requirement by 13,710 square feet and therefore complies with the applicable standards of the Zoning Ordinance. Additionally, the proposed consolidation appears to meet all relevant requirements of the Subdivision Ordinance.

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

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 7 to 0, the Planning & Zoning Commission recommended approval of the final plat for the 3500 Madison Street Consolidation subject to final engineering approval.

Very truly yours,

A handwritten signature in dark ink that reads "Natalie Cappetta". The signature is written in a cursive style with a horizontal line underneath the name.

Natalie Cappetta
Acting Chairwoman
Planning & Zoning Commission



VILLAGE OF

OAK BROOK
Illinois

MINUTES OF THE MAY 7, 2025
REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION OF THE
VILLAGE OF OAK BROOK
APPROVED AS WRITTEN/AMENDED ON 2025

1. CALL TO ORDER:

CALL TO ORDER

The Meeting of the Planning & Zoning Commission was called to order by Acting Chairwoman Natalie Cappetta at 6:30 p.m.

2. ROLL CALL:

ROLL CALL

Cathy Chiarelli called the roll with the following persons:

PRESENT: Acting Chairwoman Natalie Cappetta, Vice Chairman Ziemer (attended via Zoom), Members Jeffery Bulin, Richard DiBernardo, Baker Nimry, James Pontrelli and Kenneth Wilczak (arrived 6:34)

IN ATTENDANCE: Trustee Edward Tiesenga, Village Attorney Michael Castaldo III, Director Rebecca Von Drasek and Planning Technician Cathy Chiarelli

3. APPROVAL OF MINUTES

MINUTES

REGULAR PLANNING & ZONING COMMISSION MEETING OF APRIL 2, 2025

APRIL 2, 2025

Motion by Member Bulin, seconded by Vice Chairman Ziemer to approve the minutes of the April 2, 2025 Regular Planning & Zoning Commission meeting as written.

VOICE VOTE: Motion Carried.

5. NEW BUSINESS

NEW BUSINESS

A. 3500 MADISON STREET – FINAL PLAT OF CONSOLIDATION

3500 MADISON ST
FP CONSOLIDATION

Acting Chairwoman Cappetta announced the commencement of the public meeting for the petition and asked Director Von Drasek to provide an overview.

Oakley Home Builders, 5216 Main St, Downers Grove, IL, representative for the property owners explained the reason for the consolidation.

Motioned by Member Wilczak, seconded by Member Cappetta 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: 7 – Acting Chairwoman Cappetta, Vice Chairman Ziemer, Members Bulin, DiBernardo, Nimry, Pontrelli and Wilczak, Motion carried.
Absent: 2 - Chairman Iyer and Member Hasan

4.

A. VOB TEXT AMENDMENT – FLOOR AREA RATIO (F.A.R.)

VOB TEXT
AMENDMENT FAR

Acting Chairwoman Cappetta announced the commencement of the public hearing for the petition and swore in those wishing to speak on the matter.

Director Von Drasek reviewed the commissioners' reporting requests that were displayed on the screen and in the case file packet.

- Map and Number of Non-Conforming Lots
- Chart of Masonry percentage on new residential homes
- Chart of FAR and Lot Coverage for R-3 & R-4 from 2023 and 2024

Anas Kanama, 21 Regent Drive was concerned that after purchasing the lot, the zoning code changed. He mentioned neighboring smaller lots with larger homes than his proposed construction. He said surrounding communities did not include basements in their FAR.

John Belcher, JMB Architects, Elmhurst, IL was concerned that the FAR was too restrictive and limited designing the desired homes in Oak Brook. He said that assessors nor realtors count basements. He felt it did not make sense to include basements in the FAR. He was also opposed to the new code regarding the minimum 50% masonry requirement.

Kristin Petro, Interior Designer, Villa Park, IL was also opposed to the new code regarding 50% masonry requirement and felt it would take away from the visually appealing balance in architecture.

Members discussed and debated the following:

- Walk-out Basements – including at 50%
- Non-Conforming Lots
- Which districts will be affected by changes to the FAR
- Removing basements would increase the size of the house
- Lot coverage ratio
- Bulk on lots

From: Jennifer Meyer <jmeyer@dupageforest.org>
Sent: Wednesday, May 7, 2025 3:34 PM
To: Rebecca Von Drasek, MPA <rvondrasek@oak-brook.org>
Subject: FPDDC Response - Oakley Home Builders Public Notice

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.

Hi Rebecca,

My sincere apologies for the late response. The Forest Preserve District of DuPage County does not have any comments regarding Oakley Home Builders' petition for a Final Plat of Consolidation of the 2 lots located at 3500 Madison Street. Should the property be developed, we would appreciate it if the Site Plans could be shared with the Forest Preserve District

Thank you and have a good evening!

-Jennifer

Jennifer Meyer
Land Preservation Specialist
Core Management-Land Preservation
Forest Preserve District of DuPage County
Phone: 630-871-6427
jmeyer@dupageforest.org
dupageforest.org



VILLAGE OF OAK BROOK
Planning & Zoning Commission

STAFF REPORT

DATE: April 30, 2025

CASE NO: 2025-9-SR-FP

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

PETITIONER: Oakley Home Builders
5216 Main St
Downers Grove, IL 60515

ADDRESS: 3500 Madison Street

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 1 acre.

South: Same

East: Same

West: R-1, Single-Family Detached Residence District, single-family homes with a minimum lot size of 2 acres.

PROPERTY INFORMATION:

- **Number of Lots – 2**
- **Combined Property Size – 1.3 acres (57,270 sq ft)**
- **PINs – 06-35-402-007 & 06-35-402-008**

SUBMITTALS:

This report is based on the following documents, which are on file with the Development Services Department:

1. Application/Petition for Public Hearing
2. Project Narrative
3. Location Map
4. Plats of Survey and Proposed Final Plat

**STAFF REPORT – 3500 MADISON CONSOLIDATION
FINAL PLAT – CONSOLIDATION
CASE NO. 2025-9-SR-FP**

DISCUSSION:

Oakley Home Builders, the applicant for the owners of the property, submitted a petition requesting approval of a Final Plat of Consolidation to combine two (2) existing parcels to create one lot consisting of approximately 1.31 acres (or 57,270 SF). The parcels are zoned R-2 Single Family Detached Residence District.

Lot-1 has an existing home that will be demolished. The consolidated lots will provide ample space for the construction of a new residence. 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.

NOTICE:

Notice was provided to all property owners 250 feet or less from the subject property in addition to posting the public hearing sign. Staff received three phone calls inquiring about the petition after seeing a public hearing sign. One neighbor visited to review the petition materials.

STAFF COMMENTS:

- The two parcels are made up of multiple lots and roadways from the River Bluff Addition to Hinsdale subdivision (1895). In 1950, Thurlow Street and the public alley (between Budd and Summit) were vacated. Summit Avenue was then vacated in 1984.
- The property was annexed into the Village of Oak Brook in October 1962. The existing home was constructed prior to the annexation. Village records indicate multiple renovations and additions.
- 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 parcel totaling approximately 57,270 SF.
- The proposal complies with the minimum lot size and lot frontage 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 proposed consolidated lot will have one address, 3500 Madison Street.
- No right-of-way (ROW) improvements are required. Madison Street is shown as dedicated on the River Bluff Addition Hinsdale subdivision document.

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.

**STAFF REPORT – 3500 MADISON CONSOLIDATION
FINAL PLAT – CONSOLIDATION
CASE NO. 2025-9-SR-FP**

CONCLUSION:

Staff reviewed the 3500 Madison Street 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,



Rebecca Von Drasek
Development Services Director



May 1, 2025

VILLAGE OF OAK BROOK – ENGINEERING REVIEW

PROJECT	PERMIT NO.	REVIEW NO.	STATUS
3500 Madison Street – Consolidation Plat	2025 09 SR FP	4	Approved

EZA Engineering received the following permit submittal documents on May 1, 2025:

DOCUMENT	PREPARED BY	SHEETS	DATE
Final Plat of 3500 Madison Consolidation	Nekola Survey	1	4-30-25

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. A Preliminary Plat, Subdivision Improvement Agreement, and Performance Guarantee are not required for this lot consolidation as there are no required land improvements. Please note that permits applications have been submitted to the Village for the demo of the existing residence and the construction of a new single family residence on this development site. A response to this comment is not necessary.
2. No further comment.

This final plat of consolidation is recommended for approval.

VILLAGE OF OAK BROOK – ENGINEERING REVIEW

PROJECT	PERMIT NO.	REVIEW NO.	STATUS
3500 Madison Street – Consolidation Plat	2025 09 SR FP	3	Not Approved

EZA Engineering received the following permit submittal documents on April 25, 2025:

DOCUMENT	PREPARED BY	SHEETS	DATE
Final Plat of 3500 Madison Consolidation	Nekola Survey	1	4-18-25

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. A Preliminary Plat, Subdivision Improvement Agreement, and Performance Guarantee are not required for this lot consolidation as there are no required land improvements. Please note that permits applications have been submitted to the Village for the demo of the existing residence and the construction of a new single family residence on this development site. A response to this comment is not necessary.

FINAL PLAT OF 3500 MADISON CONSOLIDATION

2. Title 14-4-2.D.6 – Revise the Sanitary District Certificate to match the Village standard language found in 14-7-5. Language is provided below for reference:

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

3. Title 14-4-2.D.9 – Revise the Planning & Zoning Commission Certificate to match the Village standard language found in 14-7-5. Language is provided below for reference:

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 OF OAK BROOK – ENGINEERING REVIEW

PROJECT	PERMIT NO.	REVIEW NO.	STATUS
3500 Madison Street – Consolidation Plat	2025 09 SR FP	2	Not Approved

EZA Engineering received the following permit submittal documents on April 11, 2025:

DOCUMENT	PREPARED BY	SHEETS	DATE
Final Plat of 3500 Madison Consolidation	Nekola Survey	1	4-11-25

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. A Preliminary Plat, Subdivision Improvement Agreement, and Performance Guarantee are not required for this lot consolidation as there are no required land improvements. Please note that permits applications have been submitted to the Village for the demo of the existing residence and the construction of a new single family residence on this development site. A response to this comment is not necessary.
2. Provide an itemized comment response letter in the next submittal.

FINAL PLAT OF 3500 MADISON CONSOLIDATION

3. The Nekola Survey logo is blocking important plat information in the lower left corner of the plat. Please revise so all text is legible, as intended.
4. Title 14-4-2.B.2 – It does not appear the legal description from the Wolf Pack Consulting plat of survey (west lot) was added to the final plat. Please include as part of the legal description at the top of the sheet. The Wolf Pack Consulting plat is attached for reference.
5. Title 14-4-2.C.1 – The perimeter of the consolidated lot is unclear as the lineweight and linestyle matches that of several other lines on the plat. Please make the consolidated lot line bold and easy to identify.
6. Title 14-4-2.D.3 – Revise the Surveyor's Certificate to include the revised legal description (see comment #4 above).
7. Title 14-4-2.D.6 – Revise the Sanitary District Certificate to identify the Flagg Creek Water Reclamation District. The certificate also states it is dated at **Flagg Creek Water Reclamation District, Illinois**. Revise as this is intended to be the city (Burr Ridge) within Illinois.
8. Title 14-4-2.D.8 – The Certificate As To Special Assessments still references the **Collector for the Village of Oak Brook**. Revise to reference the **Village Treasurer** instead of the **Collector**.
9. Title 14-4-2.D.9 – Change **Plan Commission** to **Planning & Zoning Commission**.

VILLAGE OF OAK BROOK – ENGINEERING REVIEW

PROJECT	PERMIT NO.	REVIEW NO.	STATUS
3500 Madison Street – Consolidation Plat	2025 09 SR FP	1	Not Approved

EZA Engineering received the following permit submittal documents on April 2, 2025:

DOCUMENT	PREPARED BY	SHEETS	DATE
Final Plat of 3500 Madison Consolidation	Nekola Survey	1	3-27-25
Plat of Survey	Wolf Pack Consulting	1	1-17-24
Plat of Survey	David A. Ring Associates	1	1-24-24

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. A Preliminary Plat, Subdivision Improvement Agreement, and Performance Guarantee are not required for this lot consolidation as there are no required land improvements. Please note that permits applications have been submitted to the Village for the demo of the existing residence and the construction of a new single family residence on this development site. A response to this comment is not necessary.
2. Provide an itemized comment response letter in the next submittal.

FINAL PLAT OF 3500 MADISON CONSOLIDATION

3. Title 14-4-2.B.2 – Please review and revise the legal descriptions provided at the top of the sheet.
 - For example, Parcel 2 refers to the **east 112 (of the vacated alley...**, but it should be the **east ½ (of the vacated alley...**
 - The provided legal descriptions only appear to be for the land shown on the David A. Ring Associates plat of survey. Please make sure the Wolf Pack Consulting legal description is also included.
4. Title 14-4-2.B.5 – Indicate the date of preparation.
5. Title 14-4-2.C.4 – Show all sections lines tied to the lines of the subdivision by distances and angles.
6. Title 14-4-2.C.7 – Indicate the location of all iron stakes and permanent markers to be set by the surveyor.
7. Title 14-4-2.C.9 – Remove the **Declaration of Restrictive Covenants** and the **Easement Provisions**.
8. Title 14-4-2.D.1 – Revise the Owner’s Certificate to match the language provided in Title 14-7-5. The easement provisions do not need to be included as there are no required easements to be granted. Additionally, the school district statement can be included within the Owner’s Certificate or as a standalone School District Certificate.
9. Title 14-4-2.D.2 – Revise the Notary Certificate to match the language provided in Title 14-7-5.
10. Title 14-4-2.D.3 – Revise the Surveyor’s Certificate to match the language provided in Title 14-7-5. The legal description shall be revised as required (see comment #1 above). The subdivision is not located within a special flood hazard area.

11. Title 14-4-2.D.6 – Revise the Sanitary District Certificate to match the language provided in Title 14-7-5. The sanitary district in this area is the Flagg Creek Water Reclamation District.
12. Title 14-4-2.D.7 – Remove the Director of Community Development certificate and replace it with the Village Engineer’s Certificate. Language is provided in Title 14-7-5.
13. Title 14-4-2.D.8 – Remove the Village Collector Certificate and replace it with the Certificate As To Special Assessments. Language is provided in Title 14-7-5.
14. Title 14-4-2.D.9 – Add the Plan Commission Certificate to the plat. The language shall be revised to replace **Plan Commission** with **Planning & Zoning Commission**.
15. Title 14-4-2.D.10 – Add the Village Clerk’s Certificate. Language is provided in the Title 14-7-5.
16. Title 14-4-2.D – Revise the School District Certificate to match the language provided in Title 14-7-5.
17. Title 14-4-2.D – Remove the Drainage Certificate. It is not necessary as there are no required land improvements associated with this consolidation.

COMMON ADDRESS:

3500 MADISON ST., OAK BROOK, IL.
AREA = 57,270 S.F. (MORE OR LESS)

PIN: 06-35-402-008

FINAL PLAT OF 3500 MADISON CONSOLIDATION

LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 3 IN RIVER BLUFF ADDITION TO HINSDALE, BEING A SUBDIVISION IN SECTIONS 35 AND 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1895, AS DOCUMENT 59511, IN DUPAGE COUNTY, ILLINOIS, ALSO:

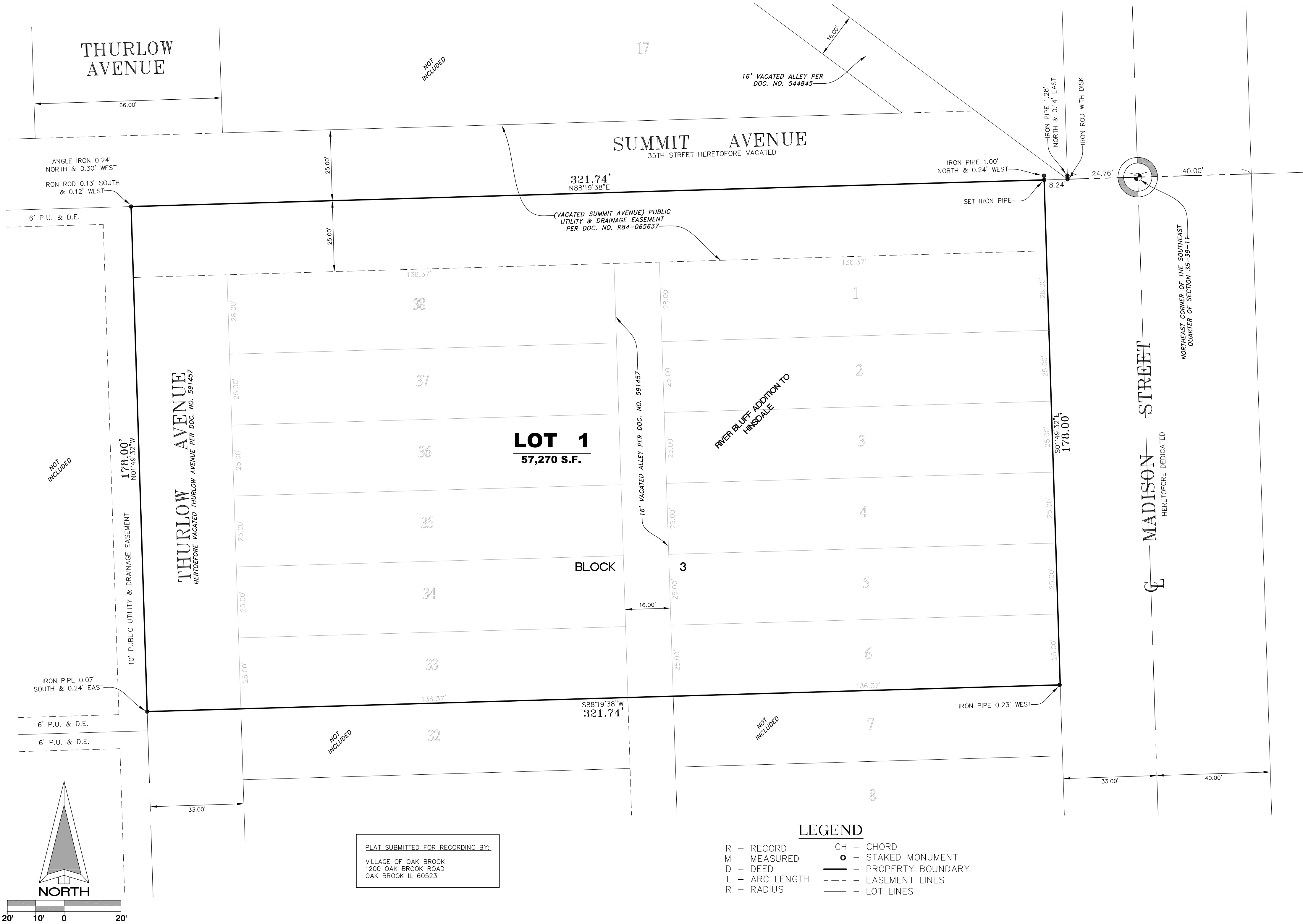
LOTS 33, 34, 35, 36, 37 AND 38 IN BLOCK 3 IN RIVER BLUFF ADDITION TO HINSDALE, BEING A SUBDIVISION IN SECTIONS 35 AND 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1895 AS DOCUMENT 59511, IN DU PAGE COUNTY, ILLINOIS, ALSO:

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OWNER'S CERTIFICATE.

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED. 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, DOWNERS GROVE* OR HINSDALE* SANITARY DISTRICT, AND THEIR SUCCESSORS AND ASSIGNS FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, CONSTRUCT, RECONSTRUCT, INSPECT, REPLACE, ALTER, ENLARGE, REMOVE, REPAIR, CLEAN, OPERATE AND MAINTAIN VARIOUS UTILITY, TRANSMISSION, DISTRIBUTION, COLLECTION AND DRAINAGE SYSTEMS TOGETHER WITH ANY AND ALL NECESSARY BUFFALO BOXES, CONNECTIONS, HYDRANTS, MANHOLES, CATCH BASINS, PIPES, SANITARY OR STORM SEWERS, SWALES, WATER MAINS, CABLES, WIRES, CONDUITS, TRANSFORMERS, PEDESTALS, AND WITHOUT LIMITATION SUCH OTHER APPURTENANCES OR DEVICES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OR UTILITY COMPANY UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK AND THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE PLACED ON SAID EASEMENTS, EXCEPT AS REFERENCED ABOVE, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHENEVER THE VILLAGE OR AFFECTED UTILITY COMPANY DETERMINES THAT ANY TREE, SHRUBS, VEGETATION, OR OTHER STRUCTURES OR OBJECTS (HEREIN COLLECTIVELY KNOWN AS "OBSTRUCTION") ON SAID EASEMENTS INTERFERE WITH THE AFORESAID USES OR RIGHTS, THE VILLAGE OR UTILITY COMPANY HAS THE RIGHT, BUT NOT THE OBLIGATION, TO REMOVE THE OBSTRUCTION AT THE PROPERTY OWNER'S EXPENSE. THE VILLAGE OR AFFECTED UTILITY COMPANY WILL APPLY GRASS SEED WHERE THE OBSTRUCTION HAS BEEN REMOVED, BUT IS NOT REQUIRED TO REPLACE OR REPAIR ANY OBSTRUCTION. ALL INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF OAK BROOK.

DATED THIS _____ DAY OF _____, 20____.

SIGNATURE

PLEASE PRINT THE AUTHORIZED CORPORATION NAME, TITLE AND ADDRESS:

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

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

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

NOTARY

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M. AS DOCUMENT NUMBER _____.

RECORDER OF DEEDS

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

I, _____, VILLAGE TREASURER FOR THE VILLAGE OF OAK BROOK, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENTLY FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN AFFORTIONED AGAINST THE TRACT OF LAND, INCLUDED IN THIS PLAT.

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

TREASURER

SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

THIS IS TO CERTIFY THAT I, _____, AS OWNER OF THE PROPERTY DESCRIBED IN THE 3500 MADISON CONSOLIDATION 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:

ELEMENTARY _____ HIGH SCHOOL _____

DATED THIS _____ DAY OF _____, 20____.

ADDRESS

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

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

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

VILLAGE CLERK

PLANNING & ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

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

THIS _____ DAY OF _____, 20____.

CHAIRMAN



SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)SS

THIS IS TO CERTIFY THAT I, WAYNE W. NEKOLA, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAS SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 3 IN RIVER BLUFF ADDITION TO HINSDALE, BEING A SUBDIVISION IN SECTIONS 35 AND 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1895, AS DOCUMENT 59511, IN DUPAGE COUNTY, ILLINOIS, ALSO:

LOTS 33, 34, 35, 36, 37 AND 38 IN BLOCK 3 IN RIVER BLUFF ADDITION TO HINSDALE, BEING A SUBDIVISION IN SECTIONS 35 AND 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1895 AS DOCUMENT 59511, IN DU PAGE COUNTY, ILLINOIS, ALSO:

THE EAST 1/2 (OF THE VACATED ALLEY WEST OF AND ADJACENT TO LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 3 IN RIVER BLUFF ADDITION TO HINSDALE, BEING A SUBDIVISION IN SECTIONS 35 AND 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1895 AS DOCUMENT 59511, IN DUPAGE COUNTY, ILLINOIS, ALSO:

THE WEST 1/2 OF THE VACATED ALLEY (ACCORDING TO DOCUMENT 591457), LYING EAST OF AND ADJOINING SAID LOTS 33, 34, 35, 36, 37 AND 38 AND PART OF VACATED THURLOW STREET (DOCUMENT 591457), LYING WEST OF AND ADJOINING SAID LOTS 33, 34, 35, 36, 37 AND 38 ALL BLOCK 3 IN RIVER BLUFF ADDITION TO HINSDALE, BEING A SUBDIVISION IN SECTIONS 35 AND 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1895 AS DOCUMENT 59511, IN DUPAGE COUNTY, ILLINOIS, ALSO:

THE SOUTH 1/2 OF VACATED SUMMIT AVENUE, AS VACATED BY INSTRUMENT RECORDED AUGUST 16, 1984 AS DOCUMENT R84-65637, LYING NORTH AND ADJOINING THE NORTH LINE OF LOT 1 AND THE NORTH LINE OF LOT 1 EXTENDED WESTERLY; LYING EASTERLY OF THE WEST LINE EXTENDED NORTHERLY OF THE EAST 1/2 OF THE VACATED ALLEY LYING WEST AND ADJOINING LOT 1 AND LYING WEST OF THE EAST LINE OF LOT 1 EXTENDED NORTHERLY, ALL IN BLOCK 3 IN RIVER BLUFF ADDITION TO HINSDALE, BEING A SUBDIVISION IN SECTIONS 35 AND 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1895 AS DOCUMENT 59511, IN DUPAGE COUNTY, ILLINOIS, ALSO:

THE SOUTH 1/2 VACATED SUMMIT AVENUE, AS VACATED BY INSTRUMENT RECORDED AUGUST 16, 1984, AS DOCUMENT NO. R84-65637, LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOT 38 AND THE NORTH LINE OF LOT 38 EXTENDED WESTERLY, LYING EAST OF THE WEST LINE OF VACATED THURLOW STREET EXTENDED NORTHERLY, RECORDED APRIL 27, 1950 AS DOCUMENT 591457 AND LYING WEST OF THE WEST 1/2 OF THE VACATED ALLEY EXTENDED NORTHERLY ACCORDING TO SAID VACATION RECORDED APRIL 27, 1950 AS DOCUMENT 591457, ALL IN BLOCK 3 IN RIVER BLUFF ADDITION TO HINSDALE, BEING A SUBDIVISION IN SECTIONS 35 AND 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1895 AS DOCUMENT 59511, 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 CERTIFY THAT NONE OF THE LANDS SHOWN ON THIS PLAT ARE LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

GIVEN UNDER MY HAND AND SEAL THIS 30TH DAY OF APRIL, 2025.

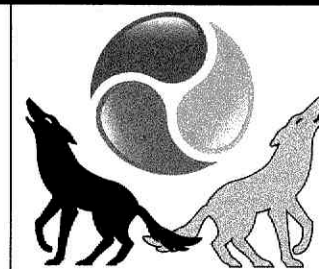
WAYNE W. NEKOLA I.P.L.S. NO.: 2923
LICENSE RENEWAL DATE: 11/30/2026

- LEGEND
- MONUMENT FOUND/SET
 - (50.0') RECORD DIMENSION
 - 50.0' M. MEASURED DIMENSION
 - P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT

WOLF PACK CONSULTING, LLC PLAT OF SURVEY

TOTAL AREA = 31,571.97 SQUARE FEET (PARCELS 1, 2 AND 3)

NOTE: THE PARCEL DESCRIBED HEREON DOES NOT HAVE ACCESS TO A DEDICATED ROADWAY AT THE TIME OF THIS SURVEY



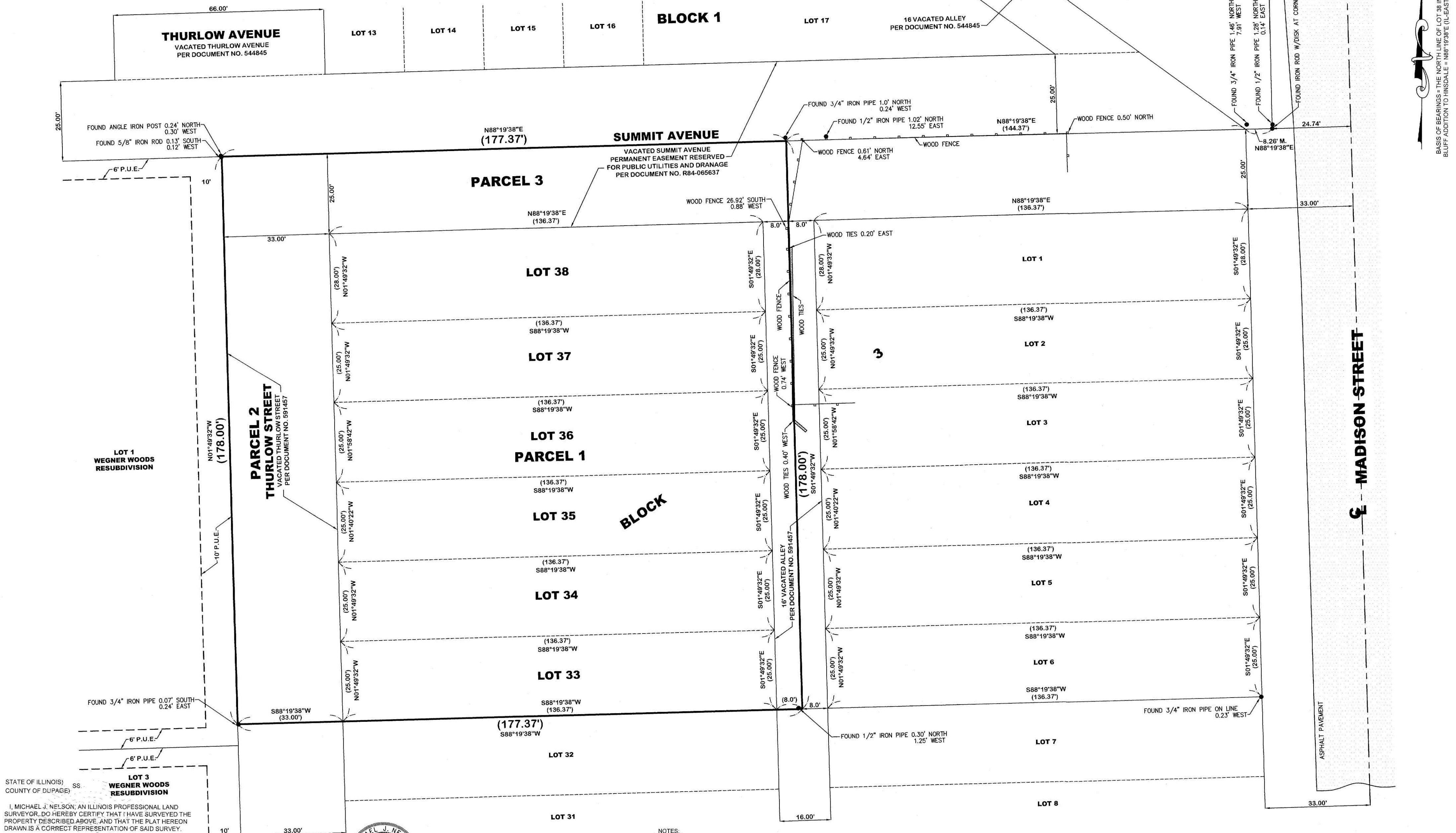
Wolf Pack
CONSULTING, LLC

418 South Cass Avenue, Westmont, IL 60559
Office: (815) 436-8520 • wolfpackdg.com
Illinois Professional Design Firm No. 184-007246

PARCEL 1: LOTS 33,34,35,36,37 AND 38 IN BLOCK 3 IN RIVER BLUFF ADDITION TO HINSDALE, BEING A SUBDIVISION IN SECTIONS 35 AND 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1895 AS DOCUMENT 59511, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE WEST 1/2 OF THE VACATED ALLEY (ACCORDING TO DOCUMENT 591457), LYING EAST OF AND ADJOINING SAID LOTS 33,34,35,36,37 AND 38 AND PART OF VACATED THURLOW STREET (DOCUMENT 591457), LYING WEST OF AND ADJOINING SAID LOTS 33,34,35,36,37 AND 38 ALL BLOCK 3 IN RIVER BLUFF ADDITION TO HINSDALE, BEING A SUBDIVISION IN SECTIONS 35 AND 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1895 AS DOCUMENT 59511, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: THE SOUTH 1/2 VACATED SUMMIT AVENUE, AS VACATED BY INSTRUMENT RECORDED AUGUST 16, 1984, AS DOCUMENT NO. R84-65637, LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOT 38 AND THE NORTH LINE OF LOT 38 EXTENDED WESTERLY, LYING EAST OF THE WEST LINE OF VACATED THURLOW STREET EXTENDED NORTHERLY, RECORDED APRIL 27, 1950 AS DOCUMENT 591457 AND LYING WEST OF THE WEST 1/2 OF THE VACATED ALLEY EXTENDED NORTHERLY ACCORDING TO SAID VACATION RECORDED APRIL 27, 1950 AS DOCUMENT 591457, ALL IN BLOCK 3 IN RIVER BLUFF ADDITION TO HINSDALE, BEING A SUBDIVISION IN SECTIONS 35 AND 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1895 AS DOCUMENT 59511, IN DUPAGE COUNTY, ILLINOIS



STATE OF ILLINOIS) SS.
COUNTY OF DUPAGE)

LOT 3
WEGNER WOODS
RESUBDIVISION

1. MICHAEL J. NELSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

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

WESTMONT, ILLINOIS, JANUARY 17, 2024

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3095
PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007246-0010
EXPIRES 04/30/2025
FIELD WORK COMPLETED ON JANUARY 17, 2024



MY LICENSE EXPIRES NOVEMBER 30, 2024

NOTES:

THIS COPY NOT VALID WITHOUT EMBOSSED SEAL.
ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS. COMPARE THE LEGAL DESCRIPTION, BUILDING LINES, AND EASEMENTS AS SHOWN HEREON WITH YOUR DEED OR TITLE POLICY.
CONSULT THE LOCAL AUTHORITIES FOR ADDITIONAL SETBACK LINES AND RESTRICTIONS NOT SHOWN HEREON. COMPARE ALL POINTS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES AT ONCE. DO NOT ASSUME DISTANCES FROM SCALED MEASUREMENTS MADE HEREON.

PREPARED FOR:	CASEY GAIK
DATE:	JANUARY 17, 2024
SCALE:	1"=20'
DRAWN BY:	MJN
JOB#	24-05-SW
FLD. BK/PG:	1/80

TELEPHONE
(708) 799-9542
FAX
(708) 799-8797

DAVID A. RING & ASSOCIATES
REGISTERED LAND SURVEYORS

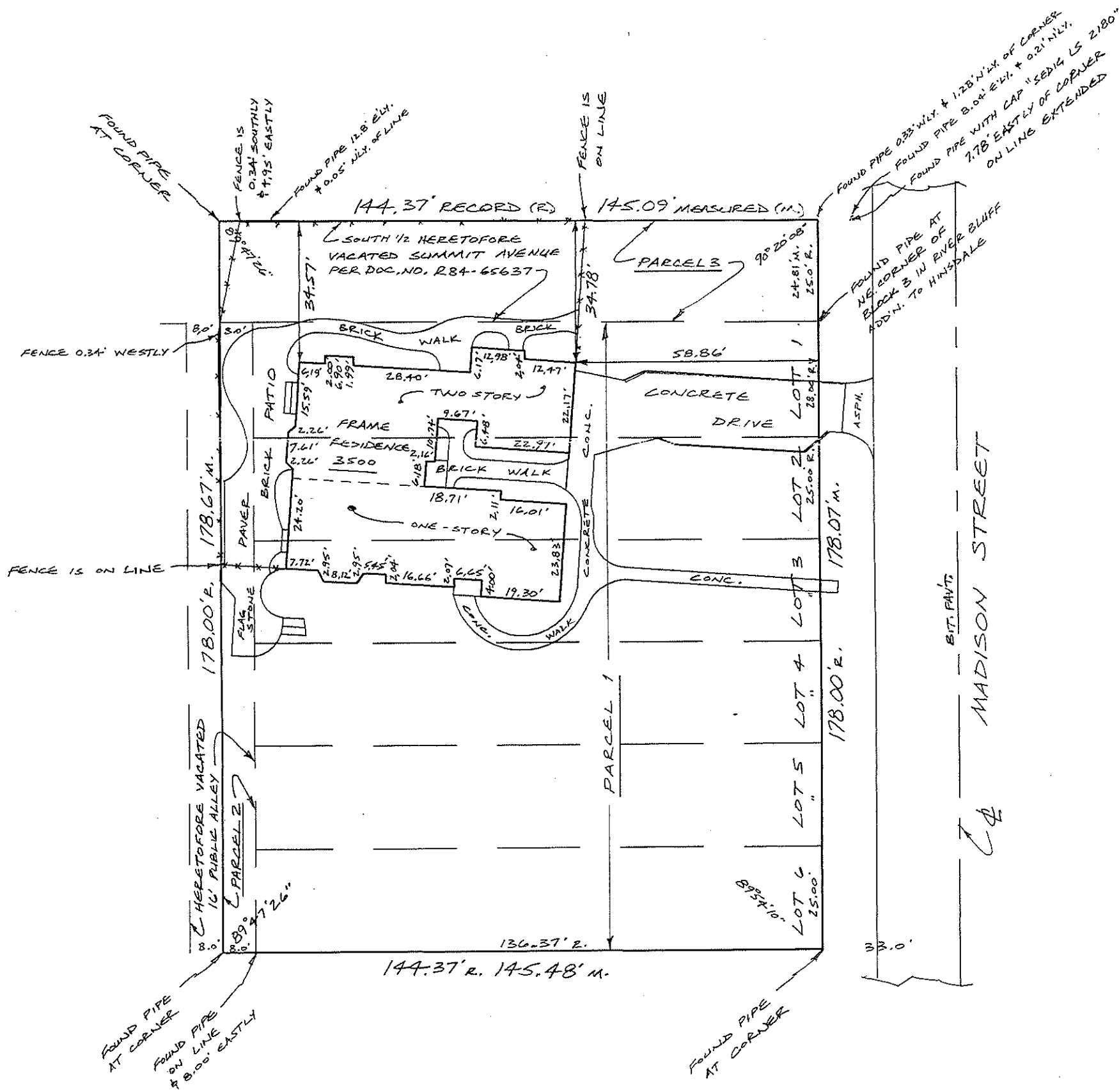
18120 1/2 MARTIN AVENUE
HOMewood, ILLINOIS
60430

PLAT OF SURVEY

PARCEL 1: LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 3 IN RIVER BLUFF ADDITION TO HINSDALE, BEING A SUBDIVISION IN SECTIONS 35 AND 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1895, AS DOCUMENT 59511, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE EAST 1/2 (OF THE VACATED ALLEY WEST OF AND ADJACENT TO LOTS 1, 2, 3, 4, 5 AND 6 IN BLOCK 3 IN RIVER BLUFF ADDITION TO HINSDALE, BEING A SUBDIVISION IN SECTIONS 35 AND 36, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 3, 1895 AS DOCUMENT 59511, IN DUPAGE COUNTY, ILLINOIS.

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FOR: KATIE HOLTKAMP, ATTY.
SCALE: 1" = 30'
JOB NO. 2401030
RESURVEYED TO LOCATE BUILDING.
JOB NO. _____
DATE _____
ORDERED BY _____
CONTRACTOR, BUILDERS OR OWNERS SHOULD VERIFY AND COMPARE ALL POINTS BEFORE BEGINNING ANY CONSTRUCTION AND AT ONCE REPORT ANY DISCREPANCIES. CONSULT DEED FOR BUILDING LINE AND RESTRICTIONS. CONSULT DEED OR ABSTRACT OF TITLE FOR EASEMENTS.
THIS PLAT WAS PREPARED FOR THE ABOVE NAMED PARTY ONLY AND IS ONLY VALID IF THE SURVEYORS EMBOSSED SEAL IS PRESENT.

STATE OF ILLINOIS } SS
COUNTY OF COOK }

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION TO THE HEREON DRAWN PLAT, AND SAID PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF AND CORRECTED TO A TEMPERATURE OF 60 DEGREES FAHRENHEIT. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ROBERT D. McALLISTER, P.L.S.

DATE: JANUARY 24, 2024 CERT. NO. 2921
PROFESSIONAL DESIGN FIRM 184-004604



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
May 27, 2025

SUBJECT: A Resolution Approving and Authorizing an MOU between the Village of Oak Brook and ETSB for AXON RMS CAD Integration

FROM: Brian Strockis, Chief of Police

BUDGET SOURCE/BUDGET IMPACT: Unbudgeted from Account: 631-72500 in the amount of \$3,947.32

RECOMMENDED MOTION: I move that the Village Board approve Resolution R-2303 authorizing the Memorandum of Understanding between DuPage ETSB and the Village of Oak Brook for the AXON Records Management System (RMS) interface project to interface with Hexagon Computer Aided Dispatch (CAD), and further authorize the Village Manager to sign the maintenance and database access agreements

Background/History:

The Village of Oak Brook entered into a contract with AXON in July 2024 (R-2223) consolidating our contracts for body cameras, squad cameras, TASERS and FUSUS into one contract with the addition of AXON Report Management System (RMS). The Police Department has been working with AXON on building and configuring the new RMS which is near completion with an anticipated go-live date of July 15, 2025.

The DuPage County Emergency Telephone System Board (ETSB) manages and maintains the current Hexagon Computer Aided Dispatch (CAD) system for the entire county. CAD data is necessary to be imported into the Records Management System to ensure accuracy of data transfer and proper reporting of incidents. This Memorandum of Understanding allows for the integration of AXON RMS to the CAD system operated and managed by ETSB.

Recommendation:

Staff recommends that the Village Board approve Resolution R-2303 and enter into a Memorandum of Understanding between DuPage ETSB and the Village of Oak Brook for the AXON Records Management System (RMS) interface project with Hexagon Computer Aided Dispatch (CAD), and further authorizing the Village Manager to sign the maintenance and database access agreements.

Attachments:

1. 2025-PD-MOU-ETSB-AXON-CAD-R-2303
2. Memorandum of Understanding Between ETSB and Village of Oak Brook Axon Interface

THE VILLAGE OF OAK BROOK
COOK AND DUPAGE COUNTIES, ILLINOIS

RESOLUTION

NUMBER 2025-PD-MOU-ETSB-AXON-CAD-R-2303

A RESOLUTION
APPROVING AND AUTHORIZING THE EXECUTION OF A
MEMORANDUM OF UNDERSTANDING BY AND BETWEEN
THE EMERGENCY TELEPHONE SYSTEM BOARD OF
DUPAGE COUNTY (ETSB) AND THE VILLAGE OF OAK
BROOK FOR COMPUTER AIDED DISPATCH INTERFACE
ACCESS

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 the 27th day of May 2025

RESOLUTION NO. 2025-PD-MOU-ETSB-AXON-CAD-R-2303

A RESOLUTION
APPROVING AND AUTHORIZING THE EXECUTION OF A MEMORANDUM OF
UNDERSTANDING BY AND BETWEEN THE EMERGENCY TELEPHONE SYSTEM BOARD
OF DUPAGE COUNTY (ETSB) AND THE VILLAGE OF OAK BROOK FOR COMPUTER
AIDED DISPATCH INTERFACE ACCESS

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, namely other bodies of local government, pursuant to Illinois Statute;

WHEREAS, the Emergency Telephone System Board of DuPage County ("ETSB") controls and maintains a Computer Aided Dispatch ("CAD") system used by public safety service members within the ETSB 9-1-1 System service area;

WHEREAS, the Village seeks to have the ability to retrieve ETSB's CAD data to integrate with the Village's Axon RMS system(s);

WHEREAS, the parties hereto are of the opinion that it is in the best interests of all parties to enter into a new three-year agreement to allow for the shared services and costs of a fire inspection program;

WHEREAS, the Village and ETSB desire to enter into the Memorandum of Understanding ("MOU"), attached hereto and incorporated herein as Exhibit A, to outline and define the responsibilities of each respective party; and

WHEREAS, the Corporate Authorities of the Village of Oak Brook have determined that it is in the best interests of the public safety and welfare of the residents of the Village of Oak Brook to enter into a MOU with ETSB for the purposes set forth 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 hereby approves the renewal of the Memorandum of Understanding (hereinafter referred to as the MOU "Agreement") substantially in the form attached hereto and made a part hereof as Exhibit A.

Section Three - Authorization and Direction

The Village President is hereby authorized to execute, and if necessary, the Village Clerk is hereby authorized to attest the Agreement, substantially in the form of such agreement 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 Agreement and of this Resolution.

Section Six - Acts of Village Officials

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

Section Seven - Effective Date

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

Section Eight - Publication

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

Section Nine - Conflict Clause

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

Section Ten - Saving Clause

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

Section Eleven - Recording

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

PASSED THIS 27th day of May 2025.

Ayes: _____

Nays: _____

Absent: _____

APPROVED THIS 27th day of May 2025.

LAURENCE E. HERMAN,
Village President

ATTEST:

NETASHA SCARPINITI,
Village Clerk

EXHIBIT A

[Agreement]

**Memorandum of Understanding
CAD Interface Request
Between the Emergency Telephone System Board of DuPage County (ETSB)
and
Village of Oak Brook**

This is a Memorandum of Understanding (MOU) between the Emergency Telephone System Board of DuPage County (ETSB) and Village of Oak Brook/Police Department (Agency) the participating Agency governing the development of an interface and connection to the Computer Aided Dispatch (CAD) system and an application the agency(s) seeks to have the ability to retrieve CAD data. It shall cover the specific interface as defined in the Interface request form, completed by the agency and recommended by the Tech Focus Group attached to this MOU:

Interface: Microsoft – Self—Hosted Integration Runtime

Vendor name: Axon

Type of Interface: Police Records Management (RMS)

[] Real Time Interfaces

The current CAD system utilizes *Edge Frontier (Xalt Interface)*, which is designed to handle these types of interfaces. *Edge Frontier (Xalt Interface)* allows the applications to receive information without impacting the security and performance of the 9-1-1 System. An *Edge Frontier (Xalt Interface)* interface would be developed and maintained by Hexagon for all non-9-1-1 interfaces at the cost of the requesting agency.

[X] Asynchronous Interfaces

For this type of interface, a secondary archive server will be utilized to provide the data requested. This data provided is not real time.

Purpose and Scope

The purpose of this Memorandum of Understanding (Agreement) between the parties is to formalize a usage agreement for the above listed interface connection to the ETSB CAD system and used by public safety service members within the ETSB 9-1-1 System service area.

Further, this Agreement between the parties is to formalize payment for an interface whose cost is the responsibility of the requesting agency(s) and not suitable for support with 9-1-1 surcharge funds.

II. Background

Phase 2 of the DuPage Justice Information System (DuJIS), additional applications and interfaces, has been evolving since “go live” in 2019. This MOU will be for the Agency that have requested interface connections to the Hexagon CAD system for applications that cannot be supported with 9-1-1 surcharge funds.

Access for Axon police records management software.

The ETSB has had a policy in place since 2012 to address connections to the 9-1-1 system. This policy outlines the system requirements for connections and that each interface request will be reviewed by the Tech Focus Group to make a recommendation on the security and reliability of the submission. The

Tech Focus Group has recommended that there should not be any direct connections to the production CAD system.

III. Responsibilities of the ETSB

The ETSB agrees to make available the CAD system via an Asynchronous Interfaces for its users, including the Agency, until or unless by mutual agreement of the users and ETSB, all parties opt to discontinue the interface.

ETSB agrees to inform the Agency of any changes or modifications made to software that will affect the functionality of the interface prior to said change being implemented. The Agency is responsible for any costs associated with any upgrades, configuration changes or modifications to the interface performed by the CAD Administrator or CAD vendor. This type of work is not considered normal maintenance. ETSB CAD Administrator time will be billed at an hourly rate under a project plan to be developed or a scope of work depending upon the complexity of the project.

The ETSB will provide the Agency with an annual invoice for the cost of the Agency's portion of maintenance for the Interface. The annual invoice will be based on the Agency's portion of the total amount of maintenance as determined by the vendor.

The ETSB will provide the Agency with an annual invoice for the cost of the Agency's portion of maintenance for the Interface by CAD Administrator. The annual invoice will be based on the Agency's portion of the total amount of maintenance as determined by Attachment B of 911-013.1 Computer Aided Dispatch Interface Funds.

The ETSB will provide the Agency with cost projections for time for ETSB staff as noted on the

IV. Responsibilities of the Agency

The Agency agrees to reimburse the cost of the interface as detailed in the Contract's scope of work for the interface detailed above through the execution of this MOU.

The Agency agrees to continue maintenance and reimburse ETSB annually for the cost of maintenance for the interface. Maintenance of the interface entitles the Agency initial service request review and support from ETSB and vendor support if ETSB staff cannot resolve a service issue at the first-tier level.

The Agency agrees to inform the ETSB of any changes or modifications made to software that will affect the functionality of the interface prior to said change being implemented. The Agency is responsible for any costs associated with any upgrades, configuration changes or modifications to the interface performed by the CAD Administrator or CAD vendor. This type of work is not considered normal maintenance. ETSB CAD Administrator time will be billed at an hourly rate under a project plan to be developed or a scope of work depending upon the complexity of the project.

The Agency agrees to indemnify and hold harmless the County of DuPage and the DuPage County ETSB, and all of its present, former and future officers, including board members, commissioners, employees, attorneys, agents and assigns from and against any and all losses, liabilities, damages, claims, demands, fines, penalties, causes of action, costs and expenses whatsoever, including, but not limited to, attorneys' fees and court costs, present or future, known or unknown, sounding in law or equity that arise out of or from or otherwise relate, directly or indirectly, to this Memorandum or its use of Asynchronous Interfaces to the extent authorized by law. Nothing in this MOU shall affect the DuPage County State's Attorney's status as the exclusive legal representative of DuPage County, including the ETSB. ETSB and the County of DuPage also do not waive any defenses, privileges, or immunities,

including, but not limited to, the Illinois Local Governmental and Governmental Employees Tort Immunity Act 745 ILCS 10/2-101 *et seq.* due to indemnification.

The Agency agrees that it shall not sue, institute, cause to be instituted or permit to be instituted on its behalf, or by or on behalf of its past, present or future officials, officers, employees, attorneys, agents or assigns, any proceeding or other action with or before any local, state and/or federal agency, court or other tribunal, against the County of DuPage or the DuPage County ETSB, their board members, officers, commissioners, employees, attorneys, agents or assigns, arising out of, or from, or otherwise relating, directly or indirectly, to this Memorandum or its use of the Asynchronous Interfaces System to the extent authorized by law. I

V. Interface Time and Material Funding – Choose one

[] (Authorized Agency Initials) The Agency wishes to take advantage of a three-year, equal annual payment plan the first invoice to occur one year from the implementation and payment of the time and material cost to development as defined in the Scope of Work attached to this MOU.

Or

[] (Authorized Agency Initials) The Agency wishes to make one payment, invoiced no later than one year from the implementation and payment of the time and material cost to development as defined in the Scope of Work attached to this MOU.

Or

[] (Authorized Agency Initials) The Agency wishes to make one payment, invoiced no later than one year from the implementation and payment of the time expended by ETSB staff to develop, implement and deploy this interface in the amount of \$ as defined attached to this MOU.

VI. Fees

ETSB employees are wholly funded by surcharge. Therefore, all staff time must be related to the 9-1-1 System. Ancillary interfaces covered this policy will require ETSB staff to complete a calculation of their estimated time for the initial project for reimbursement of surcharge funds.

The hourly rate used will be Fiscal Year in which the project was initiated. However, the Parties understand and agree that for maintenance unrelated to the initial implementation or upgrade of this system in the future, the hourly rate of the Fiscal Year of the maintenance event shall be used. Each staff member's task and time per task will be calculated with their hourly rate. ETSB employees do not receive overtime.

Additional costs are shown in the attachment: Interface Cost Estimate 1. If the scope of work changes after it has been agreed upon, a reassessment of the hours work will be completed and will go back to the agency for sign off prior to submission of any changes to the scope of work to the vendor.

Annual System Maintenance: ETSB will ask for a minimal fee to reboot/restart the agencies application during normal patching and system maintenance of the 9-1-1 system. Any other task beyond this type of work will be preapproved and charged against the retainer.

Retainer: The ETSB will require a minimum retainer of \$2,500. This retainer will be used and billed against for any interface cost associated with a ticket that is not based on a CAD or ETSB network

issue. If the agency submits a Zendesk ticket and ETSB staff determines that the agency's network is down or the vendor's system is down, the agency will be notified. A quarter hour (.25) will be billed against the retainer for each such ticket. If the ticket requires action by the ETSB tech the time spent will be documented and billed against the retainer. If it is a systemic issue, all parties on the interface will be charged against the total time spent by the tech(s) divided by the number of users per event to their retainer. (ie: 1 hour at \$41.05 (hourly rate)/5 users = \$8.21). All users will be notified that the event occurred. If multiple tickets are submitted, they will not be considered multiple events.

Each agency will be required to provide authorized agents who can grant permission for additional hours of work against the retainer, if needed. This person should be available to grant permission in off hours as needed. Only persons of record will be recognized by the ETSB tech. Note: If the agency has a business hours only contract with the vendor, ETSB staff cannot assist with any after hours issues that occur with their system. Agencies will be billed one (1) of the on-call tech's hourly rate for after hours calls for systems that have business hours only contracts.

If the agency retainer is eroded to \$500, they may add additional funds. ETSB cannot perform additional work without available funding. If there is a zero balance in an agency's retainer, the ETSB staff will not be able to perform any work.

An agency may have one retainer for multiple interfaces. However, when an additional interface is added, the retained must be rounded to \$2,500 with each new interface.

Further Agreements of the Parties

The parties agree that ETSB shall be the contracting party and authorized agent for maintenance and services on behalf of the users. As discussed above, all maintenance unrelated to the initial implementation or upgrade of this system in the future will be billed at the hourly rate of the Fiscal Year of the maintenance event.

The parties agree that ETSB shall have the right to disconnect the interface, with notification, if the interface is determined to adversely impact the CAD system's ability to function for its primary mission. Such notification shall be via email for documentation and made within a reasonable timeframe prior to disconnection. If exigent circumstances exist, notification shall be made as soon as practicable after disconnection.

VII. 911-013.1 Computer Aided Dispatch Interface Access and Fee Policy

The Agency, specifically the Authorized Agent, have reviewed policy 911-013.1: Computer Aided Dispatch Interface Funds and understand the process and fees associated with an interface to the 9-1-1 CAD system of DuPage ETSB and agree to follow the policy as part of this MOU.

VIII. Term, Termination, Modification of Agreement, Venue, and Controlling Law

This MOU shall become effective upon its execution by both parties and shall remain in effect until terminated, as provided herein.

The Agency may terminate its participation in this Memorandum of Understanding upon sixty (60) days written notice to the ETSB upon payment of any outstanding costs and fees. All property of the core system shall remain the property of ETSB and DuPage County upon termination. Termination of this MOU constitutes disconnection of the interface unless mutually agreed upon in writing by both parties.

Any remaining funds in the retainer will be refunded when all outstanding fees and costs are satisfied, and the Agency has requested so in writing with their written notice.

The venue for all disputes arising out of this MOU shall be the Circuit Court for the Eighteenth Judicial Circuit Court, Wheaton, DuPage County, Illinois. This MOU shall be governed by the laws of the State of Illinois, including all matters of construction, validity, performance, and enforcement.

Emergency Telephone System Board of
DuPage County

(Name of Agency)

By _____
Greg Schwarze, Chair

By _____
Authorized Agent

Date: _____

Date: _____

911-013.1 Computer Aided Dispatch Interface Funds Policy Attachment B

The following is the fee summary for CAD Interfaces for non-surcharge related expenses:

1. The hourly rate for employees of the ETSB as of FY25:

Employee	Rate	½ Rate
Executive Director	\$104.19	\$52.10
Deputy Director IT	\$78.53	\$39.27
Operations Administrator	\$61.00	\$30.50
CAD Administrator	\$65.00	\$32.50
Senior Network Analyst	\$50.87	\$25.44
CAD Analyst	\$43.94	\$21.97
Data Analyst	\$41.05	\$20.53
Administrative Assistant	\$30.76	\$15.38

2. ETSB Implementation Costs for Non-Surcharge Interface

Task	Employee	Time	Rate	Cost
Scope of Work Development	CAD Administrator	1	\$ 65.00	\$65.00
	Deputy Director	1	\$ 78.53	\$78.53
Tech Focus Review (1 meeting)	CAD Administrator	0.5	\$ 65.00	\$32.50
	Senior Network Analyst	0.5	\$ 50.87	\$25.44
	CAD Analyst	0.5	\$ 43.94	\$21.97
	Data Analyst	0.5	\$ 41.05	\$20.53
	Deputy Director	0.5	\$ 78.53	\$39.27
Prepare paperwork for Board	Administrative Assistant	1	\$ 30.76	\$30.76
Procurement Paperwork	Operations Administrator	1	\$ 61.00	\$61.00
Review, Approval, ASA Review, Bd Prep	Executive Director	1.5	\$104.19	\$156.29
Installation and Testing and Acceptance	CAD Administrator	3	\$ 65.00	\$195.00
	Deputy Director	2	\$ 78.53	\$157.06
Acceptance, Reporting and Invoicing	Administrative Assistant	1	\$ 30.76	\$30.76
	Subtotal	14		\$914.09
Annual Maintenance			Flat Fee	\$250
Customer Assistance Retainer	Tickets after install			\$2,500.00
	Total			\$3,664.09

The above are the minimum hours for a project. Some interface projects are seamless and require a minimum amount of effort for staff because the CAD vendor already has an interface developed and available and the requesting agency is ready to move forward. Other projects can lag and require more hands on work including work on the agreement. These are reported in the monthly report for the ETS Board which is also administrative work for the Administrative Assistant, Operations Administrator, CAD Administrator, Deputy Director and Executive Director. The retainer will begin with tickets submitted and drill down.

3. Additional Costs:

Employee	Task	Time	Cost
If performed by Admin Assistant	Rebill of past due invoices / each occurrence	.25 hr	\$7.69
If performed by Ops Admin	Rebill of past due invoices / each occurrence	.25 hr	\$15.25
Operations Administrator	Monthly report accounts receivable	.25 hr	\$15.25
None	Postage on rebill, email + 2 nd time		Current Rate
None	Postage on rebill, email + 3 rd time certified		Current Rate
CAD Administrator	Annual maintenance	Flat fee	\$175.00
CAD Administrator	Interface modification assistance	TBD	By Plan

Interface Cost Estimate 1: Village of Oak Brook

Task	Employee	Time	Rate	Cost
Scope of Work Development	CAD Administrator	2	\$ 65.00	\$ 130.00
	Deputy Director	2	\$ 78.53	\$ 157.06
Tech Focus Review (Meeting #1 TBD)	CAD Administrator	0.5	\$ 65.00	\$ 32.50
Interface Request Review	Senior Network Analyst	0.5	\$ 50.87	\$ 25.44
Scope Work Develop Review	CAD Analyst	0.5	\$ 43.94	\$ 21.97
	Data Analyst	0.5	\$ 41.05	\$ 20.53
	Deputy Director	0.5	\$ 78.53	\$ 39.27
Tech Focus Review (Meeting #2 TBD)	CAD Administrator	0.5	\$ 65.00	\$ 32.50
if needed	Senior Network Analyst	0.5	\$ 50.87	\$ 25.44
	CAD Analyst	0.5	\$ 43.94	\$ 21.97
	Data Analyst	0.5	\$ 41.05	\$ 20.53
	Deputy Director	0.5	\$ 78.53	\$ 39.27
Prepare paperwork for Board	Administrative Assistant	1	\$ 30.76	\$ 30.76
Procurement Paperwork	Operations Administrator	1	\$ 61.00	\$ 61.00
Review, Approval, ASA Review, Bd Prep	Executive Director	1.5	\$ 104.19	\$ 156.29
Installation and Testing and Acceptance	CAD Administrator	3	\$ 65.00	\$ 195.00
	Deputy Director	2	\$ 78.53	\$ 157.06
Acceptance, Reporting and Invoicing	Administrative Assistant	1	\$ 30.76	\$ 30.76
	Subtotal	18.5		\$ 1,197.32
Annual Maintenance			Flat Fee	\$ 250.00
Customer Assistance Retainer	Tickets after install			\$ 2,500.00
	Estimated Total			\$ 3,947.32

The above information represents estimates for costs to the best of the ability of the ETSB staff. If additional Tech Focus meetings or meetings with Village of Oak Brook and Axon are required, they will be documented and added to this cost estimate along with any other ancillary costs listed in Attachment B of 911-013.1 Computer Aided Dispatch Interface Funds Policy incorporated as part of this MOU.

Hours will be tracked on a Monday.com dashboard that, upon execution of the MOU, Oak Brook staff can view.

A final invoice for implementation will be provided.

Any costs against the retainer will be billed monthly.



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
May 27, 2025

SUBJECT: 60 - Month Lease and Maintenance Agreement for the Replacement of Eleven (11) Multi - Function Copiers

FROM: Thomas Gilbert, Information Technology Director

BUDGET SOURCE/BUDGET IMPACT: \$29,516.76 is included in various accounts in the FY25 budget.

RECOMMENDED MOTION: I move to approve Resolution R-2304, a Resolution waiving further bidding since PEPPM already conducted the bid process and award a 60-month Lease and Equipment Maintenance Agreement to Gordon Flesch d/b/a GFC Leasing, Madison, WI, in the amount of \$139,083.60 (\$27,816.72 per year) for the replacement of eleven (11) multi-function device copiers, and a fixed cost per copy amount of \$.0074 for black & white images, \$.033 for color images, pending final attorney review and approval.

Background/History:

In 2021, the Village entered a 48-month lease with Konica Minolta at a total cost of \$71,581.44. Over the past two years, the service has not met the promised standards outlined in the contract. Supplies were not replenished automatically, resulting in frequent toner shortages. Additionally, the guaranteed 4-hour service window was consistently exceeded.

The Village requires the vendor to meet two key requirements:

- Compatibility with TBS for library patrons
- Integration with the existing Papercut software

Currently, only three copier brands support TBS: Canon, Ricoh, and Konica. The Village sought quotes from two vendors offering Ricoh and Canon copiers through state contracts such as Sourcewell and PEPPM: Gordon Flesch and genesisONE.

Vendor Comparison:

Vendor	Lease per quarter	BW 70ppm per print	BW 26ppm per print	Color per print
genesisONE	\$2893.00	\$.0074	\$.0093	\$.033
Gordon Flesch	\$2318.06	\$.0074	\$.0074	\$.033

Gordon Flesch also includes toner, staples, and all consumer-replaceable supplies.

IT Director Gilbert, PBC Serences, and Executive Secretary Reid evaluated Canon and Ricoh copiers at Gordon Flesch and determined that Canon best meets the Village's needs across all departments. Pursuant to Section 1-7-10 of the Code of Ordinances and Compiled Statutes, the Village is permitted to participate in cooperative purchasing arrangements with other governmental entities. PEPPM, a government agency, provides competitively bid technology contracts for schools and public agencies, offering an efficient procurement process.

Recommendation:

Staff recommends that the Village Board approve Resolution R-2304, a Resolution waiving further bidding since PEPPM already conducted the bid process and award a 60-month Lease and Equipment Maintenance Agreement to Gordon Flesch dba/ GFC Leasing, Madison, WI, in the amount of \$139,083.60 (\$27,816.72 per year) for the replacement of eleven (11) multi-function device copiers, and a fixed cost per copy amount of \$.0074 for black & white images, \$.033 for color images, pending final attorney review and approval.

Attachments:

1. 2025-ITPG-EQ-R-2304
2. MFDLeaseAgreement

THE VILLAGE OF OAK BROOK
COOK AND DUPAGE COUNTIES, ILLINOIS

RESOLUTION
NUMBER 2025-IT-PG-EQ-R-2304

A RESOLUTION
TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE THE
AWARD OF A 60-MONTH LEASE AND EQUIPMENT
MAINTENANCE AGREEMENT TO GORDON FLESCH D/B/A
GFC LEASING, OF MADISON, WI, FOR THE REPLACEMENT
OF ELEVEN (11) MULTI-FUNCTION DEVICE COPIERS

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 27th day of May 2025

RESOLUTION NO. 2025-IT-PG-EQ-R-2304

A RESOLUTION

TO WAIVE COMPETITIVE BIDDING AND AUTHORIZE THE AWARD OF A 60-MONTH LEASE AND EQUIPMENT MAINTENANCE AGREEMENT TO GORDON FLESCH D/B/A GFC LEASING, OF MADISON, WI, FOR THE REPLACEMENT OF ELEVEN (11) MULTI-FUNCTION DEVICE COPIERS

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, in 2021 the Village approved a 48-month lease agreement for necessary copier equipment used throughout the Village, which is now reaching its natural expiration;

WHEREAS, pursuant to Section 1-7-10 of the Code of Ordinances and Compiled Statutes, the Village is permitted to participate in cooperative purchasing arrangements with other governmental entities, namely PEPPM, a government agency, which provides competitively bid technology contracts for schools and public agencies, offering an efficient procurement process;

WHEREAS, Staff is recommending that the Corporate Authorities waive further bidding since PEPPM already conducted the bid process and award the 60-month Lease and Equipment Maintenance Agreement, attached hereto and incorporated herein as Exhibit A (the "Agreement") to Gordon Flesch d/b/a GFC Leasing, of Madison, WI ("Company"), in the amount of \$139,083.60 (\$27,816.72 per year) for the replacement of eleven (11) multi-function device copiers, and a fixed cost per copy amount of \$.0074 for black & white images, and \$.033 for color images, and related maintenance, all as further detailed therein;

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 Agreement 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 of Agreement

The President and Board of Trustees hereby approve the Agreement with Company in substantially the same form attached as Exhibit A.

Section Three – Authorization and Direction

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

Section Four - Other Actions Authorized

The officers, employees and/or agents of the Village shall take all actions necessary or reasonably required to carry out and give effect to the intent of the Agreement 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 Agreement and of this Resolution.

Section Six – Waiver of Bidding Process

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

Section Seven - Acts of Village Officials

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

Section Eight – Effective Date

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

Section Nine - Publication

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

Section ten – Conflict Clause

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

Section Eleven – Saving Clause

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

Section Twelve – Recording

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

PASSED THIS 27th day of May 2025.

Ayes: _____

Nays: _____

Absent: _____

APPROVED THIS 27th day of May 2025.

LAURENCE E. HERMAN,
Village President

ATTEST:

NETASHA SCARPINITI,
Village Clerk

EXHIBIT A

[Agreement]



Corrected: \$139,083.60
(27,816.72 per yr)

REVIEW OF CONTRACTS

Awarding Agency:

VOB

Department:

IT

Type of Contract:

Lease Agreement

Program/Account Number:

Various Accounts

Awarded Contract Price:

~~XXXXXXX \$116,361.80 XXXXX~~ ~~XXXXXXX \$9,272.24/yr XXXXX~~

Budgeted Amount:

\$29,514.76 - 7/25

CONTRACT AMOUNT

+ Cost per Copy

☐

Under \$20,000

☐

\$500,001 - \$1,000,000

☒

\$20,000 - \$500,000

☐

Over \$1,000,000

NOTES

Multi-Function Copier Devices
5-Year Lease Agreement

DEPARTMENT DIRECTOR SIGNATURE

Name:

Date:

5/15/25

INITIAL REVIEWING ATTORNEY SIGNATURE

Name:

Date:

APPROVED BY VILLAGE MANAGER

Name:

Date:

FINAL REVIEW AS TO FORM ATTORNEY SIGNATURE

Name:

Date:

☐

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 _____

**Gordon Flesch Company, Inc.
Master Agreement**

Agreement Number: _____

Customer ("You" or "Customer")			
Village of Oak Brook	Tom Gilbert	☐ Proprietorship	☐ Association ☐ Partnership
Full Legal Name	Contact Name	☐ Municipality	☐ Corporation ☐ LLC
1200 Oak Brook Rd	Oak Brook	IL	60523
Address	City	State	Zip
(630) 368-5614	tgilbert@oak-brook.org		
Phone	E-mail	Federal ID #	

This Gordon Flesch Company, Inc. Master Agreement by and between Gordon Flesch Company, Inc., a Wisconsin corporation, d/b/a GFC Leasing, with offices at 2675 Research Park Drive, Madison, WI 53711 ("GFC") and Village of Oak Brook _____ organized in the state of IL, ("you" or "Customer"), becomes effective on the earlier of, (a) the date executed by GFC or (b) the date Equipment is first delivered to your facility pursuant to a Supplement.

- Agreement and Term.** You agree to the terms in this Master Agreement plus any and all Master Agreement Acceptance Supplements ("Supplement(s)") referencing this Master Agreement and executed by you now and in the future. Each such Supplement is incorporated into this Master Agreement along with all addendums, schedules, and other attachments, all of which are collectively referred to herein as the "Agreement." The terms "Agreement", "hereof", "herein", and "hereunder", mean the entire Agreement. Except as specifically provided in a particular Supplement, inconsistencies between this Master Agreement and any Supplement, addendum, schedule, or other attachment will be construed in favor of this Master Agreement. This Master Agreement will remain effective until all Supplements subject to this Master Agreement have expired, or been terminated. The Term of each Supplement is stated therein.
- Equipment, Software, Selection.** If a Supplement includes equipment, the hardware included with the equipment, and embedded software are collectively referred to herein as the "Equipment." If a Supplement includes software, embedded, installed or separate from the Equipment, including software-as-a-service, such software and the software license rights are also separately referred to herein as the "Software." You acknowledge that although GFC may provide recommendations, you have selected and will select the type, capacity, functionality, and manufacturer of the Equipment, Software, and any other hardware or services set forth in each Supplement (collectively, the "Solutions"), based on your own judgment. Any purchase order issued by you regarding the Solutions is solely for your authorization and does not supersede, modify, or become a part of this Agreement. You will provide GFC at least thirty (30) days advance written notice before moving Equipment from where GFC installed it. GFC, or a partner selected by GFC, will assist with any such move at your cost. Upon reasonable notice, GFC has the right to enter your premises during business hours to inspect the Equipment.
- Maintenance and Exclusions.** If you select Maintenance for the Equipment, or for equipment not supplied by GFC ("Customer Equipment") in a particular Supplement, GFC will provide maintenance, service, support, and repairs ("Maintenance") for such Equipment and Customer Equipment (collectively, the "Maintained Equipment") located within a GFC service area, and covered by this Agreement, as reasonably necessary, in GFC's sole discretion, to keep the Maintained Equipment in good working condition during the Term of such Supplement. All Maintenance will be performed during GFC's normal business hours. GFC reserves the right to add an additional charge from time to time to offset increased fuel-related costs. GFC is not responsible for failure to provide Maintenance due to acts of God, acts of civil or military authority, embargoes, epidemics, war, riots, fires, explosions, earthquakes, weather conditions, floods, labor disputes, or unavailability of components and other causes beyond GFC's control (collectively, a "Force Majeure Event"). GFC is not responsible for Maintenance, damage, or parts required due to a Force Majeure Event, improper operating environment (temperature or humidity), failure to follow manufacturer's operation recommendations, abnormal use or abuse of the Maintained Equipment, installation or malfunction of unauthorized software, parts, or attachments, service performed by someone other than GFC, or failure of electrical power. If you are in default pursuant to this Agreement, GFC may refuse to provide Maintenance. Parts furnished will be on an exchange basis and will be new parts or warranted to perform as new when installed in the Maintained Equipment. Maintenance will not include electrical work external to the Maintained Equipment or any software programming unless specifically stated in a Supplement. GFC's obligation to provide replacement parts is conditioned upon their availability from the original manufacturer. In the unlikely event replacement parts are no longer readily available from the original manufacturer, GFC will be released from its Maintenance obligation for such Maintained Equipment. GFC may terminate the Maintenance component of a Supplement at any time by giving you thirty (30) days' prior written notice.
- End User Agreements.** GFC will provide support for and configuration of Software as provided in a particular Supplement. You acknowledge and agree that GFC is a reseller of third party Software, and that such third party Software licensors require as a pre-condition to use of their Software that you agree to one or more end user license agreements, service level agreements, and related agreements (collectively, the "End User Agreements"). To that end, you hereby authorize GFC and GFC partners to accept and/or agree to on your behalf, all such End User Agreements encountered while installing, configuring, supporting, and/or servicing the Solutions and Maintained Equipment. Applicable End User Agreements are available for your review under the heading "Customer Agreements with GFC Partners" at www.gflesch.com/terms-and-conditions. Your breach of any End User Agreement will be an event of default pursuant to this Agreement. Notwithstanding anything in the End User Agreements to the contrary, this Agreement is non-cancellable by you for the entire Term.
- Connectivity, Security, and Data.** You will provide adequate and secure connectivity to enable the Solutions to perform to your satisfaction. GFC does not guarantee or warrant the quality, speed, security, or uninterrupted availability of the Solutions as it relates to the connectivity provided by you. The communications lines used to access the Solutions ("Data Lines") are provided by you, a public utility, and/or by private companies over which GFC has no control, and the security of data transmission over the Data Lines is therefore not GFC's responsibility. You agree to refrain from any act or omission that disrupts operation of the Solutions. You acknowledge that securing your data is your responsibility, and that despite your every effort there remains a risk that your data may be accessed, modified, damaged, lost, deleted, misappropriated, or compromised by a Force Majeure Event, willful attack or otherwise, and perhaps not be recoverable ("Security Incident"). To that end, in the event of any Security Incident or unsatisfactory data transmission over the Data Lines, GFC will have no liability to you related thereto, except to the extent caused directly by the reckless or willful misconduct of a GFC employee, but subject to the limitations of liability in this Agreement. GFC will endeavor to assist you in the recovery and restoration of such data at your sole cost. You acknowledge that: (i) it is advisable for you to back up your data that you deem necessary prior to installation and/or configuration of the Solutions; (ii) GFC is not storing your data on your behalf; and (iii) any exposure or access to your data by GFC is purely incidental to Maintenance performed.
- Payments.** You agree to pay GFC all amounts on a timely basis as invoiced by GFC (the "Payments"), including prorated amounts for any partial billing period. If you fail to pay GFC any part of a Payment within ten (10) days after the due date, you agree to pay GFC a late fee of 5% of the overdue amount plus accrued interest on the late payment from the expiration of the ten (10) days until paid, at a rate equal to the lesser of 1 1/2% per month or the highest legal rate permitted. You also agree to pay when due all applicable fees and taxes (including but not limited to, personal property tax, sales, and use tax), imposed in connection with this Agreement and the Solutions, and reimburse GFC for such sums upon demand. Any duplication of such fee or tax payments by GFC and you are your responsibility.

7. **Delivery and Acceptance.** GFC will purchase the Solutions from a supplier but assumes no liability in connection with Solutions, delivery thereof, or service provided by a third party. Delay in delivery of the Solutions due to supply chain issues does not affect the validity of this Agreement. You agree to inspect the Solutions and provide GFC with written notice specifying any claimed defect or omission within five (5) business days of implementation of the Solutions. If you do not timely provide such notice, you acknowledge that you accept and are satisfied that the Solutions are in good condition and in the proper configuration.
8. **Consumable Supply Variances, Meter Readings.** Pricing for Maintenance is based on vendor-published toner yields for each type of Equipment. In the unlikely event your toner usage exceeds published yields for a unit of Maintained Equipment by more than 10%, you will pay additional charges at GFC's then current rates for such excess usage. Staples, fax cartridges and paper are not included. You will pay all shipping and handling costs for all supplies, including toner. Toner cartridges provided by GFC may be new, remanufactured, or reprocessed. You will provide an inventory of supplies upon request. If you do not provide GFC any unused supplies upon termination of an applicable Supplement, you will pay GFC for such unused supplies when invoiced at GFC's then current rates. If you do not have automatic meter reading devices for the Maintained Equipment, you will provide actual meter readings upon GFC's request. If you do not provide GFC with meter readings within seven (7) days of GFC's request, GFC may estimate the number of images and charge you an additional administrative fee. GFC may audit any automatic meter-reading device from time to time.
9. **Title, Loss and Damage.** GFC owns the Equipment. The Software is owned by a third party Licensor. If you are not in default pursuant to this Agreement, you will be entitled to possession of the Equipment and use of the Software during the Term of the applicable Supplement. You will keep the Equipment free from all encumbrances and promptly provide GFC notice of any attachments or other judicial process affecting the Equipment. The Equipment will remain personal property even if the Equipment becomes attached to real property or any building. You will maintain any markings on the Equipment indicating that it is the property of GFC. You will not make any alterations, additions or improvements of any kind to the Equipment without GFC's prior written consent, but if so authorized, any such alterations, additions, or improvements become property of GFC. Because the Equipment is in your possession and/or control, you bear the entire risk of loss, theft, or damage to it. No such loss, theft, or damage relieves you of your Payment obligations herein. If GFC determines that any Equipment is lost, stolen, or damaged beyond repair, you will upon demand, pay GFC the Accelerated Payment applicable to said Equipment.
10. **Insurance.** During the Term of this Agreement, you will keep the Equipment insured, at your expense, against all risks of loss or damage for the full replacement value and will carry public liability insurance covering the Equipment. Said insurance must name GFC as loss payee and as an additional insured respectively, and you must obtain endorsements that will give GFC thirty (30) days written notice before said insurance is altered or cancelled and that said insurance will not be invalidated by any act or omission by you. You must deliver proof of all such coverage to GFC within thirty (30) days of the effective date of this Agreement. You will pay GFC all deductible amounts upon the occurrence of a loss. The proceeds of such insurance will be used as determined by GFC in its sole discretion. If you fail to provide proof of insurance as required, GFC may acquire such insurance and the cost thereof plus administrative fees will become due and payable with your next Payment. Any duplication of such payments is your responsibility. You acknowledge that it is advisable to maintain during the term of this Agreement, a cyber insurance policy that includes protection against data breach and loss.
11. **Default and Cross Default.** If you fail to make any Payment when due, or fail to timely perform any other obligation as required herein, or if you suspend business, become insolvent, enter into or petition for a creditors' arrangement, or if a receiver is appointed for any of your property, or if you are in default under any other agreement with GFC or any End User Agreement, you will then be in default pursuant to this Agreement and any other agreements with GFC. Upon default, the Accelerated Payment (defined below) will become immediately due and owing and GFC will have all rights and remedies available to it, including but not limited to, the right to exercise any or all of the following remedies: (i) terminate your right to possession of any or all of the Solutions; (ii) take possession of any or all of the Solutions; (iii) sell or lease the Equipment at public or private sale; or (iv) terminate this Agreement. In the event GFC takes possession of the Solutions, terminates this Agreement, or your right to possession, use of, or access to some or all of the Solutions, you will remain liable to GFC for the Accelerated Payment less the net sale proceeds realized by GFC from sale of the Equipment. All rights and remedies of GFC are cumulative and in addition to every other right and remedy available to GFC. In addition to the Accelerated Payment and all other amounts, you agree to pay all reasonable attorneys' fees, costs and expenses incurred by GFC arising from your default. The "Accelerated Payment" is a reasonable calculation of damages, is not a penalty, and will be calculated by GFC as follows: the sum of (i) all past due and all other amounts then owed by you to GFC under this Agreement; (ii) the residual value of the Equipment as determined by GFC in its reasonable discretion, if you do not timely return the Equipment to GFC; and (iii) all remaining Payments for the term of this Agreement. You hereby agree not to exercise all existing and future claims and offsets against any Payments due.
12. **Data Removal.** Before you remove the Equipment from your location, ship the Equipment, GFC retrieves the Equipment, or the Equipment is removed from your premises by a third party, you will at your sole cost, permanently delete from the Equipment, all sensitive data relating to your business, clients, and employees ("Stored Data"), so that recovery of the Stored Data is not possible. All hard drives and other data retention devices in the Equipment must function in the same manner following deletion of the Stored Data. You assume liability for and agree to indemnify, defend and hold GFC harmless from and against all claims, losses, costs, expenses, damages, penalties and liabilities arising from or pertaining to your failure to remove such Stored Data from the Equipment. To the extent you fail to remove delete any of the Stored Data, you authorize GFC to delete the Stored Data, but agree that GFC has no obligation to do so. In the event GFC temporarily loans Equipment to you, it is subject to this Agreement.
13. **Software License.** GFC is not the owner nor licensor of any Software subject to this Agreement. To the extent described in any Supplement, GFC will provide support for and configuration of the Software but has no obligation to modify or customize the Software beyond readily configurable features. A default by the licensor of any Software pursuant to any Software license does not constitute a default by GFC and will not relieve you of your obligations hereunder. The Software is subject to this Agreement, notwithstanding any provisions to the contrary in the Uniform Commercial Code ("UCC").
14. **Non-Waiver, Non-Cancellable, Assignment.** No covenant or condition of this Agreement can be waived without the other party's written consent. Forbearance or indulgence by a party does not constitute a waiver of the other party's obligation to perform pursuant to this Agreement. This Agreement is non-cancellable by you and you will make all Payments required by this Agreement, even if your right to the use, possession, or benefit of the Solutions has been terminated or otherwise affected. Payments will not abate for any reason. Notwithstanding anything herein to the contrary, if Customer is a municipality or other governmental entity, and funds are not appropriated for any portion of the term of a Supplement subject hereto, you may terminate this Agreement with respect to such Supplement at the end of the time period for which funds have been appropriated. You will not (a) assign, transfer, or pledge this Agreement, the Solutions, or (b) permit the Solutions to be used by anyone other than you or your employees. GFC may assign this Agreement or a portion thereof, and the assignee will be entitled to all of the benefits of this Agreement.
15. **Notices.** All notices must be in writing at the addresses stated herein and will be deemed to have been given (a) when delivered by hand (with written confirmation of receipt); (b) when received by the addressee if sent by a nationally recognized overnight courier (receipt requested); or (c) if sent by certified or registered mail or the equivalent (return receipt requested), such communication will be deemed delivered as of the date of delivery indicated on the receipt issued by the postal service, or if the addressee fails or refuses delivery, as of the date of such failure or refusal. GFC may also elect to provide you with notice via email, which will be effective on the date sent by GFC. Notice to GFC must be directed to the attention of the Vice President of Leasing. Your full legal name, address, state of organization and state-assigned organizational number, if any, are provided herein. You will notify GFC at least 30 days prior to any change to your legal name, address, state of organization, or state-assigned organization number.
16. **WARRANTIES AND DISCLAIMERS.** YOU WILL HAVE THE BENEFIT OF ALL EQUIPMENT MANUFACTURERS', SOFTWARE LICENSORS' AND OTHER THIRD PARTY SERVICE PROVIDERS' PROMISES AND WARRANTIES, IF ANY, TO THE EXTENT THEY APPLY TO YOU. EXCEPT AS OTHERWISE PROVIDED HEREIN, GFC AND

GFC PARTNERS MAKE NO WARRANTIES, ORAL, WRITTEN, EXPRESS, IMPLIED, OR STATUTORY, OF ANY KIND OR NATURE WITH RESPECT TO THE SOLUTIONS, INCLUDING, WITHOUT LIMITATION, WARRANTIES AS TO THE CONDITION, QUALITY, CAPACITY, FUNCTIONALITY, WORKMANSHIP, MERCHANTABILITY, DESIGN, SECURITY, OPERATION, NON-INFRINGEMENT, FITNESS FOR ANY PARTICULAR PURPOSE, OR THAT YOUR USE THEREOF WILL BE UNINTERRUPTED OR ERROR FREE, ALL OF WHICH ARE HEREBY EXPRESSLY WAIVED BY YOU. EXCEPT AS OTHERWISE PROVIDED HEREIN BUT SUBJECT TO THE LIMITATIONS OF LIABILITY IN THIS AGREEMENT, GFC ASSUMES NO RESPONSIBILITY FOR ANY ERRORS, OMISSIONS OR OTHER INADEQUACIES IN THE SOLUTIONS. GFC owns the Equipment but may assign to you all rights in any warranty relating to the Equipment or other Solutions to the extent GFC determines in its reasonable discretion that it is beneficial to do so. You authorize GFC to add to a Supplement the serial numbers of Solutions subject to this Agreement.

17. **LIMITATION OF LIABILITY.** YOUR PAYMENT AMOUNTS TO GFC HEREUNDER REFLECT THE ALLOCATION OF RISK AND LIMITATION OF LIABILITY CONTAINED IN THIS AGREEMENT. IN NO EVENT WILL GFC, ITS EMPLOYEES, AGENTS, LICENSORS, OR GFC PARTNERS BE LIABLE TO YOU FOR ANY INDIRECT, SPECIAL, INCIDENTAL, EXEMPLARY, OR CONSEQUENTIAL DAMAGES OF ANY KIND, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. NOR WILL GFC, ITS EMPLOYEES, AGENTS, LICENSORS, OR GFC PARTNERS BE LIABLE TO YOU FOR ANY DAMAGES, LIABILITY, CLAIM, LOSS, OR EXPENSE OF ANY KIND CAUSED DIRECTLY OR INDIRECTLY BY THE SOLUTIONS OR MAINTAINED EQUIPMENT. IN NO EVENT WILL GFC'S, ITS EMPLOYEES', AGENTS', LICENSORS', OR GFC PARTNERS' AGGREGATE LIABILITY TO YOU, PURSUANT TO OR ARISING FROM THIS AGREEMENT, WHETHER THE CLAIM(S) IS/ARE IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, OR PURSUANT TO ANY OTHER LEGAL OR EQUITABLE THEORY, EXCEED THE PAYMENTS MADE BY YOU TO GFC PURSUANT TO THIS AGREEMENT FOR THE APPLICABLE SOLUTIONS OR MAINTAINED EQUIPMENT DURING THE SIX (6) MONTH PERIOD IMMEDIATELY PRIOR TO GFC'S RECEIPT OF YOUR CLAIM. THESE LIMITATIONS OF WARRANTY, LIABILITY, REMEDY, AND DAMAGES WILL SURVIVE EXPIRATION OR TERMINATION OF THIS AGREEMENT AND APPLY EVEN IF ANY SUCH LIMITATION IS FOUND TO HAVE RESULTED IN A FAILURE OF ITS ESSENTIAL PURPOSE.
18. **Remedies.** The rights and remedies of you and GFC are limited to the terms and provisions of this Agreement. You and GFC hereby waive, (a) any and all rights and remedies conferred upon a lessee by Article 2A of the UCC under applicable state law, and (b) any rights now or hereafter conferred by statute or otherwise which may require GFC to sell, lease, or otherwise use any Equipment or other Solutions to mitigate GFC's damages if you default, or which may limit or modify any of GFC's rights or remedies under this Agreement. If a transaction subject to this Agreement is construed as a secured transaction or a conditional sale, this Agreement is deemed to be the security agreement or conditional sale contract, and GFC will be the secured party and you the debtor. You consent to GFC filing financing statements showing GFC's interest in the Equipment. You and GFC agree that this transaction is not subject to either Article 2 or Article 9 of the UCC.
19. **Indemnification.** Except as otherwise provided herein, while in your possession, you assume all risks and liability for the Solutions, Maintained Equipment, and the use, relocation, possession, operation, storage, and condition thereof, and for injuries or death resulting to any persons, damage to any property, and any Security Incident arising therefrom. You further agree to assume liability for, and to indemnify, defend, and hold GFC harmless from and against, all claims, losses, costs, expenses, damages, penalties and liabilities arising from or related to your purchase, financing, rejection, acceptance, possession, use, storage, operation, condition, your service, your relocation, or your repair of Solutions or Maintained Equipment, your breach of any agreement or license or return or other disposition of the Solutions, and except as otherwise provided herein, any Security Incident, including costs of retrieval and attempted retrieval of data, together with all legal fees and expenses incurred by GFC in connection with any liability asserted against it. The agreements and indemnities in this section will survive the expiration or termination of this Agreement.
20. **Business Purpose, Successors, Severability, and Survival.** You warrant to GFC that the Solutions will be used primarily (50% or more) for business or commercial purposes. This transaction is not primarily for personal, family, household or agricultural purposes. You will use the Solutions in a careful and proper manner, only in the normal course of your business and comply with all laws, ordinances, and regulations relating to it. This Agreement is binding upon and inures to the benefit of the heirs, administrators, successors and assigns of the parties hereto. If any portion of this Agreement is deemed invalid, it does not affect the balance of the Agreement. The agreements and indemnities in this Agreement, which expressly or by implication are intended to survive, will survive the expiration or termination of this Agreement.
21. **Applicable Law, Venue, and Waiver of Jury Trial.** This Agreement is governed by and construed in accordance with the internal laws of the State of Wisconsin. You agree that notwithstanding where you or the Equipment or other Solutions are located, jurisdiction for any dispute between the parties will be in Wisconsin and will be venued in Dane County, Wisconsin. You expressly agree to submit to personal jurisdiction in Dane County, Wisconsin and waive any right to a jury trial regarding any dispute arising from this Agreement or the Maintained Equipment.
22. **Entire Agreement.** Neither this Agreement nor any Supplement, addendum, schedule, or other attachment can be modified or amended except by written agreement signed and currently dated by you and GFC. This Agreement and the Supplements, addendums, schedules, and any other attachments which refer to or may be attached to this Agreement, which you acknowledge you have read, constitute the entire agreement between the parties regarding the subject matter hereof, and all other agreements, representations, promises, inducements, statements and understandings, prior to or contemporaneous with this Agreement, written or oral, are superseded by this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party will not apply in interpreting this Agreement. A facsimile, scanned/e-mailed or otherwise reproduced signature on this Agreement, or an execution of this Agreement using an electronic mark or other e-signature technology or service, is a legally binding signature. This Agreement may be executed in counterparts, which collectively is deemed one Agreement. Time is of the essence regarding this Agreement and its provisions.

GORDON FLESCH COMPANY, INC.

CUSTOMER: Village of Oak Brook

The undersigned affirms that he/she is duly authorized to execute and deliver this Agreement on behalf of Customer.

By: _____
Authorized Signature

Name: _____

Title: _____

Date: _____

By: _____
Name: _____
Title: _____
Date: _____

GFC Leasing imageCARE Master Agreement Acceptance Supplement

Master Agreement #: _____ Supplement #: _____ Term: 60 months Term Commencement Date: _____

This GFC Leasing imageCARE Master Agreement Acceptance Supplement ("Supplement") is executed and delivered by Gordon Flesch Company Inc., d/b/a GFC Leasing ("GFC") and Village of Oak Brook ("Customer" or "you"), pursuant to the Gordon Flesch Company, Inc. Master Agreement between you and GFC, the defined terms therein being used herein with their defined meanings. This Supplement is effective on the earlier of the date executed by GFC, the date Equipment is first delivered to your facility, or the date Maintenance is performed on the Maintained Equipment. GFC will provide you with a fully executed copy of this Supplement following the Commencement Date.

Payment**: \$2,318.06 **Plus fees, taxes and image charges, if applicable. Payment and Meter Read Frequency: ☐ Monthly ☒ Quarterly ☐ Other

Comments: PEPPM 2023 Contract

Federal ID#:

GFC Leasing Solutions (please check all applicable)			End of Supplement Option:		Tax Exempt
☒ Equipment ☐ Customer Equipment ☒ Maintenance* ☐ Software	Equipment, If Applicable: ☒ New ☐ Certified Pre-owned ☐ Other	☒ Fair Market Value ☐ \$1.00 Buyout ☐ Haas (No Purchase)	☐ No ☒ Yes (If yes, please attach your tax exemption certificate)		
*Includes toner. Excludes fax cartridges, paper, staples, wide format print heads, ink tanks, maintenance cartridges, colortrac paper hold down guide, and scan glass.					
Install DCA ☒ Yes ☐ No IT Contact Name: <u>Tom Gilbert</u> Phone: <u>(630) 368-5164</u> Email: <u>tgilbert@oak-brook.org</u>					
Meter Contact: Name: <u>Tom Gilbert</u> Phone: <u>(630) 368-5164</u> Email: <u>tgilbert@oak-brook.org</u>					
A/P Contact Name: <u>Rania Serences</u> Phone: <u>(630) 368-5164</u> Email: <u>rserences@oak-brook.org</u>					

Automated Clearing House ("ACH") Authorization. By providing the below information, Customer hereby authorizes GFC to automatically withdraw from Customer's bank account described below, the full amount due for charges accruing in each billing period when due. Such charges may vary for each billing period based on Customer's actual images used and by any applicable sales/use taxes, property taxes and fees. This authorization will continue until this Agreement expires unless revoked in writing. Voided check must accompany this form.

ACH ☐ Yes ☒ No	I: _____	I: _____
If yes, enter bank information in boxes above right	Bank Routing Code _____	Bank account number _____

1. Payments and Term. GFC will deliver, install, and implement the Solutions in accordance with this Supplement. The Term of this Supplement begins after all Solution(s) subject to this Supplement have been installed and implemented (the "Term Commencement Date"). Upon completion of installation and implementation of all Solutions subject to this Supplement, GFC will provide you with your first invoice, which may include amounts due for the time any Solutions were installed and implemented prior to the Term Commencement Date, and prorated amounts for any partial monthly billing periods. Base Payments will be due and payable in advance on the same day of each month, unless otherwise provided herein or as invoiced by GFC, until the total number of Payments under this Supplement have been made, including any and all charges per image, at the applicable fee per image for each black & white or color image. This Supplement is non-cancellable by you for the Term stated above. Annually, GFC may increase the base payment, the fee per image for each image type, and the Charge per Image for Overage.

2. Equipment Lease. GFC hereby leases to you the Equipment and Software described in this Supplement.

a. Fair Market Value or Haas (No Purchase) Option. If you elect the "Fair Market Value" or "Haas (No Purchase)" end of Supplement option above, the lease Term for the Equipment will be extended automatically, without notice, for successive month-to-month terms beyond the initial Term, unless you provide GFC written notice that you do not want to extend, at least one calendar month before the end of the initial Term or any extension. You will pay GFC as invoiced for each month (or portion thereof) during the extended Term, that you do not return the Equipment to the location designated by GFC. If you do not pay such monthly Payments and do not purchase the Equipment as stated below, you will immediately terminate use of the Equipment and Software and return the Equipment and Software to GFC at your expense and at such place as GFC may designate, and in the same condition as when received, reasonable wear and tear excepted, and you will not retain any copies of such Software. If you selected the Fair Market Value option for this Supplement, you will have the option of purchasing the Equipment upon expiration or termination of this Supplement, at fair market value as reasonably determined by GFC, and take title to the Equipment when purchased. If you selected the Haas (No Purchase) option for this Supplement, you will not have the option to purchase the Equipment.

b. Dollar Buyout Option. If you elect the \$1 Buyout end of Supplement option above, and you are not otherwise in default under the Agreement, you will, upon the expiration of this Supplement, purchase the Equipment for one dollar (\$1.00) and will thereby take title to it. In consideration for GFC permitting you to choose the Dollar Buyout Option, and if this Agreement is deemed a conditional sales contract with respect to the Equipment, you hereby grant to GFC a security interest in and to the Equipment on effective date of this Supplement to secure all Payments. If any Equipment is subject to the \$1 Buyout option, you will report the Equipment for purposes of personal property taxes.

3. Other Documents and Signatures. All provisions of the GFC Leasing imageCARE Master Agreement Acceptance Supplement Schedule of Equipment/Accessories, Software, and Maintenance attached hereto are incorporated herein. End User Agreements applicable to this Supplement are available for your review under the heading "Customer Agreements with GFC Partners" at www.gflesch.com/terms-and-conditions. This Supplement may be executed in counterparts, which collectively will be deemed one Supplement.

GORDON FLESCH COMPANY, INC.

CUSTOMER: Village of Oak Brook

The undersigned affirms that he/she is duly authorized to enter into this Agreement.

By _____
Authorized Signature

Name: _____

Title: _____

Date: _____

By _____
Authorized Signature

Name: _____

Title: _____

Date: _____

Schedule A Village of Oak Brook

Canon C5870

Cassette Feeding Unit - AQ-1
Buffer Pass Unit - P2
Booklet Finisher - A2 with tri-fold
2/3 Hole Puncher Unit-A1

Canon C5870

Cassette Feeding Unit-AQ1
Buffer Pass Unit - P2
Staple Finisher - AB3
Paper Deck Unit - F2
2/3 Hole Puncher Unit-A1

Canon C5870

Cassette Feeding Unit-AQ1
Buffer Pass Unit - P2
Booklet Finisher - A2 with tri fold
Paper Deck Unit - F2
2/3 Hole Puncher Unit-A1
Super G3 Fax Board

Canon C5870

Cassette Feeding Unit-AQ1
Buffer Pass Unit - P2
Staple Finisher - AB3
Paper Deck Unit - F2
2/3 Hole Puncher Unit-A1
Super G3 Fax Board

Canon C5870

Cassette Feeding Unit-AQ1
Buffer Pass Unit - P2
Staple Finisher - AB3
Super G3 fax board
2/3 Hole Puncher Unit-A1

Canon C3926i

Inner Finisher - L1
inner 2/3 hole puncher D-1
Cassette Feeding unit- Aw1

Library

600 Oak Brook Rd, Oak Brook IL, 60523

Police

1200 Oak Brook Rd, Oak Brook IL, 60523

Admin

1200 Oak Brook Rd, Oak Brook IL, 60523

West Wing

1200 Oak Brook Rd, Oak Brook IL, 60523

Public Works

3003 Jorie Blvd, Oak Brook IL, 60523

Library

600 Oak Brook Rd, Oak Brook IL, 60523

Canon C3926i

Inner Finisher - L1
inner 2/3 hole puncher D-1
Cassette Feeding unit- Aw1

Canon C3926i

Inner Finisher - L1
inner 2/3 hole puncher D-1
Cassette Feeding unit- Aw1

Canon C3926i

Inner Finisher - L1
inner 2/3 hole puncher D-1
Cassette Feeding unit- Aw1

Canon C3926i

Inner Finisher - L1
inner 2/3 hole puncher D-1
Cassette Feeding unit- Aw1

Canon C3926i

Inner Finisher - L1
inner 2/3 hole puncher D-1
Cassette Feeding unit- Aw1
Super G3 Fax Board

Library

600 Oak Brook Rd, Oak Brook IL, 60523

Golf

2606 York Rd, Oak Brook IL, 60523

Station 93

725 Enterprise Dr, Oak Brook IL, 60523

Police

1200 Oak Brook Rd, Oak Brook IL, 60523

Police

1200 Oak Brook Rd, Oak Brook IL, 60523

Credit Application

BUSINESS INFORMATION:

BUSINESS INFORMATION:				Date Written	Sales Rep
Legal Business Name Village of Oak Brook				DBA	Phone
Address 1200 Oak Brook Rd				City Oak Brook	State IL
Parent Company				City	State Zip
Contact Person				Title	Phone
Type of ☐ Corporation ☐ Limited Liability ☐ Proprietor ☐ Partnership				State of Organization	DUNS Number
Federal Tax ID				Nature of Business	Date Established under Current Ownership
Current Year Sales		Current Year Net Income		Previous Year Sales	Previous Year Net Income

OWNERSHIP & BANKING INFORMATION:

President			Vice President		
Treasurer			Secretary		
For proprietorships, partnerships, and corporations, please show name, residence address, and social security number of principles or officers.					
First	M.I.	Last	Residence Address		Social Security Number
Bank Reference (Exact Branch) List All Banks Used in the Last 5 Years			Account Number	Type of Account	Bank Contact
					Phone Number

THIS APPLICATION DOES NOT OBLIGATE GFC TO ENTER INTO ANY LEASE, RENTAL OR PURCHASE AGREEMENT.

By signing this application the Applicant and the undersigned affirm that you are authorized to sign this application for the Applicant, and you certify that this Provision constitutes an authorized and express, written instruction to Gordon Flesch Company, Inc. ("GFC"), its designee (and any assignee or potential assignee thereof) authorizing review of the personal credit profile of the Applicant's profile as well as the personal profile of the undersigned, from a national credit bureau or public information database. This express authorization shall extend to obtaining a credit profile in considering the application of the Applicant and subsequently for the purposes of update, renewal or extension of any lease agreement, and for reviewing or collecting the resulting account. Furthermore, you the Applicant and the undersigned certify that this application is for the extension of commercial credit only, and any equipment subsequently leased, rented, or purchased will be used exclusively for commercial purposes and not for personal, family or household purposes. You acknowledge and understand that the information being gathered by GFC pursuant to this application is to be used by GFC for the purpose of: (1) determining the Applicant's eligibility, as determined by GFC in its sole discretion, to lease certain business equipment from GFC, (2) future review of the account for the purpose stated above, and (3) comply with Federal laws and regulations. The Applicant and undersigned hereby waive and release any and all claims and causes of action of every kind and nature that Applicant or its principals or personal guarantors may have against GFC, its employees, agents, officers and shareholders arising, either directly or indirectly, from GFC's investigation, and agree to indemnify GFC from any suit or claims arising from such investigation, including costs and reasonable attorney fees. A PDF or facsimile copy of this authorization shall be valid as the original. I FURTHER CERTIFY that I have not withheld ANY information on our financial condition that would have a material effect on our ability to perform and comply with the terms and conditions of any GFC lease, rental, or purchase agreements.

If your application is denied, you have the right to a written statement of the specific reasons for the denial. To obtain the statement, contact our office within sixty (60) days from the date you are notified of our decision.

ECOA Statement: The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, age (provided the applicant has the capacity to enter into a binding contract), because all or part of the applicants income is derived from any public assistance program, or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The Federal Agency that administers compliance with this law is the Federal Trade Commission, Equal Credit Opportunity, Washington D.C. 20580.

NOTICE TO OHIO APPLICANTS: The Ohio laws against discrimination require that all creditors make credit equally available to all credit worthy customers, and that credit reporting agencies maintain separate credit histories on each individual upon request. The Ohio civil rights commission administers compliance with this law.

FACSIMILE SIGNATURES/COUNTERPART SIGNATURES: GFC and You agree that a facsimile, scanned, and/or e-mailed or otherwise reproduced signature on this application shall be a binding signature and carry the same legal force as an original signature. This application may be executed in counterparts, which collectively shall be deemed one application.

X _____
Co-Applicants Signature

Print Name

Date

X _____
Applicants Signature

Print Name

Date



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
May 27, 2025

SUBJECT: Surplus Property

FROM: Rania Serences, Purchasing and Budgeting Coordinator

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move that the Village Board approve Ordinance S-1728 authorizing the sale, donation, or disposal of surplus items.

Background/History:

The attached ordinance authorizes the sale of various surplus equipment from the Public Works Department, as well as the donation of thirty-eight (38) attack hoses from the Fire Department to Romeoville Fire Academy.

The Public Works equipment consists of:

- LAYTON H-500B PAVER H-10949-C-07
- 2004 ARROWMASTER ARROW BOARD 09034240
- 1996 CRAFTSMAN 17" REAR TINE ROTOTILLER 122800T005631
- 2011 M-B-W PLATE COMPACTOR MODEL AP1400 1230729
- N/A HONDA TRASH PUMP MODEL WT30X GC04-1515272
- 1992 RYAN SOD CUTTER MODEL 544845

The Public Works equipment has reached the end of its useful lives and have been replaced with newer models. The attack hoses have also been replaced with newer models. The hoses are more than ten (10) years old and have served their NFPA 1962 recommended life cycle. Staff will request a signed and attested release agreement from Romeoville Fire Academy for the attack hoses prior to donation (see attached).

Staff will register the Public Works equipment with iBid, the online auctioneer run by the State of Illinois. If no bids are received through the online auction, any remaining equipment will be disposed of

properly.

Recommendation:

Staff recommends that the Village Board approve Ordinance S-1728 authorizing the sale, donation, or disposal of surplus items

Attachments:

1. PWEquipFDHosesOrd
2. FDHosesReleaseAgreement

THE VILLAGE OF OAK BROOK
COOK AND DUPAGE COUNTIES, ILLINOIS

ORDINANCE

2025-PP-S-1728

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 27th day of May 2025

ORDINANCE 2025-PP-S-1728

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 below items by sale or donation or recycling 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.

ITEMS TO BE SOLD ON iBID

PUBLIC WORKS SURPLUS EQUIPMENT		
<u>YEAR</u>	<u>ITEM</u>	<u>SERIAL NUMBER</u>
2007	LAYTON H-500B PAVER	H-10949-C-07
2004	ARROWMASTER ARROW BOARD	09034240
1996	CRAFTSMAN 17" REAR TINE ROTOTILLER	122800T005631
2011	M-B-W PLATE COMPACTOR MODEL AP1400	1230729
N/A	HONDA TRASH PUMP MODEL WT30X	GC04-1515272
1992	RYAN SOD CUTTER MODEL 544845	94092991B

HOSES TO BE DONATED TO ROMEOVILLE FIRE ACADEMY, ROMEOVILLE, IL

<u>QUANTITY</u>	<u>ITEM</u>
38	2.5" x 50' Ponn Conquest Attack Fire Hose

APPROVED THIS 27th day of May 2025

Laurence E. Herman
Village President

PASSED THIS 27th day of May 2025

Ayes: _____

Nays: _____

Absent: _____

ATTEST:

Netasha Scarpiniti
Village Clerk

RELEASE AGREEMENT

THE VILLAGE OF OAK BROOK (“Oak Brook”), ILLINOIS, an Illinois municipal corporation do hereby donate, assign, transfer, and set over to **ROMEOVILLE FIRE ACADEMY (“RFA”), 18 Montrose Drive, Romeoville, Illinois 60446**, the following described personal property, to wit:

<u>QUANTITY</u>	<u>ITEM</u>
38	2.5" x 50' Ponn Conquest Attack Fire Hose

AS IS, WHERE IS, with NO WARRANTIES OF ANY KIND.

1. **Condition of Tasers; Disclaimer of Warranties and Release.** RFA hereby acknowledges that it, or its employee(s), agent(s), or contractor(s), has the expertise necessary to inspect the Fire Hoses. The Fire Hoses are transferred to RFA AS IS, WHERE IS, AND WITHOUT WARRANTIES, EXPRESS OR IMPLIED, OF ANY KIND, and INCLUDING THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. Except for those representations specifically enumerated in paragraph 2 below, RFA, for itself, its successor, agents, and assigns, hereby releases and forever discharges Oak Brook, it successors, assigns, affiliates, agents, employees and legal representatives from any and all claims, losses, and demands or liability of every kind, whether known or unknown, which RFA has, or may have, arising out of RFA's use or ownership of the Fire Hoses after the effective date of this Release Agreement and RFA assumes all risk related to or arising from RFA's use or ownership of the Fire Hoses after the effective date of this Release Agreement. This Release is binding upon RFA, its successors, agents, employees, assigns and legal representatives, and inures to the benefit of Oak Brook and its successors, assigns, affiliates, agents, employees, and legal representatives.
2. **Donator Representations.** Oak Brook represents and warrants only that as of the date hereof, Oak Brook is the owner of the Fire Hoses, free and clear of any lien, security interest or encumbrance, and that no financing statement covering said Fire Hoses or any proceeds thereof is on file in any public office.
3. **Authority, Expertise.** RFA represents that it has the appropriate authority to enter into this Release Agreement and appropriate expertise and technological knowledge to take ownership of the Fire Hoses.

IN WITNESS WHEREOF, RFA AND VILLAGE have caused this Release Agreement to be duly executed and effective as of the date of full execution by both parties (the "Effective Date").

ATTEST:

VILLAGE OF OAK BROOK, ILLINOIS

By: Greg Summers, Village Manager

ATTEST:

ROMEDEVILLE FIRE ACADEMY

By:

Its: _____

EFFECTIVE DATE:



ITEM 9.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
May 27, 2025

SUBJECT: Discussion on Sports Core Committee Recommendation and Sub-Committee Findings Regarding the Bath and Tennis Facilities

FROM: Joseph Mitchell, Assistant Village Manager

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: Staff recommends that the Village Board discuss the proposal as identified herein

Background/History:

At the April 8, 2025, Village Board meeting, the Board held a preliminary discussion regarding the potential for Chic Chef Catering to lead a multi-million-dollar renovation of the Oak Brook Bath & Tennis (OBBT) facilities. The conceptual plan included a remodeled banquet facility, new and modern locker rooms (male, female, and family), updated offices for pool and tennis management, new tennis member restrooms, and a newly constructed pool check-in facility and pool café.

After extensive discussion, the Board referred the proposal to the Sports Core Committee for further evaluation of the long-term future of the OBBT facilities.

On April 29, 2025, at a special meeting of the Sports Core Committee, the Committee received a presentation on the current conditions and capital needs of the facilities and were requested to answer two questions. Following considerable discussion and resident comments, the Committee voted “Yes” to the first strategic question:

Assuming that the Village can find a revenue source to sustain the pool, tennis, and banquet facilities over the long-term, should they strive to keep those facilities open once a major capital investment is needed?

The Committee then tabled the second question for additional analysis by a sub-committee to explore possible options to:

“If so, how should the capital expenses of preserving the pool, tennis, and banquet facilities be funded?”

In response, the Village President established a sub-committee tasked with evaluating potential funding mechanisms. The sub-committee reviewed and prioritized several key capital improvement needs, including:

- Reconstruction of eight (8) clay tennis courts
- Construction of a new dive well
- Development of a lap pool with hybrid zero-entry access
- Replacement of the wading pool with a new splash pad to the children’s aquatic area
- Construction of new Tennis and Pool Management offices, Poolside Grille, and Check-In area
- Renovation of existing locker rooms and creation of a family locker room
- Comprehensive renovation of the banquet facility or limited repairs as outlined in the 2016 Reserve Study (excluding pool and tennis court reconstruction)

Funding Options Evaluated by the Sub-Committee included the following:

1. Village Financial Support

- Use of General Fund subsidies
- Reallocation of revenues from other Sports Core assets (i.e., Oak Brook Golf Club)

2. Outside Funding Sources

- Partnership with a Private Banquet Operator to finance renovations and operations

3. Gift Funding

- Full private \$18M donation (with naming rights) to fund facility reconstruction
- Partial private donation to fund facility reconstruction

Sports Core Committee and Sub-Committee Recommendation

The sub-committee unanimously recommended pursuing a formal partnership with a private banquet operator after extensive review of all options, including the attached Funding Evaluation Matrix. This strategy was determined to be the most feasible, economically viable, and sustainable long-term solution for the OBBT. Key benefits of this approach include:

1. Minimal financial risk to the Village
2. Establishment of a consistent, long-term revenue stream to support ongoing operations
3. Elimination of dependence on Village subsidies, Golf Club revenue, or major private gifts
4. Facilitation of a full-scale, near-term facility renovation and modernization

On May 21, 2025, during the regularly scheduled Sports Core Committee meeting, the members reviewed the findings of the sub-committee and voted to approve pursuing a formal partnership with a private banquet operator—specifically Chic Chef Catering—through the creation of an addendum to the Licensing Agreement which was previously approved by the Board on December 12, 2023.

Since the April 8, 2025, Village Board meeting, staff and legal counsel have been working with the Chic Chef Catering team to further negotiate the terms of the proposed license addendum, and the following items have been modified as compared to the earlier version of the addendum presented to the Village Board:

1. Upon completion of the renovation, the Licensee agrees that no event shall be booked with attendance exceeding the banquet facility's authorized capacity for the year 2025 by more than eighty (80) persons.
2. Licensee shall host twice monthly "Oak Brook Community Nights" from 5:00 PM to 12:00 AM, at the premises for Village residents.
3. A performance measure stipulation that Oak Brook Manor revenues cannot fall below 20% of the weighted average of the previous five years unless triggered by force majeure. Dropping below the 20% weighted average shall constitute a breach subject to contract termination for cause.
4. The Licensee shall host an end-of-season pool party for all Bath and Tennis members at the conclusion of the annual pool season at the Bath and Tennis facilities.
5. The Village has the right to book an event including use of the Oak Brook Manor, Monday – Thursday with no venue cost.
6. Addition of a new annual Village buyout provision beginning after year 10, wherein the Village shall have the authority, at its sole discretion, to terminate this Agreement without cause from the completion of year 10 through the end of year 24 of its term.

The Chic Chef Catering team will be present at the Village Board meeting to make a presentation regarding their proposal.

Recommendation:

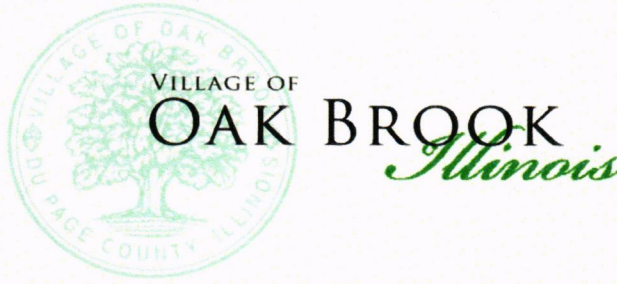
Staff recommends that the Village Board discuss the Sports Core Committee and Sub-Committee's

recommendation to pursue a partnership with a private banquet operator as the most financially viable path forward for the Oak Brook Bath & Tennis Club through its offering a long-term sustainability strategy.

Attachments:

1. Chic Chef Signed Agreement
2. First Addendum to License Agreement Comments JM
3. Copy of Bath and Tennis 20 Year Analysis -Martin Computations_
4. 2016 Village of Oak Brook Bath and Tennis Club Report
5. Village of Oak Brook Bath and Tennis Repair Estimates
6. Antiquated Check-In Facility with Water Damage Walls
7. Antiquated Pool Locker Room
8. Broken Concrete and Foam Insulation
9. Cathedral Leak North End
10. Cathedral Leak South End
11. Collapsing Sanitary
12. Cooler Leak from Roof
13. Deteriorating Masonry Post
14. Deteriorating Stonework
15. Equipment Not Screened From View
16. Gutter Flashing
17. Inefficient Ventilation
18. Interior Pool Check-In Water Damage #1
19. Interior Pool Check-In Water Damage #2
20. Leaking Thermopane
21. Oak Brook Manor Renovation Drawings
22. Office Entry Inside of Bathroom Stall
23. Outdated and End of Life Equipment
24. Pool Basement Ceiling #3
25. Pool Basement Ceiling #1
26. Pool Basement Ceiling #2
27. Pool Basement Rusted Pipe
28. Pool Basement Leaking Pipes
29. Pool Basement Leaking Pipes #2
30. Pool Check-In Rotting Siding #1
31. Pool Check-In Rotting Siding #2
32. Damaged Lap Pool
33. Lap Pool Damage #2
34. Pool Check-In Rotting Siding #3
35. Pool Check-In Rotting Siding
36. Pool Locker Room Rotting Wood
37. Poor Roof Drainage

38. Roof Flashing Damage
39. Rusting Plumbing
40. Standing Water -Improper Pitching of the Roof
41. Tennis Office Rotting Walls
42. Tennis Office Rotting Windows
43. Tennis Office Window Frame Wall Collapsing
44. Unusable Fireplace Due to Poor Modification (No Ventilation)
45. Water Drains Through Tennis Office



ITEM 10.A.14

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

AGENDA ITEM

Regular Board of Trustees Meeting
of
December 12, 2023

SUBJECT: Bath and Tennis Clubhouse Food and Beverage Management Licensing Services Agreement

FROM: Joseph P. Mitchell, Assistant Village Manager 

BUDGET SOURCE/BUDGET IMPACT: The proposed Bath and Tennis Clubhouse Food and Beverage Management Leasing Services agreement would net a minimum of \$120,000.00 annually in rent for use of facility and 15% of all gross food and beverage sales from events hosted onsite. The Village of Oak Brook shall receive sales taxes associated with all outside catering services performed by Chic Chef whereupon any or all of the food is prepared at the Clubhouse.

RECOMMENDED MOTION: I move that the Village Board approve Ordinance 2023-SC-AG-CHIC-S-1686 an Ordinance Approving and Authorizing the Execution of a Licensing Agreement for the Managing of the Bath and Tennis Clubhouse Food and Beverage Management Licensing Services Agreement.”

Background/History:

At the October 10, 2023, Board of Trustees Meeting, the Village Board approved the “Authorization to Seek Bids or Proposals or Negotiate Contracts: Food and Beverage Management Leasing Services at the Bath & Tennis Clubhouse, Golf Club, and Poolside Café.”

Subsequent to that meeting, a Request For Proposals was disseminated through the Village website and a legal notice through the Daily Herald with a closing date and time of Thursday, November 2, 2023, at 2:00 P.M. A pre-submittal meeting and facility tour was held at 10:00 am on Friday, October 20, 2023, beginning at the Bath and Tennis Clubhouse, 800 Oak Brook Road whereupon five (5) interested parties participated.

The Village received four (4) proposals, three (3) proposals were for managing all three (3) locations and one proposal specifically requested to only manage the Golf and Poolside Café.

After careful and thorough review by staff, Chic Chef was chosen solely for Bath and Tennis Clubhouse Food and Beverage Management based on its award-winning service, Wedding Wire Couple's Choice Awards 2023 and The Knot, Best of Weddings 2023, and experience in catering and hosting special events. Currently, Chic Chef caters or hosts over two hundred and eighty (280) events per year. Additionally, Chic Chef proposed the highest lease price, \$10,000.00 per month and annual percentage of gross revenue for food and beverage of 15% to be paid to the Village for use of the Clubhouse. Further, Chic Chef will split the cost for utilities at the clubhouse equally (50%) with the Village if they exceed \$20,000.00. Chic Chef also agrees to be solely responsible for any interior maintenance, to include preventive maintenance and repair of all equipment, building mechanical systems, furnishings and supplies within the Clubhouse and cleaning.

Recommendation

Staff recommends that the Village Board approve Ordinance 2023-SC-AG-CHIC-S-1686 an Ordinance Approving and Authorizing the Execution of a Licensing Agreement for the Managing of the Bath and Tennis Clubhouse Food and Beverage Management Licensing Services Agreement.

THE VILLAGE OF OAK BROOK
COOK AND DUPAGE COUNTIES, ILLINOIS

ORDINANCE
NUMBER 2023-SC-AG-CHIC-S-1686

AN ORDINANCE
APPROVING AND AUTHORIZING THE EXECUTION OF THE
LICENSE AGREEMENT BY AND BETWEEN THE VILLAGE OF
OAK BROOK AND CHIC CHEF CATERING, INC.

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 12th day of December 2023

ORDINANCE NO. 2023-SC-AG-CHIC-S-1686

AN ORDINANCE
APPROVING AND AUTHORIZING THE EXECUTION OF THE LICENSE AGREEMENT BY
AND BETWEEN THE VILLAGE OF OAK BROOK AND CHIC CHEF CATERING, INC.

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 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, the Village of each Village may fix the amount, terms, and manner of issuing and revoking licenses pursuant to 65 ILCS 5/11-60-1;

WHEREAS, the Village is the owner of certain real property located within its corporate boundaries commonly known as the Oak Brook Bath & Tennis Club (hereinafter the "Club") located at 800 Oak Brook Road, Oak Brook, IL 60523 (the "Property"), which is currently improved with various buildings and facilities including but not limited to a banquet hall, swimming pools, tennis courts, Catering areas, and social space;

WHEREAS, the Village has previously managed and operated the event planning and food and beverage catering services (the "Catering Services") at the Club;

WHEREAS, to alleviate the related administrative and management burdens, the Village desires to contract with a third-party to manage and operate the Club's Catering Services on a portion of the Property;

WHEREAS, Chic Chef Catering, Inc., (the "Licensee") is an Illinois Corporation with its principal place of business at 1000 Pauley Dr., Elk Grove Village, IL 60007 in the business of event planning, hosting, and food and beverage catering;

WHEREAS, Licensee desires to contract with the Village to manage and operate the Catering Services located on a portion of the Property, all in accordance with and subject to the terms and conditions of the License Agreement (the "Agreement"), attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the Village is willing to grant the necessary rights and privileges to Licensee subject to the terms and conditions of said Agreement.

WHEREAS, the Corporate Authorities of the Village of Oak Brook deems it to be in the best interests of the Village and its residents to approve and consent to the License Agreement for the purposes referenced 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 the ordinance are full, true and correct and do hereby, by reference, incorporate and make them part of this ordinance as legislative findings.

Section Two – Approval of Agreement

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

Section Three – Authorization

The Village Manager is hereby authorized to execute, and the Village Clerk is hereby authorized to attest to 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 ordinance 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 ordinance are hereby, in all respects, ratified, approved, authorized, and confirmed.

Section Seven – Effective Date

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

Section Eight - Publication

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

Section Nine – Conflict Clause

All ordinances, parts of ordinances 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 ordinance 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 ordinance, which are hereby declared to be separable.

Section Eleven – 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 12th day of December 2023.

Ayes: Trustee Jain, Manzo, Martin, Reddy, Tiesenga

Nays: Trustee Nagle

Absent: None

APPROVED THIS 12th day of December 2023.



LAURENCE E. HERMAN,
Village President

ATTEST:



NETASHA SCARPINITI,
Village Clerk

EXHIBIT A

[Agreement]

LICENSE AGREEMENT

THIS LICENSE AGREEMENT (this "Agreement") is made as of the date last signed below (the "Effective Date"), between the Village of Oak Brook, a municipal corporation organized under the laws of the State of Illinois with its principal place of business at 1200 Oak Brook Rd, Oak Brook, IL 60523 (the "Village") and Chic Chef Catering, Inc., an Illinois Corporation with its principal place of business at 1000 Pauley Dr., Elk Grove Village, IL 60007 (the "Licensee"). Both the Village and Licensee each individually a "Party" and collectively the "Parties" hereto, state the following:

RECITALS

WHEREAS, the Village is the owner of that certain real property located within its corporate boundaries commonly known as the Oak Brook Bath & Tennis Club (hereinafter the "Club") located at 800 Oak Brook Road, Oak Brook, IL 60523 (the "Property"), legally defined in Exhibit A-1, attached hereto, and depicted in Exhibit A-2 attached hereto; which is currently improved with a number of buildings and facilities including but not limited to a banquet hall, swimming pools, locker rooms, tennis courts, catering areas, and social space;

WHEREAS, Chic Chef Catering, Inc., is an Illinois Corporation with its principal place of business at 1000 Pauley Dr., Elk Grove Village, IL 60007 in the business of event planning, hosting, and food and beverage catering;

WHEREAS, the Village has previously managed and operated the event planning and food and beverage catering services (the "Catering Services") at the Club;

WHEREAS, to alleviate the related administrative and management burdens, the Village desires to contract with a third-party to manage and operate the Club's Catering Services on a portion of the Property;

WHEREAS, Licensee desires to contract with the Village to manage and operate the Catering Services located on a portion of the Property, all in accordance with and subject to the terms and conditions of this Agreement; and

WHEREAS, the Village is willing to grant the necessary rights and privileges to Licensee subject to the terms and conditions of this Agreement.

NOW THEREFORE, in consideration of the covenants and agreements contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

ARTICLE I. RECITALS

The Parties hereto acknowledge the accuracy of the foregoing recitals and do hereby incorporate them into this License Agreement by reference as if they were fully set forth in this Article I.

ARTICLE II. DEFINITIONS

The Parties hereto acknowledge and agree the following terms shall have the meanings provided below throughout this Agreement:

- A. **Licensed Premises.** The Village, in reliance upon and in consideration of the representations, warranties, covenants and conditions herein contained on the part of Licensee, hereby permits to Licensee, and Licensee hereby hires and takes of and from the Village for the Term, as hereinafter defined, and upon the provisions, covenants and conditions herein set forth, that certain area of the Club on the Property (the "Premises") to operate the respective Permitted Uses, as hereinafter defined, in substantial conformance with the approximated outline as depicted on Exhibit A-3 attached hereto and incorporated herein by reference. The areas of the Property that is excluded from the licensed Premises provided for herein will be used and maintained by the Village and/or other contracted party.
- B. **Catering Area.** The general areas of the Licensed Premises where the Catering Facilities, as hereafter defined, exist. See Exhibit A-3 attached hereto and made a part hereof for a depicting of the specific locations on the Property at which Catering operations may be conducted as a food and beverage service provider (the "Catering Area"). All structures, stands, carts, signs and/or vehicles shall be provided by Licensee at its sole cost and expense and shall be constructed in accordance with or otherwise comply with the design and sign criteria adopted by the village and in effect from time to time.
- C. **Banquet Area.** The general areas of the Licensed Premises where the Banquet Facilities, as hereafter defined, exist. See Exhibit A-3 attached hereto and made a part hereof for a depiction of the specific locations on the Premises at which the Parties agree banquet events and activities may be conducted in accordance with the terms provided herein and upon mutual agreement by the Parties on a case by case basis. Licensee understands and acknowledges that the Village will have priority to host the specific Special Events provided in Exhibit D and Licensee shall coordinate with the Village to avoid any conflicts around each specific Special Event. In the event the Village desires to host or use a portion of the Property for Village sponsored events not listed in Exhibit D, the consent of Licensee shall not be unreasonably withheld.
- D. **Licensed Area.** The Licensed Area shall mean the licensed Premises in its entirety, but also refer to those areas within the Premises that are not specifically detailed in the collective Exhibit A, but may exist in a less than permeant manner as required to operate the Club or accommodate for any future written agreements between the Parties to modify the specified areas as needed.
- E. **Payment of Fees.** All checks payable hereunder to the Village are payable to: "The Village of Oak Brook" and sent to 1200 Oak Brook Rd, Oak Brook, IL 60523 to the attention of the Director of Finance.
- F. **Term.** The initial term of this Agreement shall begin on the Effective Date and expire three (3) years following the date of February 1, 2024 (the "Term"). The provisions of this Agreement shall remain in full force and effect throughout the entire Term and any optional Extension Period, as defined herein, unless terminated earlier pursuant to this Agreement. Licensee shall have the option to extend (each an "Option") the Term for two (2) additional consecutive periods of two (2) years each (each Option representing a distinct "Extension Period") upon all terms and conditions of this Agreement, except that Licensee shall have no further right to extend the Term after the second Extension Period, and the Minimum Fee and the Percentage Fee shall be increased in accordance with the Fee Structure, attached hereto and incorporated herein as Exhibit B. An Option may be exercised only by Licensee giving the Village irrevocable and unconditional written notice thereof no later than three (3) months before the commencement of the applicable

Extension Period. Said exercise shall, at the Village's election, be null and void if Licensee has failed to faithfully, diligently and consistently comply with all obligations under this Agreement during the Term or an Extension Period, as the case may be, or if Licensee is in default under this Agreement at the date of said notice or at any time thereafter and prior to commencement of said Extension Period. If Licensee shall fail to exercise an Option in accordance with the terms hereof, said Option shall terminate and be null and void. Licensee's exercise of an Option shall not operate to cure any default by Licensee of any of the terms or provisions in this Agreement, nor to extinguish or impair any rights or remedies of the Village arising by virtue of such default. If this Agreement or Licensee's right to possession of the Premises and/or any other area located on the Property shall terminate in any manner whatsoever before Licensee shall exercise an Option, or before the commencement of the applicable Extension Period or if Licensee shall have assigned this Agreement (without the written consent of the Village); in whole or in part, or subleased or sublicensed all or any portion of the Premises (without the written consent of the Village) before Licensee shall have exercised the applicable Option, then immediately upon such termination, sublease, sublicense or assignment, the Options shall simultaneously terminate and become null and void. If the Term shall terminate for any reason prior to the expiration of the initial Term or first Extension Period, in the case of the second Option, then the Options shall become null and void, whether or not it has been previously exercised. Time is of the essence of this provision.

- G. Times of Operation. See Exhibit C attached hereto and made a part hereof for specific operating dates, hours of operation, and prohibitions on operation relating to the licensed areas that are subject to this Agreement.

Licensee agrees to continuously operate and conduct its business from the Premises and License Area during the minimum periods required above for the uses permitted hereunder in a first-class, professional and businesslike manner consistent with reputable business standards and practices such that the reputation of the Property is developed and enhanced and the Additional Fees are maximized. Without limiting the foregoing, Licensee shall keep the Premises and License Area adequately staffed with well trained personnel for efficient first-class service. Licensee agrees that the foregoing obligations go to the essence of the parties' agreement hereunder.

- H. Permitted Use. Licensee shall be authorized and permitted to use the Premises and Licensed Area(s) to operate and manage a food and beverage catering business with event planning and hosting components including Catering Services both on-premises within the Banquet Area as well as off-premises at the desired location of Licensee's clients (the "Catering Event Activities"). Licensee will perform the food and beverage preparation activities utilizing the existing commercial kitchen within the Catering Area (the Catering Area and commercial kitchen areas may also referenced as the "Catering Facility" or "Catering Facilities"). Licensee will perform the event planning, and when applicable for on-premises events, hosting activities, within the delineated Banquet Area and surrounding ancillary guest areas (collectively the "Banquet Facility" or "Banquet Facilities").
- I. Minimum Fee. Unless otherwise provided for or otherwise mutually agreed by the Parties hereto, Licensee shall pay a minimum fee (the "Minimum Fee") in the amount of \$120,000.00 per year, payable in equal monthly installments of \$10,000.00. Such monthly payments shall be due on the first (1st) day of each month throughout the entire Term and any Extension Period provided herein. The first payment of the Minimum Fee shall be due February 1, 2024. Upon Licensee exercising its Option to extend the Term of this Agreement for any Extension Period, the Minimum Fee shall increase in accordance with the schedule provided within Exhibit B.

- J. Additional Fees. In addition to the above Minimum Fee, throughout the Term and any optional Extension Period thereafter, Licensee shall pay, or cause to be paid, to the Village, where applicable: (i) the associated Sales Tax for all Catering Event Activities, as hereinafter defined; and (ii) a Percentage Fee of Gross Sales, as hereinafter defined, resulting from any product or service offerings relating to the Permitted Use of the Premises, in accordance with the schedule provided in Exhibit B.
- K. Catering Event Activities. Any "Catering Event Activities" shall mean all business activities conducted by Licensee that in any way utilize the use of the Premises and its related Catering Facilities or Banquet Facilities, regardless of whether any catering service or event is hosted or performed on-premises at the Property, or off-premises at a remote location. In the event the Licensee engages with any client or unrelated entity for the performance of any Catering Event Activities off-premises, Licensee agrees and acknowledges that the Point-of-Sale shall be the Village of Oak Brook. All agreements signed by clients with Licensee shall be executed in Oak Brook at the Club. Licensee will set a date and time with the clients so all parties can meet at the Club. The parties hereto understand that Licensee may have to collect or be reimbursed the sales tax derived from the sale, therefore, Licensee hereby understands and agrees that any sales tax derived from contracts entered into in the Village of Oak Brook shall be paid to the Village immediately upon collection of said sales tax.
- L. Other Charges:
Licensee shall be responsible for 50% of the aggregate cost of the following utility services that exceeds \$20,000.00 in any calendar year during the enactment of this agreement:
- i. electricity
 - ii. water
 - iii. gas
 - iv. trash removal
- M. Other Expenses:
Licensee shall be solely responsible for all costs and expenses in performing its obligations under this Agreement, including but not limited to any and all operational costs of providing food and beverage services and shall specifically include costs and expenses of management, labor, supplies, materials, and food and beverage products. Licensee shall be solely responsible for all costs and expenses related to point-of-sale operations. Licensee shall be responsible, at its sole cost and expense, for arranging, providing, and funding the care and maintenance of kitchen and bar support services, including point of sale and inventory software and hardware, grease traps, beer and soda lines, CO2 systems, pest control, dish cleaning machines, fryer and range hood care and cleaning. Licensee shall be responsible, at its sole cost and expense, for any desired cable or satellite television expenses. Licensee shall be solely responsible for sourcing its own internet service connection and any costs or expenses related to the installation, maintenance, or use of such internet service.
- N. License Fees. Licensee shall be responsible for obtaining, and maintaining, the applicable business and liquor licenses from the Village at all times throughout the Term of this Agreement.
- O. Performance Deposit. Licensee, concurrently with the execution of the this Agreement, shall deposit in advance with Village, the sum of equal to one month's Minimum Fee in the form of a Performance Deposit as security for the full and prompt performance by Licensee of all of its obligations hereunder, which sum may be applied by Village for the purpose of any default or defaults of Licensee under this Agreement including the costs to cover any lost or damaged Equipment, less normal wear and tear, upon Termination.

P. Equipment.

- i. Use of Village Equipment. Within 30 days after the execution of this Agreement, the Licensee shall review the list of food and beverage related equipment, furnishings, and other personal property, attached hereto and incorporated herein as Exhibit E, that is located on the Licensed Premises (the "Village's Equipment" or "Equipment") and shall identify such Equipment that it desires to use for its operations. The Licensee may use the Village's Equipment at no cost to the Licensee but shall be responsible for maintaining, repairing or replacing the Village's Equipment at its sole cost. Use of the Village's Equipment shall not entitle the Licensee to any ownership or leasehold interest in said Equipment. The Village shall have the option of removing and/or storing on the Licensed Premises any Village Equipment that the Licensee opts not to use.
- ii. Condition of Village's Equipment. The Licensee acknowledges and agrees that it has inspected the Village's Equipment. The Licensee acknowledges and agrees that no representations as to the condition of the Village's Equipment have been made and no agreements or promises to repair or replace the same have been made by the Village prior to execution of this Agreement that are not herein expressed. The Licensee agrees to use the Village's Equipment in "AS IS" condition. Upon expiration or termination of this Agreement, the Licensee agrees to return the Village's Equipment to the Village in good working condition, normal wear and tear excepted.
- iii. Licensee's Equipment. The Licensee shall purchase and/or provide at its own cost and expense the equipment necessary to exercise its rights and perform its obligations under this Agreement that is not already being provided by the Village (the "Licensee's Equipment"). The Licensee's Equipment shall be delivered, operated, stored and maintained at the Catering Facility and if such is required to be permanently affixed to the Property, shall become the property of the Village upon expiration or termination of this Agreement. The Licensee shall execute a bill of sale for conveyance of the Licensee's Equipment to the Village, free and clear of all liens and encumbrances, upon expiration or termination of this Agreement.

Q. Gross Sales. The term "Gross Sales" as used herein means the total amount in dollars of the actual sales price, whether for cash, credit, in-kind goods or services or otherwise, of all revenues derived from Licensees use of the Premises and operation of the Catering Facility.

R. Operating Season. Licensee agrees to operate and/or perform the Catering Event Activities throughout the calendar year, subject to the time or dates during such period when Licensee is excused or prohibited from operating, as set forth in Exhibit C attached hereto.

S. Law. Any reference to the "Law" or "Laws" shall mean all federal, state, county and local governmental and municipal laws; statutes, ordinances, rules, regulations, codes, decrees, orders and other such requirements, applicable equitable remedies and decisions by courts in cases where such decisions are binding precedents in Illinois and decisions of federal courts applying the laws of Illinois at the time in question.

T. Parking Area. Licensee shall work with the Village in establishing and implementing a parking plan for scheduled events at the Club to ensure adequate parking and pedestrian access for the attendees of such events and the patrons of other surrounding Village facilities. For scheduled weddings and other large-scale events hosted at the Club, Licensee shall be responsible for securing additional off-site parking sufficient to accommodate the anticipated attendees at Christ Church through an agreement between Christ Church and Licensee. Licensee shall be responsible

for arranging for Oak Brook Police Department personnel to assist attendees crossing over 31st Street from Christ Church to the Club. Licensee shall be responsible for reimbursing the Village for all such costs associated with this crossing assistance at the Village's published rates. Licensee shall comply with the parking plan established by the Village for all scheduled events at the Club.

- a. Change of Control. A "Change of Control" shall be deemed to have occurred if any of the following events take place: (i) Acquisition: Any individual, entity, or group of related individuals or entities, whether acting together or separately, acquires beneficial ownership of more than forty-nine percent (49%) of the outstanding voting securities or equity interests of the Licensee, thereby obtaining control over the Licensee; (ii) Merger or Consolidation: The Licensee is a party to a merger, consolidation, or any other similar transaction, where the Licensee is not the surviving entity, resulting in a change in the majority ownership or control of the Licensee; or (iii) Sale of Assets: The licensee sells, transfers, or otherwise disposes of a significant portion of its assets, leading to a change in the majority ownership or control of the Licensee.

ARTICLE III.

LICENSE, PREMISES, LICENSE AREA, USE, AND TRADE NAME

The Village, in consideration of the payment of the Fees (as hereinafter defined), hereby grants the privilege to Licensee to operate a non-exclusive License in the defined Premises subject to the terms contained in this Agreement. Licensee accepts the Premises and the License Area(s) in its "AS IS" condition without any agreements, representations, understandings or obligations on the part of the Village to perform any alterations, repairs or improvements, except as may be specifically provided to the contrary herein. The Premises and the License Area shall be used only for the purposes set forth herein. Licensee shall operate its business at the Premises and the License Area under the general trade name of "_____" and shall not change its trade name without the prior written consent of the Village which the Village may withhold in its sole and absolute discretion. Modifications, whether permanent or temporary in nature, of the Premises and the License Area shall be made upon only written approval from the Village.

ARTICLE IV.

FEES AND REPORTS

A. Fees.

Minimum Fees, Additional Fees and all other fees and charges due under this Agreement are hereinafter collectively referred to as "Fees". Licensee shall pay Minimum Fees and Additional Fees to the Village in the amounts and at the times set forth herein. Failure of Licensee at any time to pay the amounts required under this Agreement shall entitle the Village to cause Licensee to cease operations either temporarily or permanently without forfeiting the Village's rights to collect all past and future Fees owing and without such action constituting a termination of this Agreement; provided, however, that if Licensee cures such failure within thirty (30) days after written notice from the Village, then the Village shall not exercise its right to cause Licensee to cease operations.

For each calendar year throughout the Term of this Agreement, Licensee warrants that the point of sale for all Catering Event Activities shall be at the Property within the Village of Oak Brook. Accordingly, Licensee shall accurately report, pay, or cause to be paid, where applicable, the Sales Tax referenced in Exhibit B, to the Village or other appropriate governmental agency in a timely manner.

For each calendar month throughout the Term of this Agreement, Licensee shall pay to the Village a Percentage Fee of Gross Sales and revenues received within thirty (30) days following the end of said month.

B. Reports.

Throughout the duration of this Agreement Licensee shall keep accurate business records and submit to the Village a detailed monthly report (the "Monthly Report"); and, Licensee shall provide the Village access to its point of sale systems and software. Licensee shall submit each Monthly Report within ten (10) business days following the end of the month said Monthly Report is being submitted for to meet the requirements provided herein. Each Monthly Report shall be certified by Licensee and in such form as will be designated by the Village from time to time, but in any case to include:

1. A breakdown of the number of events hosted on-premises vs. off-premises, occurring in the month that respective Monthly Report was prepared to represent;
2. The Gross Sales figures subject to the Percentage Fee, distinguishing between the Gross Sales derived from off-premises events, on-premises events, general Catering Event Activities, and any other component or transaction subject to the Percentage Fee occurring in the month that respective Monthly Report was prepared to represent;
3. Any other information requested by the Village to be included.

C. Other.

No later than January 30th following the end of each calendar year of the Term, Licensee shall deliver to the Village a statement, certified by Licensee's chief financial officer or a certified public accountant, of all Gross Sales for food and beverage for the said calendar year, and if the amount already paid by Licensee on account of Percentage Fees for that year is less than the actual amount due, then Licensee shall pay the deficiency simultaneously with the submission of said statement. If the amount already paid by Licensee on account of Percentage Fees for that year is more than the actual amount due, then Village shall refund Licensee the overpayment within 30 days of the submission of said statement.

Licensee shall record all sales in accordance with generally accepted accounting practices and retain copies of all sales tax reports and maintain the following books and records: (i) summary of sales reports, (ii) bank statements, (iii) bank reconciliation statements, (iv) state and federal income tax returns; and (v) such other records or methods that would normally be kept pursuant to generally accepted accounting principles, or as the Village may reasonably require in order to determine Gross Sales hereunder. A separate bank account shall be maintained for all revenue from the Premises and the License Area and no funds from any other source shall be deposited in such account. Licensee shall preserve such records and make them available to the Village upon demand at the place such records are preserved. Licensee shall preserve its sales records for each year for at least three (3) years from the end of the applicable calendar year. Upon demand, Licensee shall furnish the Village copies of its sales tax reports for such months as the Village shall request. The Village, by itself or through its auditor or other designated representative, shall have the right upon fifteen (15) days' notice to Licensee to audit all pertinent books, records and tax returns of Licensee for the purposes of verifying statements of Gross Sales submitted by Licensee. Failure to comply with an audit request within fifteen (15) days of such request is a material breach of this Agreement. All expenses of any such audit shall be borne by the Village unless such audit shall disclose discrepancies in reported sales with respect to any statement submitted by Licensee of two and one-half percent (2 ½ %) or more in which case all expenses of such audit, including travel and related expenses, shall be borne by Licensee and be payable on demand. If any such audit shall disclose a deficiency in the payment of Percentage Fee, then such deficiency shall immediately become due and payable with interest per annum at three percent (3%) plus the prime rate as published on the first day of the month in which payment is made as published in The Wall Street Journal or a similar publication or similar commercial rate of interest if the publication or prime rate shall no

longer exist, on the deficiency from the date such payment should have been made. If any such audit discloses discrepancies in reported sales with respect to any statement submit by Licensee of five percent (5%) or more, Licensee shall be in breach under this Agreement and the Village shall have the right to terminate is Agreement in addition to the rights set forth in this Paragraph.

The Village reserves the right to impose a late fee equal to the greater of (a) \$150.00 per late payment or (b) one and one-half percent (1 ½%) compounded monthly on any unpaid balance which remains fully or partially unpaid after the date due.

All payments made under this Agreement shall be sent to the Payment Address of Fees provided in Article II, by check or money order made payable to the Village. All bank service charges resulting from any bad checks shall be borne by Licensee.

ARTICLE V. TERM

The Term shall be for the period set forth in Article II hereof unless terminated prior to that time pursuant to the terms hereof. Throughout the entire Term of this Agreement Licensee shall be open for business in the Premises and the License Area during the entire respective Operating Seasons during all hours and on such days of the week as set forth herein, as the same may be modified from time to time by the Village. Licensee agrees that being open at the times and days aforesaid goes to the essence of the Parties' agreement hereunder and that the Village's remedies hereunder and at Law on account of Licensee's violation thereof may not be adequate. Licensee, therefore, agrees that should Licensee fail to host more than fifty events at the Banquet Facilities during the 2024 calendar year or less than 100 events annually during any subsequent calendar throughout the Term hereof, the Minimum Fee with respect to the following calendar year shall be increased to the sum of one hundred and fifty percent (150%) of the applicable sums as set forth herein. The liquidated damages provided in the previous sentence shall not be in lieu of the Village's other remedies hereunder or at law, and acceptance by the Village of such shall not be deemed an election or remedies or preclude the Village from seeking any other remedy permit the Village on account thereof. Permitting Licensee to continue operating the License shall in no way operate as a waiver on the part of the Village of any of its rights under this Agreement.

ARTICLE VI. TRANSFER OF RIGHTS UNDER AGREEMENT

Licensee agrees that it shall not give, sell, license, assign, sublet, permit, subcontract, sub-License or otherwise transfer its interest in this Agreement or rights or obligations under this Agreement without the express prior written consent of the Village, which consent may be withheld in the Village's sole discretion. Notwithstanding the foregoing, in the event of any dispute of the same, the Village shall never be deemed to have unreasonably withheld its consent if, in the judgment of the Village: (i) the transferee is of a character or engaged in a business which is not in keeping with the standards or criteria used by the Village in granting this Agreement; (ii) the financial condition of the transferee is such that it may not be able to perform its obligations under this Agreement; (iii) Licensee is in default under this Agreement; or (v) the Licensee lacks sufficient experience, in the opinion of the Village, in operating a the Permitted Uses of the type contemplated by this Agreement. The foregoing examples are not intended as an exhaustive list of reasonable reasons for the Village to withhold its consent; Any such transferee shall assume in writing all of Licensee's obligations and responsibilities under this Agreement, which written assumption shall be in the form and substance satisfactory to the Village. A Change in Control of Licensee or its parent shall be deemed a prohibited transfer hereunder. Any such purported transfer without the

consent of the Village shall be null and void and of no effect and, at the sole option of the Village, shall be grounds for termination of this Agreement.

ARTICLE VII. INSURANCE

A. Certificates of Insurance and Additional Insured Endorsement shall be presented to the Village within fifteen (15) days after the receipt by the Licensee of the Notice of Award and the unexecuted agreement, it being understood and agreed that the Village will not approve and execute the lease agreement until acceptable insurance certificates are received and approved by the Village.

B. Each Licensee performing any work pursuant to an agreement with the Village and each permittee working under a permit as required pursuant to the provisions of Title 1, Chapter 8 of the Code of Ordinances of the Village (hereinafter referred to as "Insured") shall be required to carry such insurance as specified herein. Such Licensee and permittee shall procure and maintain for the duration of the agreement or permit insurance against claims for injuries to persons or damages to property, which may arise from or in connection with the performance of the work under the agreement or permit, by either the Licensee, permittee, or their agents, representatives, employees, or subcontractors.

C. A contractor or permittee shall maintain insurance with limits no less than:

1. General Liability - \$1,000,000 combined single limit per occurrence for bodily injury, personal injury, and property damage, provided that when the estimated cost of the work in question does not exceed \$5,000 the required limit shall be \$500,000 and general aggregate of \$2,000,000;

2. Automobile Liability (if applicable) - \$1,000,000 combined single limit per accident for bodily injury and property damage;

3. Worker's Compensation and Employer's Liability - Worker's Compensation limits as required by the Labor Code of the State of Illinois and Employer's Liability limits of \$1,000,000 per accident.

D. Any deductibles or self-insured retention must be declared to and approved by the Village. At the option of the Village, either the insurer shall reduce or eliminate such deductible or self-insured retention as respects the Village, its officers, officials, employees, and volunteers; or the Insured shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses to the extent of such deductible or self-insured retention.

E. The policies shall contain, or be endorsed to contain, the following provisions:

1. General Liability and Automobile Liability Coverage -

a. The Village, its officers, officials, employees, and volunteers are to be covered as additional insureds as respects: liability arising out of activities performed by or on behalf of the Insured; premises owned, occupied, or used by the Insured. The coverage shall contain no special limitations on the scope of protection afforded to the Village, its officers, officials, employee's volunteers, or agents.

b. The Insured's insurance coverage shall be primary insurance as respects the Village, its officers, officials, employees, volunteers, and agents. Any insurance or self-insurance maintained by the Village, its officers, officials, employees, volunteers, or agents shall be in excess of the Insured's insurance and shall not contribute with it.

c. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Village, its officers, officials, employees, volunteers, or agents.

d. The Insured's insurance shall apply separately to each covered party against whom claim is made or suit is brought except with respect to the limits of the insurer's liability.

2. Worker's Compensation and Employer's Liability Coverage

a. The policy shall waive all rights of subrogation against the Village, its officers, officials, employees, volunteers, and agents for losses arising from work performed by the insured for the Village.

b. Each insurance policy shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail has been given to the Village. Each insurance policy shall name the Village, its officers, officials and employees, volunteers, and agents as additional Insureds. Insurance is to be placed with insurers with a Best's rating of no less than A: VII.

c. Each Insured shall furnish the Village with certificates of insurance and with original endorsements affecting coverage required by this provision. The certificate and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be on forms approved by the Village and shall be subject to approval by the Village Attorney before work commences. The Village reserves the right to require complete, certified copies of all required insurance policies, at any time.

d. Each insured shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverages for subcontractors shall be subject to all of the requirements stated herein.

**ARTICLE VIII.
INDEMNIFICATION AND WAIVER**

Licensee will hold the Village and their respective officers, officials, managers, members, employees, partners, agents, directors, volunteers and such other persons as the Village may designate (individually an "Indemnatee" and collectively the "Indemnities") harmless and indemnify from all liability, liens, losses, judgments, costs, damages and expenses of whatsoever kind including reasonable attorneys' fees and costs, which may in any way be suffered by an Indemnatee or which may accrue against or be charged to or recovered from an Indemnatee by reason of or in consequence of the License granted, as aforesaid, or for or on account of any act or thing done or suffered or omitted to be done by Licensee under the authority or supposed authority of such grant. Licensee waives all claims against the Indemnities for injury to persons, damage to property or to any other interests of Licensee sustained by Licensee or any person claiming through Licensee resulting from any occurrence in or upon the Premises or the License Area, including, without limitation, any interruption in any utility services or any alleged failure to provide adequate security services; provided, however, that Licensee does not waive liability if due to gross negligence, gross misconduct and/or intentional acts by the Village, or their agents and employees. It is intended that this Article VIII shall survive the termination of this Agreement.

ARTICLE IX. LICENSEE COVENANTS

Licensee hereby warrants, represents and covenants to the Village as follows:

A. Licensee shall fully carry out all activities and provide all services as required by and limited by this Agreement and shall comply in all respects with this Agreement, including, without limitation, all Exhibits attached hereto.

B. Licensee shall be governed by, adhere to and obeying all respects all applicable Laws including, without limitation, the Village Code, including the any license ordinance as is now, or may be in effect from time to time during the Term and shall be responsible for obtaining any licenses or permits necessary to operate the License. Without limiting the generality of the effect of the foregoing, Licensee shall be governed by, adhere to and obey in all respects all Laws prohibiting discrimination against individuals and groups and all applicable Laws pertaining to prevailing wages. Further, Licensee, including all of its employees, servants, agents, and volunteers shall abide by and comply with all provisions of the Village of Oak Brook Code of Ordinances, resolutions, regulations, and policies as is now, or may be amended from time to time.

C. With respect to the sale, distribution or provision of food pursuant to this Agreement, Licensee represents and warrants that it is familiar with and shall specifically comply with any and all requirements for the operation of a food service establishment in accordance and compliance with the Village Code of Ordinances, as amended. Licensee shall make all necessary applications and obtain the necessary health and safety standard inspections and certificates as required.

D. Licensee shall not (i) permit or suffer any gambling at any time upon the Village property, (ii) permit improper or immoral conduct on the part of its officers, employees or licensees, (iii) permit handbills, leaflets or flyers of any kind, hawking or any other noises or disturbances designed to attract attention or to solicit trade or (iv) permit exclusive use of the Village Property.

E. Licensee shall ensure that no person(s), on the basis of sex, sexual orientation, religion, color, race, national origin, physical or mental handicap, ancestry, age, marital status, unfavorable discharge from military services or otherwise are subjected to discrimination in the use of the facilities to be provided by Licensee or to discrimination in employment decisions by Licensee.

F. Licensee shall make all necessary applications for a federal identification tax number, state sales tax number and a payroll tax number; and shall file all tax returns required by Law. Copies of these certificates and tax returns shall be forwarded to the Village.

G. Licensee shall be qualified to do business and shall maintain itself in good standing to do business under the applicable Law under which it conducts business.

H. Licensee shall not locate on the License Area any structure, stand, trailer, sign cart or vehicle of a permanent or temporary basis without first receiving prior written consent of the Village.

I. Licensee shall not make any alterations, additions or improvements, including the installation of all utilities ("Work"), to the License Area without the prior written consent of the Village, which may be withheld, in the Villages Sole discretion. Additionally, should Village consent to any Work, the Village reserves the right to impose requirements as a condition of such consent or otherwise in connection with

the Work, including without limitation, requirements that Licensee: (a) submit for the Village's prior written approval detailed plans and specifications prepared by licensed and competent architects and engineers, (b) submit for the Village's prior written approval the names, addresses and background information concerning all contractors, subcontractors and suppliers, (c) obtain and post permits, bonds, and additional insurance, (d) submit contractor, subcontractor and supplier lien waivers, (e) use union labor, and (f) comply with such other requirements as the Park District may impose concerning the manner and times in which such Work shall be done and other aspects of the Work. The Village may require that all Work be performed under the Village's supervision. If the Village consents or supervises, or recommends any suppliers, contractors, architects, or engineers, the same shall not be deemed a warranty as to the adequacy of the design, workmanship or quality of materials, or compliance of the Work with any Laws.

All Work shall be performed: (i) in a thoroughly first class, professional and workmanlike manner, (ii) only with materials that are new, high quality and free of material defects, (iii) strictly in accordance with plans and specifications approved by the Village in advance in writing, (iv) not to adversely affect the systems and equipment or the structure of the Catering Facilities, Banquet Facilities or other licensed areas of the Property, (v) diligently to completion and so as to cause the least possible interference with other users of the Property, and (vi) in compliance with all Laws and other provisions of this Agreement. If Licensee fails to perform the Work as required herein or the materials supplied fail to comply herewith or with the specifications approved by the Village, and Licensee fails to cure such failure within forty-eight (48) hours after notice by the Village (except that notice shall not be required in emergencies), the Village shall have the right to stop the Work until such failure is cured (which shall not be in limitation of the Village's other remedies and shall not serve to abate the Fees or Licensee's other obligations under this Agreement).

Licensee shall promptly pay for any Work done or material furnished by or on behalf of Licensee in or about the Licensed Premises and shall not permit or suffer any lien to attach to the Property or the related areas and Licensee shall have no authority or power, express or implied, to create or cause any lien, charge or encumbrance of any kind against the Property. Licensee shall keep the Property, Licensed Premises, the structures, and related areas related to this Agreement free from any mechanic's, materialman's or similar liens or encumbrances, and any claims therefor, in connection with any Work. Licensee shall remove any such claim, lien or encumbrance by bond or otherwise within twenty (20) days after notice by the Village. If Licensee fails to do so, the Village may pay the amount or take such other action as the Village deems necessary to remove such claim, lien or encumbrance, without being responsible for investigating the validity thereof. The amount so paid and costs incurred by the Village shall be deemed Additional Fees under this Agreement payable upon demand, without limitation as to other remedies available to the Village. Nothing contained in this Agreement shall authorize Licensee to do any act which shall subject the Village's title to the Property to any such liens or encumbrances whether claimed by operation of statute or other Law or express or implied contract. Any claim to a lien or encumbrance upon the Property arising in connection with any Work shall be null and void.

Licensee shall pay the Village any out-of-pocket costs, including the reasonable cost of any outside engineer, architect, or consultant, incurred by the Village in reviewing Licensee's plans and specifications and performing any supervision of the Work, and such fees as the Village may reasonably impose for utilities, trash removal, temporary barricades, and other matters in connection with the Work.

J. By entering into this Agreement, Licensee waives all rights, if any, under any ordinance, statute, Law (including common law) or regulation to administrative review of the decision to terminate this Agreement by the Village or any determination by the Village regarding the duties and benefits of this Agreement. The foregoing, however, shall not be deemed a waiver by Licensee of any other rights or remedies permitted under law in connection with any breach of this Agreement by the Village.

L. Licensee shall maintain enough stocked food, beverages and accessories for performing the Catering Event Services. All food and beverage items shall be purchased from reliable and reputable suppliers and, if required by law, all foods and beverages shall be approved by authorized governmental agencies. Food and beverage items shall be consistently high in quality and shall at all times be sanitary. Licensee shall have the capacity, resources, and personnel to fully execute the preparation and delivery of a full-service food and beverage menu within the Licensed Premises to include: (1) Unique and profitable menu created in consultation with the Village that can be prepared and served in a professional manner. The Village understands that menu selections and pricing are a core business component of the food and beverage business, and the Licensee will have the right and responsibility to set the final menu selections and pricing that serve the needs of Licensee's clients for Catering Services; (2) The menu must be able to accommodate patrons who have special diets and/or selective allergies. Menu ingredients need to be identified and consistent in their application; and (3) Licensee shall provide competitively priced catering menu and event packages that position both the Licensee and the Village for financial success, and that is also received as affordable to the target market using the Banquet facilities.

M. Licensee shall store all excess inventory and trash out of sight of the public and in accordance with any regulations or guidelines imposed by the Village.

N. Licensee shall keep the Premises in good working order, repair and condition (which condition shall also be clean, sanitary, sightly and free of pests and rodents, and which repairs shall include necessary replacements and capital expenditures and compliance with all Laws now or hereafter adopted). The Village agrees to cooperate reasonably with Licensee in connection with Licensee's efforts to keep the Premises free of pests and rodents. Licensee's obligations hereunder shall include, but not be limited to, Licensee's trade fixtures and equipment, storefront, entrances, signs, interior decorations, floor-coverings, wall-coverings, entry and interior doors, exterior and interior glass, fixtures, light fixtures and bulbs, keys and locks, fire extinguishers and fire protection and equipment and lines for water, sewer including free flow up to the common sew, HVAC, electrical, gas, steam, sprinkler and mechanical facilities, and other systems equipment which serve the Premises exclusively whether located within or outside the Premises, and all alterations and improvements to the Premises whether installed by the Village or Licensee. Any repairs or other work by Licensee hereunder shall be deemed "Work" as provided in this Article and shall be subject to all of the requirements thereunder, including the Village's prior written consent and approval. Licensee shall provide the Village with evidence that any Work required hereunder has been performed from time to time within five (5) days after the Village's request therefore.

O. Licensee shall maintain appearance of the License Area, picking up and disposing garbage and litter at all times, including policing of the License Area for litter at closing.

P. The Village, in its sole discretion, may permit, but not be obligated to allow Licensee to operate additional Licenses (i.e., Licenses other than those specifically granted for Licensee hereunder) during certain special events within or outside the License Area by entering into separate agreement(s) with Licensee subject to the rules and regulations established by the Village and this Agreement. Participation in special events is contingent upon Licensee remaining in good standing with the Village with respect to Licensee's fee obligations, insurance maintenance, health certification, and all other items required under this Agreement. Except for Licensee's rights specifically granted elsewhere in this Agreement, the Village reserves the right to terminate Licensee's participation in any special event at any time for any reason.

Q. Licensee has responded truthfully regarding its application pursuant to the selection process and/or with any other information it has heretofore furnished the Village.

R. Licensee agrees to work in good faith with the Village to identify practicable solutions to operating challenges not expressly addressed herein. Licensee shall appoint one qualified and readily available representative with authority to give and receive notices, materials and information and approvals under this Agreement and shall notify the Village in writing of such designated representative. Initially, Licensee's representative shall be _____ whose address is _____.

S. To the extent permissible by law, Licensee waives any limits to the amount of its obligations to indemnify, defend or contribute to any sums due under this Agreement, including any claim by any employee of Licensee that may be subject to the Workers Compensation Act, 820 ILCS 305/1 et seq., or any other related law or judicial decision. The benefit of such waiver being limited to the Village and other Villa departments and agencies, and no other person shall be a third-party beneficiary hereof and the Licensee reserves any rights it may have as to such third parties. The Village, however, does not waive any limitations it may have on its liability under the Illinois Workers Compensation Act, the Illinois Pension Code, or any other statute or judicial decision.

T. In the event any questions or disputes arise as to the meaning or application of any provision in this Agreement, the matter will be referred for consideration and resolution to the Village Manager (the "Manager"). The Manager will reduce his decision to write and mail or otherwise furnish a copy of it to Licensee. The decision of the Manager is final and binding on both the Licensee and the Village subject, however, to Licensee's right to appeal the decision of the Manager to the Circuit Court of DuPage County. Licensee must follow the procedures set out in this section and receive the Manager's final decision as a condition precedent to filing an appeal of the decision to the Circuit Court of DuPage County, in which case, the Licensee may obtain the court's determination of whether the Manager's final decision is in conformance with the terms and conditions of this Agreement.

U. Licensee represents and warrants that it is financially solvent; that it and each of its employees, agents and subcontractors of any tier are competent to perform its obligation under this Agreement; and that Licensee is legally authorized to execute and perform or cause to be performed this Agreement under the terms and conditions stated herein.

V. Licensee represents that Licensee and to the best of its knowledge, any of its agents and subcontractors of any tier, are not in violation of the provisions of the Village Code, the Illinois Criminal Code, 720 ILCS 5/33E, as amended and the Illinois Municipal Code, 65 ILCS 5/11-42.1-1, et seq.

W. Licensee hereby irrevocably submits itself to the original jurisdiction of courts located within the County of DuPage, State of Illinois, with regard to any controversy arising out of, relating to, or in any way concerning the execution or performance of this Agreement. If any action is brought by Licensee against the Village concerning this Agreement, the action must only be brought in courts located within the County of DuPage, State of Illinois.

X. Licensee and any assignee or subcontract of Licensee or any other parties claiming by, through or under Licensee must not charge any official, employee or agent of the Village personally with any liability or expenses of defense or hold any official, employee or agent of the Village personally liable under any term or provision of this Agreement or because of the Village's execution, attempted execution or any breach of this Agreement.

Y. Licensee must at all times exercise all reasonable care, comply with all applicable provisions of Laws to prevent accident or injuries, and take all appropriate precautions to avoid damage to and loss of its property, Village property and the property of third parties in connection with any pre-development, rehabilitation or construction work hereunder. Without limiting the effect of the foregoing, Licensee must report to the Village any damage on, about, under or adjacent to its property, Village property or the

property of third persons resulting from Licensee's performance under this Agreement. Licensee is responsible for any damage to Village property or the property of third parties due, in whole or in part, to Licensee's performance under this Agreement, and Licensee must remedy such damage to a reasonably acceptable standard.

Z. Licensee acknowledges that it has had a full opportunity to review and inspect the Premises and the License Area and is satisfied with the condition thereof Licensee's taking possession of the Premises shall be conclusive evidence that the Premises were in good order and satisfactory condition when Licensee took possession. No agreement of the Village to alter, remodel, decorate, clean or prove the Premises, License Area or the Property (or to provide Licensee with any credit or allowance for the same), and no representation regarding the condition of the Premises, License Area or the Property, have been made by or on behalf of the Village or relied upon by Licensee, except for the provision of customary gas utility lines stubbed to the Catering Premise as provided herein.

ARTICLE X. UTILITIES

A. The Village shall provide customary gas utility lines stubbed to the Catering Area. The Village will provide, install and maintain gas feeds reasonably sufficient to operate Licensee's equipment and business. Licensee shall install at its expense smoke detectors and other lifesaving equipment required by local or state code. If necessary, Licensee will provide, install and maintain a kitchen exhaust system within the Premises. Licensee will supply and install exhaust ductwork from the collars on Licensee's hoods to the Buildings exterior, including all fireproofing; outlets and other equipment and all hard wire and any voltage control interlocks between Licensee's exhaust system and the Village's make-up air system, fire control system and energy management system. To the extent that the Village does not provide such portion of the kitchen exhaust system as shall be required on the exterior of the Building, Licensee may install it as required by Law. The Village shall permit the installation of such service equipment and provide the support of its architects and contractors to Licensee at its own expense in order that Licensee may design and install an appropriate system.

B. Where applicable, Licensee shall: (i) make application in Licensee's own name for all utilities not provided by the Village, (ii) comply with all utility company regulations for such utilities, including requirements for the installation of meters, (iii) obtain such utilities directly from, and pay for the same when due directly to, the applicable utility company, and (iv) comply with all Laws with respect to obtaining and utilizing any utilities. The term "utilities" for purposes hereof shall include but not be limited to electricity, gas, water, sewer, steam, fire protection, telephone and other communication and alarm services, HVAC, grease lines and interceptors, if any, and all truces or other charges thereon. The licensee shall install and connect all equipment and lines required to supply such utilities to the extent not already available at or serving the License Area, or at the Village's option shall repair, alter, or replace any such existing items. Licensee shall maintain, repair, and replace all such items, operate the same and keep the same in good working order and condition. Licensee shall not install any equipment or fixtures, or use the same, so as to exceed the safe and lawful capacity of any utility equipment or lines serving the same.

C. The Village does not warrant that any utilities provided by the Village will be free from shortages, failures, variations, or interruptions caused by repairs, maintenance, replacements, improvements, alterations, changes of service, strikes, lockouts, labor strikes, controversies, accidents, inability to obtain services, fuel, steam, water or supplies, governmental requirements or requests, or other causes beyond the Village's reasonable control. None of the same shall be deemed an eviction or disturbance of Licensee's use and possession of the Premises or the License Area or any part thereof or render the Village liable to Licensee for abatement of Fees, or relieve Licensee from performance of Licensee's

obligations under this Agreement. The Village in no event shall be liable for loss of profits, business interruption or other incidental or consequential damages. The Village does not warrant the availability of electric, water, gas, sewers or other utilities at location in the Premises or the License Area.

ARTICLE XI. MARKETING AND SPECIAL EVENTS

Licensee agrees to promote and market the Permitted Uses for the Property to the best of its ability using commercially reasonable efforts. Additionally, the Licensee agrees to accommodate for any special events the Village desires to host at the Property including but not limited to the special events, and terms thereto, listed in Exhibit D, attached hereto and incorporated herein.

ARTICLE XII. HAZARDOUS MATERIALS

Except for small amounts of substances customarily used in the maintenance of food preparation, Catering, or catering facilities and in food service businesses and kept and used by Licensee in accordance with all applicable Laws, Licensee shall not transport, use, store, maintain, generate, manufacture, handle, dispose, release or discharge any Hazardous Material (as defined below) or permit any of the same to occur upon or about the Premises or the License Area or any Village property.

Licensee shall promptly notify the Village of: (i) any enforcement, cleanup or other regulatory action taken or threatened by any governmental or regulatory authority with respect to the presence of any Hazardous Material on the Premises or the License Area or the migration thereof from-or to other property; (ii) any demands or claims made or threatened by any party relating to any loss or injury resulting from any Hazardous Material on the Premises or the License Area, (iii) any release, discharge or non-routine, improper or unlawful disposal or transportation of any Hazardous Material on or from the Premises or the License Area or in violation of this Section, and (iv) any matters where Licensee is required by Law to give a notice to any governmental or regulatory authority respecting any Hazardous Material on the Premises or the License Area. The Village shall have the right (but not the obligation) to join and participate, as a party, in any legal proceedings or actions affecting the Premises or the License Area initiated in connection with any environmental, health or safety law. At such times as the Village may reasonably request, Licensee shall provide the Village with a written list, certified to be true and complete, identifying any Hazardous Material then used, stored, or maintained upon the Premises or the License Area, the use and approximate quantity of each such material, a copy of any material safety data sheets ("MSDS") issued by the manufacturer thereof, and such other information as the Village may reasonably require or as may be required by Law.

If any Hazardous Material is released, discharged or disposed of by Licensee, or its employees licensees, agents or contractors, on or about the Premises or the License Area or any Village property in violation of the foregoing provisions, Licensee shall immediately, properly and in compliance with all applicable Laws clean up and remove the Hazardous Material from the Premises or the License Area or any Village property and any other affected property and clean or replace any affected personal property (whether or not owned by the Village), at Licensee's expense (without limiting the Village's other remedies therefore). Such clean up and removal work shall be subject to the Village's prior written approval (except in emergencies), and shall include, without limitation, any testing, investigation, and- the preparation and implementation of any remedial action plan required by any court or governmental body having jurisdiction or reasonably required by the Village. If the Village or governmental body arranges for any tests or Studies showing that this Section has been violated, Licensee shall pay for the costs of such tests.

The term "Hazardous Material" for purposes hereof shall mean any chemical, substance, material or waste or component thereof which is now or hereafter listed, defined or regulated as a hazardous or toxic chemical, substance, material or waste or component thereof by any federal, state or local governing or regulatory body having jurisdiction, or which would trigger any employee or community "right-to-know" requirements adopted by any such body, or for which any such body has adopted any requirements for the preparation or distribution of MSDS.

ARTICLE XIII. TERMINATION

The Village shall have the right to terminate this Agreement immediately upon written notice to Licensee upon the occurrence of any one of the following conditions or violations:

A. Any action or failure to act or comply with any terms contained herein, any provisions of the Village Code, or applicable ordinances, resolutions, rules and regulations, which creates a breach of this Agreement and which is not cured within fifteen (15) days after notice thereof given to Licensee; provided, however, that if Licensee's failure cannot reasonably be cured within said fifteen (15) day period, Licensee shall be allowed additional time as is reasonably necessary to cure such failure so long as Licensee continues to cure the failure within said initial fifteen (15) days and thereafter diligently pursues a course of action that will cure the failure.

B. Except in the case of forced government shutdowns, the abandonment or discontinuance of Licensee's operation as provided and required by Exhibit C during the Term and failure to recommence operation as required herein within twenty-four (24) hours after written notice from the Village; provided, however, that the Village shall only be required to provide such notice and Licensee shall only have such cure period one (1) time during any twelve (12) consecutive month period.

C. The sale by Licensee of any items other than those allowed to be sold pursuant to this Agreement; provided, however, that the Village shall not exercise its right to terminate this Agreement in the event Licensee in good faith ceases such sale of such unpermitted items immediately after notice from the Village and is not subject to repeated offenses.

D. The failure of Licensee to obtain and maintain in force the insurance required by the Village pursuant this Agreement.

E. A transfer or Change of Ownership in violation of this Agreement.

F. Failure of Licensee to pay, when due, any Fees owed the Village pursuant to the terms of this Agreement and said Fees shall continue to be due and payable up to and following the termination of this Agreement; provided, however, that the Village shall not exercise its rights hereunder if Licensee cures such failure within five (5) days after written notice from the Village; provided, however, that the Village shall only be required to provide such notice and Licensee shall only have such cure period one (1) time during any twenty-four (24) consecutive month period.

G. The destruction of the License Area, or any part thereof; provided, however, that the Village shall have the right to terminate this Agreement as to the License Area only in the event of such destruction of the License Area and that damage and destruction to the Premises shall be governed by the terms and conditions referenced below.

H. Any false or misleading statement or misrepresentation made to the Village by or on behalf of Licensee relating to the granting of any additional licenses, terms or provisions of this Agreement or any other agreement between the Village and Licensee.

I. Licensee is convicted in any court with an offense involving its fitness to hold any necessary licenses or permits to enable the operation of the License.

J. Licensee understates Gross Sales by five percent (5%) or more as set forth in herein.

K. A violation by Licensee or any entity or individual controlled by; controlling or under common control with Licensee under any other agreement with the Village; provided, however, that the Village shall not exercise its right to terminate this Agreement in the event of such violation if the violation is (i) by an entity or individual which controls Licensee and (ii) such entity or individual conveys its interest in Licensee to a party acceptable to the Village so that it no longer holds an interest in, if Licensee within forty-five (45) days after written notice of such violation from the Village..

L. If the Village determines that Licensee's conduct is (i) grossly negligent, (ii) creates a safety hazard or (iii) destroys public property.

M. The failure of Licensee to obtain and maintain in force any required Health certificate Health Authority license.

N. Failure of Licensee to comply with an audit request within ten (10) business days of such request by the Village.

Upon the occurrence of any of the conditions or violations as stated above in this Section, the Village will have the right to terminate this Agreement or all of the agreements Licensee or any affiliate of Licensee has with the Village. Failure to exercise, or a decision on the part of the Village not to exercise this right will not be deemed as a waiver of this right, nor will it be interpreted as a consent or waiver of those violations.

Additionally, upon the occurrence of any of the conditions or violations as stated above in this Section, the Village may invoke any or all of the following remedies:

1. The right of specific performance, an injunction or any other appropriate equitable remedy;
2. The right to monetary damages;
3. The right to withhold all or any part of Licensee's compensation; if any, under this Agreement; or
4. The right to deem Licensee non-responsive in future contracts to be awarded by the Village.

If the Manager considers it to be in the Village's best interests, he may elect not to declare default or to terminate this Agreement. The parties acknowledge that this provision is solely for the benefit of the Village and that if the Village elects to not terminate this Agreement despite one or more events of default, Licensee is in no way relieved of any of its responsibilities, duties or obligations under this Agreement, nor does the Village waive or relinquish any of its rights.

The remedies under the terms of this Agreement are not intended to be exclusive of any other remedies provided, but each and every such remedy is cumulative and is in addition to any other remedies, existing now or later, at law, in equity or by statute. No delay or omission to exercise any right or power accruing upon any event of default impairs any such right or power, nor is it a waiver of any event of default nor acquiescence in it, and every such right and power may be exercised from time to time and as often as the Village considers expedient.

Notwithstanding anything contained in this Agreement to the contrary, Licensee acknowledges and agrees that an extension of time for Licensee to perform its obligations hereunder (without implying any agreement by the Village to such extension) shall be the sole remedy of the Licensee for any delay which may be caused by the Village. In no event shall Licensee be entitled to any compensation or recovery of any damages in connection with any such delay, including, without limitation, consequential damages, lost opportunity costs, impact damages or other similar remuneration. The Village's exercise of any of its rights or remedies under this Agreement, regardless of the extent or frequency of the Villages exercise of such rights or remedies, shall not be construed a Village delay.

ARTICLE XIV. RETURN OF POSSESSION AND REMOVAL OF PROPERTY

At the end of the Term as set forth herein or upon termination of this Agreement, Licensee shall surrender all keys and possession of the Premises and the License Area in broom-clean condition and good repair, free of debris, and shall promptly remove at its own expense, its movable trade fixtures, furnishings, equipment and personal property from the Premises and the License Area, repair any damage to the Premises and the License Area, and place the area surrounding the Premises and the License Area in a safe, sanitary and broom-clean condition and in as good of a condition as existed on the date that all Permitted Uses become fully operational.

ARTICLE XV. WAIVER

The waiver by the Village of any breach, default, or noncompliance by Licensee under the terms of this Agreement shall not be deemed, nor shall the same constitute, a waiver of any subsequent breach, default or non-compliance on the part of Licensee.

ARTICLE XVI. COSTS OF ENFORCEMENT

Licensee shall pay to the Village in a timely manner all of the Village's reasonable attorneys' fees, and other costs and expenses incurred to enforce the Village's rights under this Agreement.

ARTICLE XVII. ADDITIONAL PROVISIONS

A. Notices and demands shall be served as follows: (i) By delivering them to the party personally at its business address shown below; (ii) By depositing them in the United States post-office box, enclosed in an envelope, plainly addressed to the party at its business address with postage fully prepaid; or (iii) By transmitting them via facsimile machine to the office of Licensee at the facsimile number shown below.

Notices and demands shall be deemed to have been given upon personal delivery or upon depositing of the properly addressed- and stamped envelope in a U.S. mailbox or upon confirmation of a successful transmitted by facsimile.

- B. This Agreement shall be governed by the Laws of the State of Illinois.
- C. If any court of competent jurisdiction holds any provision of this Agreement invalid or unenforceable, such provision shall be deemed severed from this Agreement to the extent of such invalidity or unenforceability, and the remainder will not be affected thereby, each of the provisions hereof being severable in any such instance.
- D. Subject to Licensee's exclusive rights set forth in Section II above, the Village reserves the right to offer for sale and to sell food and/or merchandise or grant other Licensees such rights on the Village's property within the geographic area of the License.
- E. The Village shall have no obligation to ensure that the License Area is not used by entities that have not been authorized to do so nor shall Licensee have any rights against the Village with respect to the same.
- F. The Village shall have the right without notifying Licensee to Remove, at the cost and expense of Licensee, any sign that may be erected without the approval of the Village.
- G. If (i) the Building or Premises is damaged or destroyed by fire or other casualty, in the Village's reasonable judgement, the shell and core of the Building or Premises, as the case may be cannot be reconstructed or restored to substantially the same condition as it was in prior to such casualty within three hundred and sixty (360) days after the date such reconstruction or restoration is commenced, either party hereto may, at its option, terminate this Agreement by giving written notice thereof to the other party within thirty (30) days of such casualty.
- H. The terms, provisions, covenants and conditions contained in this agreement shall apply to, bind and inure to the benefit of the heirs, executors, administrators, legal representatives, successors and assigns (where assignment is permitted) of the Village and Licensee, respectively.
- I. If no funds or insufficient funds are appropriated and budgeted in any fiscal period of the Village for payments to be made under this Agreement, then the Village will notify Licensee in writing of that occurrence, and this Agreement will terminate on the earlier of the last day of the fiscal period for which sufficient appropriation was made or whenever the funds appropriated for payment under this Agreement are exhausted. Notwithstanding the foregoing, Licensee may waive the Village's obligation to make such unappropriated payment under this Agreement by written notice given to the Village, which election shall be irrevocable once given. If Licensee makes such election, then notwithstanding such notice from the Village, this Agreement will not terminate and shall continue in full force and effect, except, however, that the Village shall have no obligation to pay such unappropriated amounts to the Licensee.
- J. Licensee agrees that all its actions under this Agreement shall be that of an independent contractor and that there is no, and shall be no, relationship of principal and agent between Licensee and the Village, and that this Agreement shall not be construed in any way as creating the relationship of agency, partnership or joint venture between the parties hereto.
- K. Licensee shall direct all employees to park within the docked closed area and at the southeast corner of the bath and tennis parking lot near tennis court eight.
- L. Licensee's use of the Licensed Premises shall be under the following general conditions: (i) the Catering Event Activities and Licensee's use of the Catering Facilities, Banquet Facilities, and other licensed areas, whether permanent or temporary in nature, shall not be detrimental to the Village's properties; (ii) The Catering Event Activities shall be consistent with local, state, and federal law, and

Licensee shall follow the policies and regulations of the Village, as amended from time to time; (iii) the Licensed Premises and Property shall not be used for promulgating any theory or doctrine subversive to the laws of the United States or any political subdivision thereof, or advocating governmental changes by violence, or for any activity that may violate the canons of good morals, manners or taste or be injurious to the buildings, grounds, equipment or supplies of the Village.

M. Smoking and the use of tobacco products shall be prohibited on the Property at all times. Smoking is permitted only at designated smoking receptacles located outside the building. Unauthorized smoking shall be sufficient justification for immediate cancellation of the current use agreement or the prohibition of further use by the offending organization or individual(s). The use or possession of controlled substances on the Property is strictly prohibited and shall result in immediate termination of this Agreement.

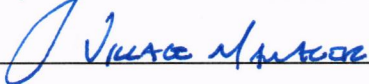
ARTICLE XVIII. AMENDMENTS

This Agreement, including all Exhibits attached hereto represents the entire, integrated agreement between the parties hereto with respect to the License and shall supersede all prior negotiations, representations or agreements pertaining thereto, either oral or written. Any amendment hereto shall require the written approval of the Village, or its agent, and Licensee.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date set forth below their respective signatures, to be effective as of the date last signed.

VILLAGE OF OAK BROOK,
AN ILLINOIS MUNICIPAL CORPORATION

By: 

Its: 

Date: 12/13/2023

ATTEST:

Village Clerk

Date

LICENSEE

By: RAVI JAYARA CHIC CHEF CATERING

Its: 

Date: 12/6/2023

EXHIBIT A-1

LEGAL DESCRIPTION OF THE SPORTS CORE INCLUDING BATH AND TENNIS CLUBHOUSE.

THAT PART OF SECTIONS 25 AND 26, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND ALSO THOSE PARTS OF LOTS 1, 2, 3, 6, 16 AND 17 IN PLAT OF LANDS OF F. O. AND J. F. BUTLER, TOWN OF YORK, DU PAGE COUNTY, ILLINOIS, ACCORDING TO PLAT THEREOF RECORDED FEBRUARY 13, 1912 PER DOCUMENT NO. 107037, FALLING WITHIN THE FOLLOWING DESCRIBED TRACT OF LAND: COMMENCING AT THE SOUTHEAST CORNER OF AFORESAID SECTION 26 AND RUNNING THENCE NORTH 89 ° - 52' - 57" WEST, ALONG THE AFORESAID SOUTH LINE OF SECTION 26, 1076. 63 FEET, TO A POINT; THENCE NORTH 0° - 55' - 32" WEST, 33. 01 FEET, TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING ON THE CENTERTHREAD OF SALT CREEK; THENCE NORTHERLY, ALONG THE CENTER - THREAD OF SALT CREEK THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES: C12 NORTH 0 ° - 55' - 32" WEST, 184. 96 FEET; (2) NORTH 27° EAST, 200. 00 FEET; ° (3) NORTH 14 EAST, 100. 00 FEET; (4) NORTH 4 ° - 30' WEST, 100. 00 FEET; (5) NORTH 18 - 30' WEST, 200. 00 FEET; (6) NORTH 9 ° - 30' WEST, 200. 00 FEET; (7) NORTH 13° - 30' EAST, 150. 00 FEET;

8) NORTH 25 - 30' - 22" EAST, 337. 84 FEET; (9) NORTH 30° - } 7' - 59" EAST, 164. 77 FEET; 10) NORTH 18 ° - 31' - 18" EAST, 101. 79 FEET; (11) NORTH 12 - 54' - 23" EAST, 200. 81FEET; (12) NORTH 5'- 43' - 56" WEST, 102, 84 FEET; (13) NORTH 1 ° - 41' - 0311 WEST, 92. 01 FEET; (14) NORTH 9'- 18'- 58" EAST, 100. 98 FEET; (15) NORTH 22 ° - 59' - 47" EAST, 402. 00 FEET; (16) NORTH 7- 27'- 27" WEST, 59. 91 FEET; THENCE NORTH 89 ° - 28' - 02" EAST, PARALLEL WITH THE NORTH LINE OF THE AFORESAID SOUTHEAST QUARTER OF SECTION 26, 570. 75 FEET, TO THE EAST LINE OF THE AFORESAID SECTION 26; THENCE NORTH 89'- 44'- 33" EAST, PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 25, 898. 31 FEET; THENCE NORTH 80°- 31' - 54" EAST, 507. 98 FEET; THENCE SOUTH 0° - 25' - 32" WEST, 199. 87 FEET; THENCE SOUTH Be - 01' - 3311 EAST, 621. 34 FEET; THENCE NORTH 2 - 00' - 09" EAST, 232. 85 FEET; THENCE NORTH 750- 35' - 00" WEST, 114. 63 FEET; THENCE NORTH 15 - 47' - 18" EAST, 56. 90 FEET, TO A POINT OF CURVE; THENCE NORTHWESTERLY, ALONG A CURVE WHOSE CENTER LIES WESTERLY AND HAS A RADIUS OF 210. 00 FEET, 242. 38 FEET, ARC, (CHORD BEARING N 170- 16'- 36" W, CHORD 229. 15 FEET), TO A POINT OF TANGENCY; THENCE NORTH 50 - 20' - 30" WEST, 125. 30 FEET; THENCE NORTH 11 ° - 53' - 13" WEST, 340. 40 FEET; THENCE NORTH 54 ° - 58' - 35" WEST, 401. 35 FEET, TO THE CENTERTHREAD OF SALT CREEK; THENCE ALONG THE CENTERTHREAD OF SALT CREEK THE FOLLOWING SEVENTEEN (17) COURSES AND DISTANCES: (1) NORTH 16 ° - 22' - 2311 EAST, 60. 82 FEET; (2) NORTH 25 ° - 13'- 17" EAST, 100. 92 FEET; (3) NORTH 60 ° - 56' - 59" EAST, 65. 64 FEET; (4) NORTH 30 ° - 07'- 42" EAST, 50. 73 FEET; (5) NORTH 6 ° - 55'- 35" WEST, 56. 01 FEET; (6) NORTH 33 ° - 05'- 26" WEST, 95. 57 FEET; (7) NORTH 44'- 31' - 42" WEST, 54. 08 FEET; (8) NORTH 10 ° - 18'- 20" WEST, 37. 78 FEET; (9) NORTH 52 ° - 51' - 32" WEST, 75. 26 FEET; (10) NORTH 62` - 24' - 06" WEST, 143. 64 FEET; (11) SOUTH 75 ° - 04' - 19" WEST, 41. 77 FEET; (12) SOUTH 47 ° - 49' - 29" WEST, 21. 06 FEET; (13) SOUTH 20 ° - 34' - 40" WEST, 38. 34 FEET; (14) SOUTH 25 ° - 59' - 25" EAST, 33. 40 FEET; (15) SOUTH 72°- 33' - 30" EAST, 85. 60 FEET; (16) SOUTH 19 ° - 48' - 4v1" EAST, 35. 24 FEET; (17) SOUTH 210- 03' - 27" WEST, 101. 36 FEET; THENCE NORTH 61 - 53'- 15" WEST, 6og. 62' FEET; THENCE NORTH 3 ° - 38' - 31" EAST, 523. 54 FEET; THENCE NORTH 8 - 09' - 30" EAST, 413. 98 FEET, TO THE SOUTH LINE OF LOT 14 IN NORTHERN ILLINOIS GAS COMPANY YORK TOWNSHIP ASSESSMENT PLAT NO. 1, PER PLAT THEREOF RECORDED AUGUST 4, 1964 AS DOCUMENT NO. R64- 28042; THENCE

NORTH 89° - 37' - 00" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 14, 1809. 59 FEET, TO THE WESTERLY LINE OF YORK ROAD, AS DEDICATED BY DOCUMENT R61- 25688; THENCE SOUTH 0 °- 00' - 34" WEST, ALONG SAID WESTERLY LINE OF YORK ROAD, 705. 00 FEET, TO THE END OF SAID DEDICATION; THENCE SOUTH 16'- 09'- 49" EAST, CONTINUING ALONG THE WESTERLY LINE OF YORK ROAD AS DEDICATED BY DOCUMENT R61- 25687, 150. 78 FEET, TO THE SOUTHWEST CORNER OF SAID YORK ROAD DEDICATION; THENCE SOUTH 0 00' - 34" WEST, ALONG A LINE 33 FEET WEST OF AND PARALLEL TO THE NORTH - SOUTH CENTER LINE OF SAID SECTION 25, 3656. 52 FEET, TO THE NORTHERLY LINE OF WESTCHESTER PARK SUBDIVISION, RECORDED NOVEMBER 13, 1925, AS DOCUMENT 203037, AS MONUMENTED; THENCE NORTH 89 °- 56' - 07" WEST, ALONG THE NORTHERLY LINE OF SAID WESTCHESTER PARK SUBDIVISION 1277. 24 FEET, TO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE SOUTH 0 °- 00' - 34" WEST, ALONG THE WESTERLY LINE OF SAID WESTCHESTER PARK SUBDIVISION, AS MONUMENTED, 627. 64 FEET TO A POINT THAT IS 33 FEET, AS MEASURED PERPENDICULAR TO, THE CENTER LINE OF 31ST STREET AS CONSTRUCTED AND OCCUPIED; THENCE SOUTH 89 °- 56' - 06" WEST, PARALLEL WITH THE AFORESAID CENTER LINE OF 31ST STREET, 1311. 40 FEET, TO THE WEST LINE OF SAID SECTION 25; THENCE NORTH 89 °- 52' - 57" WEST, PARALLEL WITH THE AFORESAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26, 1077. 18 FEET, MORE OR LESS TO THE POINT OF BEGINNING, ALL IN DU PAGE COUNTY, ILLINOIS AND CONTAINING 262. 7435 ACRES, AS SHOWN BY THE ANNEXED PLAT. WHICH IS A CORRECT REPRESENTATION OF SAID SUBDIVISION.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK BROOK RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT THE LAND IS WITHIN THE VILLAGE OF OAK BROOK WHICH HAS ADOPTED A VILLAGE COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED. I FURTHER CERTIFY THAT THE LAND SHOWN ON THIS PLAT IS SITUATED WITHIN 500 FEET OF ANY SURFACE DRAIN OR WATERCOURSE SERVING ATRIBUTARY AREA OF 640 ACRES OR MORE.

EXHIBIT A-2
DEPICTION OF PROPERTY

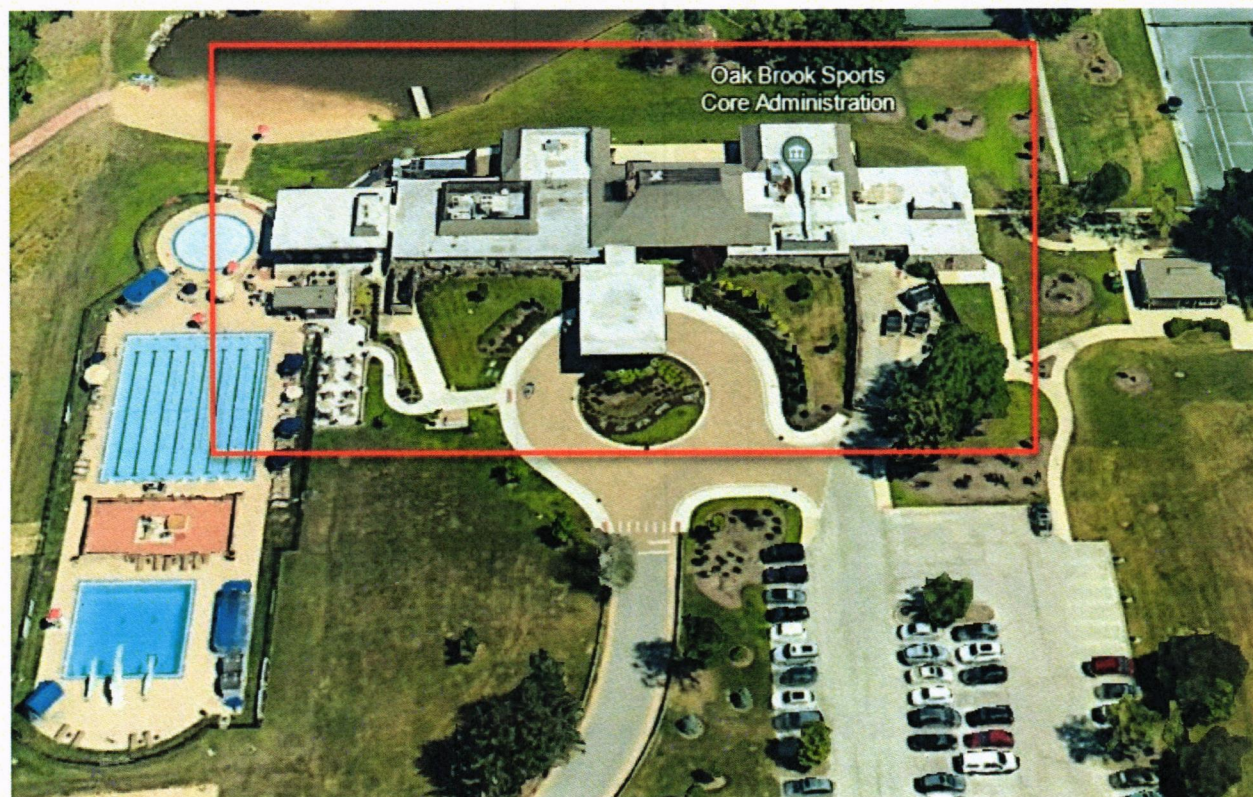


EXHIBIT B
FEE SCHEDULES

Minimum Fee. Licensee shall pay a monthly minimum fee in accordance with the following table:

Term	Monthly Minimum Fee
Initial Term	\$10,000.00
Extension Period 1	\$10,500.00
Extension Period 2	\$11,000.00

Additional Fees. In addition to the above Minimum Fee, throughout the Term and any optional Extension Period thereafter, Licensee shall pay the following Additional Fees:

All Sales Taxes related to or connected with the performance of Catering Event Activities in accordance with and imposed by all Federal, State, and Local Laws, and ordinances.

A Percentage Fee of fifteen percent (15%) of Gross Sales revenues derived from food and beverage consumed at the Village of Oak Brook Banquet Facilities.

EXHIBIT C
HOURS OF OPERATION

Unless otherwise specified herein or mutually agreed to in writing by the Parties, Licensee shall be permitted to operate throughout the entire calendar year subject to the daily operating hours permitted by the respective business and liquor licenses obtained by Licensee, as follows:

Banquet Facilities	Open	Close
TBD	TBD	TBD

Liquor Service	Open	Close
TBD	TBD	TBD

EXHIBIT D
SPECIAL EVENTS

Should the Village desire to host a Special Event on the Premises, Licensee shall work with the Village to accommodate the terms and details of any Special Events on a case-by-case basis. Notwithstanding the foregoing, Licensee acknowledges that the Village will be hosting the following events at the Property and agrees to coordinate with the Village to avoid any potential conflicts with Licensee's business:

Special Olympics Polar Plunge, annually – date of the event varies: March 16th, 2024, and March 22, 2025

Taste of Oak Brook, July 3rd, annually from 9 A.M. – 1:00 A.M. (July 4th)

EXHIBIT E
EQUIPMENT LIST

	Bath & Tennis Inventory
Quantity	Description
	Tables
5	Eight (8) Foot Wood Table
3	Five (5) Foot Round Table
50	Four (4) Foot Round Table
9	Highboy/Cabaret Table
1	Three (3) Foot Cabaret Table
4	Five (5) Foot Wood Table
4	Six (6) Foot Plastic Folding Table
1	Six (6) Foot Plastic Table
12	Eight (8) Foot Plastic Table
1	4x4 Card Table
2	Three (3) Foot Plastic Table
1	Six (6) Foot Wood Table
	Seating
176	Green Banquet Chair
5	Pink Banquet Chair
3	Blue Banquet Chair
26	Foldable Plastic Chair
292	White Garden Chair
8	Children's Highchair
2	Children's Booster Seat
	Glassware
445	Five (5) Inch Round No Stem Water Glasses
73	Eight (8) Inch Round No Stem Water Glasses
173	Eight (8) Inch Goblet Style Wine Glasses
22	Six (6) Inch Goblet Style Wine Glasses
33	Seven (7) Inch Fluted Champagne Glasses
29	Nine (9) Inch Fluted Champagne Glasses
123	Ten (10) Inch Fluted Champagne Glasses
46	Small Martini Glasses
5	Large Martini Glasses
224	Glass Coffee Cups
124	White Ceramic Coffee Cups
291	"Libby 14" Whiskey Glasses
24	Model 3060 Water Glasses
16	Model 3705 Brandy Glasses

138	Model 3765 "Embassy" Wine Glasses
412	Model 3766 Wine Glasses
48	Model 4440 Copa Aqua Glasses
71	Model 7500 Glasses
7	Pint Glasses
77	Highball Water Glasses (Small)
117	Highball Water Glasses (Medium)
3	Highball Water Glasses (Large)
28	Six (6) Inch Frosted Glasses
38	Six (6) Inch Decorative Glasses
3	Eight (8) Inch Decorative Glasses
4	"Old Fashion" Style Glasses
4	Five (5) inch Round Glasses
26	Water Pitcher
16	Glass Vase
	Plates & Silverware
149	Saucers
472	Dinner Plates (Small)
235	Dinner Plates (Medium)
215	Dinner Plates (Large)
454	Dinner Plates (X-Large)
131	Salad Plates (Large)
5	Salad Plates (Medium)
54	Gravy Bowls
42	Bowls
134	Plate Trays (Plastic)
51	Plate Tray Lids (Plastic)
35	Containers of Silverware (Forks, Spoons and Butter Knives)
31	White Ceramic Creamer/Sugar Bowls
	Culinary Equipment
1	Hoshizaki Ice Machine
4	South Bend Oven
1	South Bend Cook Top Serial No. 1170245
1	Hobart Dishwasher Model CCS66A Serial No. 85-1029068
1	Avantco Refrigerator Model 178A49RHC Serial No. 9117130027
1	"Bunn" Commercial Grade Coffee Maker
1	"Beverage Air" Refrigerator Model PR48-1AHGS Serial No. 63229510
1	Seven (7) Foot Hoshizaki Cooler (Bar) Model HBB380 Serial No. 8101809071
1	Four (4) Foot Hoshizaki Cooler (Bar) Model HBC50 Serial No. 810684835
1	"True Cooler" Refrigerator Non-operational

	Miscellaneous
3	Metal Carts
4	Plastic Carts
4	Eight (8) Foot Preparation Table
12	Chair Mover
3	"Dolly" Hand Truck
3	Vacuum
2	Shop Vacuum
9	Room Divider
1	Metal Musical Stand
6	Easel
1	Portable Screen
1	Information Stand
1	"Gorilla" Ladder
1	Seven (7) Foot Fiberglass Ladder
1	10X10 Frame Only Tent
1	Mono Camera Pod
1	Microphone Stand
1	iPad Stand
19	White Linen Tablecloth

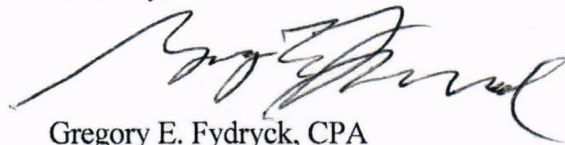
GREGORY E. FYDRYCK, P.C.
Certified Public Accountant

December 21, 2023

To Whom It May Concern:

This letter is to confirm that Ravi Jayara is 100% owner of **Chic Chef Catering, Inc.** and therefore the only one to act on behalf of Chic Chef at his own discretion. My License is held with the state of Illinois License #239.011159. Please feel free to contact me with any further information needed regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Greg Fydryck', written over a horizontal line.

Gregory E. Fydryck, CPA

9276 W. Irving Park Rd. Schiller Park IL 60176 (847) 928-2024, (847) 928-2026 Fax

FIRST ADDENDUM

THIS FIRST ADDENDUM (hereinafter referred to as the "Addendum"), is made on the date last signed below (the "Effective Date") between the Village of Oak Brook, a municipal corporation organized under the laws of the State of Illinois with its principal place of business at 1200 Oak Brook Rd, Oak Brook, IL 60523 (the "Village"), and, to Chic Chef Catering, Inc., an Illinois Corporation with its principal place of business at 1000 Pauley Dr., Elk Grove Village, IL 60007 (the "Licensee") Both the Village and Licensee each individually a "Party" and collectively the "Parties" hereto, state the following:

RECITALS

WHEREAS, the Village is the owner of that certain real property located within its corporate boundaries commonly known as the Oak Brook Bath & Tennis Club (hereinafter the "Club") located at 800 Oak Brook Road, Oak Brook, IL 60523 (the "Property");

WHEREAS, the Parties hereto entered a License Agreement (the "Agreement") dated 12/13/2023 for Licensee's use of a portion of the Property (the "Premises", as defined in the Agreement) to perform certain Catering Services, as defined and further described in the Agreement;

WHEREAS, Licensee desires to make certain improvements to the Premises requiring substantial financial investment to the Property (the "Renovation Project") and if completed, requests certain modifications to the Agreement as consideration for said improvements;

WHEREAS, Article IX Section I of the Agreement generally provides in relevant part that Licensee shall not make any alterations, additions or improvements, including the installation of all utilities ("Work"), to the Licensed Area without the prior written consent of the Village, which may be withheld, in the Villages Sole discretion. Additionally, should Village consent to any Work, the Village reserves the right to impose requirements as a condition of such consent or otherwise in connection with the Work;

WHEREAS, the Village is agreeable to allow Licensee make certain improvements to the Premises subject to certain conditions, as further described herein;

WHEREAS, should Licensee proceed to make the financial investment for the improvements to the satisfaction of the Village's conditions, the Village is agreeable to modifying certain terms of the Agreement (the "Amendments") described herein;

WHEREAS, the parties hereto desire to memorialize their respective understandings defining their respective obligations and responsibilities relative to the proposed improvements to the Property and modifications to the Agreement, as further described herein.

NOW, THEREFORE, in consideration of the mutual covenants contained herein the Village and the Licensee agree as follows:

Section One – Recitals

The above referenced Recitals are hereby incorporated herein and made a part hereof by reference.

Section Two Renovation Project

- A. Project Description. Subject to modification and finalization based on the final approved Plans (defined below) Licensee proposes to renovate the Oak Brook Manor including the banquet facility, bridal suite, grooms lounge and groom suites, office area, upgraded bathrooms, tennis office which includes a male and female bathroom facility, full size commercial kitchen, storage area, an expanded paved and lighted parking lot for a minimum of one hundred and twenty (120) additional vehicles, a new pool café, pool manager's office and check in area, and an expanded pool patio area. Newly constructed dry, refrigerated and frozen storage areas will be included in the renovation. The rear exterior of the facility will have an

elevated structure (covered loggia) for event participant pictures and two (2) patios for outdoor entertainment and/or dining. The southeast side will include a walled delivery court and enclosed storage facility. The cathedral area (location of the fireplace, elevated arched wood structure and associated wood columns) will remain intact for nostalgic reasons. The facade of the renovated facility will be whitewashed brick and have a newly installed front arched promenade. The renovation will include the rehabbing and upgrading of the men's and women's bathrooms/ locker rooms located on the west end of the complex and associated with pool operations. The project description in this section shall be deemed only as a general description of the anticipated renovation and shall not impose any obligation on Licensee. Any obligations for improvements or renovation shall be set forth in the final Plans, to be submitted to and approved by the Village Board of Trustees as part of the architecture review process. Licensee shall indemnify and hold Village harmless from and against any and all claims by any party for failing to approve, or denying, any applications, plans, or permits related to the Project unless said applications, plans, or permits are in substantial alignment with the proposed Project Description herein set forth.

- B. Plans and Specifications. Licensee shall submit all necessary and detailed plans, renderings, specifications, and applications (the "Plans") to the Village for review on or before _____ in accordance with the procedures set forth in the License Agreement and otherwise any requirements provided by Village Code. Should the Licensee fail to submit all necessary and complete Plans for approval by the date specified in this Section, the Village shall of the right, in its sole discretion, to declare this Addendum null and void by providing written notice to Licensee. In the event Village declares the Addendum null and void, then the Agreement shall continue in full force and effect upon its original terms unmodified by the terms and provisions of this Addendum.
- C. Approval of Plans. Upon receiving of all Plans, Village agrees to review the Plans and either approve or disapprove them within ten (10) business days of receipt of such Plans. Should Village disapprove them, Village shall provide sufficient detail pertaining to any disapproved items. Should Village disapprove them, Licensee will make any necessary modifications and resubmit the Plans to Village in final form within ten (10) business days following receipt of Village's disapproval of them. Thereafter, should the Village in good faith fail to approve the Plans and issue all permits necessary to complete the proposed Renovation Project by _____, the Village shall of the right, in its sole discretion, to declare this Addendum null and void by providing written notice to Licensee, or, in the Village's sole discretion, grant Licensee additional time to modify such Plans and submit for Village's approval. In the event Village declares the Addendum null and void, then the Agreement shall continue in full force and effect upon its original terms unmodified by the terms and provisions of this Addendum.
- D. Village acknowledges that Licensee shall be seeking financing from a bank or other lending institution for financing the completion of the Renovation Project including financing the complete construction and all materials and labor. Licensee acknowledges that the Village of Oak Brook is a unit of local government organized under the Constitution of the State of Illinois, and whereby Licensee shall not allow, or cause to allow, the Property to be encumbered in any way. Licensee shall have until _____, ("Financing Contingency Date") to obtain a loan for the financing of Renovation Project with such lender and upon such terms and conditions as Licensee may accept. If Licensee is unable to obtain a commitment for financing on or before the Financing Contingency Date, then Licensee may declare the Addendum null and void, then the Agreement shall continue in full force and effect upon its original terms unmodified by the terms and provisions of this Addendum.
- E. Licensee has expressed to the Village a need to assign the Agreement in connection with the aforesaid financing arrangement to complete the Renovation Project. Should Licensee deem it necessary to make such assignment, Licensee shall provide Village with all reasonably requested information of the assignee entity including but not limited to any and all information originally requested of Licensee prior to the execution of the License Agreement. Upon such assignment, if any, Licensee shall cause to be executed the Assignment and Assumption of License Agreement, substantially in the form attached hereto and incorporated herein as Exhibit A.

- F. **Renovation Period.** Any construction related to the Renovation Project shall not begin until after Labor Day of 2025. During the renovation period, Licensee will pay the Village \$1,000.00 (one thousand dollars) per month for rent in lieu of the previous monthly fees outlined in the Agreement.
- G. **Licensee Guarantee.** Licensee understands and acknowledges that the pool and its amenities must be fully operational by the Friday preceding Memorial Day of the year following the commencement of the Renovation Project construction. In the event Licensee fails to timely satisfy the guarantee of completion described in this Section, Licensee shall be subject to a fine of five-hundred dollars (\$500.00) per day until the pool, pool check in area, the pool kitchen, and accompanied locker rooms are fully operational.
- H. **Completion.** At the completion of construction for the Renovation Project, the Village shall have the right to inspect any and all work performed by Licensee on the Property and develop a punch list of needed repairs or adjustments for completion of the Renovation Project. Upon successful completion of the items on the punch list as determined by the Village, the Renovation Project shall be deemed to be completed. The Village Board shall pass a Resolution accepting said improvements upon receipt of the Bill of Sale, substantially in the form attached hereto as Exhibit B, from the Licensee and direct staff to issue a certificate of occupancy, provided that all other requirements of issuance have been satisfied.
- I. All timelines for submittals of Plans and completion of the Renovation Project shall at all times be subject to permitted delays (without penalty) which prevents Licensee from performing an obligation under this the Agreement, as modified by this Addendum, and is beyond the reasonable control of the Licensee including, without limitation (collectively "Force Majeure Events"): (a) acts of God, including natural catastrophes such as flood, earthquake, tidal wave, volcanic eruption, or tornado, (b) acts of war or terrorism, (c) civil commotions, (d) moratorium on the issuance by any applicable governmental authority (including the Village) of any licenses, permits or other governmental approvals, (e) public health crises including, pandemics (including COVID-19) and epidemics, (f) fire or other casualty, and (g) other similar causes beyond the reasonable control of Licensee.

Section Three – Amendments to Agreement

This Section Three is conditioned upon, and shall not become effective until, the Village Board passes a Resolution accepting the improvements made to the Property and Licensee tenders unto the Village the Bill of Sale after completion of the Renovation detailed in Section Two, above.

- A. In accordance with Article XVIII of the Agreement, the Parties to this Addendum hereby agree to the following:
 - 1. **Term.** The Agreement shall be in effect for twenty (20) years with two (2) optional five (5) year extensions allowed and at the sole discretion of Licensee, so long as Licensee is in good standing and not in violation of any terms of the Agreement, beyond all applicable notice, grace and cure periods as set forth in the Agreement, as modified by this Amendment.
 - 2. **Early Termination.**

The Village shall have the authority, at its sole discretion, to terminate this Agreement without cause at any time from the completion of year 10 through the end of year 24 of its term. In such an event, the Village shall compensate the Licensee based on a declining scale, calculated as a multiple of the Licensee's average annual banquet facility revenue over the preceding five (5) years, less the 15% food and beverage fee and the 5% venue fee previously paid to the Village. The compensation shall begin at 3.0 times the adjusted average annual revenue following year 10 and shall decrease by 0.2 for each subsequent year (i.e., 2.8 times after year 11, 2.6 times after year 12, 2.0 times after year 15, 1.0 times after year 20 and so on) through the completion of year 24.

3. **Abeyance of Monthly Fees.** For the first two years after the renovation is complete, the monthly Minimum Fees will be held in abeyance. Upon the two-year anniversary of the renovation completion, Licensee will commence with repaying the Village of Oak Brook the Fees for the first two years with quarterly installments of \$30,000.00 for two years to satisfy the amount owed of \$240,000.00 without interest accumulation during the abeyance plus the then-effective Minimum Fees of \$10,000.00 per month.
4. **Minimum Fee.** The Minimum Fees Licensee shall pay unto the Village for the Premises will be frozen at \$10,000.00 per month for ten (10) years upon completion of the Renovation Project, after which the Minimum Fees shall increase annually at the CPI-U (year end) rate or \$500.00 per month, whichever is greater.
5. **Additional Fees & Sales Tax.** Licensee shall pay a fee of 15% of all Food and Beverage sales for all events booked at the Premises as well as of 5% venue fee associated with utilizing the Premises. Licensee shall operate in a manner such that all its sales are subject to local sales tax in Oak Brook as well as a total of 1.5% of all food and beverage sales associated with all outside catering services with preparation thereof occurring from the Property.
6. **Cure of any Violations.** For any violations or other failure to perform or other obligations under the Agreement, as modified by this Addendum, except the failure to open the pool facilities on time as specified, Licensee shall have thirty (30) days after written notice from Village to cure such violation or failure to perform; or, if such violation or failure will reasonably require longer than thirty (30) days to cure, if Licensee will commence to cure the same within (30) days after written notice from Village and Licensee continuously prosecutes the curing of the same to completion with due diligence, then Licensee shall not be deemed in violation of the Agreement. Under no circumstances shall any cure period provided hereunder be permitted to extend beyond ninety (90) days after written notice from the Village to cure any violation regardless of the nature of such.
7. **Miscellaneous.**
 - i. Licensee acknowledges that it shall be solely responsible for all costs and expenses related to the Renovation Project inclusive of, but in no way limited to, the costs related to the preparation of any Plans, materials, or construction, and agrees there is no expectation of the Village to financially contribute to the proposed project in any way whatsoever. Notwithstanding the foregoing, should the Village approve the Plans once submitted by Licensee, and due to the unique circumstance of the Renovation Project being entirely funded by Licensee to improve Village-owned property pursuant to the terms of the License Agreement.
 - ii. Except as expressly set forth herein Licensee understands and acknowledges that the Village makes no representation to the underlying condition of the Property or any of its existing improvements. In accordance with the Agreement, Licensee has accepted the Property in its "AS IS" condition without any agreements, representations, understandings or obligations on the part of the Village except as expressly set forth herein. Licensee shall be solely responsible for performing its own due diligence on the condition of the Property and its current improvements to determine if the proposed Renovation Project is feasible. Licensee further agrees the Village shall not be responsible for the repair, replacement or modification of any deficiencies, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, hot water heater, appliances, or damage by the presence of pests, mold or other organisms. In allowing for Licensee to make the improvements to the Village's Property as described herein, the Village makes no representation or warranty to Licensee, either express or implied, as to the condition of the Property or the suitability of the Property for Licensee's proposed

Renovation Project except as expressly provided herein. Notwithstanding the foregoing, Village hereby represents to Licensee that as of the date hereof, to the Village's current knowledge: (i) Village has not issued and has not received any notices from any written governmental agency alleging that any portion of the Property is currently in violation with any applicable laws; and (ii) Village is not aware of the presence of any hazardous materials located at any portion of the, including, without limitation, asbestos.

- iii. Licensee, its heirs, executors, administrators, agents, representatives, attorneys, assigns, and/or any other persons claiming through Licensee (all of whom shall be deemed included in the term "Licensee" for purposes of this Section's release and waiver of claims), agree to release and covenant not to sue the Village, its officials, officers, administrators, employees, agents, representatives, attorneys, and/or assigns (all of whom shall be deemed included in the term "Village" and alternatively the "Released Parties" for purposes of this Section's release and waiver of claims) regarding the claims they have or might have, whether known or unknown, as of the time Licensee executes this Addendum. By way of explanation, but not limiting their completeness, Licensee hereby fully, finally, and unconditionally releases, forever discharges, and covenants not to sue the Released Parties from and for any and all claims, causes of actions, liabilities, disputes, demands, damages, agreements, contracts, obligations, promises, debts, and/or accounts of any kind or any nature, whether currently known or unknown, for any damage, loss, or injury of or relating to the Renovation Project, as described herein, which Licensee has or ever had or may have in the future against Village.
- iv. Licensee will offer a 50% venue fee discount for all confirmed Village residents for booked events booked for between Monday and Thursday.
- v. Licensee is forbidden at any time from subleasing, licensing, or conferring any rights whatsoever for the premises to any third party, except in connection with the offering banquet events and activities as permitted under the Agreement to Licensee's customers and invitees, e.g., specialty vendors working under the control of Chi Chef including but not limited to DJs, photo booth operators, specialty menu providers.
- vi. Special Events. The Village will continue to have the right to use the premises and the corresponding parking lots at the Taste of Oak Brook annual event, usually July 3rd of every year. The Village will continue to have the right to use the premises and the corresponding parking lots the day of the Special Olympics Polar Plunge annual event, usually March of every year.
- vii. Licensee will be solely responsible for the care, maintenance and upkeep of the interior to include preventive maintenance and repair of all equipment, building mechanical systems, furnishings and supplies within the Club and the curtilage of exterior of the facility minus areas associated with the pool entry and perimeter. Village shall be solely responsible for any maintenance and upkeep of any and all outdoor areas of the Property (including the pool, pool deck, landscaping, and snow plowing..
- viii. Licensee will provide designated employees of the Village of Oak Brook with access to financial records to include administrator access to any electronic point of sale system.
- ix. Licensee will have access and use of the Premises, including all interior locations as well as the exterior patio area(s) and open spaces just north of the club to hold ceremonies/weddings etc. near the pond.
- x. Internet access and accompanied cost will be the sole responsibility of Licensee.

- xi. Employees of Licensee will park within the enclosed docking area on the south side of the Club or on the far east side of the Bath and Tennis Club parking lot near Tennis Courts 7 and 8.
 - xii. Licensee has the authority to use photographs of the Club in any advertisements to promote the location and services.
 - xiii. Attached hereto, as Exhibit C, is a map of the Property depicting the Licensed Area and Premises, post-Renovation Project which shall amend and replace the exhibits to the Agreement setting for the Licensed Area and Premises, where applicable.
 - xiv. Except for items that have been permanently affixed to the Premises, the parties agree that all personal property, inventory, equipment and fixtures installed by Licensee upon the Project shall be owned by Licensee.
 - xv. Licensee will communicate collaboratively with the Village of Oak Brook and Premier Athletics to help alleviate or forecast parking concerns at or near the Club during scheduled events (i.e. wedding, soccer tournaments and community pool events scheduled on the same day).
 - xvi. Licensee shall host "Oak Brook Community Nights" on the second and fourth Tuesday of each month, from 5:00 PM to 12:00 AM, at the premises for Village residents.
 - xvii. The Village shall have the right to reserve the premises for community events and public business any time Monday through Thursday throughout the year, provided a minimum of two months' advance notice is given and no scheduling conflict exists with the Licensee. The Village shall be responsible for all setup and takedown, as well as any associated cleaning fees.
 - xviii. The Licensee shall host an end-of-season pool party for all Bath and Tennis members at the conclusion of the annual pool season at the Bath and Tennis facilities. The event shall include the provision of food and beverages at a reasonable rate to the Village. The date and time of the event shall be mutually agreed upon by the Village and the Licensee no later than one month prior to the end of the pool season.
 - xix. The Village reserves the right to terminate this Agreement for cause under Article XIII, Termination, Subsection L (i) – Gross Negligence – in the event that license revenues fall below 20% of the weighted average of the previous five (5) years, excluding instances resulting from a Force Majeure. The Licensee shall obtain a performance bond to ensure the completion of renovations to the Bath and Tennis facilities, thereby protecting both the project and the public interest in the premises.
 - xx. Upon completion of the renovation, the Licensee agrees that no event shall be booked with attendance exceeding the banquet facility's authorized capacity for the year 2025 by more than eighty (80) persons.
- B. To the extent that there is conflict between the terms of the Agreement with the terms contained in this Addendum, the terms set forth herein shall prevail.

Section Four – General Provisions

- A. This Addendum shall be binding on the parties, hereto, their heirs, successors and assigns, where applicable and as permitted by the Village in accordance with the procedures set forth in the License Agreement..
- B. The Parties agree and understand that all terms and conditions of the Agreement shall remain in full force and effect at all relevant times except as otherwise specifically conditioned or modified in accordance with the terms of this Addendum.
- C. This Addendum may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument, and any signatures to counterparts

may be delivered by facsimile or other electronic transmission and shall have the same force and effect as original signatures.

- D. This Addendum may be amended only in writing with approval of both the Village and Licensee.
- E. This Addendum shall be construed in accordance with the law and Constitution of the State of Illinois and if any provision is invalid for any reason, such invalidation shall not render invalid other provisions that can be given effect without the invalid provision.
- F. The Parties hereto acknowledge and agree they have had the opportunity to carefully review the terms of this Addendum and/or have it examined by an attorney if so desired. The Parties hereto are entering into this Addendum voluntarily and represent that the undersigned individual is a duly authorized representative of its respective Party hereto, to effectuate the binding nature of this Addendum by way of execution.

[Remainder of page intentionally left blank; signature page to follow]

IN WITNESS WHEREOF, on the Effective Date provided herein, the undersigned duly authorized representatives of the Village and the Licensee have caused this Addendum to be executed.

**VILLAGE OF OAK BROOK,
AN ILLINOIS MUNICIPAL CORPORATION**

By: _____

Its: _____

Date: _____

ATTEST:

Village Clerk

Date

IN WITNESS WHEREOF, on the Effective Date provided herein, the undersigned duly authorized representatives of the Licensee have caused this Addendum to be executed.

CHIC CHEF CATERING
an Illinois limited liability company

By: _____

Title: _____

Date: _____

STATE OF _____)

) SS:

COUNTY OF _____)

On this ____ day of _____, 202_, before me, the undersigned, a Notary Public in and for the state of _____, personally appeared _____, to me known, who, being by me duly sworn, did depose and say that he is the _____ of Chic Chef Catering, Inc., that he signed the foregoing Addendum on behalf of the said entity as his free and voluntary act and the free and voluntary act and deed of the of the same.

IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed my official seal in the county and state aforesaid, the day and year first above written.

Notary Public
(Seal)

My Commission Expires: _____

EXHIBIT A
ASSIGNMENT AND ASSUMPTION OF LICENSE AGREEMENT

THIS ASSIGNMENT AND ASSUMPTION OF LICENSE AGREEMENT (this "Assignment") is made and entered into as of the date last signed below (the "Effective Date") by and between Chic Chef Catering, Inc., an Illinois Corporation with its principal place of business at 1000 Pauley Dr., Elk Grove Village, IL 60007 (the "Assignor"), and OAKBROOK EVENTS, LLC, an Illinois limited liability company, with its principal place of business at 1000 Pauley Dr., Elk Grove Village, IL 60007 (the "Assignee"); with consent from the Village of Oak Brook, a municipal corporation organized under the laws of the State of Illinois with its principal place of business at 1200 Oak Brook Rd, Oak Brook, IL 60523 (the "Village"). Both the Assignor and Assignee each individually a "Party" and collectively the "Parties" hereto, state the following:

RECITALS:

WHEREAS, Assignor is the Licensee under that certain License Agreement by and between The Village of Oak Brook and Chic Chef Catering, Inc., dated 12/13/2023 (the "Agreement"), relating to the licensing rights for certain real property owned by the Village commonly known as 800 Oak Brook Road, Oak Brook, IL 60523, which property is more specifically described in the Agreement (the "Property"); and

WHEREAS, the Assignor desires to assign the said Agreement and all right, title and interest of Assignor in and to the Premises and all fixtures, improvements and property of Assignor located thereon, to Assignee, with acknowledgement and acceptance by the Village of said assignment under certain terms, covenants and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual provisions contained herein, and other good and valuable considerations in hand paid, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Assignor hereby grants, conveys, transfers, assigns and sets over to Assignee all right, title and interest in and to the Agreement and all right, title and interest of Assignor in and to the Premises, as defined by the Agreement, and all fixtures, improvements and personal property of Assignor located thereon Assignee agrees to have and to hold the right, title and interest of Assignor in the Agreement from Effective Date of this Assignment through the remaining term of the Agreement as set forth therein.
2. Assignee accepts the Assignment set forth herein and hereby assumes the performance of all terms, covenants, obligations and conditions imposed upon Assignor under the Agreement and the terms and provisions as set forth herein. Assignee shall assume all obligations of Assignor under the Agreement, accruing on and after the date hereof. Assignee hereby agrees to perform all of the terms, conditions, obligations and covenants under the Agreement as if the Licensee originally named therein. Assignee shall comply with all obligations under the Agreement and terms and provisions as set forth herein, and hereby agrees to be bound by the terms and conditions of the Agreement as if a party thereto. All references to "Licensee" under the Agreement for covenants and obligations under the Agreement commencing from and after the date hereof shall refer to Assignee.
3. In the event that Assignee fails to meet any of the obligations provided in the Agreement, Assignor and Assignee shall be held jointly and severally liable thereunder.
4. Each Party hereby represents and warrants to the other Party that it has the full legal power, authority and right to execute and deliver this Assignment and to perform its covenants, duties and the obligations pursuant to this Assignment, that this Assignment has been duly authorized as required by law and that no consent of any person, entity or governmental authority is required to make this Assignment binding upon such Party.
5. Each Party hereby agrees to take such further actions and execute and deliver such further documents, instruments and agreements as may be reasonably required to carry out the intent of this Assignment.

6. This Assignment and the rights and obligations of the Parties hereunder are to be governed by and construed and interpreted in accordance with, the laws of the state of Illinois applicable to contracts made and to be performed wholly within Illinois, without regard to choice or conflict of laws rules.
7. This Assignment shall extend to and be binding upon and inure to the benefit of Assignor and Assignee and their respective successors and assigns.
8. This Assignment may be executed in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute and be taken as one and the same instrument.

[Remainder of page intentionally left blank; signature page to follow]

IN WITNESS WHEREOF, on the Effective Date provided herein, the undersigned duly authorized representatives of the Assignor have caused this Assignment to be executed.

ASSIGNOR

CHIC CHEF CATERING
an Illinois limited liability company

By: _____

Title: _____

Date: _____

STATE OF _____)

COUNTY OF _____) **SS:**

On this ____ day of _____ 202_, before me, the undersigned, a Notary Public in and for the state of _____, personally appeared _____, to me known, who, being by me duly sworn, did depose and say that he is the _____ of Chic Chef Catering, Inc., that he signed the foregoing Assignment on behalf of the said entity as his free and voluntary act and the free and voluntary act and deed of the of the same.

IN TESTIMONY WHEREOF, I have hereunto set by hand and affixed my official seal in the county and state aforesaid, the day and year first above written.

Notary Public
(Seal)

My Commission Expires: _____

~~IN WITNESS WHEREOF~~, the Parties have executed or caused to be executed this Assignment as of the date last signed below.

ASSIGNEE:

OAKBROOK EVENTS, LLC,
an Illinois limited liability company

By: _____

Title: _____

Date: _____

STATE OF _____)

) **SS:**

COUNTY OF _____)

On this ____ day of _____, 202_, before me, the undersigned, a Notary Public in and for the state of _____, personally appeared _____, to me known, who, being by me duly sworn, did depose and say that he is the _____ of the Assignee entity, that he signed the foregoing Assignment on behalf of the said entity as his free and voluntary act and the free and voluntary act and deed of the of the same.

~~IN TESTIMONY WHEREOF~~, I have hereunto set by hand and affixed my official seal in the county and state aforesaid, the day and year first above written.

Notary Public
(Seal)

My Commission Expires: _____

FURTHERMORE, Village hereby acknowledges and accepts the assignment herein, subject to all the terms, amendments, conditions and limitations herein, and understands that all references to “Licensee” under the Agreement, as commencing after the date hereof shall mean and refer to Assignee.

VILLAGE OF OAK BROOK,
An Illinois Municipal Corporation

By: _____

Its:_____

Date: _____

ATTEST:

Village Clerk

Date

EXHIBIT B

FORM BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that _____, (the "Licensee") in consideration of One Dollar and other valuable consideration does hereby grant, sell, transfer and deliver unto the VILLAGE OF Oak Brook, a Municipal Corporation in DuPage and Cook County, Illinois (the "Village"), the following goods chattels and other items of property related to the Renovation Project described FIRST ADDENDUM to the LICENSE AGREEMENT dated _____ that have been permanently affixed to the Premises, namely:

ONE: Each and every part and item of a system of

TWO: Each and every part and item of a system for

THREE: Each and every part and item of a system for

SPECIFICALLY EXCLUDED by this Bill of Sale are the personal property, inventory, equipment and fixtures installed by Licensee upon the Project, which shall be owned by Licensee.

The object of this Bill of Sale is to grant, sell, transfer and deliver to the Village, with the exceptions noted, the ownership in all items of personality which comprise the improvements made or installed by the Licensee to date within the VILLAGE.

The Licensee does hereby covenant it is the lawful owner of the afore described goods, chattels and personality; that such items are free from all encumbrances; that the Licensee has the right to sell the same as aforesaid; and that the Licensee warrants and will defend the same against the lawful claims and demands of all persons; and that the execution of this Bill of Sale is an authorized act of said corporation, individual or partnership.

EXHIBIT C

REVISED MAP OF PROPERTY

	Village Initial Capital Investment OBBT Building	Village Initial Capital Investment OBBT Non- Building Facilities	One Time Funding Source	20 Year "Interest Expense" (Opportunity Cost for Village funds used to front capital improvements)	20 Year Maintenance Costs (Basic maintenance plus parking refurb)	20-Year Banquet Operating Revenue if This Option Is Implemented (Assumes new RFP and banquet contract)	Additional Membership Revenue (Includes lost revenue during shut down year)	20 Year Golf Offset	Village Subsidy (Not to be paid back)
Village Financial Support:									
General Fund Subsidy	(\$6,160,000)	(\$8,331,875)	\$0	(\$5,992,191)	(\$1,538,750)	\$ 1,350,000	\$ 3,194,600		(\$17,478,216)
Other Sports Core Program Funding (primarily golf)	(\$6,160,000)	(\$8,331,875)	\$0	(\$5,217,475)	(\$1,538,750)	\$ 1,350,000	\$ 3,194,600	\$ 3,000,000	(\$13,703,500)
Outside Funding:									
Private Banquet Operator (Initial Investment/Ongoing Contract)	\$0	(\$8,331,875)	\$0	(\$2,117,563)	(\$968,750)	\$12,500,409	\$ 3,194,600		\$4,276,821
Gift Funding:									
Full Private Donation (Within 2 years)	(\$6,160,000)	(\$8,331,875)	\$ 14,491,875	\$0	(\$1,738,750)	\$ 1,012,500	\$ 2,741,600		\$2,015,350
Partial Private Donation (Within 2 years)	(\$6,160,000)	(\$8,331,875)	\$ 7,000,000	(\$2,564,734)	(\$1,538,750)	\$ 1,350,000	\$ 3,194,600		(\$7,050,759)

Assumptions:

Building Replacement Cost to Maintain all 3 uses	\$6,160,000	
Pool/Tennis Replacement Costs	\$ 8,331,875	
Full Funding Donation	\$ 14,491,875	
Smaller Donation (Akin to Match)	\$ 7,000,000	
Interest Expense Assumptions:	5% Rate	
	Excess Profits fund early pay back	
	Excess Payback varies by option	
Maintenance Costs + Parking Lot Replacement	\$ 1,538,750	*Adjusted up for extra maintenance on current building while waiting for funding, adjusted down if Chic Chef stays because he maintains ba
Banquet Contract Revenue Chic Chef 20 Year	\$ 12,500,409	
Banquet Contract Revenue Chic Chef 2 Year, New RFP	\$ 1,350,000	
Lost Revenue for 1 Year Pool/Tennis Shutdown	\$ (655,900)	
Increased Swim/Tennis Profit (above rising costs)	\$ 3,850,500	*Adjusted down for more years at current rates while waiting for funding
Golf Offset ONLY using Profit above capital requirements and Surcharge Fund	\$ 3,000,000	

FULL RESERVE STUDY

Village of Oak Brook Bath and Tennis Club



**Oak Brook, Illinois
October 17, 2016**



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Long-term thinking. Everyday commitment.

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1. RESERVE STUDY EXECUTIVE SUMMARY

Client: Village of Oak Brook Bath and Tennis Club (Bath and Tennis Club)

Location: Oak Brook, Illinois

Reference: 161403

Property Basics: Village of Oak Brook Bath and Tennis Club comprises a clubhouse, eight tennis courts and pool amenities. The exterior of the clubhouse comprises asphalt shingle, concrete tile and flat roof assemblies, masonry veneer, and wood siding. The clubhouse was built in 1974, and the interior was renovated and an addition was added in 2000 and 2001. The pool structures were built in 1969. The development also contains asphalt pavement, concrete sidewalks and a pond.

Reserve Components Identified: 66 Reserve Components.

Inspection Date: October 17, 2016.

Funding Goal: The Funding Goal of this Reserve Study is to maintain reserves above an adequate, not excessive threshold during one or more years of significant expenditures. Our recommended Funding Plan recognizes these threshold funding years in 2017 and 2029 due to replacement of asphalt pavement and pool structures, respectively.

Cash Flow Method: We use the Cash Flow Method to compute the Reserve Funding Plan. This method offsets future variable Reserve Expenditures with existing and future stable levels of reserve funding. Our application of this method also considers:

- current and future local costs of replacement
- 1.35% annual rate of return on invested reserves
- 2.3% future Inflation Rate for estimating Future Replacement Costs

Sources for Local Costs of Replacement: Our proprietary database, historical costs and published sources, i.e., R.S. Means, Incorporated.

Cash Status of Reserve Fund: Zero dollars (\$0) projected by the Finance Director as of December 31, 2016.

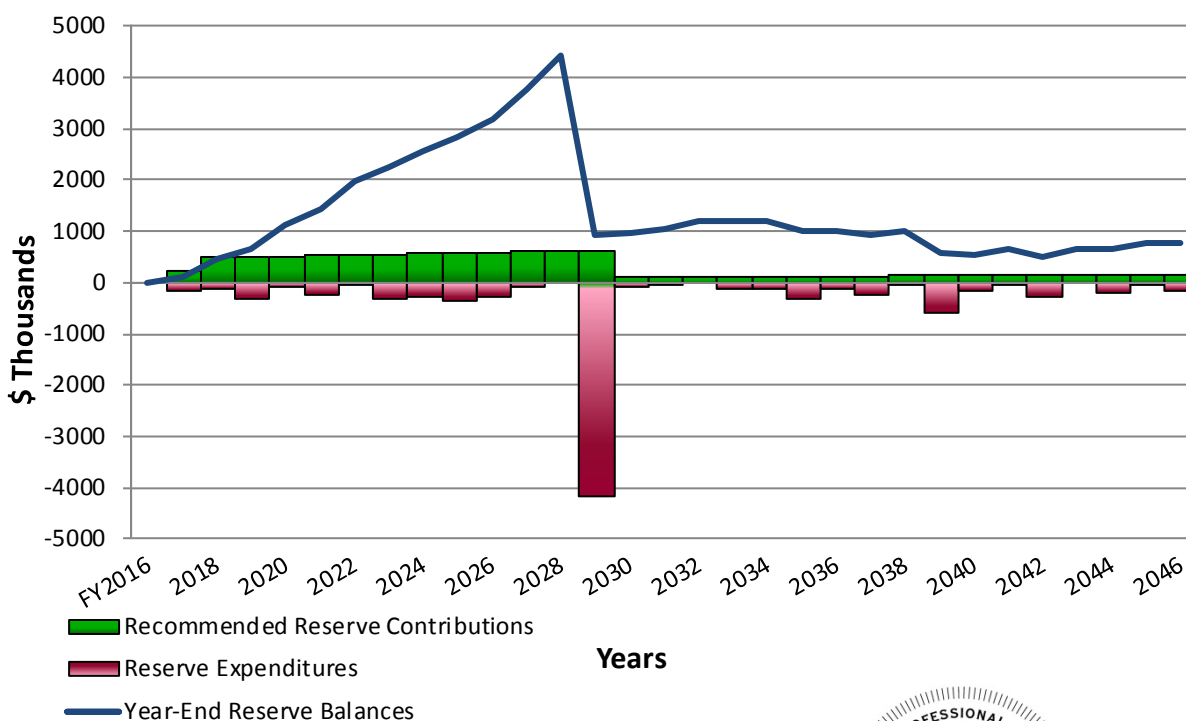
Recommended Reserve Funding: The Corporation did not budget for Reserve Contributions in 2016. We recommend the Corporation budget annual phased increases in Reserve Contributions of \$245,000 from 2017 through 2018. Afterwards, the Corporation should budget gradual annual increases in reserve funding that in part consider the effects of inflation through 2029. By 2030, the Corporation will have fully funded for replacement of the pools. Therefore, the Corporation may anticipate a decrease in the annual Reserve Contribution to \$110,000. Afterwards, the Corporation should budget gradual annual increases in reserve funding that in part consider the effects of inflation through 2046, the limit of this study's Cash Flow Analysis. The initial adjustment in Reserve Contributions of \$245,000 represents about a twenty-three percent (23.4%) adjustment in the 2016 total Operating Budget of \$1,047,280.

Certification: This *Full Reserve Study* exceeds the Community Associations Institute (CAI) and the Association of Professional Reserve Analysts (APRA) standards fulfilling the requirements of a "Level I Full Reserve Study."

Bath and Tennis Club

Recommended Reserve Funding Table and Graph

Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)
2017	245,000	92,651	2027	601,200	3,748,828	2037	128,900	922,640
2018	490,000	447,064	2028	615,000	4,418,588	2038	131,900	1,010,108
2019	501,300	657,889	2029	629,100	913,903	2039	134,900	558,054
2020	512,800	1,109,840	2030	110,000	950,751	2040	138,000	553,561
2021	524,600	1,432,197	2031	112,500	1,052,207	2041	141,200	641,952
2022	536,700	1,969,007	2032	115,100	1,182,289	2042	144,400	512,870
2023	549,000	2,233,773	2033	117,700	1,185,777	2043	147,700	668,491
2024	561,600	2,548,599	2034	120,400	1,210,362	2044	151,100	646,948
2025	574,500	2,819,489	2035	123,200	1,014,207	2045	154,600	758,763
2026	587,700	3,180,914	2036	126,000	1,019,693	2046	158,200	780,860



Respectfully submitted on November 8, 2016 by
RESERVE ADVISORS, INC.



Alan M. Ebert, PRA¹, RS², Director of Quality Assurance

Reviewed by: Nicole L. Lowery, PRA, RS, Associate Director of Quality Assurance

Visual Inspection and Report by: Stephanie A. Mueller, RS



¹PRA (Professional Reserve Analyst) is the professional designation of the Association of Professional Reserve Analysts. Learn more about APRA at <http://www.apra-usa.com>.

² RS (Reserve Specialist) is the reserve provider professional designation of the Community Associations Institute (CAI) representing America's more than 300,000 condominium, cooperative and homeowners associations.

2. RESERVE STUDY REPORT

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Full Reserve Study* of

Village of Oak Brook Bath and Tennis Club

Oak Brook, Illinois

and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, October 17, 2016.

We present our findings and recommendations in the following report sections and spreadsheets:

- **Identification of Property** - Segregates all property into several areas of responsibility for repair or replacement
- **Reserve Expenditures** - Identifies reserve components and related quantities, useful lives, remaining useful lives and future reserve expenditures during the next 30 years
- **Reserve Funding Plan** - Presents the recommended Reserve Contributions and year-end Reserve Balances for the next 30 years
- **Condition Assessment** - Describes the reserve components, includes photographic documentation of the condition of various property elements, describes our recommendations for repairs or replacement, and includes detailed solutions and procedures for replacements for the benefit of current and future board members
- **Methodology** - Lists the national standards, methods and procedures used, financial information relied upon for the Financial Analysis of the Reserve Study
- **Definitions** - Contains definitions of terms used in the Reserve Study, consistent with national standards
- **Professional Service Conditions** - Describes Assumptions and Professional Service Conditions
- **Credentials and Resources**

IDENTIFICATION OF PROPERTY



Village of Oak Brook Bath and Tennis Club comprises a clubhouse, eight tennis courts and pool amenities. The exterior of the clubhouse comprises asphalt shingle, concrete tile and flat roof assemblies, masonry veneer, and wood siding. The clubhouse was built in 1974, and the interior was renovated and an addition was added in 2000 and 2001. The pool structures were built in 1969. The development also contains asphalt pavement, concrete sidewalks and a pond. We identify 66 major reserve components that are likely to require capital repair or replacement during the next 30 years.

Our investigation includes Reserve Components or property elements as set forth in your Declaration. Our analysis begins by segregating the property elements into several areas of responsibility for repair and replacement. Our process of identification helps assure that future boards and the management team understand whether reserves, the operating budget or Members

fund certain replacements and assists in preparation of the annual budget. We derive these segregated classes of property from our review of the information provided by the Corporation and through conversations with the Superintendent of Public Works and Building Maintenance Technician. These classes of property include:

- Reserve Components
- Long-Lived Property Elements
- Operating Budget Funded Repairs and Replacements

We advise the Board conduct an annual review of these classes of property to confirm its policy concerning the manner of funding, i.e., from reserves or the operating budget.

The Reserve Study identifies Reserve Components as set forth in your Declaration or which were identified as part of your request for proposed services. Reserve Components are defined by CAI as property elements with:

- Bath and Tennis Club responsibility
- Limited useful life expectancies
- Predictable remaining useful life expectancies
- Replacement cost above a minimum threshold

Long-Lived Property Elements may not have predictable Remaining Useful Lives or their replacement may occur beyond the 30-year scope of the study. The operating budget should fund infrequent repairs. Funding untimely or unexpected replacements from reserves will necessitate increases to Reserve Contributions. Periodic updates of this Reserve Study will help determine the merits of adjusting the Reserve Funding Plan. We identify the following Long-Lived Property Elements as excluded from reserve funding at this time.

- Foundations
- Structural Frames
- Walk-In Coolers and Freezer (2000-2001)

The operating budget provides money for the repair and replacement of certain Reserve Components. Operating Budget Funded Repairs and Replacements relate to:

- General Maintenance to the Common Elements
- Expenditures less than \$6,000 (These relatively minor expenditures have a limited effect on the recommended Reserve Contributions.)
- Admission Shed, Pool
- Air Handling Unit, Furnace, Basement/Pool Equipment Room
- Appliances, Residential-Grade
- Asbestos Abatement
- Asphalt Pavement, Crack Repair and Patch
- Bleachers, Aluminum, Pool
- Catch Basins, Landscape
- Ceiling, Wood, Interior Clubhouse
- Electrical System, Tennis Building
- Exhaust Fans
- Furnishings
- Irrigation System, Controllers
- Landscape
- Light Fixtures, Exterior Building
- Office Equipment
- Paint Finishes, Touch Up
- Pipes, Interior Building, Domestic Water, Sanitary Waste, Vent, Sprinkler, Building Heating and Cooling, Common
- Pipes, Subsurface Utilities
- Pumps Less Than Five-HP (horsepower)
- Rest Room, Single, Tennis
- Retaining Walls
- Screens, Pool Porch, Interim Replacement
- Signage
- Site Furniture
- Split Systems, Ductless, Grill Kitchen
- Sound System
- Tennis Courts, Clay, Annual Replenishment and Rolling
- Tennis Courts, Windscreens
- Tennis Building, Interior Finishes
- Volleyball Court, Sand
- Walls, Invasive Investigation at Dining Room



Typical water stains at dining room interior



Wood rot at column

- Other Repairs normally funded through the Operating Budget

3. RESERVE EXPENDITURES and FUNDING PLAN

The tables following this introduction present:

Reserve Expenditures

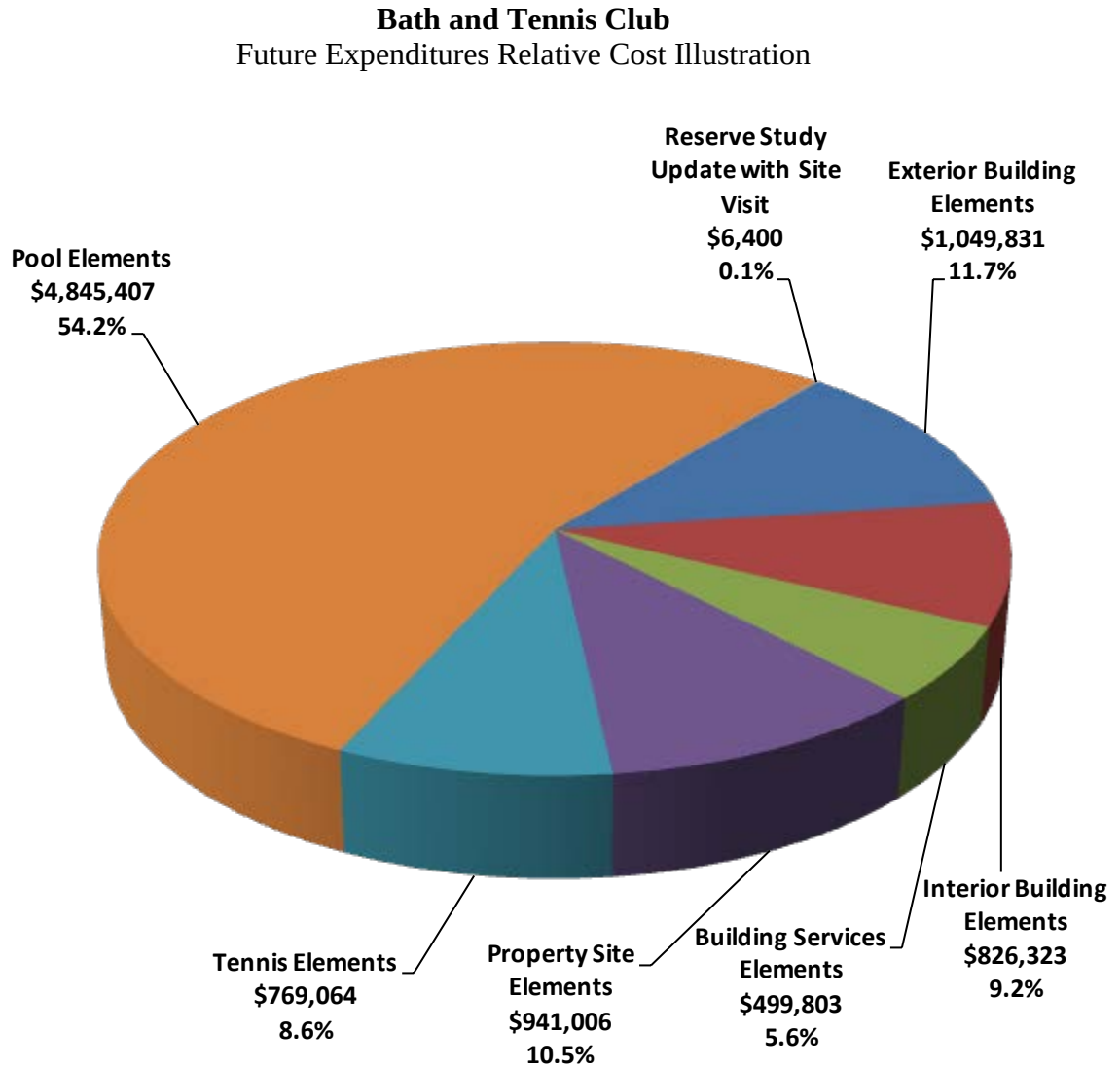
- Line item numbers
- Total quantities
- Quantities replaced per phase (in a single year)
- Reserve component inventory
- Estimated first year of event (i.e., replacement, application, etc.)
- Life analysis showing
 - useful life
 - remaining useful life
- Unit cost of replacement
- 2016 local cost of replacement
- Total future costs of replacement anticipated during the next 30 years
- Schedule of estimated future costs for each reserve component including inflation

Reserve Funding Plan

- Reserves at the beginning of each year
- Total recommended reserve contributions
- Estimated interest earned from invested reserves
- Anticipated expenditures by year
- Anticipated reserves at year end

Financial statements prepared by your corporation, by you or others might rely in part on information contained in this section. For your convenience, we have provided an electronic data file containing the tables of ***Reserve Expenditures*** and ***Reserve Funding Plan***.

The following chart illustrates the relative importance of the categories noted in **Reserve Expenditures** and relative funding during the next 30 years.



RESERVE EXPENDITURES

Village of Oak Brook
Bath and Tennis Club
Oak Brook, Illinois

Explanatory Notes:

- 1) 2.3% is the estimated future Inflation Rate for estimating Future Replacement Costs.
2) FY2016 is Fiscal Year beginning January 1, 2016 and ending December 31, 2016.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$				RUL = 0 FY2016	1 2017	2 2018	3 2019	4 2020	5 2021	6 2022	7 2023	8 2024	9 2025	10 2026	11 2027	12 2028	13 2029	14 2030	15 2031
						Useful	Remaining	Unit (2016)	Per Phase (2016)	Total (2016)	30-Year Total (Inflated)																
Exterior Building Elements																											
1.140	1	1 Each	Chimney, Near Term Repairs		2018	n/a	2	10,000.00	10,000	10,000	15,698			15,698													
1.280	9	9 Squares	Roof, Asphalt Shingles		2020	15 to 20	4	660.00	5,940	5,940	16,758				6,506												
1.360	55	55 Squares	Roofs, Concrete Tiles, Original Building		2026	to 30	10	1,400.00	77,000	77,000	96,660										96,660						
1.361	35	35 Squares	Roofs, Concrete Tiles, Additions		2030	to 30	14	1,400.00	49,000	49,000	67,368														67,368		
1.380	90	90 Squares	Roofs, EPDM		2019	15 to 20	3	1,250.00	112,500	112,500	310,240				120,442												
1.500	40	40 Squares	Roof, Modified Bitumen, Locker Rooms & Offices (incl. additional removal)		2019	15 to 20	3	1,250.00	50,000	50,000	144,309				59,954												
1.800	2,700	2,700 Square Feet	Walls, Masonry, Inspections and Repairs (includes chimney, sealants)		2027	8 to 12	11	3.00	8,100	8,100	23,460											10,402					
1.940	1	1 Allowance	Walls, Wood Siding, Paint Finishes (includes soffits, tennis building)		2024	4 to 6	8	15,000.00	15,000	15,000	114,399							17,993						20,159			
1.945	4,250	4,250 Square Feet	Walls, Wood Siding, Replacement		2019	to 45	3	10.00	42,500	42,500	45,500				45,500												
1.980	2,570	2,570 Square Feet	Windows and Doors, Wood Frames With Aluminum Cladding		2037	to 40	21	52.00	133,640	133,640	215,439																
Interior Building Elements																											
2.033	2	2 Each	Bars, Renovation		2025	to 25	9	10,000.00	20,000	20,000	24,542										24,542						
2.060	5,060	5,060 Square Feet	Ceilings, Acoustical Tiles, Grid and Lighting		2025	to 30	9	7.50	37,950	37,950	46,569										46,569						
2.200	270	270 Square Yards	Floor Coverings, Carpet, Dining Room and Offices		2017	8 to 12	1	65.00	17,550	17,550	72,526		17,954											23,586			
2.240	420	420 Square Yards	Floor Coverings, Tile, Hallways, Lobby, Etc.		2025	to 30	9	140.00	58,800	58,800	72,154										72,154						
2.300	110	110 Square Yards	Floor Coverings, Vinyl Tile, Grill Kitchen and Storage Rooms		2020	15 to 20	4	54.00	5,940	5,940	16,758					6,506											
2.400	100	100 Square Yards	Floor Coverings, Wood Laminate		2018	18 to 25	2	125.00	12,500	12,500	33,697			13,082													
2.519	2	1 Allowance	Kitchens, Equipment, Phased		2018	12 to 18	2 to 10	40,000.00	40,000	80,000	224,553			41,861								50,213					
2.520	1	1 Allowance	Kitchen, Renovation		2027	to 30	11	47,000.00	47,000	47,000	60,357												60,357				
2.560	30	30 Each	Light Fixtures, Dining Room and Lobby		2025	to 30	9	500.00	15,000	15,000	18,407										18,407						
2.680	2	2 Each	Locker Rooms, Renovation		2025	to 25	9	44,000.00	88,000	88,000	107,985										107,985						
2.788	1	1 Each	Moveable Wall Partition		2027	25 to 30	11	7,000.00	7,000	7,000	8,989												8,989				
2.800	13,000	13,000 Square Feet	Paint Finishes		2017	8 to 12	1	1.30	16,900	16,900	69,841		17,289												22,713		
2.900	6	6 Each	Rest Rooms, Renovation		2025	to 25	9	9,500.00	57,000	57,000	69,945										69,945						
Building Services Elements																											
3.050	1	1 Each	Air Handling Unit, Make-up Air, Kitchen		2020	15 to 20	4	20,000.00	20,000	20,000	56,422					21,904											
3.060	5	5 Each	Air Handling Units, Rooftop Heating and Cooling Units, 3- to 5-tons		2035	15 to 20	19	10,000.00	50,000	50,000	77,021																
3.061	1	1 Each	Air Handling Unit, Rooftop Heating and Cooling Unit, 20-tons		2035	15 to 20	19	46,000.00	46,000	46,000	70,859																
3.160	2	2 Each	Boilers, Domestic Hot Water, 650-MBH		2033	15 to 20	17	19,000.00	38,000	38,000	55,933																
3.300	1	1 Allowance	Electrical System, Main Panels		2040	to 70+	24	55,000.00	55,000	55,000	94,924																
3.440	1	1 Each	Generator, Emergency, 60-kW (Includes Transfer Switch)		2026	25 to 35	10	60,000.00	60,000	60,000	75,320												75,320				
3.555	1	1 Each	Life Safety System, Control Panel		2019	to 15	3	6,000.00	6,000	6,000	15,459				6,424												
3.560	1	1 Allowance	Life Safety System, Emergency Devices		2026	to 25	10	22,000.00	22,000	22,000	27,617												27,617				
3.860	1	1 Each	Storage Tank, Domestic Hot Water		2020	to 40	4	7,500.00	7,500	7,500	8,214				8,214												
3.940	1	1 Each	Water Heater, 76-MBH		2024	15 to 20	8	6,000.00	6,000	6,000	18,034								7,197								

RESERVE EXPENDITURES

Village of Oak Brook
Bath and Tennis Club
Oak Brook, Illinois

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$						16 2032	17 2033	18 2034	19 2035	20 2036	21 2037	22 2038	23 2039	24 2040	25 2041	26 2042	27 2043	28 2044	29 2045	30 2046
						Useful	Remaining	Unit (2016)	Per Phase (2016)	Total (2016)	30-Year Total (Inflated)																	
Exterior Building Elements																												
1.140	1	1 Each	Chimney, Near Term Repairs		2018	n/a	2	10,000.00	10,000	10,000	15,698																	
1.280	9	9 Squares	Roof, Asphalt Shingles		2020	15 to 20	4	660.00	5,940	5,940	16,758										10,252							
1.360	55	55 Squares	Roofs, Concrete Tiles, Original Building		2026	to 30	10	1,400.00	77,000	77,000	96,660																	
1.361	35	35 Squares	Roofs, Concrete Tiles, Additions		2030	to 30	14	1,400.00	49,000	49,000	67,368																	
1.380	90	90 Squares	Roofs, EPDM		2019	15 to 20	3	1,250.00	112,500	112,500	310,240										189,798							
1.500	40	40 Squares	Roof, Modified Bitumen, Locker Rooms & Offices (incl. additional removal)		2019	15 to 20	3	1,250.00	50,000	50,000	144,309										84,355							
1.800	2,700	2,700 Square Feet	Walls, Masonry, Inspections and Repairs (includes chimney, sealants)		2027	8 to 12	11	3.00	8,100	8,100	23,460							13,058										
1.940	1	1 Allowance	Walls, Wood Siding, Paint Finishes (includes soffits, tennis building)		2024	4 to 6	8	15,000.00	15,000	15,000	114,399			22,587							25,306					28,354		
1.945	4,250	4,250 Square Feet	Walls, Wood Siding, Replacement		2019	to 45	3	10.00	42,500	42,500	45,500																	
1.980	2,570	2,570 Square Feet	Windows and Doors, Wood Frames With Aluminum Cladding		2037	to 40	21	52.00	133,640	133,640	215,439							215,439										
Interior Building Elements																												
2.033	2	2 Each	Bars, Renovation		2025	to 25	9	10,000.00	20,000	20,000	24,542																	
2.060	5,060	5,060 Square Feet	Ceilings, Acoustical Tiles, Grid and Lighting		2025	to 30	9	7.50	37,950	37,950	46,569																	
2.200	270	270 Square Yards	Floor Coverings, Carpet, Dining Room and Offices		2017	8 to 12	1	65.00	17,550	17,550	72,526											30,986						
2.240	420	420 Square Yards	Floor Coverings, Tile, Hallways, Lobby, Etc.		2025	to 30	9	140.00	58,800	58,800	72,154																	
2.300	110	110 Square Yards	Floor Coverings, Vinyl Tile, Grill Kitchen and Storage Rooms		2020	15 to 20	4	54.00	5,940	5,940	16,758											10,252						
2.400	100	100 Square Yards	Floor Coverings, Wood Laminate		2018	18 to 25	2	125.00	12,500	12,500	33,697							20,615										
2.519	2	1 Allowance	Kitchens, Equipment, Phased		2018	12 to 18	2 to 10	40,000.00	40,000	80,000	224,553			60,231										72,248				
2.520	1	1 Allowance	Kitchen, Renovation		2027	to 30	11	47,000.00	47,000	47,000	60,357																	
2.560	30	30 Each	Light Fixtures, Dining Room and Lobby		2025	to 30	9	500.00	15,000	15,000	18,407																	
2.680	2	2 Each	Locker Rooms, Renovation		2025	to 25	9	44,000.00	88,000	88,000	107,985																	
2.788	1	1 Each	Moveable Wall Partition		2027	25 to 30	11	7,000.00	7,000	7,000	8,989																	
2.800	13,000	13,000 Square Feet	Paint Finishes		2017	8 to 12	1	1.30	16,900	16,900	69,841											29,839						
2.900	6	6 Each	Rest Rooms, Renovation		2025	to 25	9	9,500.00	57,000	57,000	69,945																	
Building Services Elements																												
3.050	1	1 Each	Air Handling Unit, Make-up Air, Kitchen		2020	15 to 20	4	20,000.00	20,000	20,000	56,422											34,518						
3.060	5	5 Each	Air Handling Units, Rooftop Heating and Cooling Units, 3- to 5-tons		2035	15 to 20	19	10,000.00	50,000	50,000	77,021					77,021												
3.061	1	1 Each	Air Handling Unit, Rooftop Heating and Cooling Unit, 20-tons		2035	15 to 20	19	46,000.00	46,000	46,000	70,859					70,859												
3.160	2	2 Each	Boilers, Domestic Hot Water, 650-MBH		2033	15 to 20	17	19,000.00	38,000	38,000	55,933		55,933															
3.300	1	1 Allowance	Electrical System, Main Panels		2040	to 70+	24	55,000.00	55,000	55,000	94,924											94,924						
3.440	1	1 Each	Generator, Emergency, 60-kW (Includes Transfer Switch)		2026	25 to 35	10	60,000.00	60,000	60,000	75,320																	
3.555	1	1 Each	Life Safety System, Control Panel		2019	to 15	3	6,000.00	6,000	6,000	15,459			9,035														
3.560	1	1 Allowance	Life Safety System, Emergency Devices		2026	to 25	10	22,000.00	22,000	22,000	27,617																	
3.860	1	1 Each	Storage Tank, Domestic Hot Water		2020	to 40	4	7,500.00	7,500	7,500	8,214																	
3.940	1	1 Each	Water Heater, 76-MBH		2024	15 to 20	8	6,000.00	6,000	6,000	18,034													10,837				

RESERVE EXPENDITURES

Village of Oak Brook
Bath and Tennis Club
Oak Brook, Illinois

Explanatory Notes:

- 1) 2.3% is the estimated future Inflation Rate for estimating Future Replacement Costs.
2) FY2016 is Fiscal Year beginning January 1, 2016 and ending December 31, 2016.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$				RUL = 0 FY2016	1 2017	2 2018	3 2019	4 2020	5 2021	6 2022	7 2023	8 2024	9 2025	10 2026	11 2027	12 2028	13 2029	14 2030	15 2031	
						Useful	Remaining	Unit (2016)	Per Phase (2016)	Total (2016)	30-Year Total (Inflated)																	
Property Site Elements																												
4.040	1,960	1,960 Square Yards	Asphalt Pavement, Mill and Overlay, Drives		2036	15 to 20	20	17.50	34,300	34,300	54,051																	
4.041	4,080	4,080 Square Yards	Asphalt Pavement, Mill and Overlay, Parking Areas		2042	15 to 20	26	17.50	71,400	71,400	128,963																	
4.045	1,960	1,960 Square Yards	Asphalt Pavement, Total Replacement, Drives		2017	15 to 20	1	33.00	64,680	64,680	66,168		66,168															
4.046	4,080	4,080 Square Yards	Asphalt Pavement, Total Replacement, Parking Areas		2023	15 to 20	7	33.00	134,640	134,640	157,871							157,871										
4.140	21,300	1,330 Square Feet	Concrete Sidewalks, Partial		2018	to 65	2 to 30+	10.00	13,300	213,000	156,438			13,919			15,244				16,696				18,286			
4.285	480	480 Linear Feet	Fences, Wood		2019	15 to 20	3	43.00	20,640	20,640	56,919				22,097													
4.360	1	1 Each	Gazebo		2020	to 25	4	27,000.00	27,000	27,000	81,781					29,571												
4.420	16	16 Zones	Irrigation System (excludes tennis courts)		2036	to 40	20	2,500.00	40,000	40,000	63,034																	
4.559	15	15 Each	Light Fixtures, Bollards		2018	to 20	2	600.00	9,000	9,000	24,261			9,419														
4.560	6	6 Each	Light Poles and Fixtures		2031	to 25	15	2,900.00	17,400	17,400	24,473														24,473			
4.700	1	1 Each	Pond, Aerator		2022	10 to 15	6	6,500.00	6,500	6,500	17,929						7,450											
4.710	850	285 Linear Feet	Pond, Erosion Control, Partial		2018	to 15	2	60.00	17,100	17,100	43,066			17,896														
4.730	4,160	1,040 Square Yards	Pond, Sediment Removal, Partial		2033	to 30	17	32.00	33,280	33,280	48,986																	
4.736	190	190 Linear Feet	Railings, Steel		2036	to 35	20	57.00	10,830	10,830	17,066																	
Tennis Elements																												
5.300	1	1 Allowance	Building Exterior Renovation		2017	to 25	1	25,000.00	25,000	25,000	70,730		25,575															
5.303	1	1 Allowance	Catch Basin, Landscape, Install		2017	n/a	1	15,000.00	15,000	15,000	15,345		15,345															
5.800	3	3 Courts	Tennis Courts, Clay, Renovation, Courts 1-5, Above Ground Irrigation		2021	35 to 40	5	45,000.00	135,000	135,000	151,256					151,256												
5.801	2	2 Courts	Tennis Courts, Clay, Renovation, Courts 1-5, Subsurface Irrigation		2035	35 to 40	19	45,000.00	90,000	90,000	138,637																	
5.802	3	3 Courts	Tennis Courts, Clay, Renovation, Courts 6-8, Above Ground Irrigation		2024	35 to 40	8	45,000.00	135,000	135,000	161,934							161,934										
5.810	1,380	1,380 Linear Feet	Tennis Courts, Fences, Courts 1-5		2021	to 25	5	44.00	60,720	60,720	188,147					68,031												
5.811	815	815 Linear Feet	Tennis Courts, Fences, Courts 6-8		2024	to 25	8	44.00	35,860	35,860	43,015							43,015										
Pool Elements																												
6.200	11,700	11,700 Square Feet	Concrete Deck, Textured Coating, Partial Replacements and Repairs		2023	8 to 12	7	6.00	70,200	70,200	200,747							82,313										
6.278	3	3 Each	Diving Boards, Subsequent		2044	to 15	28	6,000.00	18,000	18,000	34,024																	
6.400	680	680 Linear Feet	Fence, Aluminum (includes additional enclosure at wading pool)		2023	to 25	7	45.00	30,600	30,600	35,880							35,880										
6.500	1	1 Allowance	Furniture		2023	to 12	7	31,000.00	31,000	31,000	84,102							36,349										
6.600	1	1 Each	Mechanical Equipment, Heater, 1,260-MBH		2029	15 to 20	13	34,000.00	34,000	34,000	109,962										45,694							
6.601	1	1 Each	Mechanical Equipment, Pump, 25-HP		2029	15 to 20	13	14,000.00	14,000	14,000	45,278										18,815							
6.602	1	1 Allowance	Mechanical Equipment, Filter System (repl. with fiberglass tank sand filters)		2029	to 15	13	15,000.00	15,000	15,000	48,513											20,159						
6.798	5,800	5,800 Square Feet	Pool Finishes, Paint, Diving and Lap Pools, Near Term		2019	4 to 6	3	7.00	40,600	40,600	92,166				43,466			48,700										
6.799	5,800	5,800 Square Feet	Pool Finishes, Plaster, Diving and Lap Pools, Subsequent		2039	8 to 12	23	13.00	75,400	75,400	127,207																	
6.800	800	800 Square Feet	Pool Finish, Plaster, Wading Pool		2017	8 to 12	1	13.00	10,400	10,400	28,185		10,639															
6.870	4	4 Each	Shade Structures		2018	15 to 20	2	5,000.00	20,000	20,000	47,810			20,931								26,879						
6.900	6,600	6,600 Square Feet	Structures and Deck, Total Replacement (includes diving stands)		2029	to 60	13	450.00	2,970,000	2,970,000	3,991,533											3,991,533						
		1 Allowance	Reserve Study Update with Site Visit		2018	2	2	6,400.00	6,400	6,400	6,400				6,400													
Anticipated Expenditures, By Year											\$8,937,834	0	152,970	139,206	297,883	72,701	219,287	22,694	312,413	278,839	339,602	266,506	79,748	0	4,169,538	85,654	24,473	

RESERVE EXPENDITURES

Village of Oak Brook Bath and Tennis Club Oak Brook, Illinois				Estimated 1st Year of Event	Life Analysis, Years		Costs, \$				16 2032	17 2033	18 2034	19 2035	20 2036	21 2037	22 2038	23 2039	24 2040	25 2041	26 2042	27 2043	28 2044	29 2045	30 2046
Line Item	Total Quantity	Per Phase Quantity	Units		Useful	Remaining	Unit (2016)	Per Phase (2016)	Total (2016)	30-Year Total (Inflated)															
Property Site Elements																									
4.040	1,960	1,960 Square Yards	Asphalt Pavement, Mill and Overlay, Drives	2036	15 to 20	20	17.50	34,300	34,300	54,051					54,051										
4.041	4,080	4,080 Square Yards	Asphalt Pavement, Mill and Overlay, Parking Areas	2042	15 to 20	26	17.50	71,400	71,400	128,963											128,963				
4.045	1,960	1,960 Square Yards	Asphalt Pavement, Total Replacement, Drives	2017	15 to 20	1	33.00	64,680	64,680	66,168															
4.046	4,080	4,080 Square Yards	Asphalt Pavement, Total Replacement, Parking Areas	2023	15 to 20	7	33.00	134,640	134,640	157,871															
4.140	21,300	1,330 Square Feet	Concrete Sidewalks, Partial	2018	to 65	2 to 30+	10.00	13,300	213,000	156,438			20,027				21,934				24,022				26,310
4.285	480	480 Linear Feet	Fences, Wood	2019	15 to 20	3	43.00	20,640	20,640	56,919							34,822								
4.360	1	1 Each	Gazebo	2020	to 25	4	27,000.00	27,000	27,000	81,781													52,210		
4.420	16	16 Zones	Irrigation System (excludes tennis courts)	2036	to 40	20	2,500.00	40,000	40,000	63,034					63,034										
4.559	15	15 Each	Light Fixtures, Bollards	2018	to 20	2	600.00	9,000	9,000	24,261							14,842								
4.560	6	6 Each	Light Poles and Fixtures	2031	to 25	15	2,900.00	17,400	17,400	24,473															
4.700	1	1 Each	Pond, Aerator	2022	10 to 15	6	6,500.00	6,500	6,500	17,929						10,479									
4.710	850	285 Linear Feet	Pond, Erosion Control, Partial	2018	to 15	2	60.00	17,100	17,100	43,066		25,170													
4.730	4,160	1,040 Square Yards	Pond, Sediment Removal, Partial	2033	to 30	17	32.00	33,280	33,280	48,986		48,986													
4.736	190	190 Linear Feet	Railings, Steel	2036	to 35	20	57.00	10,830	10,830	17,066					17,066										
Tennis Elements																									
5.300	1	1 Allowance	Building Exterior Renovation	2017	to 25	1	25,000.00	25,000	25,000	70,730											45,155				
5.303	1	1 Allowance	Catch Basin, Landscape, Install	2017	n/a	1	15,000.00	15,000	15,000	15,345															
5.800	3	3 Courts	Tennis Courts, Clay, Renovation, Courts 1-5, Above Ground Irrigation	2021	35 to 40	5	45,000.00	135,000	135,000	151,256															
5.801	2	2 Courts	Tennis Courts, Clay, Renovation, Courts 1-5, Subsurface Irrigation	2035	35 to 40	19	45,000.00	90,000	90,000	138,637				138,637											
5.802	3	3 Courts	Tennis Courts, Clay, Renovation, Courts 6-8, Above Ground Irrigation	2024	35 to 40	8	45,000.00	135,000	135,000	161,934															
5.810	1,380	1,380 Linear Feet	Tennis Courts, Fences, Courts 1-5	2021	to 25	5	44.00	60,720	60,720	188,147														120,116	
5.811	815	815 Linear Feet	Tennis Courts, Fences, Courts 6-8	2024	to 25	8	44.00	35,860	35,860	43,015															
Pool Elements																									
6.200	11,700	11,700 Square Feet	Concrete Deck, Textured Coating, Partial Replacements and Repairs	2023	8 to 12	7	6.00	70,200	70,200	200,747								118,434							
6.278	3	3 Each	Diving Boards, Subsequent	2044	to 15	28	6,000.00	18,000	18,000	34,024												34,024			
6.400	680	680 Linear Feet	Fence, Aluminum (includes additional enclosure at wading pool)	2023	to 25	7	45.00	30,600	30,600	35,880															
6.500	1	1 Allowance	Furniture	2023	to 12	7	31,000.00	31,000	31,000	84,102				47,753											
6.600	1	1 Each	Mechanical Equipment, Heater, 1,260-MBH	2029	15 to 20	13	34,000.00	34,000	34,000	109,962													64,268		
6.601	1	1 Each	Mechanical Equipment, Pump, 25-HP	2029	15 to 20	13	14,000.00	14,000	14,000	45,278													26,463		
6.602	1	1 Allowance	Mechanical Equipment, Filter System (repl. with fiberglass tank sand filters)	2029	to 15	13	15,000.00	15,000	15,000	48,513													28,354		
6.798	5,800	5,800 Square Feet	Pool Finishes, Paint, Diving and Lap Pools, Near Term	2019	4 to 6	3	7.00	40,600	40,600	92,166															
6.799	5,800	5,800 Square Feet	Pool Finishes, Plaster, Diving and Lap Pools, Subsequent	2039	8 to 12	23	13.00	75,400	75,400	127,207								127,207							
6.800	800	800 Square Feet	Pool Finish, Plaster, Wading Pool	2017	8 to 12	1	13.00	10,400	10,400	28,185								17,546							
6.870	4	4 Each	Shade Structures	2018	15 to 20	2	5,000.00	20,000	20,000	47,810															
6.900	6,600	6,600 Square Feet	Structures and Deck, Total Replacement (includes diving stands)	2029	to 60	13	450.00	2,970,000	2,970,000	3,991,533															
		1 Allowance	Reserve Study Update with Site Visit	2018	2	2	6,400.00	6,400	6,400	6,400															
Anticipated Expenditures, By Year										\$8,937,834	0	130,089	111,880	334,270	134,151	238,976	57,391	597,468	149,946	60,825	281,225	0	181,463	52,210	146,426

RESERVE FUNDING PLAN

CASH FLOW ANALYSIS

Village of Oak Brook

Bath and Tennis Club

Oak Brook, Illinois

Individual Reserve Budgets & Cash Flows for the Next 30 Years

	FY2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Reserves at Beginning of Year (Note 1)	N/A	0	92,651	447,064	657,889	1,109,840	1,432,197	1,969,007	2,233,773	2,548,599	2,819,489	3,180,914	3,748,828	4,418,588	913,903	950,751
Total Recommended Reserve Contributions (Note 2)	N/A	245,000	490,000	501,300	512,800	524,600	536,700	549,000	561,600	574,500	587,700	601,200	615,000	629,100	110,000	112,500
Plus Estimated Interest Earned, During Year (Note 3)	N/A	621	3,619	7,408	11,852	17,044	22,804	28,179	32,065	35,992	40,231	46,462	54,760	35,753	12,502	13,429
Less Anticipated Expenditures, By Year	N/A	(152,970)	(139,206)	(297,883)	(72,701)	(219,287)	(22,694)	(312,413)	(278,839)	(339,602)	(266,506)	(79,748)	0	(4,169,538)	(85,654)	(24,473)
Anticipated Reserves at Year End	<u>\$0</u>	<u>\$92,651</u> (NOTE 5)	<u>\$447,064</u>	<u>\$657,889</u>	<u>\$1,109,840</u>	<u>\$1,432,197</u>	<u>\$1,969,007</u>	<u>\$2,233,773</u>	<u>\$2,548,599</u>	<u>\$2,819,489</u>	<u>\$3,180,914</u>	<u>\$3,748,828</u>	<u>\$4,418,588</u>	<u>\$913,903</u> (NOTE 5)	<u>\$950,751</u>	<u>\$1,052,207</u>

(continued)

Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued

	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Reserves at Beginning of Year	1,052,207	1,182,289	1,185,777	1,210,362	1,014,207	1,019,693	922,640	1,010,108	558,054	553,561	641,952	512,870	668,491	646,948	758,763
Total Recommended Reserve Contributions	115,100	117,700	120,400	123,200	126,000	128,900	131,900	134,900	138,000	141,200	144,400	147,700	151,100	154,600	158,200
Plus Estimated Interest Earned, During Year	14,982	15,877	16,065	14,915	13,637	13,023	12,959	10,514	7,453	8,016	7,743	7,921	8,820	9,425	10,323
Less Anticipated Expenditures, By Year	0	(130,089)	(111,880)	(334,270)	(134,151)	(238,976)	(57,391)	(597,468)	(149,946)	(60,825)	(281,225)	0	(181,463)	(52,210)	(146,426)
Anticipated Reserves at Year End	<u>\$1,182,289</u>	<u>\$1,185,777</u>	<u>\$1,210,362</u>	<u>\$1,014,207</u>	<u>\$1,019,693</u>	<u>\$922,640</u>	<u>\$1,010,108</u>	<u>\$558,054</u>	<u>\$553,561</u>	<u>\$641,952</u>	<u>\$512,870</u>	<u>\$668,491</u>	<u>\$646,948</u>	<u>\$758,763</u>	<u>\$780,860</u> (NOTE 4)

Explanatory Notes:

- 1) Year 2016 ending reserves are projected by the Finance Director as of December 31, 2016; FY2016 starts January 1, 2016 and ends December 31, 2016.
- 2) 2017 is the first year of recommended contributions.
- 3) 1.35% is the estimated annual rate of return on invested reserves
- 4) Accumulated year 2046 ending reserves consider the need to fund for subsequent interior renovations and replacement of tennis courts after 2046, and the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Years (reserve balance at critical point).

4. CONDITION ASSESSMENT

The Condition Assessment of this *Full Reserve Study* includes *Enhanced Solutions and Procedures* for select significant components. These narratives describe the Reserve Components, document specific problems and conditions, and may include detailed solutions and procedures for necessary capital repairs and replacements for the benefit of current and future board members. We advise the Board use this information to help define the scope and procedures for repair or replacement when soliciting bids or proposals from contractors. *However, the Report in whole or part is not and should not be used as a design specification or design engineering service.*

Exterior Building Elements



Clubhouse front elevation



Clubhouse front elevation



Clubhouse elevation at pool side



Clubhouse elevation at tennis side



Clubhouse rear elevation

Chimney - The clubhouse includes one stone masonry chimney. We note efflorescence and evidence of water infiltration. The Superintendent of Public Works and Building Maintenance Technician inform us of leakage at the flue liner, deterioration at the cap and that currently the fireplace is not operational.



Chimney



Sealant and flashing at chimney and roof



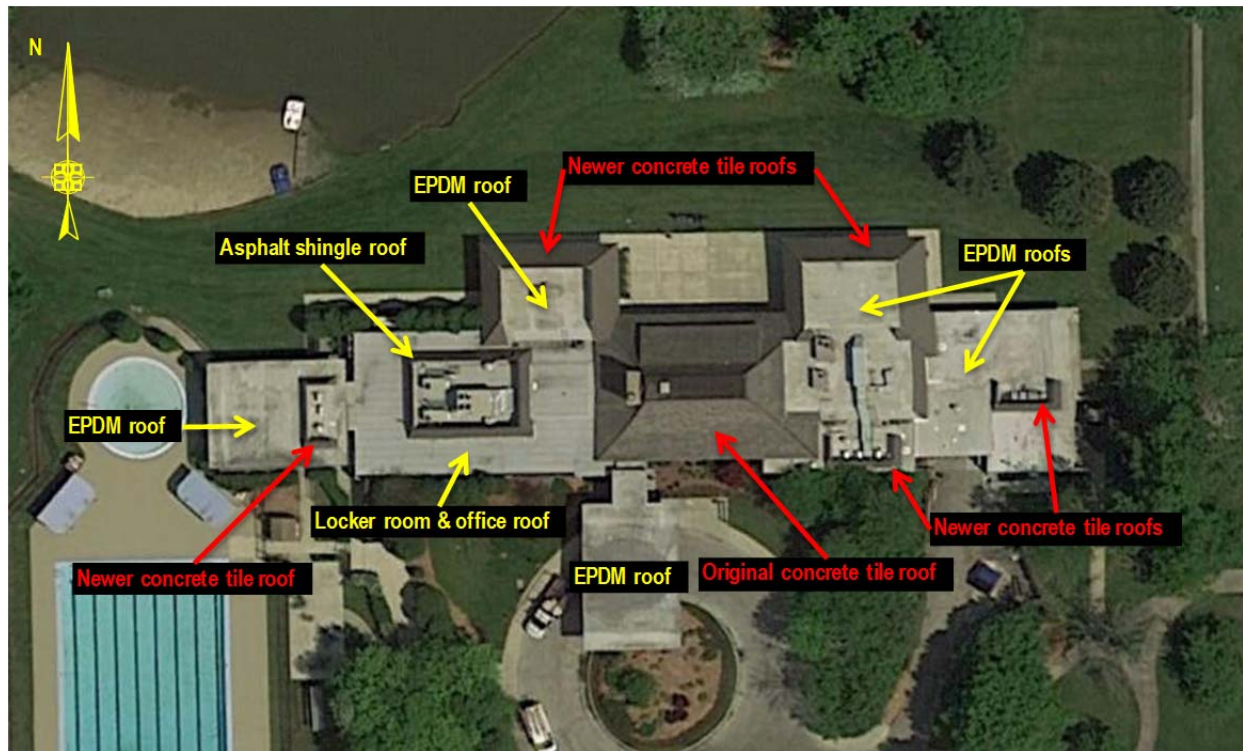
Efflorescence



Seepage at interior

Chimneys have an indeterminate useful life with the benefit of inspections and capital repairs. We include discussion on normal maintenance under a separate narrative, “**Walls, Masonry**”. However, based on the existing condition, we recommend the Corporation anticipate partial repointing of the masonry, and replacement of the flue and cap by 2018. We depict this information on Line Item 1.140 of ***Reserve Expenditures***. The time and cost of this near term repair may vary.

Roof, Asphalt Shingles - Approximately nine *squares*¹ of asphalt shingles comprise the mansard roof over the locker rooms. We include an overview of the various roofs in the map below.



The asphalt shingle roof was replaced from 2000 to 2001, and is in good overall condition. the Superintendent of Public Works and Building Maintenance Technician do not report a history of leaks at the asphalt shingle roof.

¹ We quantify the roof area in *squares* where one square is equal to 100 square feet of surface area.



Asphalt shingle roof

The useful life of asphalt shingle roofs in Oak Brook is from 15- to 20-years. Based on the age and condition of the roof, we recommend Bath and Tennis Club budget for replacement by 2020 and again by 2040. We note this information on Line Item 1.280 of ***Reserve Expenditures***. We base our cost on replacement with standard laminate Class A 240-260-pounds per square shingles. The Corporation should fund any repairs prior to the complete replacement of the roof through the operating budget.

Roofs, Concrete Tiles - Approximately 55 squares of concrete tiles comprise the original building roof and 35 squares of concrete tiles comprise the addition roofs installed in 2000 and 2001. The Bath and Tennis Club replaced a significant portion of the tiles and completed repairs at the original building in 2000 and 2001. The Bath and Tennis Club also has extra original tiles in storage. However, the style of tiles at the original building is no longer available. The roofs are in good to fair overall condition. The Superintendent of Public Works and Building Maintenance Technician do not report a history of leaks at the concrete tile roofs. Our visual inspection from the ground notes spalled tiles at the original building roof and isolated cracks at the newer roofs.



Concrete tile roof at addition



Older and newer concrete tile roofs



Older concrete tiles, note rust at flashing



Spall evident at older concrete tiles



Isolated cracked tile at addition



We include the following solutions and procedures pertaining to replacement of concrete tile roofs for the benefit of present and future board members.

The useful life of a concrete tile roof is up to 30 years. A tile roof rarely fails at all points of application simultaneously. Rather, occurrences of roof leaks will increase as more concrete tiles crack, break and dislodge. This deterioration will result in increased maintenance costs such that replacement becomes the least costly long-term alternative as compared to ongoing repairs.

A concrete tile roof system comprises sheathing, underlayments, battens and the tiles themselves. The following narrative briefly discusses these components.

Sheathing - We recommend a minimum of 15/32 inch thick plywood sheathing. We do not recommend the use of oriented strand board (OSB) due to its poor performance in high wind conditions or in the event of becoming saturated due to eventual roof leaks.

Underlayments - We recommend a double layer of 30-pound felt paper, modified bitumen sheet or self adhered ("peel and stick") sheet.

Battens - Battens are wood or composite strips that elevate the tile off the underlayment allowing for air and storm water flow between the underlayment and tiles.

Tiles - Traditional roof tiles include clay and concrete. Depending on their composition, tiles are hand pressed or machine extruded, are fired or cured and come in multiple finishes. The tiles are mechanically fastened, adhesive set, foam applied or mudded onto the sheathing.

We could not confirm the type of underlayment due to the noninvasive, nondestructive nature of our visual inspection. However, replacement standards should conform to the local building code and manufacturer's specifications at the time of actual replacement. The manner of construction is such that the underlayment is the primary line of defense from water infiltration. The tiles act to shade the underlayment from harmful sunlight and to protect the roof from heavy winds. Most storm water is shed from the roof tiles into the gutters or over the edge of the roof. However, this tile style is meant to allow water to pass between the tiles onto the

underlayment. The underlayment thus sheds any remaining water into the gutters. In fact, horizontal driving rains will force their way up and under the tile only to be shed at some other point.

The function of flashing is to provide a watertight junction between the roofing materials and roof penetrations. Plumbing vent stacks are one example where counter flashing and collars are often used. A short list of these points is the interface of sloped and flat roofs, at the leading edges of all roofs (*as drip edge flashing*), and any openings in the sloped roof such as plumbing stack vents and roof vents.

There are three general considerations for the maintenance of concrete tile roofs that we discuss in the following narratives.

Eradication of Pests - It is common for birds or animals to nest in the cavities of the edge tiles. These conditions are most common in shaded areas. As trees around the roofs continue to mature and encroach on the roofs, the Corporation should watch for the problem of infestation and prune back the trees as normal maintenance.

Removal of Mildew - Mildew build-up is a common aesthetic concern for homeowners. If the Corporation chooses to clean the roofs of mildew and any related stains, we advise the Corporation use a mild solution of anti-fungal chemicals and water, such as a ten percent (10%) chlorine to water solution. Personnel can apply the solution by walking across the roofs or by a remote aerial boom spray nozzle. The latter is the safest but more costly method. Use of personnel on the roofs will result in some tile damage. However, the additional cost of an aerial boom may outweigh the potential repair costs. We advise the Corporation to obtain bids for both methods and weigh the overall cost options. In any event, the contractor should include the cost to repair any broken tiles that result from the cleaning operation.

Ongoing Repairs - Ongoing repairs, if conducted in a timely manner, should help maximize and achieve the long anticipated useful life inherent in concrete roofing tiles. The Corporation should retain a maintenance company for inspections of the roofs semiannually and after significant storms, and conduct repairs and partial replacements as necessary.

The Corporation should fund these maintenance activities through the operating budget.

The Corporation should employ the above procedures as they relate to maintenance and normal repairs to achieve a long useful life for the concrete tile roofs. In consideration of the age and visual condition, we advise the Corporation prepare for replacement at the original building by 2026 and at the additions by 2030. We depict this information on Line Items 1.360 and 1.361 of ***Reserve Expenditures***. Our estimates of cost include an allowance for replacement of gutters and downspouts.

Roofs, EPDM - The roofs at Bath and Tennis Club consist of 90 squares of ethylene propylene diene monomer (EPDM) roofing. The roofs were replaced in 2000 and 2001 and are in fair overall condition. The Superintendent of Public Works and Building Maintenance Technician report heavy amounts of standing water on a regular basis and insufficient drainage. Our visual inspection notes standing water, evidence inadequate drainage and bulges in the membrane. However, we were unable to visually inspect all the EPDM roofs.



Standing water at EPDM roof



Standing water at EPDM roof



Accelerated wood deterioration caused by roof drainage at porte-cochere

The useful life of EPDM roofs in Oak Brook is from 15- to 20-years. We include the following solutions and procedures pertaining to replacement of EPDM roofs for the benefit of present and future board members.

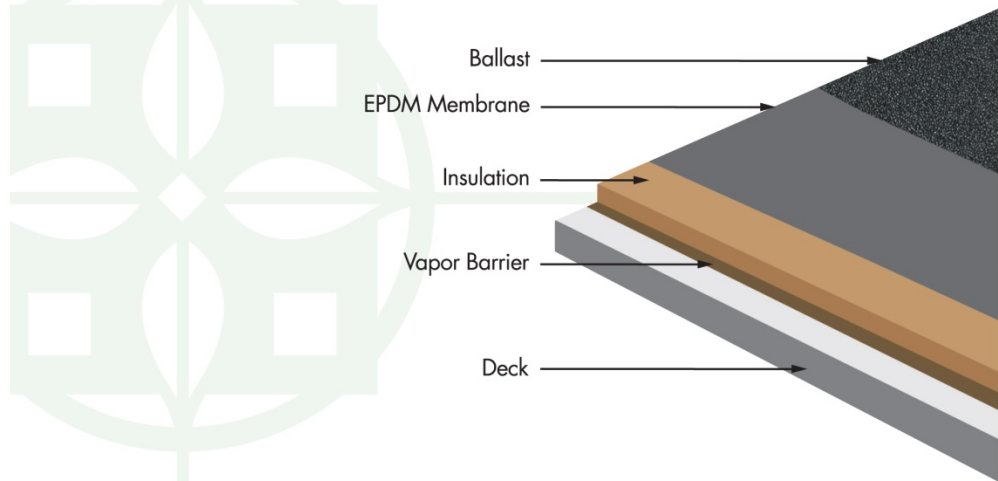
Reroofing is always more labor intensive than an original installation. Removal and disposal are a problem in multistory buildings because of problems conveying the materials off and onto the roof. To maximize the remaining useful life of the roof, the Corporation should conduct periodic repairs as necessary and fund these expenses through the operating budget. The Corporation should retain a maintenance company for inspections of the roofs semiannually and fund these inspections through the operating budget.

EPDM membrane roofing is a synthetic-rubber compound that provides outstanding physical performance properties and weathering characteristics. EPDM is a single-ply roof membrane which is used on flat and low-pitch roofs. Unlike built-up roofing systems, EPDM roofs require a less labor intensive installation.

Contractors can install a new EPDM roof in one of two ways: *tear-off* or an *overlay*. An *overlay* is the application of a new roof membrane over an existing roof. This method, although initially more economical, often covers up problems with the deck, flashing and saturated insulation. The *tear-off* method of replacement includes removal of the existing roofing, flashings and insulation, and installation of a new roofing system. The contractor should follow the manufacturer's directions and specifications upon installation of the roof. The contractor should remove the original insulation if saturated or compacted and apply a new layer of insulation from ½ inch to one inch thick per the manufacturer's instructions. The insulation should fit loosely with gaps no greater than ¼ inch. Gaps will cause failure of the membrane later. Mechanical fastening of the insulation is the best manner of installation. The contractor should start the installation of a roof membrane from the lowest points of the roof. The exposed top of an EPDM membrane (synthetic rubber) roof system ranges in thickness from 45- to 120-mils but 60 mils is most common. Seams overlap one another with a chemical or thermoset heat weld. The EPDM membrane attaches to the underlying roof system with a combination of mechanical fasteners, adhesives or stone ballast.² The following detail depicts a typical EPDM roof:

² Learn more about single-ply membrane roofs at <http://www.spri.org>. SPRI is the association representing sheet membrane and component suppliers to the commercial roofing industry.

EPDM ROOF DETAIL



© Reserve Advisors, Inc.

The time or need to replace the roofs becomes apparent with multiple or recurring leaks. The Corporation should determine whether the origin of the leaks is from the membrane or flashings. Repairs of the flashings may be more cost-effective than replacement of the entire roof. However, because of the difficulty in finding several or many breaks in a roof, replacement eventually becomes the more economical option rather than repair. We recommend Bath and Tennis Club prepare for a complete tear-off at the time of replacement by 2019 and again by 2039. We depict this information on Line Item 1.380 of ***Reserve Expenditures***.

Roof, Modified Bitumen - The roof over the locker rooms and offices at Bath and Tennis Club consists of 40 squares of modified bitumen roofing. The roof was replaced from 1989 to 1990 and is in fair reported condition. The Building Maintenance Technician informs us there are two layers of roof membrane. We are not aware of a history of recent leaks.



Modified bitumen roof

The useful life of modified bitumen roofs in Oak Brook is from 15- to 20-years. We include the following solutions and procedures pertaining to replacement of modified bitumen roofs for the benefit of present and future board members.

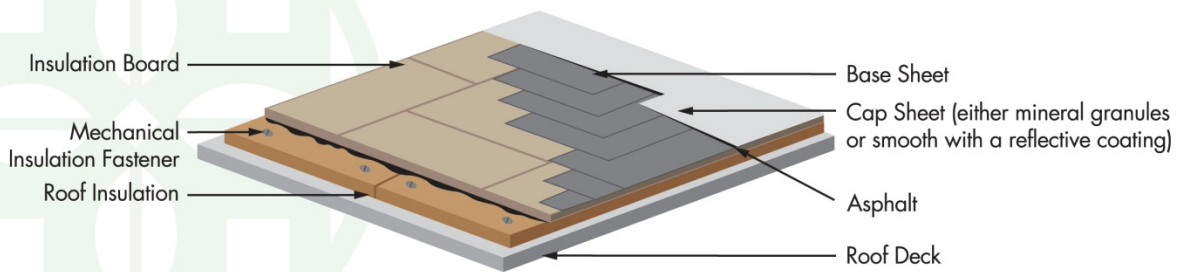
Reroofing is always more labor intensive than an original installation. Removal and disposal are a problem in multistory buildings because of problems conveying the materials off and onto the roof. To maximize the remaining useful life of the roof, the Corporation should conduct periodic repairs as necessary and fund these expenses through the operating budget. The Corporation should retain a maintenance company for inspections of the roofs semiannually and fund these inspections through the operating budget.

Modified bitumen roofing systems are composed of factory manufactured sheets of polymer-modified bitumen with polyester and/or fiberglass reinforcements. The bitumen adds a waterproof characteristic to the system and the reinforcements add strength and puncture resistance. These factory assembled roofing systems offer the advantages of a built-up roofing system through a less labor intensive installation.

Contractors can install a new modified bitumen roof in one of two ways: tear-off or an overlay. An overlay is the application of a new roof membrane over an existing roof. This method, although initially more economical, often covers up problems with the deck, flashing and saturated insulation. The tear-off method of replacement includes removal of the existing roofing, flashings and insulation, and installation of a new roofing system. The contractor should follow the manufacturer's directions and specifications upon installation of the roof. The contractor should remove the original insulation if saturated or compacted and apply a new layer of insulation from ½ inch to one inch thick per the manufacturer's instructions. The insulation should fit loosely with gaps no greater than ¼ inch. Gaps will cause failure of the membrane later. Mechanical fastening of the insulation is the best manner of installation. The contractor applies the base sheet of roofing over the insulation board. This sheet is normally 30-pound material. The contractor should start the installation of a roof membrane from the lowest points of the roof. Mechanical fastening and embedding the base sheet in a flood coat of hot asphalt is the best manner of installation. The membrane and plies are either torch applied (thermoset) or hot asphalt applied. We recommend the contractor use the torch method to install a modified bitumen membrane roof system. Mineral granules or reflective paints are sometimes used to protect the cap sheet from sunlight and physical wear. However, a reflective paint finish is often applied one or more years after the roof installation.³ The following detail depicts a typical modified bitumen roof:

³ Learn more about single-ply membrane roofs at <http://www.spri.org>. SPRI is the association representing sheet membrane and component suppliers to the commercial roofing industry.

MODIFIED BITUMEN ROOF DETAIL



© Reserve Advisors, Inc.

The time or need to replace the roofs becomes apparent with multiple or recurring leaks. The Corporation should determine whether the origin of the leaks is from the membrane or flashings. Repairs of the flashings may be more cost-effective than replacement of the entire roof. However, because of the difficulty in finding several or many breaks in a roof, replacement eventually becomes the more economical option rather than repair. We recommend Bath and Tennis Club prepare for a complete tear-off at the time of replacement by 2019 and again by 2039. We depict this information on Line Item 1.500 of ***Reserve Expenditures***. Our estimate of cost for replacement in 2019 includes an additional allowance for removal of two layers of roofing.

Walls, Masonry - Bath and Tennis Club maintains approximately 2,700 square feet of stone masonry at the clubhouse, including the chimney. This masonry is original and in good overall condition.



Stone masonry veneer

We recommend the Corporation anticipate an inspection and capital repairs to this masonry veneer every 8- to 12-years. These components will require repairs as a result of efflorescence accumulation, delamination of the stone and mortar deterioration. We recommend Bath and Tennis Club budget for a complete inspection of all the masonry veneer, repointing of up to seven percent (7%), replacement of a limited amount of stone and replacement of sealants as needed by 2027 and every 10 years thereafter. Line Item 1.800 of ***Reserve Expenditures*** notes our estimate of future costs and anticipated times of capital repairs.

Walls, Wood Siding, Paint Finishes - The clubhouse and tennis building include paint finish applications on the wood siding and soffits. Periodic application of a protective finish of paint or stain is an essential maintenance activity to maintain the physical appearance and integrity of these elements. The finish is in fair condition at an unknown age. The porte-cochere was stained in 2015. We note chipped and faded finish.



Wood soffit at porte-cochere



Faded and worn stain application

Management is likely familiar with many of the requirements for the periodic application of paint⁴ products. We include the following solutions and procedures as a summary of the minimum requirements for a successful paint finish application for present and future management.

Correct and complete preparation of the surface before application of the paint finish maximizes the useful life of the paint finish and surface. The contractor should remove all loose, peeled or blistered paint before application of the new paint finish. The contractor should then power wash the surface to remove all dirt or chalking of the prior paint finish.

Summarizing the minimum requirements of the proposed scope of work, all bids should include the following:

1. Name of paint finish product
2. The contractor will involve manufacturer representatives to ensure specifications and warranty
3. The contractor will apply the paint to clean and dry surfaces at the manufacturer's recommended spreading rates

⁴The term *paint* is a generic reference to a specialized mixture of solid pigment in a liquid solution that results in a clear, opaque or solid color protective finish. Product types are too numerous to list but include latex, oil, acrylic and elastomeric based products.

4. The contractor will apply successive coats of the paint finish, with sufficient time elapse between coats, as necessary to ensure uniform appearance
5. The contractor will replace deteriorated or damaged materials prior to the application of the paint finish
6. The contractor will replace deteriorated sealants or caulk prior to the application of the paint finish

The useful life of protective paint finishes in Oak Brook is from four- to six-years. Based on the recommended near term wood siding replacement, we recommend the Corporation defer the following activities until 2024:

- Paint finish applications
- Replacement of up to five percent (5%), of the siding (The exact amount of material in need of replacement will depend on the actual future conditions and desired appearance. We recommend replacement wherever holes, cracks and deterioration impair the ability of the material to prevent water infiltration.)
- Replacement of sealants as needed

Bath and Tennis Club should budget subsequent applications and associated replacements every five years thereafter. We depict this information on Line Item 1.940 of ***Reserve Expenditures***.

Walls, Wood Siding, Replacement - Natural cedar wood siding comprises approximately 4,250 square feet of the exterior walls. This quantity includes a limited amount of fiber cement siding, the screened-in porch walls and the wood soffits except at the porte-cochere which we consider long-lived. The siding is primarily original to 1974 and in fair to poor overall condition. The siding exhibits wood rot, damage and weathered siding.



Typical weathered wood at original building



Wood rot at original building



Damage at addition

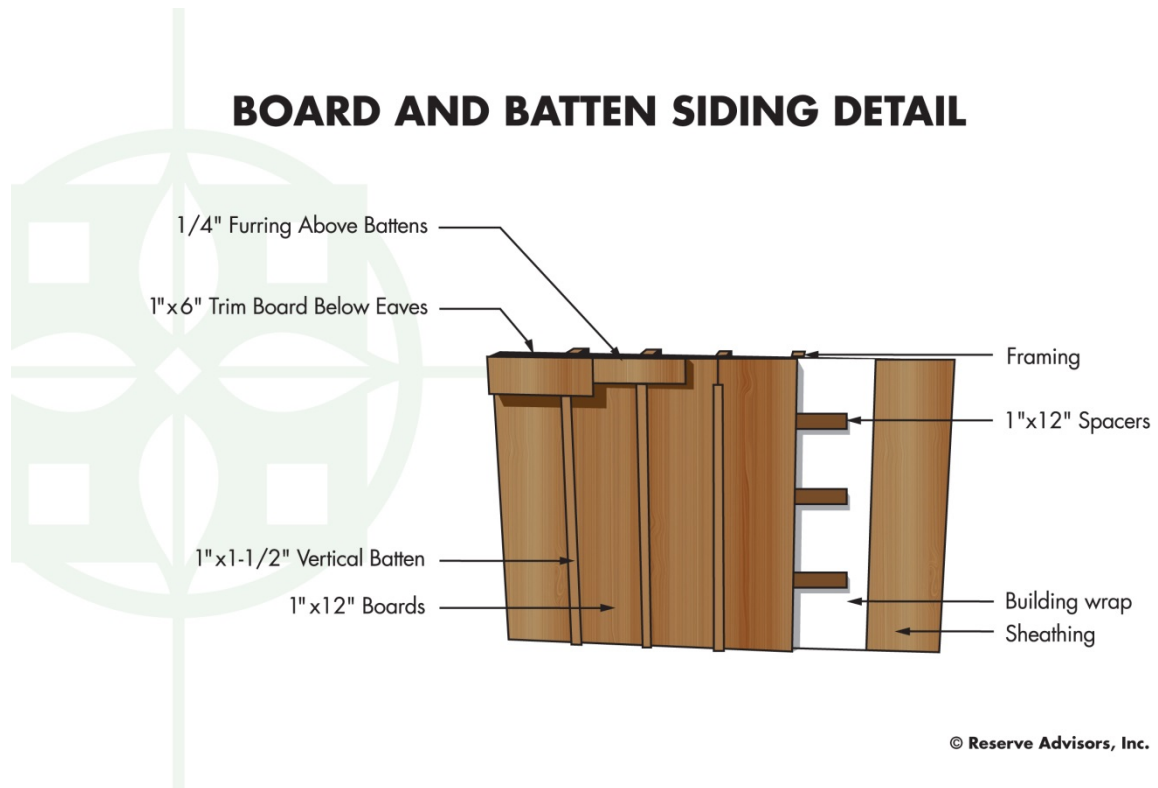


Damage at screened-in porch

The Corporation utilizes board and batten solid wood siding. Board and batten siding boards are installed vertically with the joints between boards being covered by narrow strips of wood. This siding tends to warp as the board width increases and has a minimized ability to shed storm water.

Wood siding is not watertight and is especially prone to water penetration at joints and knots. Therefore, wood siding should be installed over a continuous weather resistant barrier. The weather resistant barrier should include water-vapor permeable building paper and properly

integrated flashing around all penetrations. The following graphic details the typical components of a wood siding system.



The quality of wood siding is determined based on the grade and type of lumber. The grade of lumber (best is "A") describes the occurrence of natural defects, i.e., knots and checks. We base our cost on grade A lumber.

Naturally occurring defects in lumber as a result of growth patterns or lumber cut include the following:

- **Bow** - ends of board move towards each other and form a “rocking chair”
- **Case Harden Crack** - lumber is dried too fast creating internal stresses noted by cracks in the surface
- **Crook** - board warps from side to side, or “sags”
- **Cup** - parallel edges of the board move towards each other, or forms the letter "C"
- **Heart Pith** - soft, spongy tissue at the center of a tree

- **Knot** - location of branch growth
- **Twist** - ends of board rotate in opposite directions
- **Wane** - absence of material at board edge due to lumber cut

Isolated occurrences of these defects are normal in lumber. However, an inordinate occurrence of these defects indicates a low lumber grade. Low lumber grades have a shorter useful life than high lumber grades. Deterioration of the siding as a result of weathering and aging includes cracks, warp and rot. We base the remaining useful life of the siding on the amount of *existing* deterioration.

Lumber is either air-dried or kiln-dried. The moisture content of lumber used for siding should be less than eighteen percent (18%) of the total board weight. If primer and paint is applied to siding that exceeds this percentage, the paint will trap moisture inside the board and it may rot from the inside out or the paint finish may not properly adhere to the wood.

For purposes of this Reserve Study, we assume replacement of the wood siding in like kind. However, we recommend that Bath and Tennis Club consider fiber cement siding as a replacement material. Fiber cement siding is made from a combination of cement, sand and cellulose fiber. A wood grain imprint is typically applied to the exposed surface. This type of siding requires less frequent paint applications and has a longer useful life. Vinyl siding products are also acceptable alternatives. Replacement with vinyl siding eliminates the need for paint applications.

Based on the condition, type, occurrence of defects and history of maintenance, Bath and Tennis Club should anticipate a useful life of up to 45 years. This useful life is dependent upon paint applications and partial replacements of deteriorated siding every four- to six-years. See "**Walls, Wood Siding, Paint Finishes**" for our recommendations on these applications. We

include an allowance for replacement of the siding by 2019. We depict this information on Line Item 1.945 of ***Reserve Expenditures***.

Windows and Doors - Bath and Tennis Club maintains approximately 2,570 square feet of windows and doors. These components were replaced from 2000 to 2001 and are in good to fair overall condition. We note frame finish deterioration.



Windows at dining room



Frame finish deterioration

Construction of the windows and doors at Bath and Tennis Club includes the following:

- Manufactured by *Pella*
- Wood frames with aluminum cladding
- Dual pane glass
- Hinged doors

Properly maintained wood frame with aluminum cladding windows and doors have a useful life of up to 40 years. The useful life of the windows and doors is dependent on the occurrence of water infiltration, thermal inefficiencies compared to present technology, type of frame, availability of replacement parts and aesthetics. Based on the above factors, we recommend the Corporation budget for replacement by 2037. We note this information on Line Item 1.980 of ***Reserve Expenditures***. We base this estimate of remaining useful life in part on

the continued periodic replacement of joint sealants at the windows and doors. We discuss our recommendations for joint sealants in previous narratives, "**Walls, Masonry**" and "**Walls, Wood Siding, Paint Finishes**".

Interior Building Elements



Clubhouse interior



Main dining room



Lobby



Addition to clubhouse



Office

Bars - Bath and Tennis Club maintains two bars with various equipment adjacent to the dining room and lobby. The bars date to 2000 and 2001 are in good overall condition.



Bar

The bar components have a varied useful life of up to 25 years. We recommend the Corporation budget for renovations, including replacement of the equipment, by 2025. We depict this information on Line Item 2.033 of ***Reserve Expenditures***.

Ceilings, Acoustical Tiles, Grid and Lighting - The clubhouse uses a suspended metal grid, two-foot by four-foot decorative acoustical tile and lighting assembly that comprises approximately 5,060 square feet of ceiling finish. This quantity excludes the kitchen, locker

rooms and rest rooms, as we include replacement on separate line items. The assembly dates to 2000 and 2001, and is in fair overall condition. We note damage and stains.



Stained tiles

This ceiling finish assembly has a useful life of up to 30 years. However, damaged and soiled tiles due to leaks from plumbing pipes and at air supply grills may result in a shortened useful life. The Corporation should coordinate the replacement of this assembly with a major renovation of the interiors to help achieve a consistent appearance. We recommend Bath and Tennis Club plan for the aggregate replacement of the assembly by 2025 in coordination with other interior replacements. We depict this information on Line Item 2.060 of ***Reserve Expenditures***. The Corporation should fund interim replacements of the tiles through the operating budget.

Floor Coverings, Carpet - Carpet comprises 270 square yards of the floor coverings in the dining room and offices. Contractor measurements will vary from the actual floor area due to standard roll lengths, patterns and installation waste. The loop pile carpet was replaced from 2000 and 2001, and is in poor condition. We note frays, wear and stains.



Carpet stains



Frayed carpet

We suggest the Corporation budget to replace the carpet every 8- to 12-years to maintain a positive appearance of the common areas. We include the following solutions and procedures pertaining to replacement of the carpet for the benefit of present and future management.

The appearance, texture and longevity of carpet are determined by the type of fiber, pile and color. There are many types of fibers available. Due to the high volume of traffic in the common areas, we suggest the use of a nylon fiber as it is durable, resilient and stain resistant. There are also multiple types of carpet piles available. Loop piles, such as Berber, or angle cut piles with woven patterns are ideal for high traffic areas. We suggest the use of mid-tone colors to mask traffic patterns and stains. The contractor should follow the manufacturer's installation guidelines and the *Carpet and Rug Institute's* Carpet Installation Standard.

We advise the Corporation anticipate replacement of the carpet in 2017 and every 12 years thereafter. We include this information on Line Item 2.200 of ***Reserve Expenditures***. Bath and Tennis Club should continue to fund vacuuming, spot removal and schedule periodic cleanings through the operating budget to maximize the life of the carpet.

Floor Coverings, Tile - Tile comprises 420 square yards of the hallways, lobby, bar areas, addition room and bride room floor coverings. The tile was replaced from 2000 to 2001 and is in good condition. We include replacement of the tile in the kitchen and locker rooms on separate line items. We anticipate a useful life of up to 30 years for the tile. Replacement of tile is often based on discretionary redecorating prior to the tile reaching the end of its useful life.

Tile commonly comes in one of three common vitrified clay floor finish products. Ceramic tile usually has a glazed finish. Porcelain tile is fired at a higher temperature than ceramic tile and is therefore denser and harder. Quarry tile is fired at a lower temperature than ceramic tile and is therefore more porous. We comment on the application process of installing new floor tile to assist management in obtaining the best design and replacement proposals in the bid process.

An important criterion in selecting tile is slip resistance. Rest rooms and high traffic areas require high slip resistance. We recommend use of a tile with high slip resistance at Bath and Tennis Club.

Installation of the tiles includes floor layout, application of thinset or thickset (bonding material), installation of tiles and application of grout. The thinset or thickset requires time to set. Typically 24- to 48-hours is sufficient. The final installation step is grouting. Grout is a cementitious material to fill joints between tiles. A damp sponge is then used to remove excess grout. Management should require the contractor to adhere to all product manufacturers' installation specifications and the above guideline parameters of installation.

We recommend Bath and Tennis Club anticipate replacement of the tile by 2025 in conjunction with renovation of the locker rooms. We note this information on Line Item 2.240

of ***Reserve Expenditures***. The Corporation should fund regrouting of the tiles through the operating budget if necessary.

Floor Coverings, Vinyl Tile - Vinyl comprises 110 square yards of the floor coverings in the storage rooms and grill kitchen. The vinyl floor coverings were replaced from 2000 to 2001, and are in fair to poor condition. We note scuffs and deterioration. Bath and Tennis Club should anticipate a useful life of 15- to 20-years for the vinyl floor coverings in these low traffic common areas. Based on the age and condition of the vinyl floor coverings, we recommend the Corporation budget for their replacement by 2020 and again by 2040. We depict this information on Line Item 2.300 of ***Reserve Expenditures***.

Floor Coverings, Wood Laminate - Wood laminate floor coverings comprise approximately 100 square yards at the dance area adjacent to the dining room. The wood laminate floor coverings were replaced from 2000 to 2001 and are in fair condition. We note warped planks.



Warped wood laminate floor covering

The Corporation should anticipate a useful life of 18- to 25-years for the wood laminate floor coverings. Based on the age and condition, we recommend the Corporation budget for

replacement by 2018 and again by 2038. We include this information on Line Item 2.400 of *Reserve Expenditures*. Based on an assumed minimal thickness of the top veneer, we assume sanding and refinishing of the wood laminate is not possible.

Kitchens - The clubhouse includes one main kitchen and one grill kitchen. Components of the kitchens include:

- 135 square yards of tile floor coverings in main kitchen
- Vinyl tile floor coverings in grill kitchen (we include replacement on a separate line item)
- Vinyl wall coverings
- Acoustical tile and grid ceiling finishes
- Light fixtures
- Appliances (commercial-grade appliances include various refrigerators, freezers, six-burner stove, double stacked ovens, warming cabinet, dishwasher, ice machines, fryers, exhaust hoods, griddle, beverage dispenser)
- Plumbing fixtures

The components date to 2000 and 2001 and are in good to fair overall condition.



Main kitchen



Grill kitchen

The useful life of commercial-grade kitchen equipment varies from 12- to 18-years. We recommend the Bath and Tennis Club budget for replacement of fifty percent (50%) of the equipment by 2018 and every eight years thereafter.

In addition, we anticipate renovations, or replacement of the floor, wall and ceiling finishes, every 30 years. Periodic renovations of the kitchens are an astute practice to maintain a positive overall appearance of the Corporation. We recommend the Corporation budget for renovation of the kitchens by 2027. We note this information on Line Items 2.519 and 2.520 of ***Reserve Expenditures***.

Light Fixtures, Dining Room - There are approximately 30 interior wall and ceiling mounted light fixtures located throughout the dining room and lobby. The interior light fixtures were replaced in 2000 and 2001, are in unsatisfactory condition and have useful lives of up to 30 years. The Building Maintenance Technician informs us that some of the ceiling fan light fixtures are inoperable.



Lighting in dining room

Bath and Tennis Club may desire replacement for aesthetic reasons or to coordinate their replacement with more significant renovations or paint applications. We consider the times of such replacements discretionary. For the purposes of this study, we recommend a total replacement of the light fixtures by 2025 in coordination with other interior replacements. We include this information on Line Item 2.560 of ***Reserve Expenditures***. To reduce energy

consumption, Bath and Tennis Club should consider the use of fluorescent or light-emitting diode (LED) lighting and motion sensors.

Locker Rooms - The Corporation maintains two locker rooms. Components of the locker rooms include:

- Tile floor coverings
- Acoustical ceiling tile finishes
- Paint finishes on the walls
- Metal lockers
- Light fixtures
- Plumbing fixtures

The components were renovated from 2000 to 2001 and are in good overall condition.



Locker room



Locker room

Periodic renovations to these secondary public areas are prudent up to every 25 years. The specific times of locker room renovations is often discretionary, dependent upon actual use and best determined by Management. For budgetary purposes, we recommend the Corporation budget for renovations by 2025. We depict this information on Line Item 2.680 of ***Reserve Expenditures***. We recommend the Corporation fund interim replacements of the locker locks and doors through the operating budget. The Corporation should verify the locker room renovations comply with the Americans with Disabilities Act.



Moveable Wall Partition - Bath and Tennis Club maintains one 25-linear foot moveable wall partition in the dining room and dance area. The moveable wall dates to 2000 and 2001, and is in good overall condition. These types of wall partitions have a useful life of 25- to 30-years. We recommend the Corporation budget for replacement by 2027. We depict this information on Line Item 2.788 of ***Reserve Expenditures***.

Paint Finishes - The clubhouse interior has approximately 13,000 square feet of paint finishes on portions of the ceilings and walls. These finishes are in fair condition at an unknown age. The useful life of a paint finish on interior walls and ceilings is from 8- to 12-years. However, the actual times of paint applications are discretionary based on desired appearance and varied rates of use. We recommend the Corporation continue to maintain a uniformly clean and consistent appearance of interior paint finishes throughout the common areas. Due to the high volume of traffic in the entry areas, Bath and Tennis Club may anticipate a diminished useful life of the paint finishes in these isolated areas. Normal maintenance should include interim partial or touchup paint applications as needed.

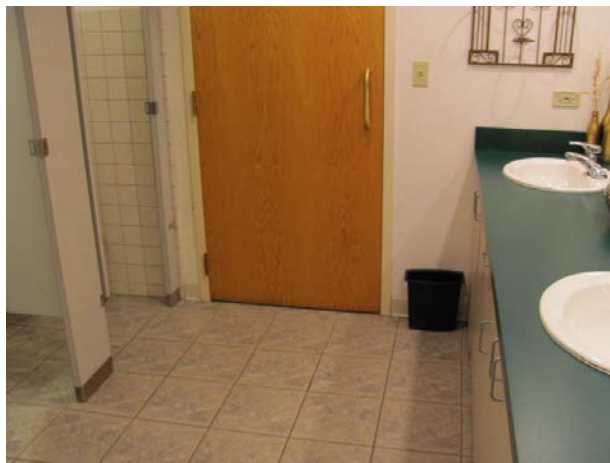
A successful application of paint requires complete preparation of the surface through removal of all loose, peeled or blistered paint before application of the new paint finish. The contractor should then wet wipe the surface to remove all dust and dirt. The contractor should follow the manufacturer's directions for paint application and protect other surrounding elements from paint spatter. The contractor should specify the name of the paint, proposed method and steps of paint application in their bid. Based on the condition of the paint, we recommend the application of a paint finish in 2017 and every 12 years thereafter. We depict this information on Line Item 2.800 of ***Reserve Expenditures***. Since the development was built before 1978, the Association should verify that the contractor will comply with the Environmental Protection

Agency's (EPA) 'Renovation, Repair & Painting Rule'
(<http://www.epa.gov/lead/pubs/renovation.htm>).

Rest Rooms - The clubhouse includes six rest rooms. We include renovation of the locker rooms on a separate line item, and we recommend the Bath and Tennis Club budget for renovation of the single rest room accessed from the exterior at the tennis court side of the building through the operating budget. Components of the rest rooms include:

- Tile and vinyl floor coverings
- Partial vinyl wall coverings (single rest rooms by kitchen)
- Acoustical ceiling tile finishes
- Paint finishes on portions of the walls
- Light fixtures
- Plumbing fixtures

The components date to 2000 and 2001, and are in good overall condition.



Rest room

The useful life of rest room components varies up to 25 years. Periodic renovations are an astute practice to maintain a positive overall appearance of the Corporation. We recommend the Corporation budget for a renovation by 2025. We note this information on Line Item 2.900 of ***Reserve Expenditures***. The Corporation should verify the rest room renovations comply with the Americans with Disabilities Act.

Building Services Elements

Air Handling Unit, Make-up Air - The Corporation utilizes one make-up air unit to provide outdoor air to the kitchen. The unit was replaced from 2000 to 2001, is reported in satisfactory condition and has a useful life of 15- to 20-years.



Make-up air unit

We recommend the Corporation budget for replacement by 2020 and again by 2040. We note this information on Line Item 3.050 of ***Reserve Expenditures***. The Corporation should fund interim repairs and replacements of the burners and filters through the operating budget.

Air Handling Units, Rooftop Heating and Cooling Units - The Corporation utilizes three *Carrier* and three *Lennox* rooftop air handling units to provide heated or cooled air, depending on the season, to the various areas in the clubhouse. The units have the following characteristics:

- Three *Carrier* units, cooling capacity of 3- to 5-tons
- Two *Lennox* units, cooling capacity of 5-tons
- One *Lennox* unit, cooling capacity of 20-tons

The units were replaced from 2015 to 2016 and are reported in satisfactory operational condition. The useful life of units of this type is 15- to 20-years with proper maintenance.

Rooftop heating and cooling units consist of various combinations of heating, ventilating and air conditioning components enclosed in a sheet metal cabinet. Typical units in this application contain various combinations of the following elements: filters, heating coils, cooling coils and fans. Based on the age and condition, we recommend the Corporation budget for replacement by 2035. We depict this information on Line Items 3.060 and 3.061 of ***Reserve Expenditures***.

Boilers, Domestic Hot Water - The Corporation maintains two *Lochinvar* gas-fired boilers with an *input* capacity of 650-MBH (thousand British Thermal Units per hour) each to generate domestic hot water for the majority of the building. The boilers were replaced in 2015 and are reported in satisfactory operational condition.



Domestic hot water boilers

Boilers of this capacity and use have useful lives of 15- to 20-years. We recommend Bath and Tennis Club budget for replacement by 2033. Our cost on Line Item 3.160 of ***Reserve Expenditures*** includes an allowance for replacement of controls. The Corporation should fund replacement of expansion tanks, valves and circulation pumps less than five-HP through the operating budget as needed.

Electrical System - The electrical system at Bath and Tennis Club primarily dates from the early 1990s to 2001. Based on our conversations with the Superintendent of Public Works and Building Maintenance Technician, the system is reported in satisfactory condition. However, the Superintendent of Public Works and Building Maintenance Technician also report concern that the 1,600-Amp main service to the clubhouse is not sufficient in capacity.



Electrical panels

The exact locations and conditions of all the electrical system components were not ascertained due to the nature of their location and the non-invasive nature of our inspection. We give a brief overview of electrical system components in the following sections of this narrative.

Primary Switchgear - The primary switchgear is located where the electric supply comes into the building. Switchgear can include associated controls, regulating, metering and protective devices, and is used for the transmission, distribution and conversion of electric power for use within the building. Switchgear components have a useful life of up to and sometimes beyond 70 years. Replacement is often determined by a desired upgrade of the entire electrical system.

Transformer - A transformer is an electric device with two or more coupled windings used to convert a power supply from one voltage to another voltage. Transformers within a building lower the supplied electrical voltage to a level that can be utilized by the building's equipment and unit owners. Transformers do not utilize mechanical components and therefore have a long useful life. However, the Corporation should anticipate periodic replacement of a limited quantity of transformers.

Distribution Panel - The distribution panel is an electric switchboard or panel used to control, energize or turn off electricity in total or for individual circuits. The panel also distributes electricity to individual and controllable circuits. One or more distribution panels may exist and further distribute electricity to individual panel boards. The distribution panel is enclosed in a box and contains circuit breakers, fuses and switches. Distribution panels have a useful life of up to and sometimes beyond 70 years.

Circuit Protection - Once electricity is distributed throughout the building and is at a usable voltage level, the electricity is divided into circuits. Each circuit requires circuit protection. Circuit protection is necessary to prevent injury and fires, and minimize damage to electrical components and disturbances to the electrical system. Abnormalities in the circuit can include overloads, short circuits and surges. Circuit protection devices are commonly referred to as circuit breakers and fuses. For the protection of the circuits in the units and common areas, we recommend the use of only circuit breakers as they are safer than fuses. However, the use of fuses is common for equipment like emergency systems and individual items of equipment. Fuses with a low capacity rating can easily be replaced with fuses of a higher rating resulting in an unprotected, overloaded and unsafe circuit. The circuit protection panels have a useful life of up to and sometimes beyond 70 years.

Conductors - Conductors are the electrical wires that convey electricity to the light fixtures, receptacles and appliances. Conductors in typical high and low capacity circuits are copper, as is reported the case at Bath and Tennis Club. Copper conductors have an indefinite useful life.

Conductor Insulation and Conduit - Conductor insulation provides protection against the transfer of electricity. Conductor insulation can eventually become brittle and damaged from rodents or heat from many years of service. Conductor conduit is a pipe or tube used to enclose insulated electric wires to protect them from damage. Steel conductor conduit, although galvanized, will eventually rust if used in damp conditions. The useful life of conductor insulation and conduit is indeterminate.

Changes in service loads over time can cause arcing conductor connection points and line overloads within a system. Periodic thermoscans of primary switchgear and distribution panels are advisable and can detect defective or prematurely aging electrical system components. We recommend the Corporation conduct thermoscans of the distribution panels and circuit protection panels, and inspections of the transformers for any indications of arcing, burning or overheating on a regular basis, funded through the operating budget. Verification of the integrity of all connection points minimizes the potential for arcing and fires. The Corporation should repair or replace all loose and corroded parts at that time.

Due to the limited amount of mechanical components, electrical system components have a long, often indeterminate, useful life. The Corporation may find it necessary to replace individual components of the electrical system due to service load changes and changes in building code requirements. However, future changes in service loads and the requirements of future building code changes are indeterminate.

We recommend the Corporation budget to replace the main switchgear, distribution and circuit protection panels by 2040. Updates of this Reserve Study will consider possible changes in the scope and times of component replacements based on the conditions, including the need for replacement of the wires. We note this information on Line Item 3.300 of ***Reserve Expenditures***.

Generator, Emergency - A Kohler 60-kW (kilowatt) natural gas generator provides power to the refrigeration units during power supply interruptions or outages. The generator was replaced in 2001 and is reported in satisfactory condition. However, the Building Maintenance Technician reports the unit is undersized and only provides power to a limited portion of the clubhouse.



Emergency generator

The generator has a useful life of 25- to 35-years. Bath and Tennis Club should continue to test the emergency generator periodically and conduct repairs as needed. We suggest the Corporation fund these periodic tests and repairs from the operating budget. We recommend the Corporation anticipate replacement of the generator by 2026. Our cost on Line Item 3.440 of *Reserve Expenditures* includes replacement of the transfer switch.

Life Safety System - The life safety system at Bath and Tennis Club includes the following components:

- Audio/visual fixtures
- Control panel
- Detectors
- Emergency light fixtures
- Exit light fixtures
- Pull stations
- Wiring

The system dates primarily to 2001 and is reported in satisfactory operational condition. The digital display on the *Simplex* central panel read “System is Normal” at the time of our inspection.



Life safety system control panel

Life safety system devices have useful lives of up to 25 years with proper maintenance. Control panels have a useful life of up to 15 years. Changes in technology or building codes may make a replacement desirable prior to the end of the functional life. With consideration of the operational condition and age, we recommend the Corporation budget for replacement of the devices by 2026, and the control panel by 2019 and again by 2034. Our estimate of future cost considers only that amount necessary to duplicate the same functionality. Local codes or ordinances at the actual time of replacement may require a betterment as compared to the existing system. A betterment could result in a higher, but at this time unknown, cost of replacement than the future amount shown on Line Items 3.555 and 3.560 of ***Reserve Expenditures***. Our cost assumes reuse of the existing wiring.

Storage Tank, Domestic Hot Water - Bath and Tennis Club maintains one storage tank with a capacity of approximately 150-gallons for the storage of domestic hot water. The tank is reported original and in unsatisfactory condition.



Storage tank

The tank has a useful life of up to 40 years. We recommend the Corporation budget for replacement by 2020. We note this information on Line Item 3.860 of ***Reserve Expenditures***.

Water Heater - Bath and Tennis Club utilizes one *American Standard* commercial grade 75-gallon gas-fired water heater with an input capacity of 76-MBH each to produce domestic hot water for the east side of the building. The water heater was replaced in 2006 and is reported in satisfactory operational condition.



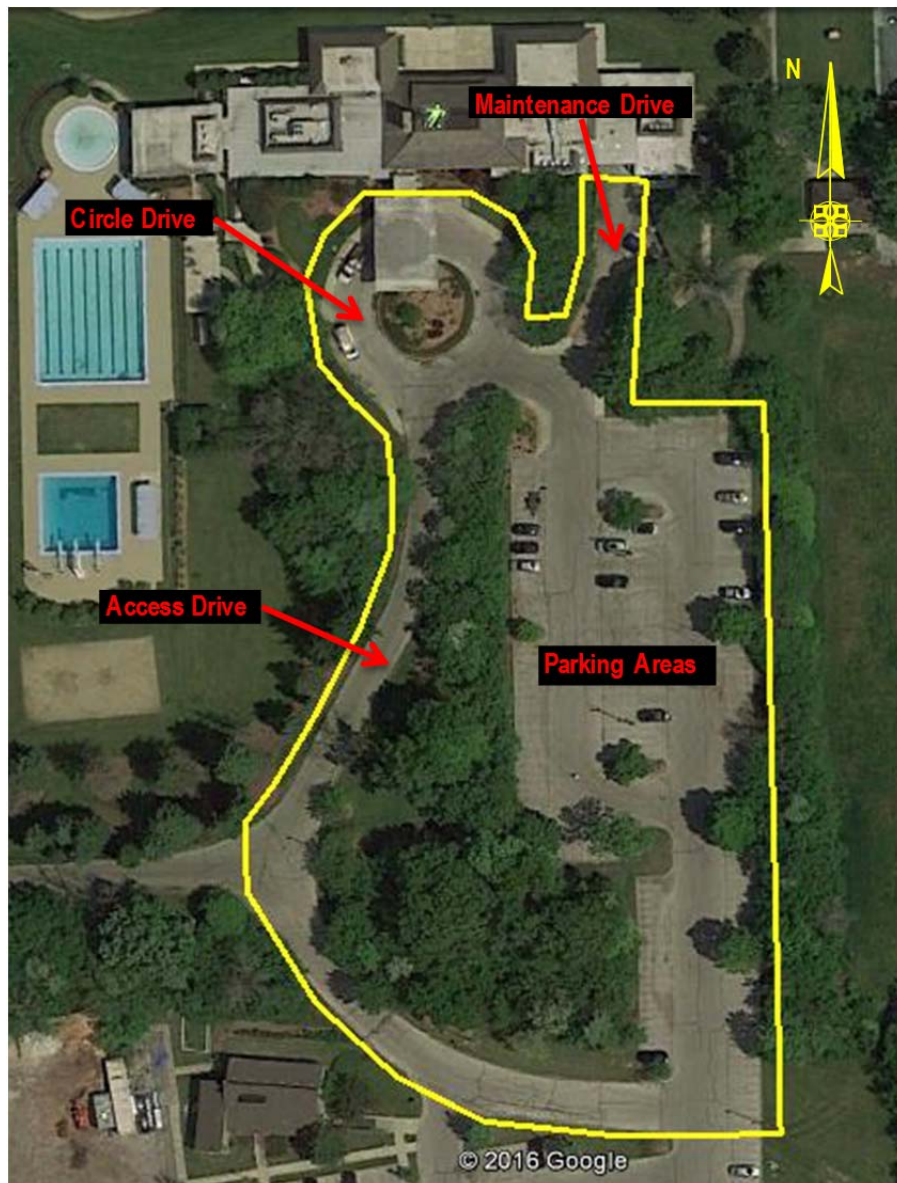
Water heater

The useful life of water heaters of this capacity is from 15- to 20-years. The useful life is dependent on use, demand and the quality of water. We recommend the Corporation anticipate

the replacement by 2024 and again by 2042. We depict this information on Line Item 3.940 of *Reserve Expenditures*.

Property Site Elements

Asphalt Pavement, Repaving - Asphalt pavement comprises 1,960 square yards and 4,080 square yards of access drives and parking areas, respectively. We include an overview of the pavement areas maintained by the Bath and Tennis Club in the map below.



The various access drives are in poor overall condition at an unknown age. The parking areas are in fair overall condition and were likely overlaid since 2005. We note alligator cracks, potholes, raveling and settlement.



Asphalt pavement access drive, note edge deterioration



Asphalt pavement parking area, note crack repairs



Alligator cracks



Standing water at settled pavement



Typical cracks and raveling at circle access drive



Significant deterioration surrounding catch basin

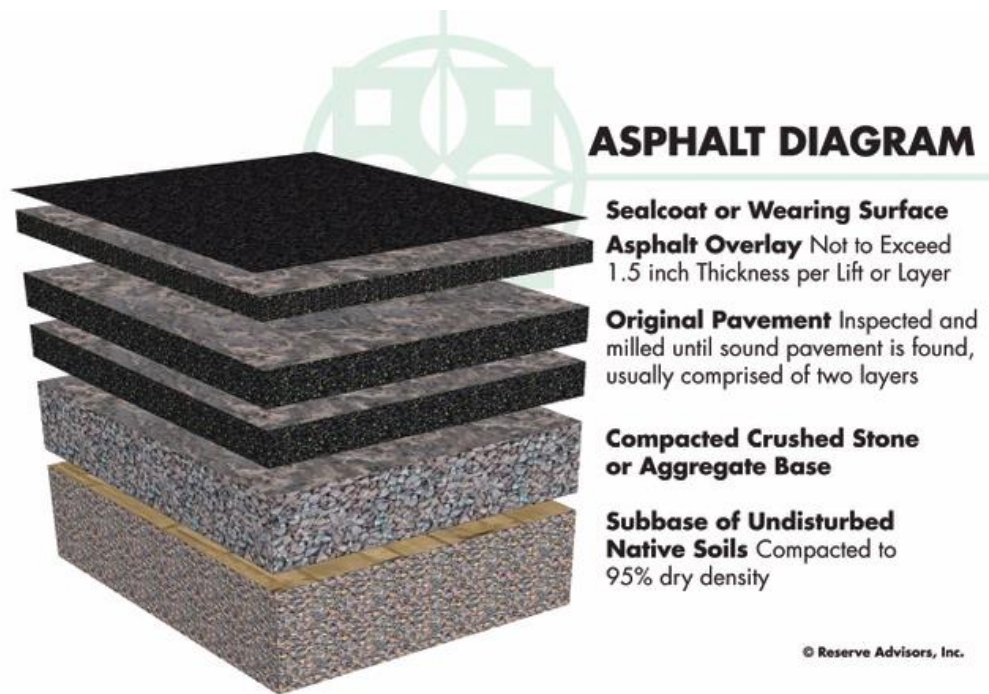


Damaged concrete curb

The useful life of pavement in Oak Brook is from 15- to 20-years. We include the following repaving solutions and procedures for the benefit of the present and future management.

Components of asphalt pavement include native soil, aggregate and asphalt. First the contractor creates a base course of aggregate or crushed stone and native soil. The base course is individually compacted to ninety-five percent (95%) dry density prior to the application of the asphalt. Compaction assures a stable base for the asphalt that reduces the possibility of settlement. For access drive and parking systems, the initial installation of asphalt uses at least

two lifts, or two separate applications of asphalt, over the base course. The first lift is the binder course. The second lift is the wearing course. The wearing course comprises a finer aggregate for a smoother more watertight finish. The following diagram depicts these components:



The manner of repaving is either a mill and overlay or total replacement. A mill and overlay is a method of repaving where cracked, worn and failed pavement is mechanically removed or milled until sound pavement is found. A new layer of asphalt is overlaid atop the remaining base course of pavement. Total replacement includes the removal of all existing asphalt down to the base course of aggregate and native soil followed by the application of two or more new lifts of asphalt. We recommend mill and overlayment on asphalt pavement that exhibits normal deterioration and wear. We recommend total replacement of asphalt pavement that exhibits severe deterioration, inadequate drainage, pavement that has been overlaid multiple times in the past or where the configuration makes overlayment not possible. Based on the



apparent visual condition and configuration of the asphalt pavement, we recommend the total replacement method for initial repaving followed by the mill and overlay method for subsequent repaving at Bath and Tennis Club.

A variety of repairs are necessary to deteriorated pavement prior to the application of an overlay. The contractor should use a combination of area patching, crack repair and milling before the overlayment. Properly milled pavement removes part of the existing pavement and permits the overlay to match the elevation of adjacent areas not subject to repaving. Milling also allows the contractor to make adjustments to the slope of the pavement to ensure proper drainage. The contractor should clean the milled pavement to ensure proper bonding of the new overlayment. We recommend an overlayment thickness that averages 1½ inches (not less than one inch or more than two inches). Variable thicknesses are often necessary to create an adequate slope for proper drainage. The contractor should identify and quantify areas of pavement that require area patching, crack repair and milling to help the Corporation compare proposed services.

Total replacement requires the removal of all existing asphalt. For area patching, we recommend the contractor use a rectangular saw cut to remove the deteriorated pavement. For larger areas such as entire parking areas or driveways, we recommend the contractor grind, mill or pulverize the existing pavement to remove it. The contractor should then augment and compact the existing aggregate and native soil to create a stable base. Finally the contractor should install the new asphalt in at least two lifts.

The time of replacement is dependent on the useful life, age and condition of the pavement. The useful life is dependent in part on the maintenance applied to the pavement, the

amounts and concentration of auto solvents that penetrate the pavement, the exposure to sunlight and detrimental effects of inclement weather. Bath and Tennis Club should repair any isolated areas of deteriorated pavement periodically funded through the operating budget. We recommend the Corporation plan for total replacement of the drives in 2017 and total replacement of the parking areas by 2023. We recommend the Corporation plan for subsequent milling and overlayment of the drives with area patching of up to ten percent (10%) by 2036 and similarly at the parking areas by 2042. We depict this information on Line Items 4.040 through 4.046 of ***Reserve Expenditures***. Our estimates of cost include allowances for partial replacement of concrete curbs, and capital repairs to catch basins.

Concrete Sidewalks - The Corporation maintains 21,300 square feet of concrete sidewalks throughout the community. The sidewalks are in fair condition. We note many locations of cracks and settlement.



Concrete sidewalk settlement



Concrete sidewalk cracks



Concrete sidewalk cracks

These applications of concrete have useful lives of up to 65 years although isolated deterioration of limited areas of concrete is common. Inclement weather, inadequate subsurface preparation and improper concrete mixtures or finishing techniques can result in premature deterioration such as settlement, chips, cracks and spalls. Variable conditions like these result in the need to plan for periodic partial replacements of the concrete flatwork throughout the next 30 years.

We estimate that up to 10,640 square feet of concrete sidewalks, or fifty percent (50%) of the total, will require replacement during the next 30 years. We recommend the Corporation budget for replacement of 1,330 square feet of concrete sidewalks every four years beginning by 2018. Line Item 4.140 of ***Reserve Expenditures*** notes our estimate of future costs and anticipated times of replacements. We base our estimate of replacement on four-inch thick, 3,000 psi (pounds per square inch) concrete with 6x6 - W1.4xW1.4 steel reinforcing mesh. The times and costs of these replacements may vary. However, the estimated expenditures detailed in ***Reserve Expenditures*** are sufficient to budget appropriate reserves. We recommend an annual inspection of the sidewalks to identify potential trip hazards. We suggest the Corporation

grind down or mark these hazards with orange safety paint prior to replacement and fund this ongoing activity through the operating budget.

Fences, Wood - Approximately 290 linear feet of wood fences are found at the maintenance drive and various equipment enclosures, and 190 linear feet of wood split rail fences are found near the circle drive. The fences vary in age and are in fair to poor condition. We note wood deterioration and damage.



Damaged wood fence

Wood fences of this type have useful lives of 15- to 20-years. The Corporation should anticipate periodic partial replacements due to the non-uniform nature of wood deterioration. Along with these partial replacements, the Corporation should apply periodic paint applications as needed and fund these activities through the operating budget. We suggest the Corporation plan for replacement by 2019 and again by 2039. We depict this information on Line Item 4.285 of *Reserve Expenditures*.

Gazebo - The Corporation maintains one wood frame gazebo near the tennis courts. The gazebo was replaced from approximately 1989 to 1992 and is in fair condition. We note weathered wood, and deteriorated and loose cedar roof shakes.



Gazebo



Weathered deck boards



Cedar roof deterioration



Popped nails

Wood structures exposed to weather have a useful life of up to 25 years with periodic maintenance. We recommend Bath and Tennis Club budget for replacement by 2020 and again by 2045, and budget for repairs through the operating budget. We depict this information on Line Item 4.360 of ***Reserve Expenditures***.

Irrigation System - An irrigation system waters the lawn and landscaped areas at the entire site. The system at Bath and Tennis Club includes 16 grass and flower/basket zones, and eight tennis zones. We include replacement of the tennis zones in conjunction with the courts on separate line items. The system was replaced in 2000 and is reported in satisfactory condition.



The Superintendent of Public Works and Building Maintenance Technician do not report any deficiencies. Irrigation systems typically include the following components:

- Electronic controls (timer)
- Impact rotors
- Network of supply pipes
- Pop-up heads
- Valves

Water pressure activates the lawn spray pop-up heads. Controllers operate the main water flow valves. The exact amounts and locations of system components were not ascertained due to the nature of the underground construction and the non-invasive nature of the inspection.

The system as a whole has a useful life of up to 40 years. The system network supply pipes will dislodge as tree roots grow and soil conditions change. Bath and Tennis Club should anticipate interim and partial replacements of the system network supply pipes and other components as normal maintenance to maximize the useful life of the irrigation system. The Corporation should fund these ongoing seasonal repairs through the operating budget. In addition, we recommend Bath and Tennis Club budget for a complete replacement of the system at the grass and flower/basket zones by 2036. We note this information on Line Item 4.420 of ***Reserve Expenditures***.

Light Fixtures - The Corporation uses 15 bollard light fixtures to illuminate the sidewalks. These elements are in fair condition at an unknown age. We note damage, leaning fixtures and typical finish deterioration.



Lean and finish deterioration

Bollard light fixtures have useful lives of up to 20 years. The Corporation should anticipate the need for replacement by 2018 and again by 2038. We note this information on Line Item 4.559 of ***Reserve Expenditures***.

Light Poles and Fixtures - The Corporation uses six metal light fixtures atop metal poles to illuminate the parking areas. These elements are in good overall condition at an unknown age.



Light pole and fixtures at parking area

These elements have useful lives of up to 25 years. The Corporation should anticipate the need for replacement by 2031. We note this information on Line Item 4.560 of ***Reserve Expenditures***.

Pond - The Corporation maintains one pond located near behind the clubhouse. The health or condition of a pond is reflected in the clarity of the water, balance of plant life, the ability of the water to retain life giving gases and the health of the fish in larger bodies of water. Three factors which affect the health of ponds are erosion, buildup of silt and algae blooms. We note significant erosion along portions of the shoreline. The Superintendent of Public Works and Building Maintenance Technician do not report any problems with algae blooms.



Pond overview



Pond overview



Pond shoreline



Typical erosion

We include the following solutions and procedures as a summary of the minimum requirements for successful pond management for present and future management.

Eutrophication is a process in which a pond becomes shallower and more biologically productive. Human or animal activity often increases the rate of eutrophication. Erosion and storm water deposit fines or silt into the pond and affect the rate of eutrophication. The amount and intensity of rainfall, soil saturation levels and ground cover all affect the amount of deposits into the pond. Run-off from construction excavations is another contributor to changes in the depth of the pond. Lawn fertilizers are another source of nutrients that contribute to eutrophication. Fertilizers often contain nitrogen and phosphorous which exacerbate nutrient loads into the water system. We advise that Bath and Tennis Club consider the use of fertilizers with low or no phosphorus content for areas adjacent to the pond.

Another method to slow eutrophication is the use of algae-killing chemical treatments. Introduction of metal compounds, such as copper sulfate, to the water renders the nutrients inactive to the algae. The Building Maintenance Technician informs us the Corporation does not currently use chemical treatments in the pond. If necessary, we recommend the Corporation fund the use of chemical treatments to control algae growth in the pond through the operating budget. The Corporation should first obtain all permits necessary for the use of chemical treatments.

There are several methods with which the Corporation can manage the pond and limit algae blooms and slow the eutrophication process. We discuss each management method below.

Aeration - The use of small pumps, motors and aerators circulates pond water and increases the amount of entrained oxygen in the water, increasing water quality and reducing algae growths. Bath and Tennis Club utilizes one aerator. The aerator is in satisfactory condition at an unknown age. Aerators have a useful life of 10- to 15-years. Based on age and condition, we recommend the Corporation anticipate replacement by 2022 and again by 2037. Line Item 4.700 of ***Reserve Expenditures*** notes our estimate of future costs and anticipated times of replacements.

Erosion Control - The pond shoreline consists of 850 linear feet of natural vegetation. Shorelines are subject to fluctuations in water levels, increased plant growth and migrating storm and ground water resulting in the need for erosion control measures up to every 15 years. The steep shoreline embankments are likely to exacerbate soil movement and erosion. The use and maintenance of landscape, natural vegetation and/or stone rip rap along the pond shoreline will help maintain an attractive appearance and prevent soil erosion.

Shoreline plantings are referred to as buffer zones. Buffer zones provide the following advantages:

- Control insects naturally
- Create an aesthetically pleasing shoreline
- Enhance water infiltration and storage
- Filter nutrients and pollutants
- Increase fish and wildlife habitat
- Reduce lawn maintenance
- Stabilize shoreline and reduce erosion
- Trap sediments

We note the absence of a buffer zone or stone rip rap at the pond perimeter. We recommend the Corporation plan to install a combination of plantings and rip rap along 285 linear feet, or approximately thirty-four percent (34%), of the shoreline every 15 years beginning by 2018 and again by 2033. Line Item 4.710 of ***Reserve Expenditures*** notes our estimate of future costs and anticipated times to address soil erosion.

Sediment Removal – The pond consists of approximately 4,160 square yards of water surface area. The gradual build-up of natural debris, including tree leaves, branches and silt, may eventually change the topography of areas of the pond. Silt typically accumulates at inlets, outlets and areas of shoreline erosion. Sediment removal of ponds becomes necessary if this accumulation alters the quality of pond water or the functionality of the ponds as storm water management structures. Sediment removal is the optimal but also the most capital intensive method of pond management. Excavation equipment used for sediment removal includes clamshells, draglines and suction pipe lines. Sediment removal can also include shoreline regrading. Regrading includes removal of collapsed and eroded soil, and redefining the shoreline.

We note deciduous trees in the vicinity of the pond that will deposit leaves in the water during the autumn season. We also note natural vegetation at the perimeter of a portion of the pond. These conditions suggest the Corporation should plan for eventual removal of sediment from the decay of seasonal vegetation at the pond perimeters.

Based on the visual condition, adjacent deciduous trees and visibly apparent erosion, we recommend the Corporation anticipate the need to remove pond sediment every 30 years. For reserve budgeting purposes, we estimate the need to remove twenty-five percent (25%) of the surface area an average depth of one yard. However, the actual volume of material to remove may vary dependent upon an invasive analysis at the time of removal. We conservatively recommend the Corporation budget for this variable but

probable activity by 2033. The time and cost of this maintenance activity may vary. However, we judge the amount shown on Line Item 4.730 of **Reserve Expenditures** sufficient to budget appropriate reserves.

The above management methods will help to maintain the pond and potentially reduce more costly future maintenance expenditures.

Railings, Steel - Approximately 190 linear feet of steel railings are found near the pool entrance. The railings were replaced from 2000 and 2001, and are in good overall condition. We note rust at the posts.



Rust at steel railing post, note - post pockets should be sealed to shed water away from post

Railings of this type have a long useful life but are not maintenance free. Periodic maintenance should include applications of protective paint finish to the steel surfaces and partial replacement of deteriorated sections as needed. Steel components at grade and key structural connections are especially prone to failure if not thoroughly maintained. Secure and rust free fasteners and connections will prevent premature deterioration. We recommend periodic paint applications funded through the operating budget and we anticipate a useful life of up to 35 years for the railings. We anticipate replacement by 2036. We depict this information on Line Item 4.736 of **Reserve Expenditures**.

Tennis Elements

Building Exterior Renovation - The tennis building exterior comprises the following:

- 560 square feet of wood siding
- 240 square feet of windows and doors
- 6 squares of cedar roofing
- 120 linear feet of aluminum gutters and downspouts

The tennis building exterior elements are in poor condition at an unknown age. The building maintenance technician reports a history of water infiltration caused by inadequate drainage around the building perimeter. We note deterioration at the cedar roof, and wood rot at the siding and windows.



Tennis building



Tennis building interior, note - maintain through the operating budget



Cedar roof mildew growth and deterioration



Typical wood rot at siding, *note - accelerated deterioration at bottom likely caused by contact with storm water runoff from south*



Wood rot at window

The useful lives of the tennis building exterior elements vary significantly. However, due to the relatively small quantities and interrelated nature of these elements, we recommend the Corporation combine their replacements into coordinated exterior renovations.

We recommend the Corporation anticipate exterior renovations up to every 25 years, or replacement of the components noted above. Based on the age and visual condition of these exterior tennis building elements, we recommend the Corporation budget for the next

coordinated exterior renovation in 2017 and again by 2042. Line Item 5.300 of ***Reserve Expenditures*** notes this information.

Catch Basin, Landscape - As mentioned in the previous narrative, the tennis building receives high levels of storm water runoff from the higher south elevation. During rain events, the Building Maintenance Technician informs us there is standing water in the tennis building. We also note excessive wood rot near the bottom of the wood siding. We suggest the Corporation improve the drainage at this location to redirect the storm water away from the building. Therefore, we recommend the Corporation budget for installation of a landscape catch basin south of the tennis building and associated subsurface piping in 2017. We depict this information on Line Item 5.303 of ***Reserve Expenditures***. The time and cost of this expenditure may vary.

Tennis Courts - Bath and Tennis Club maintains eight clay tennis courts. The components of the courts include renovation of the above ground and subsurface irrigation systems, and fences.



Typical clay tennis court



Vegetation growth at court 8



Newer chain link with painted older posts at courts 1 and 2



Rusted fence post at court 5



Leaning fence at courts 6-8

We comment on the respective quantities, conditions and times of replacements in the following sections of this narrative.

Renovation - Six clay courts utilize above ground irrigation systems. The building maintenance technician informs us these six courts and related systems date primarily to the 1970s. Two clay courts utilize subsurface irrigation systems, were renovated in 2000 and are in good condition. Courts 1 through 5 are used regularly by members. We recommend the Corporation plan for renovations every 35- to 40-years. Based on the above, we recommend the Bath and Tennis Club plan for renovation of the

three courts with above ground irrigation located at the greater used courts 1 through 5 by 2021, and the lesser used courts 6 through 8 by 2024. We recommend the Bath and Tennis Club plan for renovation of the two newer courts with subsurface irrigation by 2035. We include this information on Line Items 5.800 through 5.802 of ***Reserve Expenditures***. Bath and Tennis Club should budget for general maintenance, such as replenishment and rolling of the courts, funded through the operating budget.

Fences - Approximately 1,380 linear feet and 815 linear feet of metal chain link fences enclose courts 1 through 5 and courts 6 through 8, respectively. The chain link fences vary in age and condition. The chain link was replaced and the original posts were only painted at courts 1 and 2 recently. Chain link fences of this type have a useful life of up to 25 years. We recommend the Corporation anticipate replacement of the fences at courts 1 through 5 by 2021 concurrent with renovation of a portion of the clay courts and again by 2046. In addition, we recommend the Corporation anticipate replacement of the fences at courts 6 through 8 by 2024. We depict this information on Line Items 5.810 and 5.811 of ***Reserve Expenditures***.

The times and costs of these replacements may vary. However, the estimated expenditures detailed in ***Reserve Expenditures*** are sufficient to budget appropriate reserves.

Pool Elements



Lap pool



Diving pool



Wading pool

Concrete Deck - A concrete deck with a textured coating surrounds the pool and comprises approximately 11,700 square feet. The deck was replaced in 2000 and is in good condition. We note isolated deck cracks, and spalled and cracked coping. The textured coating was replaced in 2016 and is in good condition.



Coated concrete deck



Concrete cracks near diving stands



Concrete crack



Spalled concrete coping



Spalled concrete coping



Multiple cracks at coping



The useful life of a concrete pool deck is up to 60 years or more with regular coating applications and repairs. We recommend the Corporation conduct inspections, partial replacements and repairs to the deck every 8- to 12-years in conjunction with coating replacements.

Inadequate subsurface preparation, improper concrete mixtures, poor finishing techniques, soil movement and water infiltration underneath the concrete deck can cause significant settlement and cracks in the concrete. The pool deck should also be free of trip hazards for the safety of residents and their guests. We recommend the Corporation budget for the following by 2023 and again by 2039:

- Selective cut out and replacements of up to ten percent (10%) of concrete
- Crack repairs as needed
- Mortar joint repairs
- Caulk replacement
- Coating replacement

The times, amounts and related costs of these repairs and replacements may vary. However, we judge the amounts shown on Line Item 6.200 of ***Reserve Expenditures*** sufficient to budget appropriate reserves.

Diving Boards - Three diving stands with one diving board each are used at the diving pool. The diving boards were in storage at the time of our inspection. Diving boards are typically aluminum or fiberglass and have a useful life of up to 15 years. We discuss more near term replacement of the pool structure and deck, including the diving stands and boards, on a separate line item, “**Structure and Deck**”. We recommend Bath and Tennis Club anticipate a subsequent replacement of the diving boards by 2044. We depict this information on Line Item 6.278 of ***Reserve Expenditures***.

Fence, Aluminum - The Corporation maintains approximately 630 linear feet of existing aluminum fence at the pool deck. The fence was likely replaced in 2000 and is in fair overall condition. We note several bent pickets. The current fence configuration does not enclose the wading pool from the lap pool, which is in violation of the Illinois Department of Public Health Swimming Pool and Bather Beach Code. Therefore, we estimate an additional 50 linear feet will be required at the time of replacement.



Aluminum pool fence, note bent pickets



Bent pickets

The finish on this type of fence is maintenance free and should last the life of the fence. However, light gauge aluminum fences are prone to damage from pedestrians in high traffic areas, such as surrounding pool decks. We estimate a useful life of up to 25 years for the aluminum fence and recommend replacement by 2023 concurrent with concrete deck repairs. We include this information on Line Item 6.400 of ***Reserve Expenditures***.

Furniture - Associated furniture and fixtures around the pool include the following:

- Chairs (46)
- Lounges (113)
- Tables (10)
- Ladders and life safety equipment

These items were replaced in approximately 2011 and are in good to fair condition.



Pool furniture

Pool furniture has a useful life of up to 12 years. We recommend the Corporation budget an allowance for replacement of the pool furniture and fixtures by 2023 and every 12 years thereafter. The times and costs of these replacements may vary. However, we judge the amounts shown on Line Item 6.500 of ***Reserve Expenditures*** sufficient to budget appropriate reserves. We recommend interim re-strapping, refinishing, cushion replacements, reupholstering and other repairs to the furniture as normal maintenance to maximize its useful life.

Mechanical Equipment - The primary pool mechanical equipment comprises the following:

- *Lochnivar* heater, 1,260-MBH
- Pump, 25-HP
- Filter System
- Controls
- Interconnected pipe, fittings and valves

The heater and pump was replaced in 2014, the filter pit was rebuilt in 2015 and they are all in satisfactory condition.



Pool heater



Pool 25-HP pump



Filter pit

Large capacity pool heaters and pumps have a useful life of 15- to 20-years. We recommend the Corporation anticipate replacement of the heater and pump by 2029 and again by 2044. In addition, we anticipate Bath and Tennis Club will replace the current filter pit with a modern filter system at the time of replacement. Fiberglass tank sand filters have a useful life of up to 15 years. We recommend the Corporation anticipate replacement of the filter system by 2029 and again by 2044. We consider interim replacement of motors and minor repairs as normal maintenance. We note this information on Line Items 6.600 through 6.602 of ***Reserve Expenditures***.

Pool Finishes - The three pool wall and floor surfaces have a total finish of 6,600 square feet based on the horizontal surface area. We note cracks and stains. We summarize the locations, quantities, type of finishes, known ages and conditions below:

- Diving pool, 1,600 square feet, painted concrete finish, floor painted in 2010, fair condition
- Lap pool, 4,200 square feet, painted concrete finish, unknown age, fair condition
- Wading pool, 800 square feet, plaster finish, unknown age, fair to poor condition



Paint finish at lap pool



Multiple cracks at wading pool step



Plaster crack and stains at wading pool

Painted pool finishes have a shorter useful life of four- to six-years than plaster finishes. Based on the condition of the diving and lap pools, we recommend Bath and Tennis Club budget for near term paint finishes by 2019 and again by 2024 prior to complete replacement of the pool

structures. Afterwards, we recommend the Corporation replace the finish with a plaster finish, and we discuss plaster finishes below.

Plaster pool finishes deteriorate with time and require periodic maintenance and replacement but have a longer useful life than paint finishes. We recommend the Corporation anticipate the need to replace the finish and conduct related repairs every 8- to 12-years to maintain the integrity of the pool structure. Removal and replacement provides the opportunity to inspect the pool structure and to allow for partial repairs of the underlying concrete surfaces as needed. We recommend the Corporation budget for the following at the wading pool in 2017 and at all the pools by 2039:

- Removal and replacement of the finish
- Partial replacements of the scuppers and coping as needed
- Replacement of tiles as needed
- Replacement of joint sealants as needed
- Concrete structure repairs as needed

We include this information on Line Items 6.798 through 6.800 of ***Reserve Expenditures***.

Shade Structures - The pool deck includes four shade structures comprising approximately 850 square feet. The metal frames were likely replaced in 2000 and are in fair to poor condition with typical rust noted. We were unable to visually inspect the fabric coverings.



Shade structure metal frame



Typical rust at post fastener



Typical rust at frame

The shade structures have a useful life of 15- to 20-years with the benefit of interim replacement of the fabric coverings. We recommend the Corporation anticipate replacement of the shade structures by 2018 and again by 2029 in coordination with the pool structures and deck. We depict this information on Line Item 6.870 of ***Reserve Expenditures***. The Bath and Tennis Club should budget for interim replacement of the fabric coverings funded through the operating budget.

Structures and Deck - The concrete pool structures comprise approximately 6,600 square feet of horizontal surface area. The structures are original to 1969 and visually appear in

good to fair condition. The paint and plaster finishes make it difficult to thoroughly inspect the concrete structure during a noninvasive visual inspection. Bath and Tennis Club also consulted with *PHN Architects* to conduct a pool assessment in 2011. PHN Architects rated the pool structures in satisfactory condition for their age and reported no history of significant leakage or subsurface piping deterioration. However, the current design of the pools does not meet several items in the Illinois Department of Public Health Swimming Pool and Bather Beach Code. Examples of possible code violations include inadequate deck drains, flooded gutters, lack of fence between lap pool and wading pool, and multiple violations in the pool mechanical equipment room. Our noninvasive visual inspection notes cracks at the pool surfaces and gutters, possible seepage at the diving pool, and significant deterioration at the diving stands.



Possible location of seepage at diving pool



Possible location of seepage at diving pool



Typical concrete cracks at gutter system



Replaced and mismatched tiles



Typical rust at diving stand



Corrosion evident at diving stand

We anticipate a total useful life of up to 60 years for the pool structure. The need to replace a pool structure depends on the condition of the concrete structure, the condition of the embedded or concealed water circulation piping, possible long term uneven settlement of the structure, and the increasing cost of repair and maintenance. Deterioration of any one of these component systems could result in complete replacement of the pool. For example, deferral of a deteriorated piping system could result in settlement and cracks in the pool structure. This mode of failure is more common as the system ages and deterioration of the piping system goes undetected. For reserve budgeting purposes, we recommend Bath and Tennis Club plan to replace the following components by 2029.

- Concrete deck
- Diving stands
- Pool structures
- Subsurface piping

Our estimate of cost is based on replacement of the pool structures of the same sizes. However, the time and cost of this project may vary significantly depending on additional features that Bath and Tennis Club may elect to include in the design. We note this information on Line Item 6.900 of ***Reserve Expenditures***.

Reserve Study Update

An ongoing review by the Board and an Update of this Reserve Study in two- to three-years are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. Many variables change after the study is conducted that may result in significant overfunding or underfunding the reserve account. Variables that may affect the Reserve Funding Plan include, but are not limited to:

- Deferred or accelerated capital projects based on Board discretion
- Changes in the interest rates on reserve investments
- Changes in the *local* construction inflation rate
- Additions and deletions to the Reserve Component Inventory
- The presence or absence of maintenance programs
- Unusually mild or extreme weather conditions
- Technological advancements

Periodic updates incorporate these variable changes since the last Reserve Study or Update.

The Corporation can expense the fee for an Update with site visit from the reserve account. This fee is included in the Reserve Funding Plan. We base this budgetary amount on updating the same property components and quantities of this Reserve Study report. Budgeting



for an Update demonstrates the Board's objective to continue fulfilling its fiduciary responsibility to maintain the commonly owned property and to fund reserves appropriately.

5. METHODOLOGY

Reserves for replacement are the amounts of money required for future expenditures to repair or replace Reserve Components that wear out before the entire facility or project wears out. Reserving funds for future repair or replacement of the Reserve Components is also one of the most reliable ways of protecting the value of the property's infrastructure and marketability.

Bath and Tennis Club can fund capital repairs and replacements in any combination of the following:

1. Increases in the operating budget during years when the shortages occur
2. Loans using borrowed capital for major replacement projects
3. Level monthly reserve assessments annually adjusted upward for inflation to increase reserves to fund the expected major future expenditures

We do not advocate loans unless near term circumstances dictate otherwise. Although loans provide a gradual method of funding a replacement, the costs are higher than if the Corporation were to accumulate reserves ahead of the actual replacement. Interest earnings on reserves also accumulate in this process of saving or reserving for future replacements, thereby defraying the amount of gradual reserve collections. We advocate the third method of *Level Monthly Reserve Assessments* with relatively minor annual adjustments. The method ensures that Members pay their "fair share" of the weathering and aging of the commonly owned property each year. Level reserve assessments preserve the property.

This Reserve Study is in compliance with and exceeds the National standards¹ set forth by the Community Associations Institute (CAI) and the Association of Professional Reserve Analysts (APRA) fulfilling the requirements of a "Full Reserve Study." These standards require a Reserve Component to have a "predictable remaining Useful Life." Estimating Remaining Useful Lives and Reserve Expenditures beyond 30 years is often indeterminate. Long-Lived Property Elements are necessarily excluded from this analysis. We considered the following factors in our analysis:

¹ Identified in the APRA "Standards - Terms and Definitions" and the CAI "Terms and Definitions".



A 2016 projected year ending reserve balance of zero dollars (\$0) as of December 31, 2016

The Cash Flow Method to compute, project and illustrate the 30-year Reserve Funding Plan

Local² costs of material, equipment and labor

Current and future costs of replacement for the Reserve Components

Costs of demolition as part of the cost of replacement

Local economic conditions and a historical perspective to arrive at our estimate of long term future inflation for construction costs in Oak Brook, Illinois at an annual inflation rate of 2.3%. Isolated or regional markets of greater construction (development) activity may experience slightly greater rates of inflation for both construction materials and labor.

The past and current maintenance practices of Bath and Tennis Club and their effects on remaining useful lives

The Funding Plan excludes necessary operating budget expenditures. It is our understanding that future operating budgets will provide for the ongoing normal maintenance of Reserve Components.

The anticipated effects of appreciation of the reserves over time in accord with an anticipated future return or yield on investment of your cash equivalent assets at an annual rate of 1.35% (We did not consider the costs, if any, of Federal and State Taxes on income derived from interest and/or dividend income).

Interest rates on reserves are steady or increasing in concert with the certificates of deposit and money market rates. Slight increases exist in the savings rates of one, two or three-year CDs. Without significant differences in these savings rates, shorter term investments are the choice of many investors. We recommend consultation with a professional investment adviser before investing reserves to determine an appropriate investment strategy to maximize a safe return on reserve savings. The following table summarizes rates of inflation and key rates for government securities, generally considered as safe investment alternatives.

² See Credentials for addition information on our use of published sources of cost data.



Interest Rate and Inflation Data	2015				2016			
	<u>2015:1 (A)</u>	<u>2015:2 (A)</u>	<u>2015:3 (A)</u>	<u>2015:4 (A)</u>	<u>2016:1 (A)</u>	<u>2016:2 (E)</u>	<u>2016:3 (E)</u>	<u>2016:4 (E)</u>
Average or Last Actual = (A)								
1-Year Treasury Bill	0.25%	0.27%	0.30%	0.65%	0.60%	0.55%	0.60%	0.65%
10-Year Treasury Note	1.90%	2.50%	2.70%	2.25%	1.80%	1.80%	1.85%	1.90%
30-Year Treasury Bond	2.55%	3.20%	3.40%	3.00%	2.65%	2.60%	2.60%	2.65%
Consumer Price Index (annualized rate)	0.00%	0.00%	0.00%	0.00%	0.10%	0.00%	0.00%	0.00%
Although past indicators are not predictive of future inflation in "building" construction, minimal inflation exists for past 2 years April, 2014 to April 2016 of 1% to 2.5%.								
Savings Rates Results RANGE as found in http://www.bankrate.com	0.02 to 1.11%	Money Market Savings			0.15 to 1.45%	for 2-Year Certificate of Deposit		
	0.1 to 1.25%	1-Year Certificate of Deposit			0.15 to 1.50%	for 3-Year Certificate of Deposit		
Estimated Near Term Yield Rate for Reserve Savings				1.35%				
Est. Near Term Local Inflation Rate for Future Capital Expenditures				2.3%	<u>05/05/2016</u>			

6. DEFINITIONS

Definitions are derived from the standards set forth by the Community Associations Institute (CAI) representing America's 305,000 condominium and homeowners associations and cooperatives, and the Association of Professional Reserve Analysts, setting the standards of care for reserve study practitioners

Cash Flow Method - A method of calculating Reserve Contributions where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Component Method - A method of developing a Reserve Funding Plan with the total contribution is based on the sum of the contributions for individual components.

Current Cost of Replacement - That amount required today derived from the quantity of a *Reserve Component* and its unit cost to replace or repair a Reserve Component using the most current technology and construction materials, duplicating the productive utility of the existing property at current *local* market prices for *materials*, *labor* and manufactured equipment, contractors' overhead, profit and fees, but without provisions for building permits, overtime, bonuses for labor or premiums for material and equipment. We include removal and disposal costs where applicable.

Fully Funded Balance - The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost similar to Total Accrued Depreciation.

Funding Goal (Threshold) - The stated purpose of this Reserve Study is to determine the adequate, not excessive, minimal threshold reserve balances.

Future Cost of Replacement - *Reserve Expenditure* derived from the inflated current cost of replacement or current cost of replacement as defined above, with consideration given to the effects of inflation on local market rates for materials, labor and equipment.

Long-Lived Property Component - Property component of Bath and Tennis Club responsibility not likely to require capital repair or replacement during the next 30 years with an unpredictable remaining Useful Life beyond the next 30 years.

Percent Funded - The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

Remaining Useful Life - The estimated remaining functional or useful time in years of a *Reserve Component* based on its age, condition and maintenance.

Reserve Component - Property elements with: 1) Bath and Tennis Club responsibility; 2) limited Useful Life expectancies; 3) predictable Remaining Useful Life expectancies; and 4) a replacement cost above a minimum threshold.

Reserve Component Inventory - Line Items in *Reserve Expenditures* that identify a *Reserve Component*.

Reserve Contribution - An amount of money set aside or *Reserve Assessment* contributed to a *Reserve Fund* for future *Reserve Expenditures* to repair or replace *Reserve Components*.

Reserve Expenditure - Future Cost of Replacement of a Reserve Component.

Reserve Fund Status - The accumulated amount of reserves in dollars at a given point in time, i.e., at year end.

Reserve Funding Plan - The portion of the Reserve Study identifying the *Cash Flow Analysis* and containing the recommended Reserve Contributions and projected annual expenditures, interest earned and reserve balances.

Reserve Study - A budget planning tool that identifies the current status of the reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures.

Useful Life - The anticipated total time in years that a *Reserve Component* is expected to serve its intended function in its present application or installation.



7. PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, Inc. will perform its services as an independent contractor in accordance with our professional practice standards. Our compensation is not contingent upon our conclusions.

Our inspection and analysis of the subject property is limited to visual observations and is noninvasive. We will inspect sloped roofs from the ground. We will inspect flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. The report is based upon a “snapshot in time” at the moment of our observation. Conditions can change between the time of inspection and the issuance of the report. Reserve Advisors does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, structural, latent or hidden defects which may or may not be present on or within the property. Our opinions of estimated costs and remaining useful lives are not a guarantee of the actual costs of replacement, a warranty of the common elements or other property elements, or a guarantee of remaining useful lives.

We assume, without independent verification, the accuracy of all data provided to us. You agree to indemnify and hold us harmless against and from any and all losses, claims, actions, damages, expenses or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement, because of any false, misleading or incomplete information which we have relied upon as supplied by you or others under your direction, or which may result from any improper use or reliance on the report by you or third parties under your control or direction. Your obligation for indemnification and reimbursement shall extend to any controlling person of Reserve Advisors, Inc., including any director, officer, employee, affiliate, or agent. Liability of Reserve Advisors, Inc. and its employees, affiliates, and agents for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this engagement.

Report - Reserve Advisors, Inc. will complete the services in accordance with the Proposal. The Report represents a valid opinion of our findings and recommendations and is deemed complete. However, we will consider any additional information made available to us in the interest of promptly issuing a Revised Report if changes are requested within six months of receiving the Report. We retain the right to withhold a Revised Report if payment for services is not rendered in a timely manner. All files, work papers or documents developed by us during the course of the engagement remains our property.

Your Obligations - You agree to provide us access to the subject property during our on-site visual inspection and tour. You will provide to us to the best of your ability and if reasonably available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete our Study. You agree to pay our actual attorneys' fees and any other costs incurred in the event we have to initiate litigation to collect on any unpaid balance for our services.

Use of Our Report and Your Name - Use of this Report is limited to only the purpose stated herein. Any use or reliance for any other purpose, by you or third parties, is invalid. Our Reserve Study Report in whole or part is not and cannot be used as a design specification, design engineering services or an appraisal. You may show our report in its entirety to those third parties who need to review the information contained herein. The Client and other third parties viewing this report should not reference our name or our report, in whole or in part, in any document prepared and/or distributed to third parties without our written consent. ***This report contains intellectual property developed by Reserve Advisors, Inc. specific to this engagement and cannot be reproduced or distributed to those who conduct reserve studies without the written consent of Reserve Advisors, Inc.***



We reserve the right to include our client's name in our client lists, but we will maintain the confidentiality of all conversations, documents provided to us, and the contents of our reports, subject to legal or administrative process or proceedings. These conditions can only be modified by written documents executed by both parties.

Payment Terms, Due Dates and Interest Charges - The retainer payment is due upon authorization and prior to shipment of the report. The final payment of the fee is due immediately upon receipt of the Report. Subsequent changes to the report can be made for up to six months from the initial report date. Any outstanding balance after 30 days of the invoice date is subject to an interest charge of 1.5% per month. Any litigation necessary to collect an unpaid balance shall be venued in Milwaukee County Circuit Court in the State of Wisconsin.

CONDITIONS OF OUR SERVICE ASSUMPTIONS

To the best of our knowledge, all data set forth in this report are true and accurate. Although gathered from reliable sources, we make no guarantee nor assume liability for the accuracy of any data, opinions, or estimates identified as furnished by others that we used in formulating this analysis.

We did not make any soil analysis or geological study with this report; nor were any water, oil, gas, coal, or other subsurface mineral and use rights or conditions investigated.

Substances such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials could, if present, adversely affect the validity of this study. Unless otherwise stated in this report, the existence of hazardous substance, that may or may not be present on or in the property, was not considered. Our opinions are predicated on the assumption that there are no hazardous materials on or in the property. We assume no responsibility for any such conditions. We are not qualified to detect such substances, quantify the impact, or develop the remedial cost.

We have made a visual inspection of the property and noted visible physical defects, if any, in our report. Our inspection and analysis was made by employees generally familiar with real estate and building construction; however, we did not do any invasive testing. Accordingly, we do not opine on, nor are we responsible for, the structural integrity of the property including its conformity to specific governmental code requirements, such as fire, building and safety, earthquake, and occupancy, or any physical defects that were not readily apparent during the inspection.

Our opinions of the remaining useful lives of the property elements do not represent a guarantee or warranty of performance of the products, materials and workmanship.



8. CREDENTIALS

HISTORY AND DEPTH OF SERVICE

Founded in 1991, Reserve Advisors, Inc. is the leading provider of reserve studies, insurance appraisals, developer turnover transition studies, expert witness services, and other engineering consulting services. Clients include community associations, resort properties, hotels, clubs, non-profit organizations, apartment building owners, religious and educational institutions, and office/commercial building owners in 48 states, Canada and throughout the world.

The **architectural engineering consulting firm** was formed to take a leadership role in helping fiduciaries, boards, and property managers manage their property like a business with a long range master plan known as a Reserve Study.

Reserve Advisors employs the **largest staff of Reserve Specialists** with bachelor's degrees in engineering dedicated to Reserve Study services. Our principals are founders of Community Associations Institute's (CAI) Reserve Committee that developed national standards for reserve study providers. One of our principals is a Past President of the Association of Professional Reserve Analysts (APRA). Our vast experience with a variety of building types and ages, on-site examination and historical analyses are keys to determining accurate remaining useful life estimates of building components.

No Conflict of Interest - As consulting specialists, our **independent opinion** eliminates any real or perceived conflict of interest because we do not conduct or manage capital projects.

TOTAL STAFF INVOLVEMENT

Several staff members participate in each assignment. The responsible advisor involves the staff through a Team Review, exclusive to Reserve Advisors, and by utilizing the experience of other staff members, each of whom has served hundreds of clients. We conduct Team Reviews, an internal quality assurance review of each assignment, including: the inspection; building component costing; lifing; and technical report phases of the assignment. Each Team Review requires the attendance of several engineers, Director of Quality Assurance and other participatory peers. Due to our extensive experience with building components, we do not have a need to utilize subcontractors.

OUR GOAL

To help our clients fulfill their fiduciary responsibilities to maintain property in good condition.

VAST EXPERIENCE WITH A VARIETY OF BUILDINGS

Reserve Advisors has conducted reserve studies for a multitude of different communities and building types. We've analyzed thousands of buildings, from as small as a 3,500-square foot day care center to the 2,600,000-square foot 98-story Trump International Hotel and Tower in Chicago. We also routinely inspect buildings with various types of mechanical systems such as simple electric heat, to complex systems with air handlers, chillers, boilers, elevators, and life safety and security systems.

We're familiar with all types of building exteriors as well. Our well versed staff regularly identifies optimal repair and replacement solutions for such building exterior surfaces such as adobe, brick, stone, concrete, stucco, EIFS, wood products, stained glass and aluminum siding, and window wall systems.

OLD TO NEW

Reserve Advisors experience includes ornate and vintage buildings as well as modern structures. Our specialists are no strangers to older buildings. We're accustomed to addressing the unique challenges posed by buildings that date to the 1800's. We recognize and consider the methods of construction employed into our analysis. We recommend appropriate replacement programs that apply cost effective technologies while maintaining a building's character and appeal.



QUALIFICATIONS
THEODORE J. SALGADO
Principal Owner

CURRENT CLIENT SERVICES

Theodore J. Salgado is a co-founder of Reserve Advisors, Inc., which is dedicated to serving community associations, city and country clubs, religious organizations, educational facilities, and public and private entities throughout the United States. He is responsible for the production, management, review, and quality assurance of all reserve studies, property inspection services and consulting services for a nationwide portfolio of more than 6,000 clients. Under his direction, the firm conducts reserve study services for community associations, apartment complexes, churches, hotels, resorts, office towers and vintage architecturally ornate buildings.



PRIOR RELEVANT EXPERIENCE

Before founding Reserve Advisors, Inc. with John P. Poehlmann in 1991, Mr. Salgado, a professional engineer registered in the State of Wisconsin, served clients for over 15 years through American Appraisal Associates, the world's largest full service valuation firm. Mr. Salgado conducted facilities analyses of hospitals, steel mills and various other large manufacturing and petrochemical facilities and casinos.

He has served clients throughout the United States and in foreign countries, and frequently acted as project manager on complex valuation, and federal and state tax planning assignments. His valuation studies led to negotiated settlements on property tax disputes between municipalities and property owners.

Mr. Salgado has authored articles on the topic of reserve studies and facilities maintenance. He also co-authored *Reserves*, an educational videotape produced by Reserve Advisors on the subject of Reserve Studies and maintaining appropriate reserves. Mr. Salgado has also written in-house computer applications manuals and taught techniques relating to valuation studies.

EXPERT WITNESS

Mr. Salgado has testified successfully before the Butler County Board of Tax Revisions in Ohio. His depositions in pretrial discovery proceedings relating to reserve studies of Crestview Estates Condominium Association in Wauconda, Illinois, Rivers Point Row Property Owners Association, Inc. in Charleston, South Carolina and the North Shore Club Associations in South Bend, Indiana have successfully assisted the parties in arriving at out of court settlements.

EDUCATION - Milwaukee School of Engineering - B.S. Architectural Engineering

PROFESSIONAL AFFILIATIONS/DESIGNATIONS

American Association of Cost Engineers - Past President, Wisconsin Section
Association of Construction Inspectors - Certified Construction Inspector
Association of Professional Reserve Analysts - Past President & Professional Reserve Analyst (PRA)
Community Associations Institute - Member and Volunteer Leader of multiple chapters
Concordia Seminary, St. Louis - Member, National Steering Committee
Milwaukee School of Engineering - Member, Corporation Board
Professional Engineer, Wisconsin (1982) and North Carolina (2014)

Ted continually maintains his professional skills through American Society of Civil Engineers, ASHRAE, Association of Construction Inspectors, and continuing education to maintain his professional engineer licenses.



JOHN P. POEHLMANN, RS
Principal

John P. Poehlmann is a co-founder of Reserve Advisors, Inc. He is responsible for the finance, accounting, marketing, and overall administration of Reserve Advisors, Inc. He also regularly participates in internal Quality Control Team Reviews of Reserve Study reports.

Mr. Poehlmann directs corporate marketing, including business development, advertising, press releases, conference and trade show exhibiting, and electronic marketing campaigns. He frequently speaks throughout the country at seminars and workshops on the benefits of future planning and budgeting for capital repairs and replacements of building components and other assets.



PRIOR RELEVANT EXPERIENCE

Mr. Poehlmann served on the national Board of Trustees of Community Associations Institute. An international organization, Community Associations Institute (CAI) is a nonprofit 501(c)(3) trade association created in 1973 to provide education and resources to America's 335,000 residential condominium, cooperative and homeowner associations and related professionals and service providers.

He is a founding member of the Institute's Reserve Committee. The Reserve Committee developed national standards and the Reserve Specialist (RS) Designation Program for Reserve Study providers. Mr. Poehlmann has authored numerous articles on the topic of Reserve Studies, including Reserve Studies for the First Time Buyer, Minimizing Board Liability, Sound Association Planning Parallels Business Concepts, and Why Have a Professional Reserve Study. He is also a contributing author in Condo/HOA Primer, a book published for the purpose of sharing a wide background of industry knowledge to help boards in making informed decisions about their communities.

INDUSTRY SERVICE AWARDS

CAI Wisconsin Chapter Award
CAI National Rising Star Award
CAI Michigan Chapter Award

EDUCATION

University of Wisconsin-Milwaukee - Master of Science Management
University of Wisconsin - Bachelor of Business Administration

PROFESSIONAL AFFILIATIONS

Community Associations Institute (CAI) - Founding member of Reserve Committee; former member of National Board of Trustees; Reserve Specialist (RS) designation; Member of multiple chapters

Association of Condominium, Townhouse, & Homeowners Associations (ACTHA) – member



ALAN M. EBERT, P.E., PRA, RS
Director of Quality Assurance

CURRENT CLIENT SERVICES

Alan M. Ebert, a Professional Engineer, is Director of Quality Assurance for Reserve Advisors. Mr. Ebert is responsible for the management, review and quality assurance of reserve studies. In this role, he assumes the responsibility of stringent report review analysis to assure report accuracy and the best solution for Reserve Advisors' clients.

Mr. Ebert has been involved with hundreds of Reserve Study assignments. The following is a partial list of clients served by Alan Ebert demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.

Brownsville Winter Haven Located in Brownsville, Texas, this unique homeowners association contains 525 units. The Association maintains three pools and pool houses, a community and management office, landscape and maintenance equipment, and nine irrigation canals with associated infrastructure.

Rosemont Condominiums This unique condominium is located in Alexandria, Virginia and dates to the 1940's. The two mid-rise buildings utilize decorative stone and brick masonry. The development features common interior spaces, multi-level wood balconies and common asphalt parking areas.

Stillwater Homeowners Association Located in Naperville, Illinois, Stillwater Homeowners Association maintains four tennis courts, an Olympic sized pool and an upscale ballroom with commercial-grade kitchen. The community also maintains three storm water retention ponds and a detention basin.

Birchfield Community Services Association This extensive Association comprises seven separate parcels which include 505 townhome and single family homes. This Community Services Association is located in Mt. Laurel, New Jersey. Three lakes, a pool, a clubhouse and management office, wood carports, aluminum siding, and asphalt shingle roofs are a few of the elements maintained by the Association.

Oakridge Manor Condominium Association Located in Londonderry, New Hampshire, this Association includes 104 units at 13 buildings. In addition to extensive roads and parking areas, the Association maintains a large septic system and significant concrete retaining walls.

Memorial Lofts Homeowners Association This upscale high rise is located in Houston, Texas. The 20 luxury units include large balconies and decorative interior hallways. The 10-story building utilizes a painted stucco facade and TPO roof, while an on-grade garage serves residents and guests.

PRIOR RELEVANT EXPERIENCE

Mr. Ebert earned his Bachelor of Science degree in Geological Engineering from the University of Wisconsin-Madison. His relevant course work includes foundations, retaining walls, and slope stability. Before joining Reserve Advisors, Mr. Ebert was an oilfield engineer and tested and evaluated hundreds of oil and gas wells throughout North America.

EDUCATION

University of Wisconsin-Madison - B.S. Geological Engineering

PROFESSIONAL AFFILIATIONS/DESIGNATIONS

Professional Engineering License - Wisconsin, North Carolina

Reserve Specialist (RS) - Community Associations Institute

Professional Reserve Analyst (PRA) - Association of Professional Reserve Analysts



NICOLE L. LOWERY, PRA, RS
Associate Director of Quality Assurance

CURRENT CLIENT SERVICES

Nicole L. Lowery, a Civil Engineer, is an Associate Director of Quality Assurance for Reserve Advisors. Ms. Lowery is responsible for the management, review and quality assurance of reserve studies. In this role, she assumes the responsibility of stringent report review analysis to assure report accuracy and the best solution for Reserve Advisors' clients.

Ms. Lowery has been involved with hundreds of Reserve Study assignments. The following is a partial list of clients served by Nicole Lowery demonstrating her breadth of experiential knowledge of community associations in construction and related buildings systems.

Amelia Surf & Racquet Club This oceanfront condominium community comprises 156 units in three mid rise buildings. This Fernandina Beach, Florida development contains amenities such as clay tennis courts, two pools and boardwalks.

Ten Museum Park This boutique, luxury 50-story high rise building in downtown Miami, Florida consists of 200 condominium units. The amenities comprise six pools including resistance and plunge pools, a full-service spa and a state-of-the-art fitness center. The property also contains a multi-level parking garage.

3 Chisolm Street Homeowners Association This historic Charleston, South Carolina community was constructed in 1929 and 1960 and comprises brick and stucco construction with asphalt shingle and modified bitumen roofs. The unique buildings were originally the Murray Vocational School. The buildings were transformed in 2002 to 27 high-end condominiums. The property includes a courtyard and covered parking garage.

Lakes of Pine Run Condominium Association This condominium community comprises 112 units in 41 buildings of stucco construction with asphalt shingle roofs. Located in Ormond Beach, Florida, it has a domestic water treatment plant and wastewater treatment plant for the residents of the property.

Rivertowne on the Wando Homeowners Association This exclusive river front community is located on the Wando River in Mount Pleasant, South Carolina. This unique Association includes several private docks along the Wando River, a pool and tennis courts for use by its residents.

Biltmore Estates Homeowners Association This private gated community is located in Miramar, Florida, just northwest of Miami, Florida and consists of 128 single family homes. The lake front property maintains a pool, a pool house and private streets.

Bellavista at Miromar Lakes Condominium Association Located in the residential waterfront resort community of Miromar Lakes Beach & Golf Club in Fort Myers, Florida, this property comprises 60 units in 15 buildings. Amenities include a clubhouse and a pool.

PRIOR RELEVANT EXPERIENCE

Before joining Reserve Advisors, Ms. Lowery was a project manager with Kipcon in New Brunswick, New Jersey and the Washington, D.C. Metro area for eight years, where she was responsible for preparing reserve studies and transition studies for community associations. Ms. Lowery successfully completed the bachelors program in Civil Engineering from West Virginia University in Morgantown, West Virginia.

EDUCATION

West Virginia University - B.S. Civil Engineering

PROFESSIONAL AFFILIATIONS / DESIGNATIONS

Reserve Specialist (RS) - Community Associations Institute

Professional Reserves Analyst (PRA) - Association of Professional Reserve Analysts



STEPHANIE A. MUELLER, P.E., RS
Responsible Advisor

CURRENT CLIENT SERVICES

Stephanie A. Mueller, a Civil Engineer, is an Advisor for Reserve Advisors. Ms. Mueller is responsible for the inspection and analysis of the condition of clients' properties, and recommending engineering solutions to prolong the lives of the components. She also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. She is responsible for conducting Life Cycle Cost Analysis and Capital Replacement Forecast services on townhomes and planned unit developments.

The following is a partial list of clients served by Stephanie Mueller demonstrating her breadth of experiential knowledge of community associations in construction and related buildings systems.

Caswell Lofts Situated in lively Austin, Texas, five loft-style buildings comprise 42 condominiums. The buildings comprise brick masonry, fiber cement siding and flat roof assemblies. Homeowners can enjoy the fresh air on the extended open balconies.

Palazzo Tornabuoni Associazione Located in the heart of Florence, Italy, this 15th century palace includes 38 luxury residences. The ground floor includes upscale retail spaces and a restaurant. The building features many historic details such as the tile roofs and original fresco paintings. Members enjoy the private lounge, sauna and steam room.

Village at Washington's Landing This picturesque community on Herts Island overlooks downtown Pittsburgh. The 85 townhomes and 3 single family homes feature asphalt shingle and metal roofs, brick masonry and wood composite siding.

Carriage Manor RV Resort This attractive resort in Mesa, Arizona offers 911 recreational vehicle lots. The clubhouse and crafts building feature a banquet hall, billiards room, commercial kitchen and various club rooms. The buildings' exteriors comprise stucco walls, modified bitumen roofs and concrete tile roofs. Located throughout the resort are tennis courts, a pool, golf driving cages, putting greens and a dog park.

Beechnut Woods Located in Grafton, Wisconsin, this quaint community comprises 68 townhomes. The buildings feature brick masonry, vinyl siding and asphalt shingle roofs. The development contains a gazebo, pond, retaining walls and concrete flatwork.

Sonoma Homeowners Association This expansive community of 1,000 homeowners is located in Round Rock, Texas. Homeowners enjoy the use of two pools, splash area, water slide, playgrounds and a pavilion. Located throughout the property are perimeter fences, ponds and an irrigation system.

Holly Creek Located in Plymouth, Minnesota, this inviting community comprises 108 townhomes in 21 buildings. The buildings feature vinyl siding and asphalt shingle roofs. The development includes asphalt driveways and concrete sidewalks.

PRIOR RELEVANT EXPERIENCE

Before joining Reserve Advisors, Ms. Mueller attended the University of Wisconsin in Madison, Wisconsin where she attained her Bachelor of Science degree in Civil Engineering. Her studies focused on structural engineering. At the University of Wisconsin, she managed a team responsible for the design of a new drinking water facility for a rural Wisconsin town.

EDUCATION

University of Wisconsin-Madison - B.S. Civil Engineering

PROFESSIONAL AFFILIATIONS

Reserve Specialist (RS) - Community Associations Institute
Professional Engineer (P.E.) - Wisconsin 2015



LOUISE L. HEFFERNAN, RS
Review Coordinator

CURRENT CLIENT SERVICES

Louise L. Heffernan, a Biosystems and Bioproducts Engineer, is an Advisor for Reserve Advisors. Ms. Heffernan is responsible for the inspection and analysis of the condition of clients' property, and recommending engineering solutions to prolong the lives of the components. She also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. She is responsible for conducting Life Cycle Cost Analysis and Capital Replacement Forecast services and the preparation of Reserve Study Reports for condominiums, townhomes and homeowners associations. Ms. Heffernan frequently serves as the Quality Assurance Review Coordinator for all types of developments.

The following is a partial list of clients served by Louise Heffernan demonstrating her breadth of experiential knowledge of community associations in construction and related buildings systems.

Heritage Glen Condominium Association, Inc. This quiet wooded community of 121 condominiums in 43 buildings is located in the historic and charming town of Simsbury, Connecticut. The buildings were constructed in the late 1960's. The community features private asphalt pavement streets, detached garages, a clubhouse, pool, retaining walls and ponds.

Oviedo Forest Master Homeowners' Association, Inc. Located in Oviedo, Florida, this Association maintains the common elements shared by 125 single family homes in both gated and non-gated communities. The buildings were built from 2006 to 2014. The development contains asphalt pavement streets, playground equipment, ponds and retaining walls.

Heritage Place Condominium Association Located in the heart of Kentucky's Bluegrass Region in Lexington, Kentucky, this condominium style development contains 120 units in 30 buildings. The exteriors of the buildings comprise brick veneer, vinyl siding and asphalt shingle roofs. The buildings were built from 2000 to 2003. The property contains asphalt pavement streets, concrete flatwork and retaining walls.

Hanover Homeowners Association This townhome style development located in Houston, Texas is comprised of 148 units in 41 buildings. The exteriors of the buildings comprise fiber cement siding and asphalt shingle roofs. The buildings were constructed from 2006 to 2014. The development contains concrete flatwork, fences, a pool house and pool.

Hidden Terrace Townhomes Association Nestled among the rolling terrain of Plymouth, Minnesota, this townhome style development consists of 32 units in 16 buildings. The buildings were built from 2003 to 2006. The exteriors of the buildings comprise wood balconies and porches, asphalt shingle roofs and vinyl siding. The Association is responsible for asphalt pavement driveways, concrete sidewalks and stone retaining walls.

Woodcliff Carriage Homes Situated east of Saint Paul, Minnesota this condominium style development of 56 units in seven buildings is located in the valleys of Woodbury, Minnesota. These carriage homes were built in the early 1980's. The exteriors of the buildings comprise aluminum siding and asphalt shingle roofs. The community includes asphalt pavement streets and parking areas, and concrete flatwork.

PRIOR RELEVANT EXPERIENCE

Before joining Reserve Advisors, Ms. Heffernan attended the University of Minnesota in Minneapolis, Minnesota, where she attained her Bachelor of Science degree in Biosystems and Bioproducts Engineering. Her studies focused on environmental engineering and water resources. At the University of Minnesota, Ms. Heffernan worked as a Research Assistant for the Biosystems and Bioproducts Engineering department where she supervised projects in the fields of hydrology, soil science and agricultural engineering. Before joining **Reserve Advisors**, Ms. Heffernan worked with Metropolitan Council analyzing water treatment processes.

EDUCATION

University of Minnesota, Twin-Cities - B.S. Biosystems and Bioproducts Engineering

PROFESSIONAL AFFILIATIONS

Reserve Specialist (RS) - Community Associations Institute



RESOURCES

Reserve Advisors, Inc. utilizes numerous resources of national and local data to conduct its Professional Services. A concise list of several of these resources follows:

Association of Construction Inspectors, (ACI) the largest professional organization for those involved in construction inspection and construction project management. ACI is also the leading association providing standards, guidelines, regulations, education, training, and professional recognition in a field that has quickly become important procedure for both residential and commercial construction, found on the web at www.iami.org. Several advisors and a Principal of Reserve Advisors, Inc. hold Senior Memberships with ACI.

American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., (ASHRAE) the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., devoted to the arts and sciences of heating, ventilation, air conditioning and refrigeration; recognized as the foremost, authoritative, timely and responsive source of technical and educational information, standards and guidelines, found on the web at www.ashrae.org. Reserve Advisors, Inc. actively participates in its local chapter and holds individual memberships.

Community Associations Institute, (CAI) America's leading advocate for responsible communities noted as the only national organization dedicated to fostering vibrant, responsive, competent community associations. Their mission is to assist community associations in promoting harmony, community, and responsible leadership.

Marshall & Swift / Boeckh, (MS/B) the worldwide provider of building cost data, co-sourcing solutions, and estimating technology for the property and casualty insurance industry found on the web at www.marshallswift.com.

R.S. Means CostWorks, North America's leading supplier of construction cost information. As a member of the Construction Market Data Group, Means provides accurate and up-to-date cost information that helps owners, developers, architects, engineers, contractors and others to carefully and precisely project and control the cost of both new building construction and renovation projects found on the web at www.rsmeans.com.

Reserve Advisors, Inc., library of numerous periodicals relating to reserve studies, condition analyses, chapter community associations, and historical costs from thousands of capital repair and replacement projects, and product literature from manufacturers of building products and building systems.

* is the estimated In

Line Item	Total Quantity	Per Phase Quantity	Units
—		—	—
1. 140	1	1	Each
1. 280	9	9	Squares
1. 380	90	90	Squares
1. 500	40	40	Squares
1. 800	2,700	2,700	Square Feet
1. 940	1	1	Allowance
1. 945	4,250	4,250	Square Feet
1. 980	2,570	2,570	Square Feet
2. 060	5,060	5,060	Square Feet
2. 519	2	1	Allowance
2. 520	1	1	Allowance
2. 560	30	30	Each
2. 680	2	2	Each
2. 900	6	6	Each
3. 050	1	1	Each
3. 060	5	5	Each
3. 061	1	1	Each
3. 160	2	2	Each
	1	1	Each
3. 300	1	1	Allowance
3. 555	1	1	Each
3. 560	1	1	Allowance
3. 860	1	1	Each
3. 940	1	1	Each
4. 140	21,300	1,330	Square Feet
4. 045	1,960	1,960	Square Yards
4. 046	4,080	4,080	Square Yards
4. 360	1	1	Each
4. 700	1	1	Each
4. 710	850	285	Linear Feet
4. 730	4,160	1,040	Square Yards
4. 736	190	190	Linear Feet

5.300	1	1 Allowance
5.303	1	1 Allowance
6.870	1	1 Each

RESERVE EXPENDITURES

Inflation Rate based on CPI estimating Replacement Costs. CPI numbers verified on BLS.gov
Village of Oak Brook
Bath and Tennis Club
Oak Brook, Illinois

Life Analysis,
Years
Useful

Reserve Component Inventory

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Exterior Building Elements

Chimney, Near Term Repairs	4 to 6
Roof, Roll Roofing (Peak of main building)	15 to 20
Roofs, EPDM	15 to 20
Roof, Modified Bitumen, Locker Rooms & Offices (incl. additional removal)	15 to 20
Walls, Masonry, Inspections and Repairs (includes chimney, sealants)	8 to 12
Walls, Wood Siding, Paint Finishes (includes soffits, tennis building)	4 to 6
Walls, Wood Siding, Replacement	to 45
Windows and Doors, Wood Frames With Aluminum Cladding	to 40

Interior Building Elements

Ceilings, Acoustical Tiles, Grid and Lighting	to 30
Kitchens, Equipment, Phased	12 to 18
Kitchen, Renovation	to 30
Light Fixtures, Dining Room and Lobby	to 30
Locker Rooms, Renovation	to 25
Rest Rooms, Renovation	to 25

Building Services Elements

Air Handling Unit, Make-up Air, Kitchen	15 to 20
Air Handling Units, Rooftop Heating and Cooling Units, 3- to 5-tons	15 to 20
Air Handling Unit, Rooftop Heating and Cooling Unit, 20-tons	15 to 20
Boilers, Domestic Hot Water, 650-MBH	15 to 20
Grease Trap	10 to 15
Electrical System, Main Panels	to 70+
Life Safety System, Control Panel	to 15
Life Safety System, Emergency Devices	to 25
Storage Tank, Domestic Hot Water	to 40
Water Heater, 76-MBH	15 to 20

Property Site Elements

Concrete Sidewalks, Partial	to 65
Asphalt Pavement, Total Replacement, Drives	15 to 20
Asphalt Pavement, Total Replacement, Parking Areas	15 to 20
Gazebo	to 25
Pond, Aerator	10 to 15
Pond, Erosion Control, Partial	to 15
Pond, Sediment Removal, Partial	to 30
Railings, Steel	to 35

Tennis Elements

Building Exterior Renovation	to 25
Catch Basin, Landscape, Install	to 20

Pool Elements

Pool Check- In Shelter	15 to 20
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Costs, \$

Unit

(2016)

(2025*)

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\$15,698.00 \$21,192.30

\$16,758.00 \$22,623.30

\$310,240.00 \$418,824.00

\$144,309.00 \$194,817.15

\$23,460.00 \$31,671.00

\$114,399.00 \$154,438.65

\$45,500.00 \$61,425.00

\$215,439.00 \$290,842.65

\$46,569.00 \$62,868.15

\$224,553.00 \$303,146.55

\$60,357.00 \$81,481.95

\$18,407.00 \$24,849.45

\$1,400,000.00 \$1,588,895.53

\$69,945.00 \$94,425.75

\$56,422.00 \$76,169.70

\$77,021.00 \$103,978.35

\$70,859.00 \$95,659.65

\$55,933.00 \$75,509.55

\$5,000.00 \$6,750.00

\$94,924.00 \$128,147.40

\$15,459.00 \$20,869.65

\$27,617.00 \$37,282.95

\$8,214.00 \$11,088.90

\$18,034.00 \$24,345.90

\$156,438.00 \$211,191.30

66,168 \$89,326.80

157,871 \$213,125.85

\$81,781.00 \$110,404.35

\$17,929.00 \$24,204.15

\$43,066.00 \$58,139.10

\$48,986.00 \$66,131.10

\$17,066.00 \$23,039.10

\$70,730.00	\$95,485.50
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\$15,345.00	\$20,715.75
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\$20,931.00	\$28,256.85
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\$3,810,497.00	\$4,843,066.48
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POOL
CLOSED

NO FOOD
COOLERS
OR
GLASS
CONTAINERS
ALLOWED

Swimmers are
responsible for
keeping their
own equipment
and belongings
secure at all
times.

NO
SMOKING
ALLOWED
TO
SMOKE

COMMUNITY CENTER

CALENDAR	CALENDAR
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NO
PARKING
FIRE
LANE

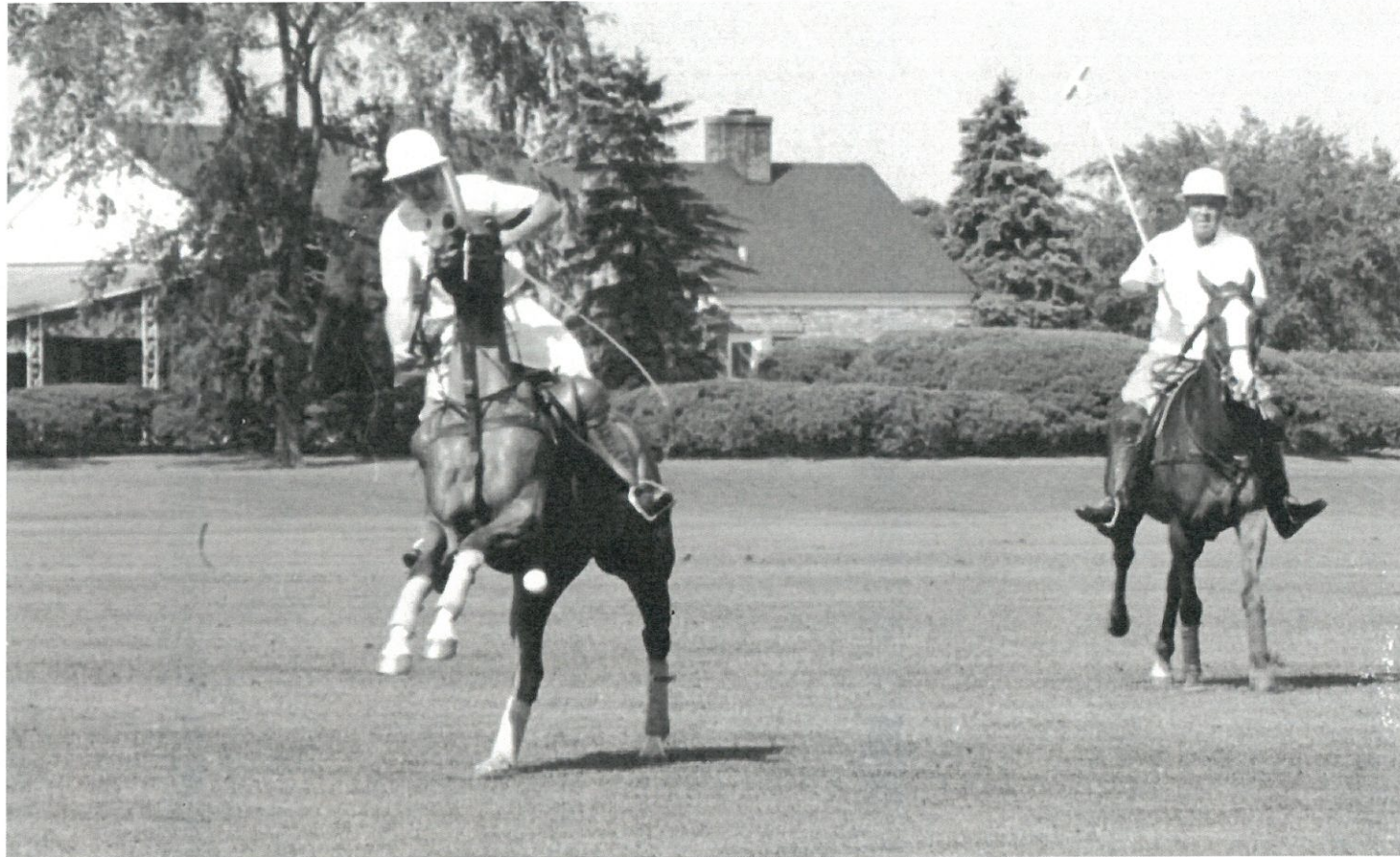




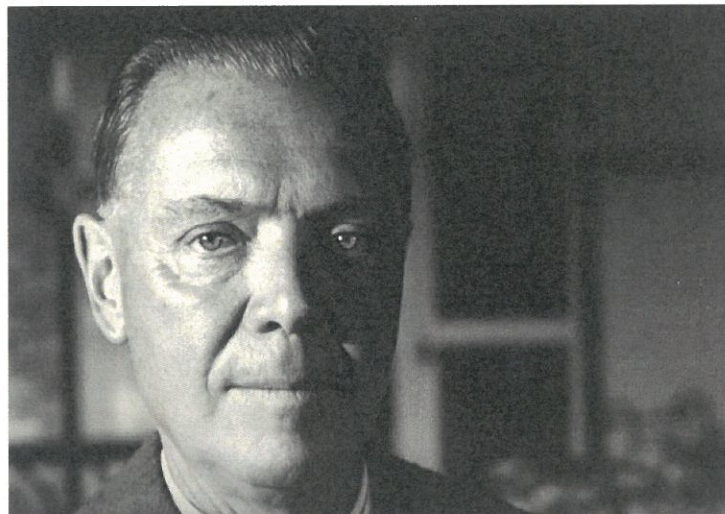








BUILDING ON A LEGACY

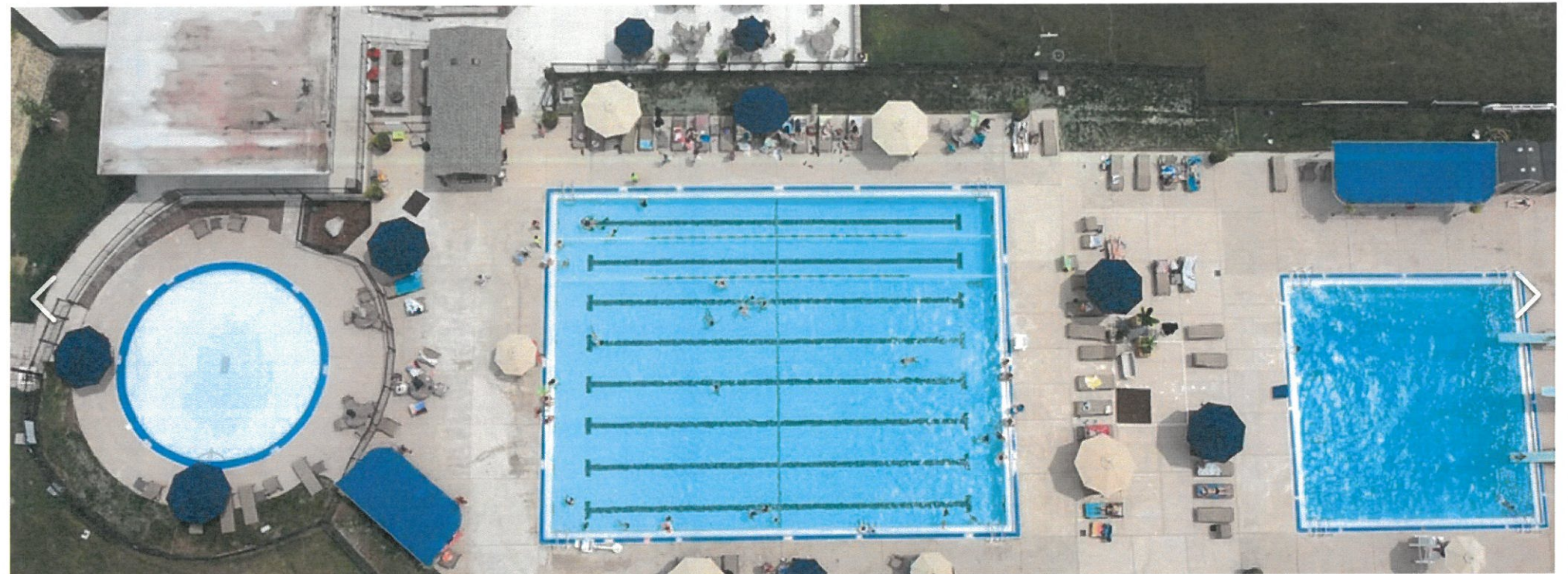


OAK BROOK MANOR



LOCATION PLAN

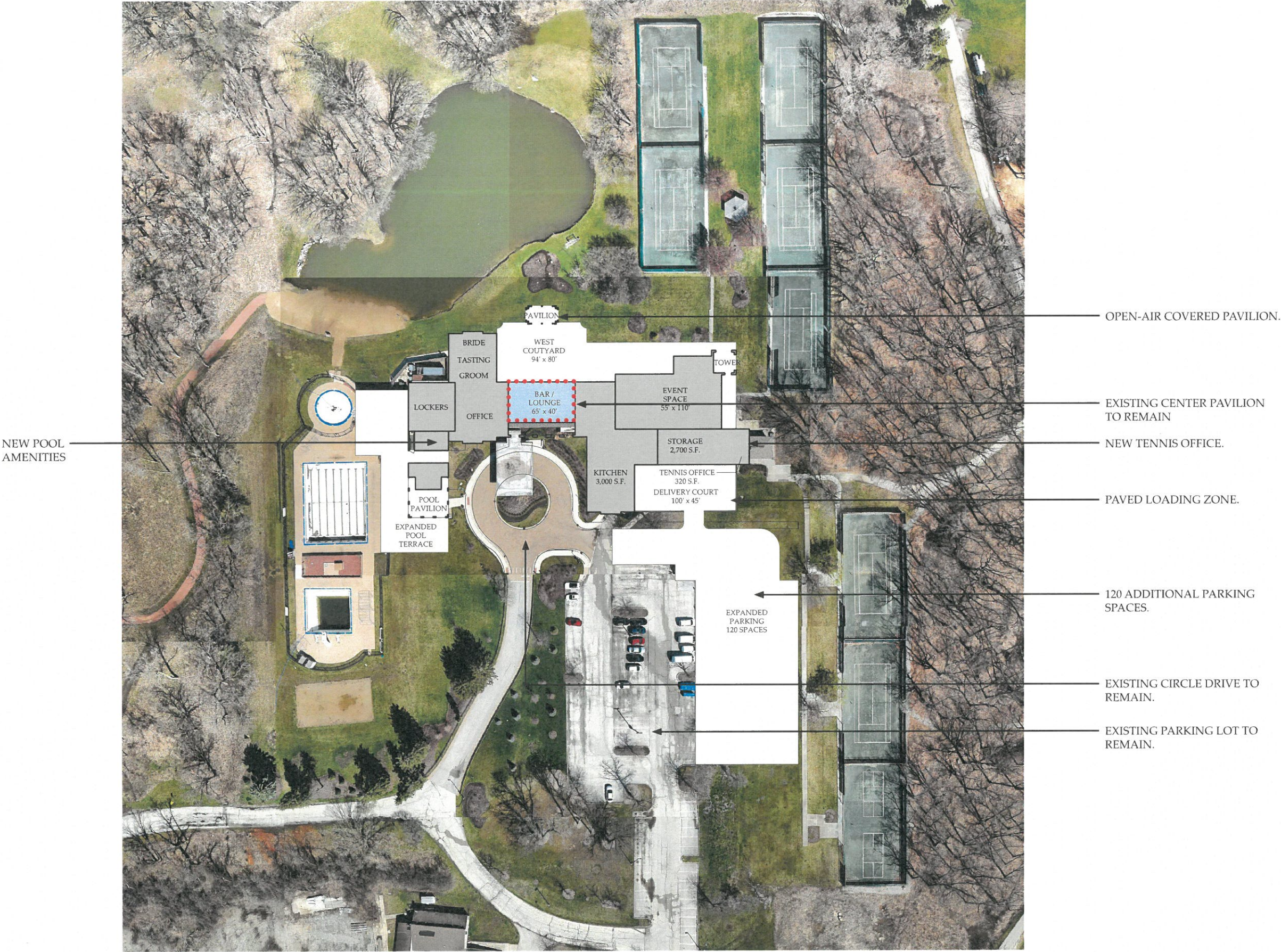
OAK BROOK MANOR



BUILDING ON A LEGACY



OAK BROOK MANOR



SITE PLAN

OAK BROOK MANOR



OAK BROOK MANOR



OAK BROOK MANOR



OAK BROOK MANOR



OAK BROOK MANOR



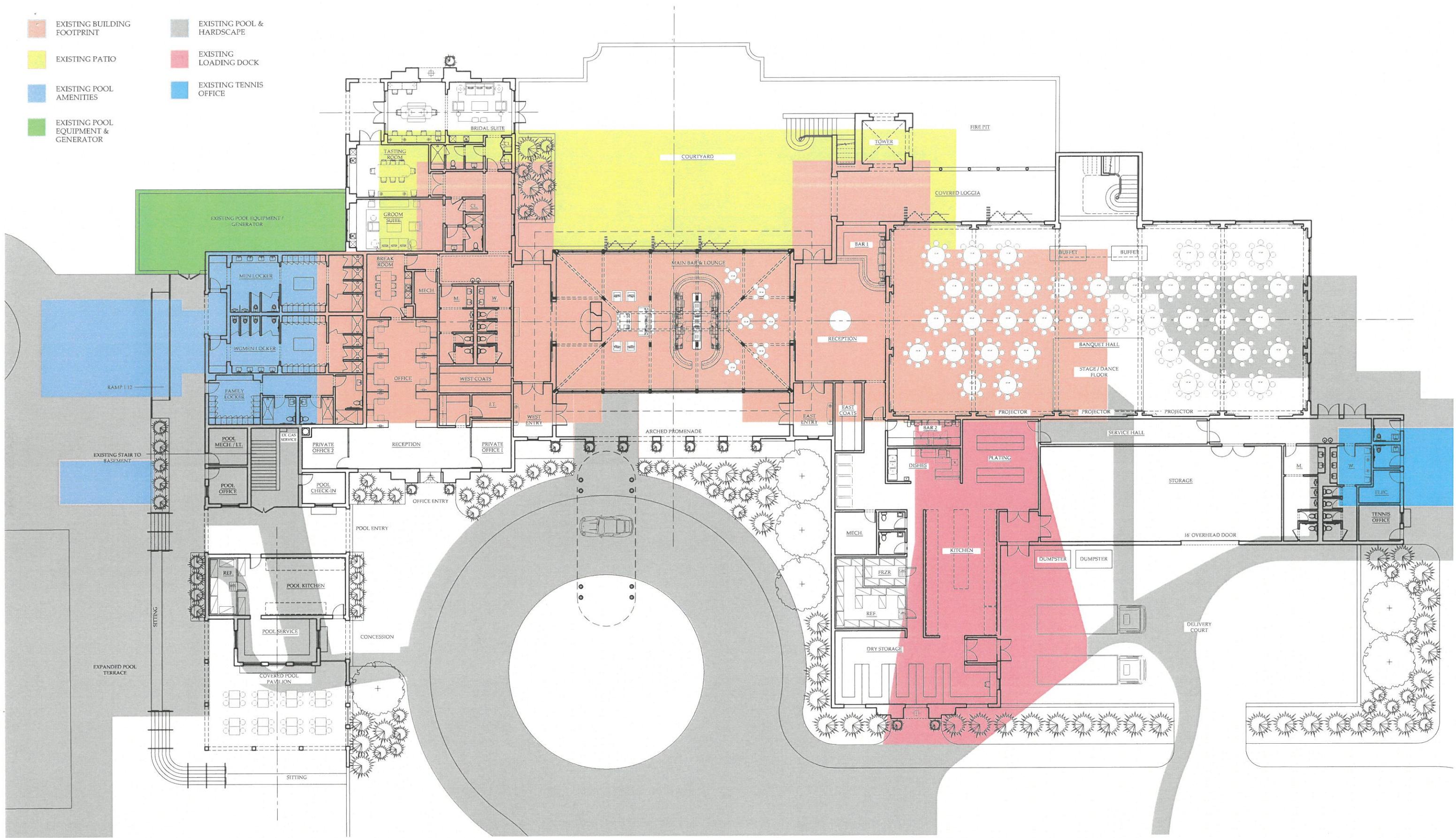
OAK BROOK MANOR



OAK BROOK MANOR



OAK BROOK MANOR



SCALE: 1" = 25'-0" 12.5'25'



BUILDING ON A LEGACY



OAK BROOK MANOR





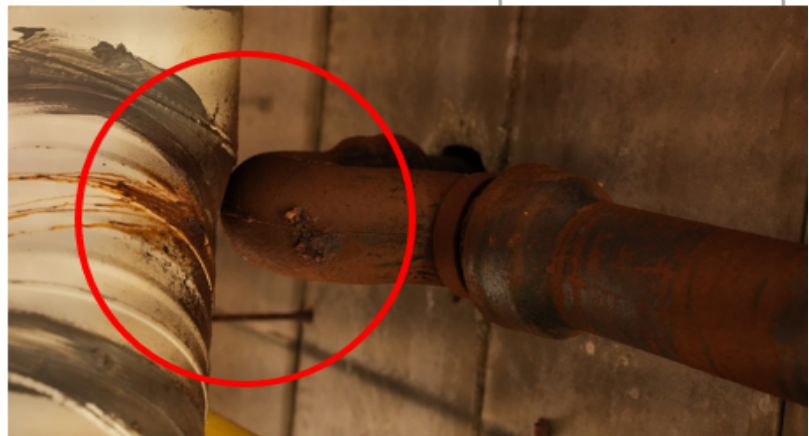








CONTROL VALVE

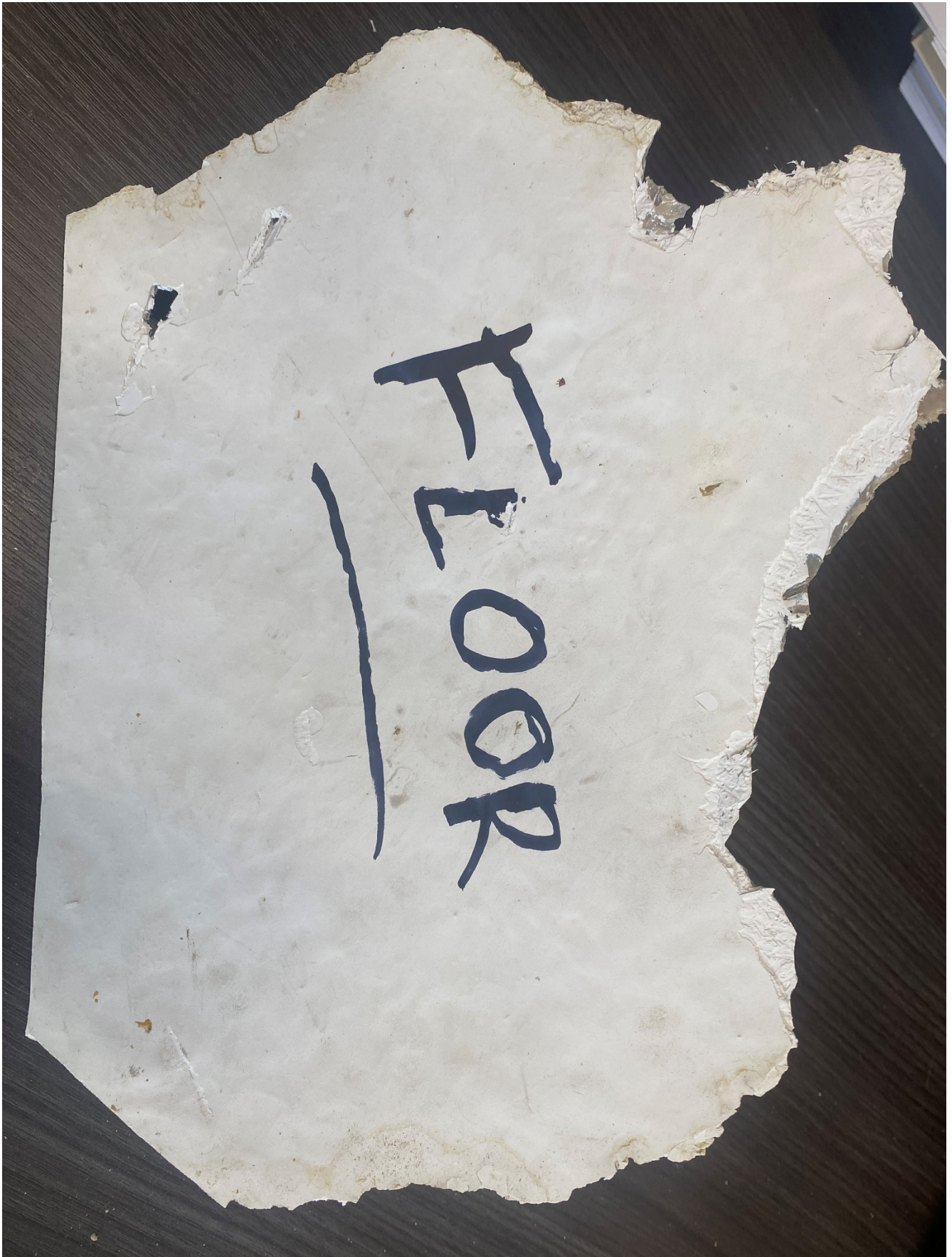




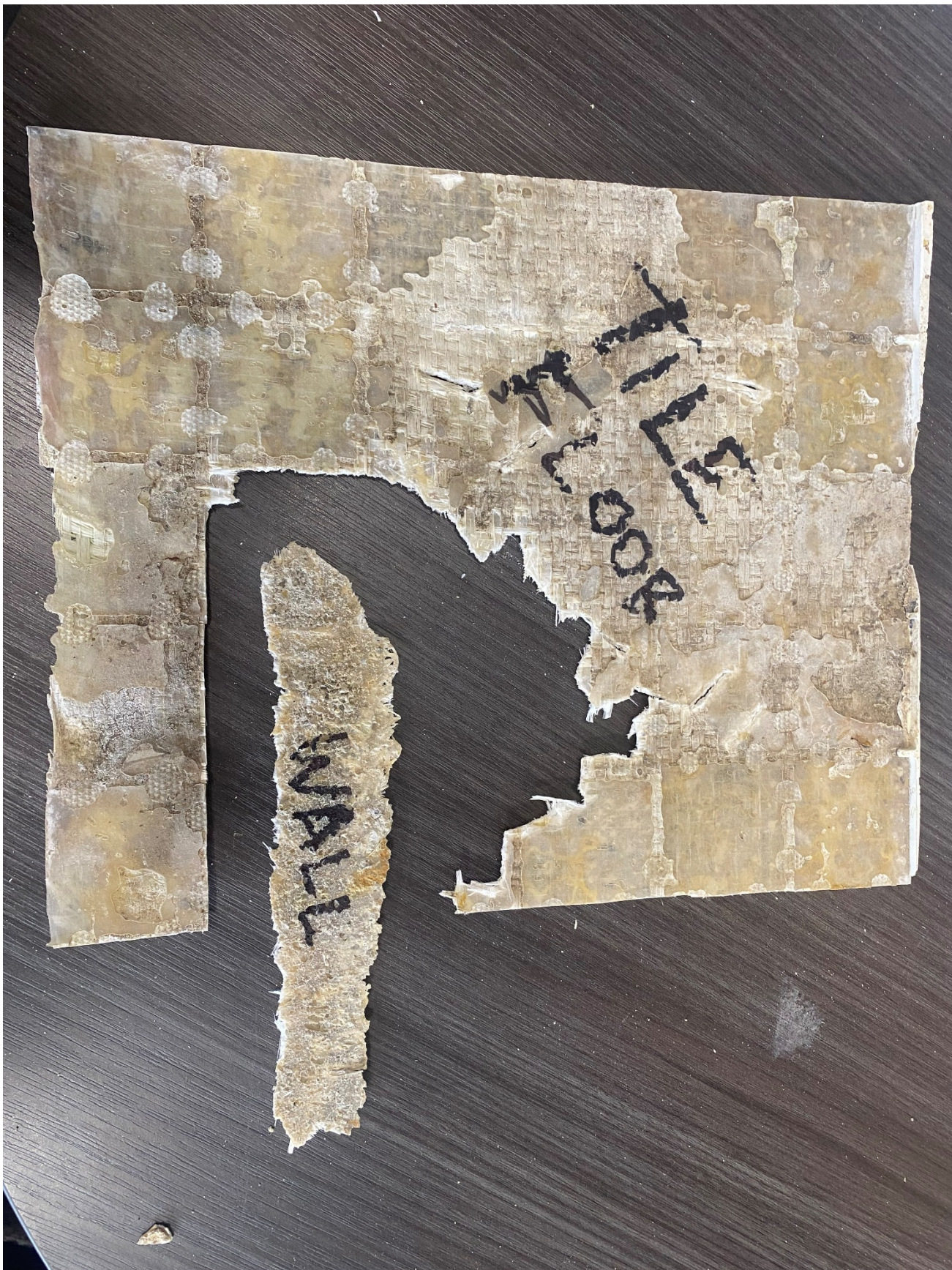




Damaged Lap Pool



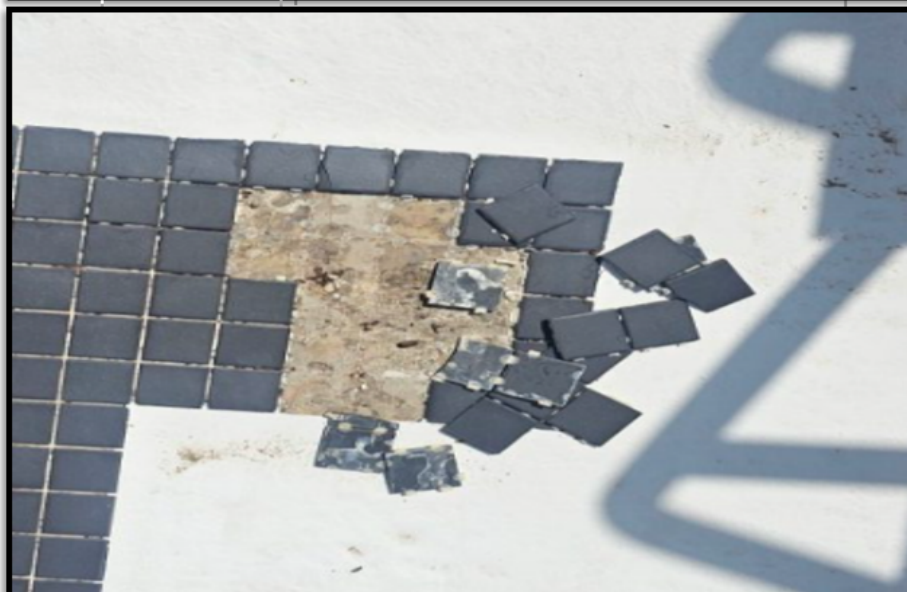
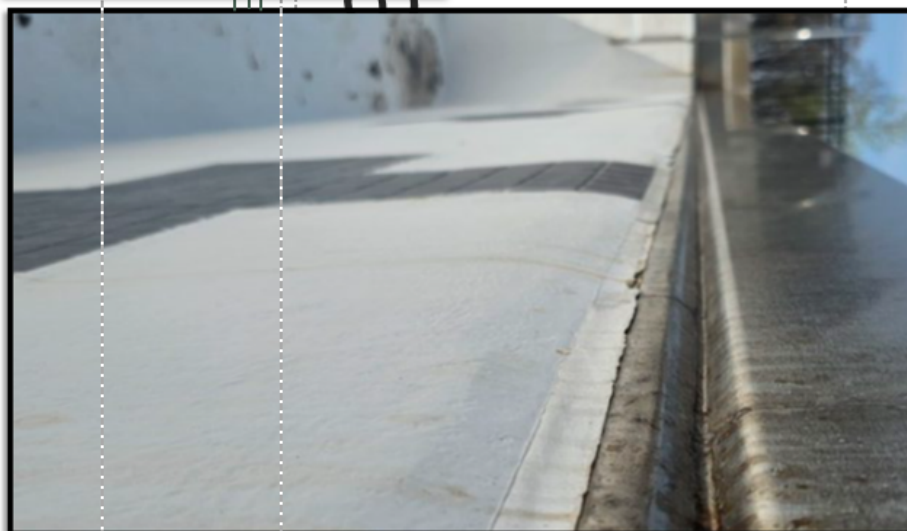


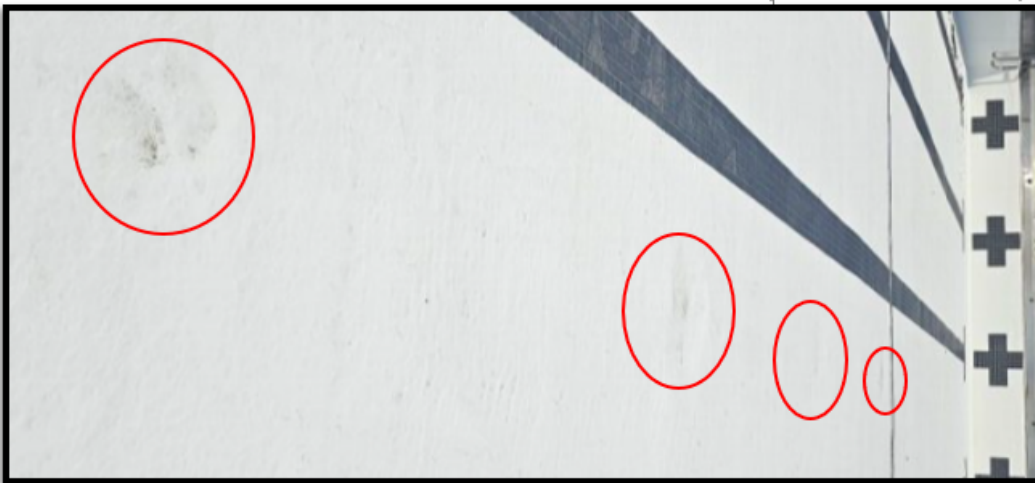
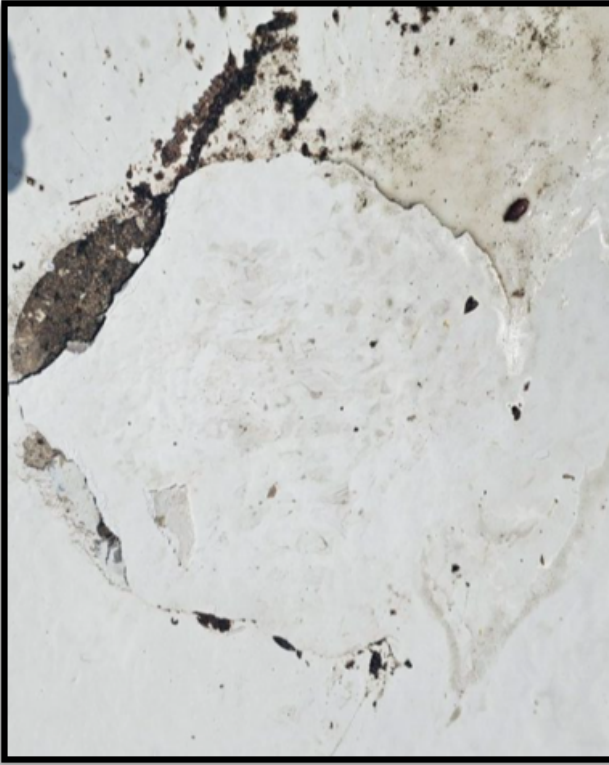


WALL

DOOR

Lap Pool Damage #2









NO
SWIMMING
SUNSET
TO
SUNRISE









Pooling of Water on the Roof



Standing Water on the Bath and Tennis Roof Due to Poor Pitch Design
a Sump Pump is needed to remove the water









