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

Regular Meeting
Tuesday, June 10, 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. Sikich Auditor's ACFR Presentation

4. PUBLIC COMMENTS

5. APPROVAL OF MINUTES

   A. Regular Executive Meeting Minutes of April 22, 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: June 4, 2025 - $1,309,445.33

      1. Zoll Medical Corporation - Monitor Defibrillator - $48,031.74

      2. Mauro Sewer Construction, Inc. - Oak Brook Briarwood Lakes Water Main Improvements - $198,592.38

      3. EZA Engineering PLLC - Professional Engineering Services - May 2025 - $21,021.00

      4. Currie Motors Commercial Center - Vehicle Replacements - Units 200 & 400 - $62,068.00

      5. Treasurer, State of Illinois - IDOT - IGA For IL56 Smart Corridor - $228,699.00

      6. Chicagoland Pool Management - July 1 Payment on Pool Management Contract - $55,881.00

      7. Double D Booking - Taste of Oak Brook Entertainment - $29,775.00

      8. BCBSIL - Health Services - June 2025 - $232,018.11

   B. Approval of Payroll Paydate: May 29, 2025 - $873,094.90

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

1. Authorization to Seek Bids for Professional Consulting Services to Evaluate the Structural Integrity, Persistent Water Intrusion, and ADA Compliance of the Oak Brook Butler Government Center

7. ITEMS REMOVED FROM CONSENT AGENDA

8. ACTIVE BUSINESS

A. Ordinances & Resolutions

1. Resolution R-2305, A Resolution Authorizing and Approving the Oak Brook Public Library to Participate in the Non-Resident Library Card Program from July 1, 2025 to June 30, 2026

2. Resolution R-2258, A Resolution Approving the Award of a Contract To the Lowest Responsible Bidder, A Lamp Concrete Contractors Inc, of Schaumburg, Illinois, for the 2025 Streets Improvement Project

3. Resolution R-2259, A Resolution Approving and Authorizing Reimbursement to Briarwood Lakes Homeowners' Association for Costs Incurred Related to the Briarwood Lakes Association Water Main Improvements Project

4. Ordinance G-1272, An Ordinance Amending Ordinance Number 2024-ZO-TA-G-1261, As it Relates to the Effective Date of the Amendments to Title 13 Provided Therein

5. Ordinance G-1273, An Ordinance Amending Title 13 (Zoning Regulations) of the Village of Oak Brook Code of Ordinances: Floor Area Ratio (FAR) Regulations

6. Ordinance S-1729, An Ordinance Granting a Variation from Provisions of Section 13-6.D3.C of the Title 13 (Zoning Regulations) of the Village of Oak Brook Relative to the Permitted Floor Area Ratio for the Property Located at 23 Concord Drive, in the Village of Oak Brook, Illinois

7. Ordinance S-1730, An Ordinance Authorizing the Sale or Donation or Recycling or Disposal of Certain Items of Personal Property Owned By the Village of Oak Brook

8. Trustee Initiative - Approach and Process to Evaluate OBBT Options

9. BOARD UPDATES

10. 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

11. ADJOURNMENT

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

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

AGENDA ITEM

Board of Trustees Regular Meeting
of
June 10, 2025

SUBJECT: Regular Executive Meeting Minutes of April 22, 2025

FROM: Netasha Scarpiniti, Clerk

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: Motion to Approve the Executive Meeting Minutes of April 22, 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 semiannually, meet to review the minutes of all closed sessions that have not been released to the public. At this time the Executive Minutes of April 22, 2025 are ready to be approved as written but are not ready to be released to the Public.

To review this set of minutes please refer to the May 27, 2025 Closed Meeting Agenda Packet.

Recommendation:
Staff Recommends the Approval of the Executive Meeting Minutes of April 22, 2025

Attachments:
None

Approval for Payroll Paydate: 05/29/25

Total Gross Payroll			**$**	**664,619.79**
Employee Deductions:				
Illinois Municipal Retirement Fund	$	15,703.69		
Police Pension Fund	$	18,522.16		
Fire Pension Fund	$	13,191.42		
Federal Tax Withholding	$	73,342.03		
State Tax Withholding	$	29,216.56		
Social Security and Medicare	$	27,989.77		
ICMA/NACO/457	$	28,606.79		
Court Orders	$	530.00		
Insurance Contributions*	$	3,722.07		
Aflac Contributions	$	1,002.69		
Mo Vol Life	$	-		
Police Union Dues	$	-		
Fire Union Dues	$	-		
Public Works Union Dues	$	1,204.53		
125-Medical/Dependent Care	$	2,940.33		
Total Employee Deductions				**215,972.04**
Net Payroll			**$**	**448,647.75**
Village Expenses:				
Police Pension	$	77,471.62		
Fire Pension	$	77,362.88		
IMRF Pension	$	23,145.36		
Insurance Contributions*	$	2,505.48		
Social Security and Medicare	$	27,989.77		
Total Village Expenses				**208,475.11**
Total Payroll (Gross Payroll plus Village Expenses)			**$**	**873,094.90**

*Includes Health Savings Account (HSA) Contributions

Payroll Date: 05/29/25

Employee Deductions		Pension Deduction	Salary by Pension Plan	Percent of Pensionable Salary**
	Police	$ 18,522.16	$ 186,903.75	9.910%
	Fire	13,191.42	139,518.31	9.455%
	IMRF	10,860.67	241,348.87	4.500%
	Non-Pensionable	-		0.000%
			$ 567,770.93	

Village Payment into Pensions		Village Contribution	Percent of Payroll*	Percent "Match" of what Employee Contributes
	Police	$ 77,471.62	41.45%	418.3%
	Fire	77,362.88	55.45%	586.5%
	IMRF	23,145.36	9.59%	213.1%
		$ 177,979.86		

*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.

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

AGENDA ITEM

Board of Trustees Regular Meeting
of
June 10, 2025

SUBJECT: Professional Consulting Services to Evaluate the Structural Integrity, Persistent Water Intrusion, and ADA Compliance of the Oak Brook Butler Government Center

FROM: Giuseppe Scalera, Management Analyst
Greg Summers, Village Manager
Joseph Mitchell, Assistant Village Manager

BUDGET SOURCE/BUDGET IMPACT: $100,000 is included in the FY 2025 Budget

RECOMMENDED MOTION: I move that the Village Board authorize staff to seek proposals for Professional Consulting Services to evaluate the structural integrity, water infiltration, and ADA compliance of the Oak Brook Butler Government Center.

Background/History:

The Oak Brook Butler Government Center, originally constructed in 1975 with a West Wing addition in 1998, serves as the administrative and civic hub of Oak Brook. It houses key municipal functions, including the Village Hall, Fire Station #94, Police Department, Public Works, and the Heritage Center, providing essential services to residents, businesses, and visitors.

The Village is issuing this Request for Proposals (RFP, see attached) in response to worsening conditions at the Butler Government Center that raise immediate concerns regarding safety, accessibility, and long-term viability. The facility is experiencing serious structural issues, including significant cracking, shifting, erosion, and persistent water intrusion. Safety concerns extend beyond the visible damage, as the facility also fails to meet current ADA standards, limiting accessibility for individuals with disabilities.

Given that the buildings have reached their average depreciated lifespan of 27 years, staff recommends taking a proactive step to ensure the long-term structural stability and functionality of the Government Center campus. Staff proposes commissioning a comprehensive evaluation focused on the structural integrity of the entire facility. This evaluation will assess all major aspects of the buildings, including the envelope, structural components, ADA compliance, and repeated water infiltration. The goal is to

identify current conditions and any potential issues that could compromise safety, hinder operations, or contribute to larger future expenses if not addressed in the early stages.

Once proposals have been received and reviewed, staff will bring the recommended consultant item back to the Village Board for consideration and approval.

Recommendation:
I move that the Village Board authorize staff to seek proposals for Professional Consulting Services to evaluate the structural integrity, water infiltration, and ADA compliance of the Oak Brook Butler Government Center.

Attachments:
1. RFP-Butler Government Center

VILLAGE OF OAK BROOK
Purchasing Division
1200 Oak Brook Road
Oak Brook, IL 60523

(630) 368-5164

REQUEST FOR PROPOSALS

PROFESSIONAL CONSULTING SERVICES TO EVALUATE THE STRUCTURAL INTEGRITY, PERSISTENT WATER INTRUSION, AND ADA COMPLIANCE OF THE OAK BROOK BUTLER GOVERNMENT CENTER

June 2025

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Section 1. Request for Proposals

A. Notice

Posted on Open Gov Procurement Module Wednesday, June 18, 2025

Village of Oak Brook

Request for Proposals

–

Professional Consulting Services to Evaluate the Structural Integrity, Persistent Water Intrusion, and ADA Compliance of the Oak Brook Butler Government Center

JUNE 2025

The Village of Oak Brook is soliciting proposals from consulting firms with demonstrated experience in providing professional consulting services to evaluate the structural integrity, persistent water intrusion, and ADA Compliance of the Oak Brook Butler Government Center.

Qualified firms interested in performing these services must obtain the detailed Request for Proposals (RFP) package from the Village's eProcurement Portal at https://procurement.opengov.com/portal/oak-brook.

Firms intending to respond to this opportunity must create a FREE account with OpenGov by signing up at https://procurement.opengov.com/signup. This step is necessary to establish a communication link with the Village.
The closing date and time for receipt of Proposal statements is **Wednesday, July 16, 2025, at 3:00 P.M. prevailing time**, after which time, additional submittals will not be accepted.

The Village reserves the right to reject any or all Proposals, to waive technical or legal deficiencies, to proceed or not to proceed with any subsequent proposal process, or to negotiate, without further process, any contract as may be in the best interest of the Village.

All inquiries regarding this RFP must be submitted via the Village's eProcurement Portal at https://procurement.opengov.com/portal/oak-brook.

B. Background Information

The Oak Brook Butler Government Center, originally constructed in 1975, with a West Wing addition in 1998, serves as the administrative and civic hub of Oak Brook. It houses key municipal functions, including the Village Hall, Fire Station #94, Police Department, Public Works, and the Heritage Center, providing essential services to residents, businesses, and visitors.

The Village is issuing this Request for Proposals (RFP) in response to worsening conditions at the Butler Government Center that raise immediate concerns regarding safety, accessibility, and long-term viability. The facility is experiencing movement indicative of serious structural issues, indicated by significant cracking, shifting, erosion, and persistent water intrusion. As with many older structures, the facilities fail to meet current ADA standards, limiting accessibility for individuals with disabilities, and requiring a plan to make accommodations for transition to compliance.

This evaluation will assess major aspects of the buildings, including the envelope, structural components, persistent water intrusion, and ADA compliance. The goal is to identify current conditions, any potential issues that could compromise safety or hinder operations in the future and develop a plan to ensure structural integrity and ADA compliance of the facilities.

The Village anticipates a single point of contact to serve as consultant, although the consulting firms may use additional resources, partner firms, and/or multiple personnel for specific tasks.

Section 2. Scope of Services

The selected consulting firm must demonstrate they have technical and project management qualifications. At a minimum, the selected Consultant shall provide the following:

- A facility assessment of the current state of the Butler Government Center's structural integrity, persistent water intrusion, and ADA compliance.
- Develop proposed solutions and cost estimates for structural integrity issues, based on the items identified during the operational assessment.
- Develop proposed solutions and cost estimates for persistent water intrusion issues, based on the items identified during the operational assessment.
- Develop design layouts and cost estimates for any required ADA transition components, based on the items identified during the operational assessment.
- Create a Capital Improvement Plan inclusive of a prioritized implementation schedule and associated costs for the items identified during the facility assessment.

The selected firm shall serve as the Village's source for Professional Consulting Services for the Butler Government Center structural integrity, persistent water intrusion, and ADA compliance evaluation. The firm shall provide services to the Village under the terms and conditions of the final and executed Contract. The submitted proposal and this RFP will be attached to the final Contract. Proposals will require the firms to include the following sections in their proposals:

- Statement of understanding;
- Task based scope of services;
- List of deliverables;
- List of key personnel and their roles;
- Project schedule with milestones;

- Task based breakdown of hours, hourly rate, and not to exceed total cost. Reimbursable expenses must be included in the not-to-exceed total cost;

- List of items/services not included in the proposal.

Section 3. Proposal Statements

Items to be addressed in the Proposal shall at least include:

1. Firm Overview

Provide a brief description of your firm. Discuss such items as size of staff, listing all local principals, individual departments, and how many staff members are licensed professionals within each department. Mention firm's location(s). If your firm has more than one office, mention which office will act as the primary office where Village's tasks will be managed and executed, and their respective distance in mileage from the Village of Oak Brook, 1200 Oak Brook Rd.

2. Project Team

Provide the names and resumes of specific project staff who will be dedicated to the services listed in this RFP. Also, provide a brief description of relevant projects in which staff have played a central role and an organizational chart clearly delineating individual responsibilities. Information such as areas of specialty, office location, total years of experience, and years with firm and professional certifications must be included.

All resumes included should be limited to a maximum of two pages per team member.

To ensure an efficient and direct channel of communication, it is expected that the firm will provide a primary point of contact as well as an alternate contact. Furthermore, it will assist in developing an institutional knowledge base for Village's requested tasks. Immediate notice of changes will be required if there is a departure or addition to the key team member list.

3. Licenses

Each firm submitting Proposals shall possess employees with all necessary federal, state, and local licenses as are required by law, and shall furnish satisfactory proof to the Village upon request that the licenses are in effect during the entire period of the contract.

4. Approach to Project

Include a comprehensive discussion on the firm's approach to providing the requested Consulting Services.

5. Services Offered

Identify services your firm believes are aligned with your strengths, capabilities, and desires to be considered for in this RFP.

6. Differentiation of Capabilities

Include any advantages regarding your Professional Consulting Services that differentiate your firm from your competition. This may include service/operational capabilities, cost reduction incentives/programs, finding and applying for financial grants/funds, and /or creative and unique services. For project funding and applications, mention which funds were pursued, average success rate, and average amount of funds received.

7. Hourly Rates

Include proposed hourly rates for professional fees by job classification. Include direct hourly costs, overhead, and profit details. Also, provide a corresponding listing of key management,

design, engineering, and consulting staff members within their job classification that will be considered a part of the team that will provide services to the Village.

Section 4. Review Process

The Village uses the Request for Proposals (RFP) process. A short list of firms will be drawn up and interviews with those firms may take place. The Village will then attempt to negotiate a satisfactory contract with the firms deemed most qualified.

The Village of Oak Brook reserves the right to waive any informality or technical error and to accept the firm deemed by the Village to be in its best interests. In reviewing Proposals, the Village will consider the following factors:

1. The ability, capacity, and skill of the firm to perform the services required.

2. Whether the firm can fulfil the contract or provide the services promptly, or within the time specified without delay or interference.

3. The character, integrity, reputation, judgment, experience, and efficiency of the firm.

4. The quality of the performance on previous contracts for services.

5. The previous and existing compliance by the firm with laws and ordinances relating to the firm's services.

6. The sufficiency of the financial resources and ability of the firm to perform the contract or provide the services.

7. Proposed Cost for requested tasks and services

8. The ability of the firm to provide future service for the use of the subject of the contract.

9. The number and scope of conditions attached to the Proposal submitted.

Additional criteria to be considered in reviewing Proposals:

1. Understanding of the Village's current and future needs.

2. Oral interview (at Village option).

3. Demonstrated experience in assisting governmental entities with these types of services.

4. Quality and experience of staff proposed for projects by the firm.

Section 5. Selection and Contract

Upon review of all responsive Proposals Statements using the criteria outlined above, the Village may select firms to interview.

Section 6. Reservation of Rights

The Village reserves the right to reject any or all Proposals, to waive technical or legal deficiencies, to proceed or not to proceed with any subsequent proposal process, or to negotiate without further process any contract as may be in the best interest of the Village.

The Village reserves the right to make such inquiries regarding the firms' Proposals and reputations, as it deems necessary to evaluate the firm.

Section 7. Submittal Procedures

1. RFP Submittals

The closing date and time for receipt of the Request for Proposals is **Wednesday, July 16, 2025, at 3:00 P.M. prevailing time**, after which time, additional submittals will not be accepted. All proposals must be delivered via the Village's eProcurement Portal at https://procurement.opengov.com/portal/oak-brook.

The Village reserves the right to reject any or all Proposals, to waive technical or legal deficiencies, to proceed or not to proceed with any subsequent proposal process, or to negotiate without further process any contract as may be in the best interest of the Village.

2. Questions and Clarifications

All inquiries regarding this RFP must be submitted in writing through the Village's eProcurement Portal in the Questions/Answer tab. Questions will be accepted until **12:00 p.m. CST on Wednesday, July 2, 2025. To ensure that questions asked are responded to correctly, please include the section title for each question.**

All questions submitted and responses provided will be electronically distributed to the Firms following this solicitation on the Village's eProcurement Portal.

Section 8. Standard Terms and Conditions

1. Proposal Statements submitted are offers only, and the decision to accept or reject is a function of quality, reliability, capability, reputation, and expertise of the Firms submitting proposals. Issuance of this RFP does not obligate the Village to pay any costs incurred by a Firm in its submission of a Proposal or making any necessary studies or designs for the preparation of that Proposal statement, or for procuring or contracting for the services to be furnished under this RFP.

2. A Firm may withdraw its Proposal, either personally or by written request, at any time prior to the scheduled deadline for submittals. No Proposal shall be withdrawn **90 days** after the date set for receiving the proposals. Submitted proposals shall be subject to acceptance during this period.

3. The Village reserves the right to accept the Proposal that is, in its judgment, the best and most favorable to the interests of the Village and to the public; to reject the low price proposal; to accept any item of any proposal; to reject any and all Proposals; and to waive irregularities and informalities in any Proposal submitted or in the RFP process; provided, however, that the waiver of any prior defect or informality shall not be considered a waiver of any future or similar defect or informality. Firms should not rely upon, or anticipate, such waivers in submitting their Proposal Statement.

4. The Village reserves the right to negotiate specifications, terms, and conditions, which may be necessary or appropriate to the accomplishment of the purpose of the RFP. The Village will require the entire submitted Proposal be made an integral part of the resulting Contract. This implies that all responses, supplemental information, and other submissions provided by the Firm during discussions or negotiations will be held by the Village as contractually binding on the successful Firm.

5. If, through any cause, the firm fails to fulfill any of the obligations agreed to in a timely and proper manner, the Village shall have the right to terminate the Contract by notifying the firm in writing of such termination at least 30 calendar days in advance of such termination.

6. The Village reserves the right to request clarification of information submitted and request additional information as needed.

7. The Proposal Statement shall be submitted in an opaque sealed envelope on or before the time stated and shall bear the name of the individual, firm, or corporation submitting the Proposal Statement and the Project Name: **"**Professional Consulting Services to evaluate the structural integrity of the Oak Brook Butler Center**."**

8. The Firm agrees to execute all documents within this Request for Proposals, obtain a Certificate of Insurance to the Village within fifteen (15) days after the receipt of the Notice of Award and the Contract.

9. Insurance – Certificates of Insurance and Additional Insured Endorsement shall be presented to the Village within fifteen (15) days after the receipt by the Firm of the Notice of Award and the unexecuted Contract, it being understood and agreed that the Village will not approve and execute the Contract until acceptable insurance certificates are received and approved by the Village.

Each Firm performing any work pursuant to a Contract 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 Firm and permittee shall procure and maintain for the duration of the Contract 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 Contract or permit, by either the Firm, permittee, or their agents, representatives, employees or subcontractors.

A Firm or permittee shall maintain insurance with limits no less than:

a) 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.

b) Automobile Liability (if applicable) - $1,000,000 combined single limit per accident for bodily injury and property damage.

c) 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.

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.

The policies shall contain, or be endorsed to contain, the following provisions:

d) General Liability and Automobile Liability Coverage -

I. 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.

II. 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.

III. 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.

IV. 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.

e) Worker's Compensation and Employer's Liability Coverage

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.

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.

Each Insured shall furnish the Village with certificates of insurance and with original endorsements effecting 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.

Each insured shall include all subcontractors as insureds under its policies or shall furnish separate certificates and endorsements for each subcontractor. All coverage for subcontractors shall be subject to all of the requirements stated herein.

10.In submitting this Proposal Statement, the Firm further declares that the only person or party interested in the Proposal Statement as principals are those named herein, and that the Proposal Statement is made without collusion with any other person, firm, or corporation.

11.By submitting a Proposal Statement, the Firm understands and agrees that, if the Proposal Statement is accepted, and the Firm fails to enter into a Contract forthwith, the company shall be liable to the Village for any damages the Village may thereby suffer.

12.The Village is exempt from Federal excise tax and the Illinois Retailer's Occupation Tax. This proposal cannot include any amounts of money for these taxes.

13.The Village authorizes the payment of invoices on the second and fourth Tuesday of the month. For consideration on one of these dates, payment request must be received no later than fourteen (14) days prior to the second or fourth Tuesday of the month.

14.Indemnification – The Firm shall protect, indemnify, save, defend and hold forever harmless the Village and/or its officers, officials, employees, volunteers and agents from and against all liabilities, obligations, claims, damages, penalties, causes of action, costs and expenses, including without limitation court costs, insurance deductibles and attorney's fees and expenses, which the Village and/or its officers, officials, employees, volunteers and agents may incur, suffer or sustain, or for which the Village and/or its officers, employees and agents may become obligated by reason for any accident, injury to or death of persons or loss of or damage to property, or civil and/or constitutional infringement of rights (specifically including violations of the Federal Civil Right Statutes), arising indirectly or directly in connection with or under, or as a result of, this or any Contract by virtue of any act or omission of any of the Firm's officers, employees, subcontractors, and/or agents, provided that the Firm shall not be liable for claims, obligations, damages, penalties, causes of action, costs and expenses arising solely from any act or omission of the Village's officers, officials, employees, volunteers and/or agents.

The Firm shall hold the Village harmless for any and all claims for labor, material, apparatus, equipment, fixtures, or machinery furnished to the Firm for the purpose of performing the work under the Contract; and the payment of all direct and indirect damages to any person, firm, company or corporation suffered or sustained on account of the performance of such work during the time the Contract is in force.

15.Equal Opportunity – The Firm will not discriminate against any employee or applicant for employment because of race, color, religion, sex, ancestry, national origin, place of birth, age, or handicap unrelated to bona fide occupational Proposals.

16. Execution of Documents – The Firm, in signing his Proposal Statement overall or on any portion of the work, shall conform to the following requirements:

Proposal Statements signed by an individual other than the individual represented in the Proposal Statement documents shall have attached thereto a power of attorney evidencing authority to sign the Proposal Statement in the name of the person for whom it is signed.

Proposal Statements that are signed for a partnership shall be signed by all of the partners or by an attorney-in-fact. If signed by an attorney-in-fact, there shall be attached to the Proposal Statement a power of attorney evidencing authority to sign the Proposal Statement, executed by the partners.

Proposal Statements that are signed for a corporation shall have the correct corporate name thereof and the signature of the President or other authorized officer of the corporation manually written below the corporate name.

If an official other than the President of the Corporation manually signs such Proposal Statement, a certified copy of a resolution of the board of directors evidencing the authority of such official to sign

the Proposal Statement shall be attached to it. Such Proposal Statement shall also bear the attesting signature of the Secretary of the corporation and the impression of the corporate seal.

The Contract shall be deemed as have been awarded when formal notice of award shall have been duly served upon the intended awardee.

17.Non-Discriminating – The Firm, its employees, and subcontractors, agrees not to commit unlawful discrimination and agrees to comply with applicable provisions of the Illinois Human Rights Act, the U.S. Civil Rights Act and Section 504 of the Federal Rehabilitation Act, and rules applicable to each.

18. Incurred Costs – The Village will not be liable in any way for any costs incurred by respondents in replying to this RFP. Firm agrees to comply with all laws, ordinances, and rules of the Village and the State of Illinois.

19.Firm Responsibilities – The selected Firm will be required to assume responsibility for all services offered in this Proposal Statement. The Village will consider the selected Firm to be the sole point of contact with regard to contractual matters, including payment of any and all charges resulting from the Contract.

20.Default – The Contract may be canceled or annulled by the Village in whole or in part by written notice of default to the Firm upon nonperformance or violation of Contract terms. An award may be made to another Firm with services similar to those so terminated. Failure of the Firm to deliver services within the time stipulated on his offer, unless extended in writing by the Village, shall constitute Contract default.

21.Independent Contractor – There is no employee/employer relationship between the Firm and the Village. Firm is an independent contractor and not the Village's employee for all purposes, including, but not limited to, the application of the Fair Labors Standards Act minimum wage and overtime payments, Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the Worker's Compensation Act (820 ILCS 305/1, et *seq.*). The VILLAGE will not (i) provide any form of insurance coverage, including but not limited to health, worker's compensation, professional liability insurance, or other employee benefits, or (ii) deduct any taxes or related items from the monies paid to Firm. The performance of the services described herein shall not be construed as creating any joint employment relationship between the Firm and the Village, and the Village is not and will not be liable for any obligations incurred by the Firm, including but not limited to unpaid minimum wages and/or overtime premiums, nor does there exist an agency relationship or partnership between the Village and the Firm.

22. Governing Law – The laws of the State of Illinois as to interpretation, performance and enforcement shall govern this Contract. The forum for resolving any disputes concerning the parties' respective performance or failure to perform under this Contract shall be the Circuit Court for the Eighteenth Judicial Circuit, DuPage County, Illinois.

Section 9. Anticipated Timeline

• RFP Released	June 18, 2025
• Questions Due	July 2, 2025 @ 12:00 pm
• Responses to Questions	As answered
• **RFP Due Date**	**July 16, 2025**
• Review submitted Proposals	July 16 – August 1, 2025
• Optional Interviews	August 4 – 15, 2025
• Selection of Firms	September 9, 2025
• Approval of Contracts	September 9, 2025

Section 10. Required Forms and Floor Plan

A. Proposal Form

In compliance with this Request for Proposals, and subject to all conditions thereof, the undersigned offers and agrees, if this proposal is accepted, to furnish the services as outlined herein for the Village of Oak Brook at the amount indicated, subject to modification through negotiations. The not-to-exceed cost proposed shall include all anticipated expenses.

$_____(not-to-exceed cost)

In words_____

Firm Name:_____

Address:_____

City, State, ZIP:_____

Signature:_____

Name Printed:_____

Title:_____

Telephone:_____ Date:_____

If a Corporation:

ATTEST:

_____
Secretary

B. References.

1. Company Name: _____

   Address: _____

Phone #: _____

Contact: _____

2. Company Name: _____

Address: _____

Phone #: _____

Contact: _____

3. Company Name: _____

Address: _____

Phone #: _____

Contact: _____

4. Company Name: _____

Address: _____

Phone #: _____

Contact: _____

5. Company Name: _____

Address: _____

Phone #: _____

Contact: _____

C. Consultants Certification

The undersigned, being first duly sworn an oath, deposes and states that he has the authority to make this certification on behalf of the proposer for the construction, product, commodity, or service briefly described as follows:

"Professional Consulting Services to Evaluate the structural integrity, water infiltration, and ADA compliance of the Oak Brook Butler Government Center"

1) The undersigned certifies that, pursuant to Chapter 720, Section 5/33E of the Illinois Compiled Statutes, 1993, the proposer is not barred from bidding on this Contract as a result of a conviction for the violation of State of Illinois laws prohibiting bid rigging or bid-rotating.

2) The undersigned states under oath that, pursuant to Chapter 65, Section 5/11-42.1-1 of the Illinois Compiled Statutes, 1993, the proposer is not delinquent in the payment of any tax administered by the Illinois Department of Revenue.

3) The undersigned certifies that, pursuant to Chapter 775, Section 5/2-105. of the Illinois Compiled Statutes, 1993, the proposer has a written sexual harassment policy in place including the following information:

   a) An acknowledgment of the illegality of sexual harassment.
   b) The definition of sexual harassment under State law.
   c) A description of sexual harassment, utilizing examples.
   d) The Consultant's internal complaint process including penalties.
   e) The legal recourse, investigative and complaint process available through the Illinois Department of Human Rights and the Human Rights Commission.
   f) Directions on how to contact the Department or the Commission.

This business firm is: (check one)

_____ Corporation _____ Partnership _____ Individual

Firm Name: _____

Address: _____

City, State, ZIP: _____

Signature: _____

Name Printed: _____

Title: _____

Telephone: _____

Date: _____

ATTEST:

_____

-SEAL-

SUBSCRIBED AND SWORN TO
before me this _____ day
of _____, 2025.

_____
Notary Public

D. Sexual Harassment Policy

_____ hereinafter referred to as "Consultant" having submitted a proposal for ***Professional Consulting*** **to evaluate the structural integrity, water infiltration, and ADA compliance of the Oak Brook Butler Government Center,** to the Village of Oak Brook, DuPage/Cook Counties, Illinois, hereby certifies that said Consultant 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 proposer'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 consultant must provide a copy of such written policy to the Illinois Department of Human Rights upon request.

By:_____
Authorized Agent of Firm

ATTEST:

_____
-SEAL-

SUBSCRIBED AND SWORN TO
before me this _____ day
of _____, 2023.

_____
Notary Public

ITEM 8.A.1.
BOARD OF TRUSTEES MEETING
SAMUEL E. DEAN BOARD ROOM
BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS
630-368-5000

AGENDA ITEM

Board of Trustees Regular Meeting
of
June 10, 2025

SUBJECT: Non-Resident Library Card Program

FROM: Jacob Post, Head Librarian

BUDGET SOURCE/BUDGET IMPACT: None

RECOMMENDED MOTION: I move that the Village Board approve Resolution R-2305, A Resolution Authorizing and Approving the Oak Brook Public Library to Participate in the Non-Resident Library Card Program from July 1, 2025 to June 30, 2026.

Background/History:
In accordance with the administrative rules and regulations implementing Illinois Public Act 92-0166, the governing body of each public library is required to adopt a resolution annually to authorize and direct the library to participate in the non-resident card program. Each library governing board has the option to participate or not participate.

Last year, the Village Board of Trustees adopted R-2211 directing OBPL to participate in the program from July 1, 2024 through June 30, 2025. Twenty-six non-resident cards were issued during 2024.

Upon the recommendation of the Library Commissioners, the staff proposes that the Village Board authorize the Library to participate in this program from July 1, 2025 through June 30, 2026. The cost for a non-resident family card during this period is $373.00 using the State's required mathematical formula and $139.00 for an individual card. This is a $21 increase for a family card and an $8 increase for an individual card.

Recommendation:
Staff recommends that the Village Board approve Resolution R-2305 authorizing participation in the Non-Resident Library Card Program from July 1, 2025 to June 30, 2026.

Attachments:
1. NonResidentResolution

THE VILLAGE OF OAK BROOK

COOK AND DUPAGE COUNTIES, ILLINOIS

RESOLUTION

2025-LY-R-2305

A RESOLUTION

AUTHORIZING AND APPROVING

THE OAK BROOK PUBLIC LIBRARY TO

PARTICIPATE IN THE NON-RESIDENT LIBRARY CARD PROGRAM

FROM JULY 1, 2025 TO JUNE 30, 2026

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 10th day of June, 2025

RESOLUTION 2025-LY-R-2305

A RESOLUTION AUTHORIZING AND APPROVING

THE OAK BROOK PUBLIC LIBRARY TO PARTICIPATE

IN THE NON-RESIDENT LIBRARY CARD PROGRAM

FROM JULY 1, 2025 TO JUNE 30, 2026

WHEREAS, the General Assembly passed Public Act 92-0166 which provides in part that public libraries may opt in or opt out of a non-resident card program which grants non-resident card holders borrowing privileges at all participating public libraries in the regional library system; and

WHEREAS, Public Act 92-0166 was effective July 1, 2002; and

WHEREAS, administrative rules and regulations implementing this public act provide at 26 Ill.Reg. 3050.20 that the governing body shall annually take action to decide whether to issue non-resident library cards during the ensuing 12 months; and

WHEREAS, the Oak Brook Library Commission has recommended that the Village of Oak Brook participate in the non-resident library card program; and

WHEREAS, the Village Board concurs with the Library Commission's recommendation.

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

Section 1: That for the period July 1, 2025 to June 30, 2026, the Oak Brook Public Library is hereby authorized and directed to participate in the non-resident library card program pursuant to Public Act 92-0166 and the applicable implementing regulations.

Section 2: That this resolution shall be in full force and effect from and after July 1, 2025.

APPROVED THIS 10th day of June, 2025.

_____
Laurence E. Herman
Village President

PASSED THIS 10th day of June, 2025.

Ayes: _____

Nays: _____

Absent: _____

ATTEST:

_____
Netasha Scarpiniti
Village Clerk

ITEM 8.A.2.
BOARD OF TRUSTEES MEETING
SAMUEL E. DEAN BOARD ROOM
BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS
630-368-5000

AGENDA ITEM

Board of Trustees Regular Meeting
of
June 10, 2025

SUBJECT: Award of Contract - 2025 Streets Improvement Project

FROM: Tim O'Malley, Public Works Director

BUDGET SOURCE/BUDGET IMPACT: $2,000,000 for Construction Services in account # 461-90700 of the FY2025 Budget.

RECOMMENDED MOTION: I move that the Village Board approve Resolution R-2258, A Resolution authorizing the award of contract to the lowest responsible bidder with the lowest responsive bid, A Lamp Concrete Contractors Inc, Schaumburg, Illinois, for the 2025 Streets Improvement project based on the unit prices in the attached tabulation, for an estimated project cost of $1,507,984.98, pending final attorney review and approval.

Background/History:

Staff posted the 2025 Streets Improvement Project Request for Bids on the Village's eProcurement site on Thursday, May 15, 2025. Forty (40) vendors downloaded the bid package, and ten (10) vendors applied to bid on the project. Of the ten (10) vendors who applied, seven (7) submitted sealed bids that were opened on Thursday, May 29, 2025. Baxter Woodman (our consulting engineer) recommends that we award the contract to the lowest responsible bidder with the lowest responsive bid, A Lamp Concrete Contractors, Inc. (see attached letter). References were received and reviewed, and the staff are satisfied.

A Lamp Concrete Contractors, Inc.	K-Five Construction Corporation	Schroeder Asphalt Services, Inc.	Everlast Blacktop Inc.	Builders Paving, LLC	Brothers Asphalt Paving Inc.	M & J Asphalt Paving
$1,507,984.98	**$1,612,370.89**	**$1,776,920.07**	**$1,781,165.18**	**$1,811,808.00**	**$1,823,650.30**	**$2,004,310.17**

This project consists of pavement rehabilitation for the Village's 2025 Streets Improvement project. Approximately 4.08 miles of roadway are anticipated to be included in this project. The rehabilitation consists of hot-mix asphalt resurfacing, curb and gutter repair, concrete shoulder repair, driveway removal and replacement, adjustment of utility structures, pavement markings, parkway restorations, and other incidentals and miscellaneous work.

The locations included in this project are Forest Gate Road, Yorkshire Woods, and the Timber Trails Subdivisions. The project is expected to begin soon after approval and execution of the contract and substantially completed by October 31, 2025.

Recommendation:

Staff recommends that the Village Board approve Resolution R-2258, a Resolution authorizing the award of contract to the lowest responsible bidder with the lowest responsive bid, A Lamp Concrete Contractors Inc, Schaumburg, Illinois, for the 2025 Streets Improvement project based on the unit prices in the attached bid tabulation, for an estimated project cost of $1,507,984.98, pending final attorney review and approval.

Attachments:

1. 2025-PW-ST-IMPRV-CNTRCT-R-2258
2. 2025StreetImprvmnts
3. 2025 Streets Improvements Project Recommendation Letter
4. 2025 Streets Improvements

THE VILLAGE OF OAK BROOK

COOK AND DUPAGE COUNTIES, ILLINOIS

RESOLUTION

NUMBER 2025-PW-ST-IMPRV-CNTRCT-R-2258

A RESOLUTION APPROVING THE AWARD CONTRACT TO THE LOWEST RESPONSIBLE BIDDER, A LAMP CONCRETE CONTRACTORS INC, OF SCHAUMBURG, ILLINOIS, FOR THE 2025 STREETS IMPROVEMENT PROJECT

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

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

Village Board

Published in pamphlet form by authority of the
President and the Board of Trustees of the Village of Oak Brook
on the 10th day of June 2025

RESOLUTION NO. 2025-PW-ST-IMPRV-CNTRCT-R-2258

A RESOLUTION
APPROVING THE AWARD CONTRACT TO THE LOWEST RESPONSIBLE BIDDER, A LAMP CONCRETE CONTRACTORS INC, OF SCHAUMBURG, ILLINOIS, FOR THE 2025 STREETS IMPROVEMENT PROJECT

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

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

WHEREAS, a solicitation for request of bids for the 2025 Streets Improvement Project (the "Project") was posted on the Village's eProcurement site on Thursday May 15, 2025; whereby forty (40) vendors downloaded the bid package;

WHEREAS, Staff, with the assistance of the village's consulting engineer, opened and reviewed the seven (7) sealed bids that were received on May 29, 2025, and recommends the Corporate Authorities award the contract to the lowest responsible bidder, A Lamp Concrete Contractors, Inc (the "Company") who submitted the lowest responsive bid in the amount of $1,507,984.98;

WHEREAS, Staff recommends the Corporate Authorities to approve the award of Contract for the Project to Company, as further detailed in and subject to the terms and conditions of the construction services agreement (the "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 Project 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 10th day of June 2025.

Ayes: _____

Nays: _____

Absent: _____

APPROVED THIS 10th day of June 2025.

_____
LAURENCE E. HERMAN,
Village President

ATTEST:

_____
NETASHA SCARPINITI,
Village Clerk

EXHIBIT A

Agreement

REVIEW OF CONTRACTS

Awarding Agency: VOB

Type of Contract: Construction

Department: Public Works

Program/Account Number: 461-90700

Awarded Contract Price: $1,507,984.98

Budgeted Amount: $2,000,000.00

CONTRACT AMOUNT

- [ ] Under $20,000
- [ ] $20,000 - $500,000
- [ ] $500,001 - $1,000,000
- [x] Over $1,000,000

NOTES R-2258
2025 Streets Improvements Project

DEPARTMENT DIRECTOR SIGNATURE

Name: Timothy O'Malley Date: 6/4/25

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 _____

EVALUATION

2025 Streets Improvements Project

Request For Bids

Public Works

08585, 74500, 74508, 74510, 74511... show all

Release Date: Thursday, May 15, 2025

Due Date: Thursday, May 29, 2025 10:00am

Posted Thursday, May 15, 2025 8:00am

Bid Unsealed Thursday, May 29, 2025 10:00am by OpenGov Bot

Pricing Unsealed Thursday, May 29, 2025 10:00am by OpenGov Bot

All dates & times in Central Time

‹ Back to Responses

A Lamp Concrete Contractors, Inc. Response

Pricing unsealed at May 29, 2025 10:00 AM

CONTACT INFORMATION

Company
A Lamp Concrete Contractors, Inc.

Email
nengelking@alampconcrete.com

Contact
NICOLE ENGELKING

Address
1900 WRIGHT BLVD.
SCHAUMBURG, IL 60193

Phone
(847) 891-6000

Website
www.alampconcrete.com

Submission Date
May 29, 2025 8:50 AM (Central Time)

ADDENDA CONFIRMATION

No addenda issued

QUESTIONNAIRE

1. Local Public Agency Formal Contract Proposal*

☐ Pass ☐ Fail

Please download the below documents, complete, and upload.

updated_signed_blr_12200.pdf

1. Local_Public_Agency_Formal_Contract_Proposal.pdf

2. Local Agency Bid Bond*

☐ Pass ☐ Fail

Please download the below documents, complete and have notarized. An online notarization option will be provided for you when responding.

bid_bond.pdf

2. Local_Agency_Bid_Bond.pdf

3. Affidavit of Availability*

☐ Pass ☐ Fail

Please download the below documents, complete and have notarized. An online notarization option will be provided for you when responding.

Affidavit_of_avail.pdf

3. Affidavit_of_Availability.pdf

4. Apprenticeship and Training Program Certification*

☐ Pass ☐ Fail

Please download the below documents, complete and have notarized. An online notarization option will be provided for you when responding.

blr_12325.pdf

4. Apprenticeship_and_Training_Program_Certification.pdf

5. SEXUAL HARASSMENT CERTIFICATE*

☐ Pass ☐ Fail

Please download the below documents, complete and have notarized. An online notarization option will be provided for you when responding.

SEXUAL_HARASSMENT_CERTIFICATE.pdf

5. SEXUAL_HARASSMENT_CERTIFICATE.pdf

6. CONTRACTOR'S CERTIFICATIONS*

☐ Pass ☐ Fail

Please download the below documents, complete and have notarized. An online notarization option will be provided for you when responding.

CONTRACTOR'S_CERTIFICATIONS.pdf

6. CONTRACTOR'S_CERTIFICATIONS.pdf

7. CERTIFICATION OF PAYROLL RECORDS*

☐ Pass ☐ Fail

Please download the below documents, complete and have notarized. An online notarization option will be provided for you when responding.

CERTIFICATION_OF_PAYROLL_RECORDS.pdf

7. CERTIFICATION_OF_PAYROLL_RECORDS.pdf

8. Bidder's Sworn Acknowledgment*

☐ Pass ☐ Fail

Please download the below documents, complete and have notarized. An online notarization option will be provided for you when responding.

bidder_sworn_acknowledgment.pdf

8. Bidder's_Sworn_Acknowledgment.pdf

9. Prevailing Wages*

☐ Pass ☐ Fail

Please download the below documents, complete and have notarized. An online notarization option will be provided for you when responding.

Prevailing_Wages.pdf

9. Prevailing_Wages.pdf

10. Bidder's Work History Statement*

☐ Pass ☐ Fail

Please download the below documents, complete and have notarized. An online notarization option will be provided for you when responding.

work_history.pdf

10. Bidder's_Work_History_Statement.pdf

11. Bidder's Sworn Statement of Responsibility*

☐ Pass ☐ Fail

Please download the below documents, complete and have notarized. An online notarization option will be provided for you when responding.

Statement_of_Responsibility.pdf

11. Bidder's Sworn Statement of Responsibility.pdf

12. Affidavit of Illinois Business Office*

☐ Pass ☐ Fail

Please download the below documents, complete and have notarized. An online notarization option will be provided for you when responding.

blr_12326.pdf

12. Affidavit of Illinois Business Office.pdf

13. References*

☐ Pass ☐ Fail

Please download the below documents, complete, and upload.

References_PDF.pdf

13. References.pdf

13. References.pdf

PRICE TABLES

Line Item	Description
1	SUPPLEMENTAL WATERING
2	EARTH EXCAVATION
3	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL
4	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION
5	INLET FILTERS
6	AGGREGATE SUBGRADE IMPROVEMENT
7	AGGREGATE BASE COURSE, TYPE B 6"
8	AGGREGATE BASE COURSE, TYPE B, 4"
9	BITUMINOUS MATERIALS (TACK COAT)
10	PREPARATION OF BASE (SPECIAL)
11	AGGREGATE BASE REPAIR
12	MIXTURE FOR CRACKS, JOINTS, AND FLANGEWAYS
13	HOT-MIX ASPHALT SURFACE REMOVAL - BUTT JOINT
14	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50
15	POLYMERIZED HOT-MIX ASPHALT BINDER COURSE, IL-4.75, N50
16	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50
17	PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH
18	DETECTABLE WARNINGS
19	HOT-MIX ASPHALT SURFACE REMOVAL, 2 1/4"
20	HOT-MIX ASPHALT SURFACE REMOVAL, 4" (FULL DEPTH)
21	PAVEMENT REMOVAL, 10" (FULL DEPTH)
22	BIKE PATH REMOVAL

Columns

23	TEMPORARY ACCESS (PRIVATE ENTRANCE)
24	CLASS D PATCHES, TYPE I, 7 INCH
25	CLASS D PATCHES, TYPE II, 7 INCH
26	CLASS D PATCHES, TYPE III, 7 INCH
27	CLASS D PATCHES, TYPE IV, 7 INCH
28	CLASS D PATCHES, TYPE I, 9 INCH
29	CLASS D PATCHES, TYPE II, 9 INCH
30	CLASS D PATCHES, TYPE III, 9 INCH
	Total

Illinois Department of Transportation

Local Public Agency
Formal Contract Proposal

COVER SHEET

Proposal Submitted By:

Contractor's Name: A Lamp Concrete Contractors, Inc.

Contractor's Address	City	State	Zip Code
1900 Wright Blvd.	Schaumburg	IL	60193

STATE OF ILLINOIS

Local Public Agency	County	Section Number
Village of Oak Brook	DuPage	25-00056-00-RS

Route(s) / Street/Road Name	Type of Funds
Various streets	MFT

☐ Proposal Only ☐ Proposal and Plans ☒ Proposal only, plans are separate

Submitted/Approved
For Local Public Agency:

For a County and Road District Project

Submitted/Approved

Highway Commissioner Signature & Date

Submitted/Approved

County Engineer/Superintendent of Highways Signature & Date

For a Municipal Project

Submitted/Approved/Passed

Signature & Date: Timothy O'Malley 5/12/25

Official Title: Director of Public Works

Department of Transportation

Released for bid based on limited review

Regional Engineer Signature & Date

Note: All proposal documents, including Proposal Guaranty Checks or Proposal Bid Bonds, should be stapled together to prevent loss when bids are processed.

JOSEPH D WILHELMSEN
062 073103
LICENSED
PROFESSIONAL
ENGINEER
OF
ILLINOIS

4/15/25

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
Village of Oak Brook	DuPage	25-00056-00-RS	Various streets

NOTICE TO BIDDERS

Sealed proposals for the project described below will be received ~~at the office of~~ via the village's eProcurement portal, OpenGov.
Name of Office

https://procurement.opengov.com/portal/oak-brook
Address

until 10:00 am
Time

on 5/15/2025
Date

Sealed proposals will be opened and read ~~publicly at the office of~~ via the village's eProcurement portal, OpenGov.
Name of Office

https://procurement.opengov.com/portal/oak-brook
Address

at 10:00 am
Time

on 5/29/2025
Date

You must sign-up and subscribe to the Village's portal to bid on this project. Click the follow button to receive notifications and updates

DESCRIPTION OF WORK

Location	Project Length
Various streets within the Village of Oak Brook	4.08 mi (21,550 ft)

Proposed Improvement

Hot-mix asphalt resurfacing, curb and gutter repair, concrete shoulder repair, driveway removal and replacement, adjustment of utility structures, pavement markings, parkway restoration, and other incidental and miscellaneous items of work.

1. Plans and proposal forms will be available in the office of

via the Village's eProcurement portal, OpenGov. https://procurment.opengov.com/portal/oak-brook You must sign-up and subscribe to the Village's portal to bid on this project. Click the follow button to receive notifications and updates.

2. ☒ Prequalification

   If checked, the 2 apparent as read low bidders must file within 24 hours after the letting an "Affidavit of Availability" (Form BC 57) in triplicate, showing all uncompleted contracts awarded to them and all low bids pending award for Federal, State, County, Municipal and private work. One original shall be filed with the Awarding Authority and two originals with the IDOT District Office.

3. The Awarding Authority reserves the right to waive technicalities and to reject any or all proposals as provided in BLRS Special Provision for Bidding Requirements and Conditions for Contract Proposals.

4. The following BLR Forms shall be returned by the bidder to the Awarding Authority:
   a. Local Public Agency Formal Contract Proposal (BLR 12200)
   b. Schedule of Prices (BLR 12201)
   c. Proposal Bid Bond (BLR 12230) (if applicable)
   d. Apprenticeship or Training Program Certification (BLR 12325) (do not use for project with Federal funds.)
   e. Affidavit of Illinois Business Office (BLR 12326) (do not use for project with Federal funds)

5. The quantities appearing in the bid schedule are approximate and are prepared for the comparison of bids. Payment to the Contractor will be made only for the actual quantities of work performed and accepted or materials furnished according to the contract. The scheduled quantities of work to be done and materials to be furnished may be increased, decreased or omitted as hereinafter provided.

6. Submission of a bid shall be conclusive assurance and warranty the bidder has examined the plans and understands all requirements for the performance of work. The bidder will be responsible for all errors in the proposal resulting from failure or neglect to conduct an in depth examination. The Awarding Authority will, in no case, be responsible for any costs, expenses, losses or changes in anticipated profits resulting from such failure or neglect of the bidder.

7. The bidder shall take no advantage of any error or omission in the proposal and advertised contract.

8. If a special envelope is supplied by the Awarding Authority, each proposal should be submitted in that envelope furnished by the Awarding Agency and the blank spaces on the envelope shall be filled in correctly to clearly indicate its contents. When an envelope other than the special one furnished by the Awarding Authority is used, it shall be marked to clearly indicate its contents. When sent by mail, the sealed proposal shall be addressed to the Awarding Authority at the address and in care of the official in whose office the bids are to be received. All proposals shall be filed prior to the time and at the place specified in the Notice to Bidders. Proposals received after the time specified will be returned to the bidder unopened.

9. Permission will be given to a bidder to withdraw a proposal if the bidder makes the request in writing or in person before the time for opening proposals.

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
Village of Oak Brook	DuPage	25-00056-00-RS	Various streets

PROPOSAL

1. Proposal of A Lamp Concrete Contractors, Inc., 1900 Wright Blvd., Schaumburg, IL 60193
Contractor's Name

Contractor's Address

2. The plans for the proposed work are those prepared by Baxter & Woodman, Inc.
and approved by the Department of Transportation on _____

3. The specifications referred to herein are those prepared by the Department of Transportation and designated as "Standard Specifications for Road and Bridge Construction" and the " Supplemental Specifications and Recurring Special Provisions" thereto, adopted and in effect on the date of invitation for bids.

4. The undersigned agrees to accept, as part of the contract, the applicable Special Provisions indicated on the "Check Sheet for Recurring Special Provisions" contained in this proposal.

5. The undersigned agrees to complete the work within N/A working days or by 10/31/2025 unless additional time is granted in accordance with the specifications.

6. The successful bidder at the time of execution of the contract will be required to deposit a contract bond for the full amount of the award. When a contract bond is not required, the proposal guaranty check will be held in lieu thereof. If this proposal is accepted and the undersigned fails to execute a contract and contract bond as required, it is hereby agreed that the Bid Bond of check shall be forfeited to the Awarding Authority.

7. Each pay item should have a unit price and a total price. If no total price is shown or if there is a discrepancy between the products of the unit price multiplied by the quantity, the unit price shall govern. If a unit price is omitted, the total price will be divided by the quantity in order to establish a unit price. A bid may be declared unacceptable if neither a unit price nor a total price is shown.

8. The undersigned submits herewith the schedule of prices on BLR 12201 covering the work to be performed under this contract.

9. The undersigned further agrees that if awarded the contract for the sections contained in the combinations on BLR 12201, the work shall be in accordance with the requirements of each individual proposal for the multiple bid specified in the Schedule for Multiple Bids below.

10. A proposal guaranty in the proper amount, as specified in BLRS Special Provision for Bidding Requirements and Conditions for Contract Proposals, will be required. Bid Bonds will be allowed as a proposal guaranty. Accompanying this proposal is either a bid bond, if allowed, on Department form BLR 12230 or a proposal guaranty check, complying with the specifications, made payable to: Village Treasurer of Oak Brook.
The amount of the check is 5% of the Bid Amount (_____).

Attach Cashier's Check or Certified Check Here

In the event that one proposal guaranty check is intended to cover two or more bid proposals, the amount must be equal to the sum of the proposal guaranties which would be required for each individual bid proposal. If the proposal guaranty check is placed in another bid proposal, state below where it may be found.

The proposal guaranty check will be found in the bid proposal for: Section Number _____.

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
Village of Oak Brook	DuPage	25-00056-00-RS	Various streets

CONTRACTOR CERTIFICATIONS

The certifications hereinafter made by the bidder are each a material representation of fact upon which reliance is placed should the Department enter into the contract with the bidder.

1. **Debt Delinquency.** The bidder or contractor or subcontractor, respectively, certifies that it is not delinquent in the payment of any tax administered by the Department of Revenue unless the individual or other entity is contesting, in accordance with the procedure established by the appropriate Revenue Act, its liability for the tax or the amount of the tax. Making a false statement voids the contract and allows the Department to recover all amounts paid to the individual or entity under the contract in a civil action.

2. **Bid-Rigging or Bid Rotating.** The bidder or contractor or subcontractor, respectively, certifies that it is not barred from contracting with the Department by reason of a violation of either 720 ILCS 5/33E-3 or 720 ILCS 5/33E-4.

   A violation of section 33E-3 would be represented by a conviction of the crime of bid-rigging which, in addition to Class 3 felony sentencing, provides that any person convicted of this offense, or any similar offense of any state or the United States which contains the same elements as this offense shall be barred for 5 years from the date of conviction from contracting with any unit of State or local government. No corporation shall be barred from contracting with any unit of State or local government as a result of a conviction under this Section of any employee or agent of such corporation if the employee so convicted is no longer employed by the corporation: (1) it has been finally adjudicated not guilty or (2) if it demonstrates to the governmental entity with which it seeks to contract that entity finds that the commission of the offense was neither authorized, requested, commanded, nor performed by a director, officer or a high managerial agent on behalf of the corporation.

   A violation of Section 33E-4 would be represented by a conviction of the crime of bid-rotating which, in addition to Class 2 felony sentencing, provides that any person convicted of this offense or any similar offense of any state or the United States which contains the same elements as this offense shall be permanently barred from contracting with any unit of State of Local government. No corporation shall be barred from contracting with any unit of State or Local government as a result of a conviction under this Section of any employee or agent of such corporation if the employee so convicted is no longer employed by the corporation and: (1) it has been finally adjudicated not guilty or (2) if it demonstrates to the governmental entity with which it seeks to contract and that entity finds that the commission of the offense was neither authorized, requested, commanded, nor performed by a director, officer or a high managerial agent on behalf of the corporation.

3. **Bribery.** The bidder or contractor or subcontractor, respectively, certifies that, it has not been convicted of bribery or attempting to bribe an officer or employee of the State of Illinois or any unit of local government, nor has the firm made an admission of guilt of such conduct which is a matter or record, nor has an official, agent, or employee of the firm committed bribery or attempted bribery on behalf of the firm and pursuant to the direction or authorization of a responsible official of the firm.

4. **Interim Suspension or Suspension.** The bidder or contractor or subcontractor, respectively, certifies that it is not currently under a suspension as defined in Subpart I of Title 44 Subtitle A Chapter III Part 6 of the Illinois Administrative code. Furthermore, if suspended prior to completion of this work, the contract or contracts executed for the completion of this work may be canceled.

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
Village of Oak Brook	DuPage	25-00056-00-RS	Various streets

SIGNATURES

(If an individual)

Bidder Signature & Date

Business Address

City | State | Zip Code

(If a partnership)

Firm Name

Signature & Date

Title

Business Address

City | State | Zip Code

Insert the Names and Addresses of all Partners

(If a corporation)

Corporate Name: A Lamp Concrete Contractors, Inc.

Signature & Date: 05/29/2025

Title: Tracy Lampignano, President

Business Address: 1900 Wright Blvd.

City: Schaumburg | State: IL | Zip Code: 60193

Insert Names of Officers

President: Tracy Lampignano

Attest:

Secretary

Jeff Moyer, Vice President

Secretary

Tracy Lampignano

Treasurer

Tracy Lampignano

Local Public Agency	County	Section Number
Village of Oak Brook	**DuPage**	**25-00056-00-RS**

ELECTRONIC BID BOND

☐ **Electronic bid bond is allowed (box must be checked by LPA if electronic bid bond is allowed)**

The Principal may submit an electronic bid bond, in lieu of completing the above section of the Proposal Bid Bond Form. By providing an electronic bid bond ID code and signing below, the Principal is ensuring the identified electronic bid bond has been executed and the Principal and Surety are firmly bound unto the LPA under the conditions of the bid bond as shown above. (If PRINCIPAL is a joint venture of two or more contractors, an electronic bid bond ID code, company/Bidder name title and date must be affixed for each contractor in the venture.)

Electronic Bid Bond ID Code

Company/Bidder Name

Signature & Date

Title

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

POWER OF ATTORNEY

THIS Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

KNOW ALL PERSONS BY THESE PRESENTS:

That THE HANOVER INSURANCE COMPANY and MASSACHUSETTS BAY INSURANCE COMPANY, both being corporations organized and existing under the laws of the State of New Hampshire, and CITIZENS INSURANCE COMPANY OF AMERICA, a corporation organized and existing under the laws of the State of Michigan, (hereinafter individually and collectively the "Company") does hereby constitute and appoint,

Thomas O. Chambers, Todd Schaap, Daniel Gibson, Eric Olson, Kimberly S. Rasch and/or Jackie Sheldon

Of **Shorewest Surety Services, Inc of Racine, WI** each individually, if there be more than one named, as its true and lawful attorney(s)-in-fact to sign, execute, seal, acknowledge and deliver for, and on its behalf, and as its act and deed any place within the United States, any and all surety bonds, recognizances, undertakings, or other surety obligations. The execution of such surety bonds, recognizances, undertakings or surety obligations, in pursuance of these presents, shall be as binding upon the Company as if they had been duly signed by the president and attested by the secretary of the Company, in their own proper persons. Provided however, that this power of attorney limits the acts of those named herein; and they have no authority to bind the Company except in the manner stated and to the extent of any limitation stated below:

Any such obligations in the United States, not to exceed One Hundred Million and No/100 ($100,000,000) in any single instance

That this power is made and executed pursuant to the authority of the following Resolutions passed by the Board of Directors of said Company, and said Resolutions remain in full force and effect:

RESOLVED: That the President or any Vice President, in conjunction with any Vice President, be and they hereby are authorized and empowered to appoint Attorneys-in-fact of the Company, in its name and as it acts, to execute and acknowledge for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, waivers of citation and all other writings obligatory in the nature thereof, with power to attach thereto the seal of the Company. Any such writings so executed by such Attorneys-in-fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company in their own proper persons.

RESOLVED: That any and all Powers of Attorney and Certified Copies of such Powers of Attorney and certification in respect thereto, granted and executed by the President or Vice President in conjunction with any Vice President of the Company, shall be binding on the Company to the same extent as if all signatures therein were manually affixed, even though one or more of any such signatures thereon may be facsimile. (Adopted October 7, 1981 – The Hanover Insurance Company; Adopted April 14, 1982 – Massachusetts Bay Insurance Company; Adopted September 7, 2001 – Citizens Insurance Company of America and affirmed by each Company on March 24, 2014)

IN WITNESS WHEREOF, THE HANOVER INSURANCE COMPANY, MASSACHUSETTS BAY INSURANCE COMPANY and CITIZENS INSURANCE COMPANY OF AMERICA have caused these presents to be sealed with their respective corporate seals, duly attested by two Vice Presidents, this **19th day of April, 2024**

The Hanover Insurance Company
Massachusetts Bay Insurance Company
Citizens Insurance Company of America

James H. Kawecki, Vice President

The Hanover Insurance Company
Massachusetts Bay Insurance Company
Citizens Insurance Company of America

Joellen M. Mendoza, Vice President

STATE OF CONNECTICUT)
COUNTY OF HARTFORD) ss.

On this **19th** day of **April 2024** before me came the above named Executive Vice President and Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, to me personally known to be the individuals and officers described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, respectively, and that the said corporate seals and their signatures as officers were duly affixed and subscribed to said instrument by the authority and direction of said Corporations.

Wendy Latournes
Notary Public, State of Connecticut
My Commission Expires July 31, 2025

Wendy Latournes, Notary Public
My commission expires July 31, 2025

I, the undersigned Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, hereby certify that the above and foregoing is a full, true and correct copy of the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Powers of Attorney are still in force and effect.

GIVEN under my hand and the seals of said Companies, at Worcester, Massachusetts, this **29th** day of **May** **2025**

CERTIFIED COPY

The Hanover Insurance Company
Massachusetts Bay Insurance Company
Citizens Insurance Company of America

John Rewedder, Vice President

SHOREWEST

Surety Services, Inc.

2626 49th Drive, Franksville, WI 53126
PHONE: 262.835.9576 or 800.264.1634
FAX: 262.835.9649

Illinois Department of Transportation

Bureau of Construction
2300 South Dirksen Parkway Room 327
Springfield, Illinois 62764

Affidavit of Availability
For the Letting of 06/13/25

Instructions Complete this form by either typing or using black ink. "Authorization to Bid" will not be issued unless both sides of this form are completed in detail. Use additional forms as needed to list all work.

Part I. Work Under Contract

List below all work you have under contract as either a prime contractor or a subcontractor. It is required to include all pending low bids not yet awarded or rejected. In a joint venture, list only that portion of the work which is the responsibility of your company. The uncompleted dollar value is to be based upon the most recent engineer's or owners estimate, and must include work subcontracted to others. If no work is contracted, show **NONE**

	1	2	3	4	5	
Contract Number						
Contract With	Algonquin	Bedford Park	Oak Park	Berkeley	Northlake	
Estimated Completion Date	7/18/2025	100 Working Days	11/15/2024	10/15/2024	9/30/2025	
Total Contract Price	$1,954,984.48	$2,658,646.56	$7,124,630.45	$3,274,627.70	$1,438,738.50	Accumulated Totals
Uncompleted Dollar Value if Firm is the Prime Contractor	$ 468,912.95	$ 790,225.31	$ 22,860.33	$ 1,803,581.70	$ 1,264,377.00	$ 4,349,957.29
Uncompleted Dollar Value if Firm is the Subcontractor	$ 86,549.53	$ 893,799.70	$ 126,314.15	$ 65,990.00	$ 174,361.50	$ 1,347,014.88
				Total Value of All Work		$ 5,696,972.17

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

List below the uncompleted dollar value of work for each contract and awards pending to be completed with your own forces. All work subcontracted to others will be listed on the reverse of this form. In a joint venture, list only that portion of the work to be done by your company. If no work is contracted, show **NONE**

						Accumulated Totals
Earthwork	$25,000.00	$ 100,000.00		$363,730.00	$9,788.50	$ 498,518.50
Portland Cement Concrete Paving						$ -
HMA Plant Mix						$ -
HMA Paving	$241,713.00	$ 134,271.71		$893,196.70	$97,547.50	$ 1,366,728.91
Clean & Seal Cracks/ Joints						$ -
Aggregate Bases & Surfaces	$8,950.00	$ 45,576.75		$135,517.50		$ 190,044.25
Highway,R.R.& Water Structures						$ -
Drainage		$ 5,000.00			$708,770.00	$ 713,770.00
Electrical						$ -
Cover and Seal Coats						$ -
Concrete Construction	$125,000.00	$ 100,000.00		$75,000.00	$133,181.00	$ 433,181.00
Landscaping		$ 23,462.25		$75,000.00		$ 98,462.25
Fencing						$ -
Guardrail						$ -
Painting						$ -
Signing	$10,625.00	$ 6,756.00	$ 17,860.33	$1,600.00	$2,250.00	$ 39,091.33
Cold Milling, Planning & Rotomilling	$22,624.95	$ 25,158.60		$59,537.50	$11,840.00	$ 119,161.05
Demolition						$ -
Pavement Markings (Paint)						$ -
Other Construction (List)	$35,000.00	$ 350,000.00	$ 5,000.00	$200,000.00	$301,000.00	$ 891,000.00
						$ -
Totals	**$ 468,912.95**	**$ 790,225.31**	**$ 22,860.33**	**$ 1,803,581.70**	**$ 1,264,377.00**	**$ 4,349,957.29**

Disclosure of this information is **REQUIRED** to accomplish the statutory purpose as outlined in the"Illinois Procurement Code." Failure to comply will result in non-issuance of an "Authorization to Bid." This form has been approved by the State Forms Management Center.

Part III. Work Subcontracted to Others

For each contract described in Part I, list all the work you have subcontracted to others.

	1	2	3	4	5
Subcontractor					
Type of Work	Electrical	Electrical	Brick Paving	LJS	CIPP
Subcontract Price	$34,800.00	$1,287,563.50	$421,944.50	$32,640.00	$117,472.00
Amount Uncompleted	**$34,800.00**	**$850,000.00**	**$0.00**	**$32,640.00**	**$117,472.00**
Subcontractor					
Type of Work	Fencing	Fencing	Electrical	Pavement Marking	Fencing
Subcontract Price	$10,680.00	$8,633.00	$1,757,750.06	$8,350.00	$3,520.00
Amount Uncompleted	**$10,680.00**	**$8,633.00**		**$8,350.00**	**$3,520.00**
Subcontractor					
Type of Work	Landscaping	Layout	Environmental	Sewer & Water	Layout
Subcontract Price	$19,365.50	$19,500.00	$13,800.00	$342,595.00	$6,050.00
Amount Uncompleted	**$19,365.50**	**$10,000.00**	**$0.00**	**$25,000.00**	**$6,050.00**
Subcontractor					
Type of Work	Layout	Pavement Marking	Insert Valve	Site Video	Lining
Subcontract Price	$22,900.00	$25,166.70	$89,950.00	$4,500.00	$41,800.00
Amount Uncompleted	**$2,500.00**	**$25,166.70**	**$0.00**		**$41,800.00**
Subcontractor					
Type of Work	Pavement Marking	Tree Care	Landscaping		Pavement Marking
Subcontract Price	$12,718.03	$2,100.00	$111,314.15		$2,369.50
Amount Uncompleted	**$12,718.03**		**$111,314.15**		**$2,369.50**
Subcontractor					
Type of Work	SRCCT		Layout		Site Video
Subcontract Price	$6,486.00		$46,400.00		$1,575.00
Amount Uncompleted	**$6,486.00**		**$0.00**		**$1,575.00**
Subcontractor					
Type of Work	Tree Care		LJS		Tree Care
Subcontract Price	$15,725.00		$24,726.00		$1,575.00
Amount Uncompleted	**$0.00**		**$0.00**	**$ -**	**$1,575.00**
Subcontractor					
Type of Work			Pavement Marking		
Subcontract Price			$109,224.57		
Amount Uncompleted			**$15,000.00**		
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
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Amount Uncompleted					
Subcontractor			$ -		
Type of Work					
Subcontract Price			$ -	$ -	
Amount Uncompleted			$ -	$ -	$ -
Total Uncompleted	$ 86,549.53	$ 893,799.70	$ 126,314.15	$ 65,990.00	$ 174,361.50
Totals	$ 122,674.53	$ 1,342,963.20	$ 2,575,109.28	$ 388,085.00	$ 174,361.50

Illinois Department of Transportation
Bureau of Construction
2300 South Dirksen Parkway/Room 322
Springfield, Illinois 62764

Affidavit of Availability
For the Letting of 06/13/25

Instructions: Complete this form by either typing or using black ink. "Authorization to Bid" will not be issued unless both sides of this form are completed in detail. Use additional forms as needed to list all work.

Part I. Work Under Contract

List below all work you have under contract as either a prime contractor or a subcontractor. It is required to include all pending low bids not yet awarded or rejected. In a joint venture, list only that portion of the work which is the responsibility of your company. The uncompleted dollar value is to be based upon the most recent engineer's or owners estimate, and must include work subcontracted to others. If no work is contracted, show **NONE**

	6	7	8	9	10	
Contract Number	61K74	62W71		62W03	62W05	
Contract With	IDOT	IDOT	Northbrook	IDOT	IDOT	
Estimated Completion Date	10/31/2024	35 Working Days	10/3/2025	45 Working Days	25 Working Days	
Total Contract Price	$10,184,631.82	$1,098,089.29	$189,566.55	$1,055,603.56	$584,932.35	Accumulated Totals
Uncompleted Dollar Value if Firm is the Prime Contractor	$ 6,532,439.86	$ 847,383.93	$ 100,358.55	$ 165,447.00	$ 367,462.35	$ 8,013,091.69
Uncompleted Dollar Value if Firm is the Subcontractor	$ 1,143,594.66	$ 250,705.36	$ 89,208.00	$ 8,377.00	$ 16,964.00	$ 1,508,849.02
				Total Value of All Work		$ 9,521,940.71

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

List below the uncompleted dollar value of work for each contract and awards pending to be completed with your own forces. All work subcontracted to others will be listed on the reverse of this form. In a joint venture, list only that portion of the work to be done by your company. If no work is contracted, show **NONE**

						Accumulated Totals
Earthwork	$890,589.80	$13,762.65	$5,604.00		$20,000.00	$ 929,956.45
Portland Cement Concrete Paving						$ -
HMA Plant Mix						$ -
HMA Paving	$32,191.00	$399,545.62	$28,021.00	$150,000.00	$167,369.85	$ 777,127.47
Clean & Seal Cracks/ Joints						$ -
Aggregate Bases & Surfaces	$374,581.85	$525.00			$67,165.00	$ 442,271.85
Highway,R.R.& Water Structures						$ -
Drainage	$3,600,000.00		$22,621.00		$10,825.00	$ 3,633,446.00
Electrical						$ -
Cover and Seal Coats						$ -
Concrete Construction	$635,077.21	$188,545.33	$19,825.00		$72,102.50	$ 915,550.04
Landscaping				$5,447.00		$ 5,447.00
Fencing						$ -
Guardrail						$ -
Painting						$ -
Signing						$ -
Cold Milling, Planning & Rotomilling		$59,686.60	$3,527.55			$ 63,214.15
Demolition						$ -
Pavement Markings (Paint)						$ -
Other Construction (List)	$1,000,000.00	$185,318.73	$20,760.00	$10,000.00	$30,000.00	$ 1,246,078.73
						$ -
Totals	**$ 6,532,439.86**	**$ 847,383.93**	**$ 100,358.55**	**$ 165,447.00**	**$ 367,462.35**	**$ 8,013,091.69**

Disclosure of this information is **REQUIRED** to accomplish the statutory purpose as outlined in the"Illinois Procurement Code." Failure to comply will result in non-issuance of an "Authorization to Bid." This form has been approved by the State Forms Management Center.

Part III. Work Subcontracted to Others

For each contract described in Part I, list all the work you have subcontracted to others.

	6	7	8	9	10
Subcontractor					
Type of Work	HMA Paving	Electrical	Electrical	Environmental	Environmental
Subcontract Price	$598,732.73	$38,630.30	$41,866.00	$14,300.00	$14,300.00
Amount Uncompleted	$598,732.73	$38,630.30	$41,866.00		$14,300.00
Subcontractor					
Type of Work	Landscaping	Environmental	Irrigation	Layout	Layout
Subcontract Price	$203,359.77	$15,775.00	$14,500.00	$6,000.00	$5,000.00
Amount Uncompleted	$203,359.77	$15,775.00	$14,500.00		
Subcontractor					
Type of Work	Electrical	Landscaping	Landscaping	Pavement Marking	
Subcontract Price	$54,720.00	$12,837.00	$24,167.00	$3,327.00	
Amount Uncompleted	$54,720.00	$12,837.00	$24,167.00	$3,327.00	
Subcontractor					
Type of Work	Environmental	Layout	Pavement Marking	Sewer	
Subcontract Price	$37,800.00	$5,900.00	$8,675.00	$13,345.00	
Amount Uncompleted	$37,800.00	$5,900.00	$8,675.00		
Subcontractor					
Type of Work	Fencing	LJS		Sewer Cleaning	
Subcontract Price	$135,371.65	$22,509.41		$5,050.00	
Amount Uncompleted	$135,371.65	$22,509.41		$5,050.00	
Subcontractor					
Type of Work	Layout	Pavement Marking			
Subcontract Price	$29,860.00	$25,778.65			
Amount Uncompleted	$20,000.00	$25,778.65			
Subcontractor					
Type of Work	Pavement Marking	Sewer & Water			
Subcontract Price	$8,610.51	$103,600.00			
Amount Uncompleted	$8,610.51	$103,600.00			
Subcontractor					
Type of Work	Traffic Control	Sewer Cleaning			
Subcontract Price	$144,579.20	$25,675.00			
Amount Uncompleted	$ 85,000.00	$25,675.00			
Subcontractor					
Type of Work	Tree Care				
Subcontract Price	$30,190.00				
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Total Uncompleted	**$1,143,594.66**	**$ 250,705.36**	**$ 89,208.00**	**$ 8,377.00**	**$ 16,964.00**
Totals	**$1,243,223.86**	**$ 250,705.36**	**$ 89,208.00**	**$ 42,022.00**	**$ 21,964.00**

Illinois Department of Transportation

Bureau of Construction
2300 South Dirksen Parkway/Room 322
Springfield, Illinois 62764

Affidavit of Availability
For the Letting of 06/13/25

Instructions: Complete this form by either typing or using black ink. "Authorization to Bid" will not be issued unless both sides of this form are completed in detail. Use additional forms as needed to list all work.

Part I. Work Under Contract

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	11	12	13	14	15	
Contract Number		61J90	61K56			
Contract With	Schaumburg	IDOT	IDOT	Glen Ellyn	Schaumburg	
Estimated Completion Date	11/15/2024	10/31/2024	30 Working Day	8/29/2025	10/30/2025	
Total Contract Price	$6,197,000.00	$4,279,091.92	$554,454.62	$2,977,075.77	$149,846.23	Accumulated Totals
Uncompleted Dollar Value if Firm is the Prime Contractor	$ 40,000.00	$ 2,275,933.21	$ 449,525.00	$ 1,631,558.61	$ 101,873.23	$ 4,498,890.05
Uncompleted Dollar Value if Firm is the Subcontractor	$ 245,384.21	$ 1,152,497.96	$ 104,929.62	$ 77,731.60	$ 47,973.00	$ 1,628,516.39
				Total Value of All Work		$ 6,127,406.44

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

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						Accumulated Totals
Earthwork		$385,650.71	$24,469.00	$50,000.00	$39,821.75	$ 499,941.46
Portland Cement Concrete Paving						$ -
HMA Plant Mix						$ -
HMA Paving	$30,000.00	$371,397.50	$230,757.52	$738,135.46	$20,818.80	$ 1,391,109.28
Clean & Seal Cracks/ Joints						$ -
Aggregate Bases & Surfaces		$60,277.50	$7,121.25	$15,000.00	$9,780.68	$ 92,179.43
Highway,R.R.& Water Structures						$ -
Drainage		$750,000.00		$0.00	$1,850.00	$ 751,850.00
Electrical						$ -
Cover and Seal Coats						$ -
Concrete Construction		$282,591.00	$66,519.00	$350,000.00	$9,928.00	$ 709,038.00
Landscaping				$202,095.00		$ 202,095.00
Fencing						$ -
Guardrail						$ -
Painting						$ -
Signing			$3,030.00		$74.00	$ 3,104.00
Cold Milling, Planning & Rotomilling		$26,018.50	$47,236.50	$101,328.15		$ 174,581.15
Demolition						$ -
Pavement Markings (Paint)						$ -
Other Construction (List)	$10,000.00	$400,000.00	$70,391.73	$175,000.00	$19,600.00	$ 674,991.73
						$ -
Totals	**$ 40,000.00**	**$ 2,275,933.21**	**$ 449,525.00**	**$ 1,631,558.61**	**$ 101,873.23**	**$ 4,498,890.05**

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Part III. Work Subcontracted to Others

For each contract described in Part I, list all the work you have subcontracted to others

	11	12	13	14	15
Subcontractor					
Type of Work	Brick Paving	Electrical	Landscaping	Layout	Electrical
Subcontract Price	$701,914.00	$958,579.90	$11,042.00	$13,900.00	$9,280.00
Amount Uncompleted	$5,000.00	$958,579.90	$11,042.00	$13,900.00	$9,280.00
Subcontractor					
Type of Work	Electrical	Environmental	Environmental	LJS	Fencing
Subcontract Price	$1,148,873.23	$28,950.00	$9,100.00	$30,062.16	$16,709.00
Amount Uncompleted	$25,000.00	$28,950.00	$9,100.00	$30,062.16	$16,709.00
Subcontractor					
Type of Work	Environmental	Landscaping	Layout	Pavement Marking	Landscaping
Subcontract Price	$18,980.00	$21,272.30	$500.00	$2,507.44	$11,820.00
Amount Uncompleted		$21,272.30	$500.00	$2,507.44	$11,820.00
Subcontractor					
Type of Work	Landscaping	Guardrail	LJS	Site Video	Layout
Subcontract Price	$183,501.00	$28,978.06	$10,760.75	$4,330.00	$5,500.00
Amount Uncompleted	$183,501.00	$28,978.06	$10,760.75	$4,330.00	$5,500.00
Subcontractor					
Type of Work	Layout	Layout	Pavement Marking	Televising	Pavement Marking
Subcontract Price	$12,900.00	$24,900.00	$14,156.87	$7,092.00	$2,000.00
Amount Uncompleted		$15,000.00	$14,156.87	$7,092.00	$2,000.00
Subcontractor					
Type of Work	LJS	Pavement Marking	Sewer	Tree Care	Tree Care
Subcontract Price	$6,596.73	$24,717.70	$59,370.00	$19,840.00	$2,664.00
Amount Uncompleted		$24,717.70	$59,370.00	$19,840.00	$2,664.00
Subcontractor					
Type of Work	Pavement Marking	Traffic Control			
Subcontract Price	$8,095.21	$142,065.00			
Amount Uncompleted	$8,095.21	$75,000.00			
Subcontractor					
Type of Work	Stamped HMA				
Subcontract Price	$23,788.00				
Amount Uncompleted	$23,788.00				
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Total Uncompleted	**$245,384.21**	**$ 1,152,497.96**	**$ 104,929.62**	**$ 77,731.60**	**$47,973.00**
Totals	**$2,104,648.17**	**$ 1,229,462.96**	**$ 104,929.62**	**$ 77,731.60**	**$47,973.00**

Illinois Department of Transportation

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	16	17	18	19	20	
Contract Number						
Contract With	Lake County DOT		Winnetka	IDOT		
Estimated Completion Date	55 Working Days		9/30/2025	6/15/2024		
Total Contract Price	$2,144,019.05		$3,806,550.25	$1,464,175.50		Accumulated Totals
Uncompleted Dollar Value if Firm is the Prime Contractor	$ 184,342.00	$ -	$ 2,981,570.75	$ 33,750.00	$ -	$ 3,199,662.75
Uncompleted Dollar Value if Firm is the Subcontractor	$ 121,242.50	$ -	$ 6,832.10	$ 20,650.00	$ -	$ 150,724.60
				Total Value of All Work		$ 3,350,387.35

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						Accumulated Totals
Earthwork			$49,837.50			$ 49,837.50
Portland Cement Concrete Paving						$ -
HMA Plant Mix						$ -
HMA Paving			$359,033.00			$ 359,033.00
Clean & Seal Cracks/ Joints						$ -
Aggregate Bases & Surfaces			$60.00			$ 60.00
Highway,R.R.& Water Structures						$ -
Drainage			$1,500,000.00			$ 1,500,000.00
Electrical						$ -
Cover and Seal Coats						$ -
Concrete Construction	$150,000.00		$488,019.00	$25,000.00		$ 663,019.00
Landscaping	$8,842.00		$51,895.00			$ 60,737.00
Fencing						$ -
Guardrail						$ -
Painting						$ -
Signing	$500.00			$3,750.00		$ 4,250.00
Cold Milling, Planning & Rotomilling			$82,726.25			$ 82,726.25
Demolition						$ -
Pavement Markings (Paint)						$ -
Other Construction (List)	$25,000.00		$450,000.00	$5,000.00		$ 480,000.00
						$ -
Totals	**$ 184,342.00**	**$ -**	**$ 2,981,570.75**	**$ 33,750.00**	**$ -**	**$ 3,199,662.75**

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Part III. Work Subcontracted to Others

For each contract described in Part I, list all the work you have subcontracted to others.

	16	17	18	19	20
Subcontractor					
Type of Work	Crackfilling		Electrical	Environmental	
Subcontract Price	$9,415.00		$2,400.00	$6,100.00	
Amount Uncompleted	$9,415.00		$2,400.00		
Subcontractor					
Type of Work	Electrical		Pavement Marking	Fencing	
Subcontract Price	$256,675.10		$6,432.10	$10,800.00	
Amount Uncompleted	$50,000.00		$6,432.10	$10,800.00	
Subcontractor					
Type of Work	Pavement Marking			Landscaping	
Subcontract Price	$61,827.50			$66,860.00	
Amount Uncompleted	$61,827.50				
Subcontractor					
Type of Work				Layout	
Subcontract Price				$14,900.00	
Amount Uncompleted					
Subcontractor					
Type of Work				Pavement Marking	
Subcontract Price				$9,850.00	
Amount Uncompleted				$9,850.00	
Subcontractor					
Type of Work				Sewer	
Subcontract Price				$332,800.00	
Amount Uncompleted					
Subcontractor					
Type of Work				Tree Care	
Subcontract Price				$58,000.00	
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Total Uncompleted	**$ 121,242.50**	**$ -**	**$ 8,832.10**	**$20,650.00**	**$ -**
Totals	**$ 327,917.60**	**$ -**	**$ 8,832.10**	**$ 499,310.00**	**$ -**

Printed on 05/27/2025

BC 57 (Rev. 08/17/10)

Illinois Department of Transportation

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Springfield, Illinois 62764

Affidavit of Availability
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Part I. Work Under Contract

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	21	22	23	24	25	
Contract Number	61K70	61K83	61K72			
Contract With	IDOT	IDOT	IDOT	Wilmette	Wilmette	
Estimated Completion Date	135 Working Days	10/25/2024	80 Working Days	6/30/2025	10/31/2025	
Total Contract Price	$4,974,254.61	$2,379,003.39	$3,244,998.60	$2,725,094.09	$2,464,182.98	Accumulated Totals
Uncompleted Dollar Value if Firm is the Prime Contractor	$ 3,157,429.57	$ 1,873,976.61	$ 2,288,380.50	$ 1,396,450.70	$ 1,896,078.50	$ 10,612,315.88
Uncompleted Dollar Value if Firm is the Subcontractor	$ 1,632,333.94	$ 322,057.00	$ 956,618.10	$ 86,706.75	$ 568,104.48	$ 3,565,820.27
				Total Value of All Work		$ 14,178,136.15

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						Accumulated Totals
Earthwork	$200,000.00	$392,155.25	$457,749.00	$0.00	$339,223.00	$ 1,389,127.25
Portland Cement Concrete Paving			$106,250.00			$ 106,250.00
HMA Plant Mix						$ -
HMA Paving	$786,605.27	$494,829.97	$283,575.00	$500,000.00	$24,497.50	$ 2,089,507.74
Clean & Seal Cracks/ Joints						$ -
Aggregate Bases & Surfaces	$93,797.05	$302,973.95	$103,365.00		$136,723.25	$ 636,859.25
Highway,R.R.& Water Structures						$ -
Drainage			$650,932.50	$25,000.00	$173,284.00	$ 849,216.50
Electrical						$ -
Cover and Seal Coats						$ -
Concrete Construction	$1,507,752.00	$534,017.44	$352,870.00	$500,000.00	$943,926.75	$ 3,838,566.19
Landscaping				$106,876.00	$36,511.00	$ 143,387.00
Fencing						$ -
Guardrail						$ -
Painting						$ -
Signing						$ -
Cold Milling, Planning & Rotomilling	$69,275.25		$30,490.00	$114,574.70	$19,513.00	$ 233,852.95
Demolition						$ -
Pavement Markings (Paint)						$ -
Other Construction (List)	$500,000.00	$150,000.00	$303,149.00	$150,000.00	$222,400.00	$ 1,325,549.00
						$ -
Totals	**$ 3,157,429.57**	**$ 1,873,976.61**	**$ 2,288,380.50**	**$ 1,396,450.70**	**$ 1,896,078.50**	**$ 10,612,315.88**

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Part III. Work Subcontracted to Others

For each contract described in Part I, list all the work you have subcontracted to others.

	21	22	23	24	25
Subcontractor					
Type of Work	Electrical	Landscaping	Electrical	Electrical	Brick Paving
Subcontract Price	$685,562.30	$92,603.60	$98,075.20	$7,607.60	$543,740.40
Amount Uncompleted	$685,562.30	$92,603.60	$98,075.20	$7,607.60	$543,740.40
Subcontractor					
Type of Work	Environmental	Electrical	Environmental	Irrigation	Environmental
Subcontract Price	$20,600.00	$26,935.52	$53,800.00	$32,640.00	$1,450.00
Amount Uncompleted	$20,600.00	$26,935.52	$53,800.00	$32,640.00	$1,450.00
Subcontractor					
Type of Work	Landscaping	Layout	Fencing	Layout	Irrigation
Subcontract Price	$216,869.70	$14,900.00	$143,177.00	$12,900.00	$6,450.00
Amount Uncompleted	$216,869.70	$14,900.00	$143,177.00	$12,900.00	$6,450.00
Subcontractor					
Type of Work	Layout	LJS	Landscaping	Pavement Marking	Layout
Subcontract Price	$28,500.00	$42,609.63	$162,815.00	$25,009.15	$4,900.00
Amount Uncompleted	$28,500.00	$42,609.63	$162,815.00	$25,009.15	$4,900.00
Subcontractor					
Type of Work	LJS	Pavement Marking	Pavement Marking	Tree Care	Televising
Subcontract Price	$58,034.48	$22,858.25	$28,803.90	$8,550.00	$9,414.08
Amount Uncompleted	$58,034.48	$22,858.25	$28,803.90	$8,550.00	$9,414.08
Subcontractor					
Type of Work	Pavement Marking	Sewer	Structural Concrete		Tree Care
Subcontract Price	$51,405.66	$149,750.00	$377,990.00		$2,150.00
Amount Uncompleted	$51,405.66	$50,000.00	$377,990.00		$2,150.00
Subcontractor					
Type of Work	Sewer & Water	Tree Care	Tree Care		
Subcontract Price	$295,693.00	$22,150.00	$23,760.00		
Amount Uncompleted	$ 295,693.00	$22,150.00	$23,760.00		
Subcontractor					
Type of Work	TCP	TCP	TCP		
Subcontract Price	$268,618.80	$76,319.78	$ 68,197.00		
Amount Uncompleted	$268,618.80	$50,000.00	$ 68,197.00		
Subcontractor					
Type of Work	Tree Care				
Subcontract Price	$7,050.00				
Amount Uncompleted	$7,050.00				
Total Uncompleted	**$ 1,632,333.94**	**$ 322,057.00**	**$ 956,618.10**	**$ 86,706.75**	**$ 568,104.48**
Totals	**$ 1,632,333.94**	**$ 448,126.78**	**$ 956,618.10**	**$ 86,706.75**	**$ 568,104.48**

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BC 57 (Rev. 08/17/10)

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	26	27	28	29	30	
Contract Number			61L23		62W63	
Contract With	Hinsdale	Niles	IDOT		IDOT	
Estimated Completion Date	6/30/2025	8/30/2024	8/13/2025		30 Working Days	
Total Contract Price	$1,414,250.65	$ 118,005.25	$1,163,964.03		$794,968.10	Accumulated Totals
Uncompleted Dollar Value if Firm is the Prime Contractor	$ 829,705.00	$ 113,005.25	$ 1,156,713.03	$ -	$ 771,893.10	$ 2,871,316.38
Uncompleted Dollar Value if Firm is the Subcontractor	$ 9,878.95	$ 5,000.00	$ 7,251.00	$ -	$ 23,075.00	$ 45,204.95
				Total Value of All Work		$ 2,916,521.33

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						Accumulated Totals
Earthwork	$31,901.00	$19,325.00	$57,414.00		$290,259.00	$ 398,899.00
Portland Cement Concrete Paving						$ -
HMA Plant Mix						$ -
HMA Paving	$365,530.00		$244,030.72		$279,455.15	$ 889,015.87
Clean & Seal Cracks/ Joints						$ -
Aggregate Bases & Surfaces			$17,228.00		$101,836.95	$ 119,064.95
Highway,R.R & Water Structures						$ -
Drainage	$150,000.00	$2,250.00	$82,373.50		$3,400.00	$ 238,023.50
Electrical						$ -
Cover and Seal Coats						$ -
Concrete Construction	$75,000.00	$58,201.50	$560,434.29		$43,292.00	$ 736,927.79
Landscaping	$30,609.00	$18,228.75	$24,287.57			$ 73,125.32
Fencing						$ -
Guardrail						$ -
Painting						$ -
Signing			$4,645.00			$ 4,645.00
Cold Milling, Planning & Rotomilling	$76,665.00		$36,623.05			$ 113,288.05
Demolition						$ -
Pavement Markings (Paint)						$ -
Other Construction (List)	$100,000.00	$15,000.00	$129,676.90		$53,650.00	$ 298,326.90
						$ -
Totals	**$ 829,705.00**	**$ 113,005.25**	**$ 1,156,713.03**	**$ -**	**$ 771,893.10**	**$ 2,871,316.38**

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Part III. Work Subcontracted to Others

For each contract described in Part I, list all the work you have subcontracted to others.

	26	27	28	29	30
Subcontractor					
Type of Work	Electrical	Layout	Pavement Marking		Environmental
Subcontract Price	$4,284.80	$5,000.00	$5,851.00		$12,175.00
Amount Uncompleted	$4,284.80	$5,000.00	$5,851.00		$12,175.00
Subcontractor					
Type of Work	Pavement Marking		Tree Care		Layout
Subcontract Price	$5,594.15		$1,400.00		$3,000.00
Amount Uncompleted	$5,594.15		$1,400.00		$3,000.00
Subcontractor					
Type of Work					Pavement Marking
Subcontract Price					$2,000.00
Amount Uncompleted					$2,000.00
Subcontractor					
Type of Work					Sewer Cleaning
Subcontract Price					$5,900.00
Amount Uncompleted					$5,900.00
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Total Uncompleted	**$ 9,878.95**	**$ 5,000.00**	**$ 7,251.00**	**$ -**	**$ 23,075.00**
Totals	**$ 9,878.95**	**$ 5,000.00**	**$ 7,251.00**	**$ -**	**$ 23,075.00**

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	31	32	33	34	35	
Contract Number						
Contract With	Northlake	Schaumburg	Hoffman Estates	Hoffman Estates		
Estimated Completion Date	10/31/2025	10/25/2024	12/12/2025	11/14/2025		
Total Contract Price	$5,414,958.80	$624,554.00	$6,248,228.77	$2,059,672.86		Accumulated Totals
Uncompleted Dollar Value if Firm is the Prime Contractor	$ 4,928,186.80	$ 376,803.00	$ 6,205,989.52	$ 1,505,161.81	$ -	$ 13,016,141.13
Uncompleted Dollar Value if Firm is the Subcontractor	$ 486,772.00	$ 247,751.00	$ 42,239.25	$ 554,511.05	$ -	$ 1,331,273.30
				Total Value of All Work		$ 14,347,414.43

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

List below the uncompleted dollar value of work for each contract and awards pending to be completed with your own forces. All work subcontracted to others will be listed on the reverse of this form. In a joint venture, list only that portion of the work to be done by your company. If no work is contracted, show **NONE**

						Accumulated Totals
Earthwork	$529,117.00	$12,804.00	$384,125.95	$361,096.25		$ 1,287,143.20
Portland Cement Concrete Paving						$ -
HMA Plant Mix						$ -
HMA Paving	$684,856.80		$745,888.07	$378,168.07		$ 1,808,912.94
Clean & Seal Cracks/ Joints						$ -
Aggregate Bases & Surfaces	$81,000.00	$3,672.00	$175,921.25	$188,312.70		$ 448,905.95
Highway,R.R.& Water Structures						$ -
Drainage	$2,159,320.00	$100,759.00	$2,652,395.00	$141,588.75		$ 5,054,062.75
Electrical						$ -
Cover and Seal Coats						$ -
Concrete Construction	$352,780.00	$115,243.00	$1,194,694.05	$296,469.50		$ 1,959,186.55
Landscaping	$36,660.00		$165,163.50			$ 201,823.50
Fencing						$ -
Guardrail						$ -
Painting						$ -
Signing		$1,000.00	$5,250.00	$6,920.00		$ 13,170.00
Cold Milling, Planning & Rotomilling	$21,175.00		$74,151.70			$ 95,326.70
Demolition						$ -
Pavement Markings (Paint)						$ -
Other Construction (List)	$1,063,278.00	$143,325.00	$808,400.00	$132,606.54		$ 2,147,609.54
						$ -
Totals	**$ 4,928,186.80**	**$ 376,803.00**	**$ 6,205,989.52**	**$ 1,505,161.81**	**$ -**	**$ 13,016,141.13**

Disclosure of this information is **REQUIRED** to accomplish the statutory purpose as outlined in the"Illinois Procurement Code." Failure to comply will result in non-issuance of an "Authorization to Bid." This form has been approved by the State Forms Management Center.

Printed on 05/27/2025

BC 57 (Rev. 08/17/10)

Part III. Work Subcontracted to Others

For each contract described in Part I, list all the work you have subcontracted to others.

	31	32	33	34	35
Subcontractor					
Type of Work	Electrical	Electrical	Electrical	Brick Paving	
Subcontract Price	$22,950.00	$6,400.00	$6,300.00	$48,464.50	
Amount Uncompleted	$22,950.00	$6,400.00	$6,300.00	$48,464.50	
Subcontractor					
Type of Work	Environmental	Landscaping	Fencing	Electrical	
Subcontract Price	$51,350.00	$222,101.00	$17,660.50	$281,285.00	
Amount Uncompleted	$51,350.00	$222,101.00	$17,660.50	$281,285.00	
Subcontractor					
Type of Work	Fencing	Layout	Pavement Marking	Landscaping	
Subcontract Price	$19,070.00	$7,150.00	$15,228.75	$206,657.25	
Amount Uncompleted	$19,070.00	$7,150.00	$15,228.75	$206,657.25	
Subcontractor					
Type of Work	Layout	Pavement Marking	Tree Care	Layout	
Subcontract Price	$27,400.00	$5,650.00	$3,050.00	$3,500.00	
Amount Uncompleted	$27,400.00	$5,650.00	$3,050.00	$3,500.00	
Subcontractor					
Type of Work	Pavement Marking	Tree Care		Pavement Marking	
Subcontract Price	$16,374.50	$6,450.00		$10,333.30	
Amount Uncompleted	$16,374.50	$6,450.00		$10,333.30	
Subcontractor					
Type of Work	Reclamation			Tree Care	
Subcontract Price	$154,560.00			$4,271.00	
Amount Uncompleted	$154,560.00			$4,271.00	
Subcontractor					
Type of Work	Structural Concrete				
Subcontract Price	$195,067.50				
Amount Uncompleted	$195,067.50				
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Total Uncompleted	**$ 486,772.00**	**$ 247,751.00**	**$ 42,239.25**	**$ 554,511.05**	**$ -**
Totals	**$ 486,772.00**	**$ 247,751.00**	**$ 42,239.25**	**$ 554,511.05**	**$ -**

Illinois Department of Transportation

Bureau of Construction
2300 South Dirksen Parkway, Room 352
Springfield, Illinois 62764

Affidavit of Availability
For the Letting of 06/13/25

Instructions: Complete this form by either typing or using black ink. "Authorization to Bid" will not be issued unless both sides of this form are completed in detail. Use additional forms as needed to list all work.

Part I. Work Under Contract

List below all work you have under contract as either a prime contractor or a subcontractor. It is required to include all pending low bids not yet awarded or rejected. In a joint venture, list only that portion of the work which is the responsibility of your company. The uncompleted dollar value is to be based upon the most recent engineer's or owners estimate, and must include work subcontracted to others. If no work is contracted, show **NONE**

	36	37	38	39	40	
Contract Number						
Contract With						
Estimated Completion Date						
Total Contract Price						Accumulated Totals
Uncompleted Dollar Value if Firm is the Prime Contractor	$ -	$ -	$ -	$ -	$ -	$ -
Uncompleted Dollar Value if Firm is the Subcontractor	$ -	$ -	$ -	$ -	$ -	$ -
				Total Value of All Work		$ -

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

List below the uncompleted dollar value of work for each contract and awards pending to be completed with your own forces. All work subcontracted to others will be listed on the reverse of this form. In a joint venture, list only that portion of the work to be done by your company. If no work is contracted, show **NONE**

						Accumulated Totals
Earthwork						$ -
Portland Cement Concrete Paving	$0.00	$0.00				$ -
HMA Plant Mix						$ -
HMA Paving						$ -
Clean & Seal Cracks/ Joints						$ -
Aggregate Bases & Surfaces						$ -
Highway,R.R.& Water Structures						$ -
Drainage						$ -
Electrical						$ -
Cover and Seal Coats						$ -
Concrete Construction						$ -
Landscaping						$ -
Fencing						$ -
Guardrail						$ -
Painting						$ -
Signing						$ -
Cold Milling, Planning & Rotomilling		$ -				$ -
Demolition						$ -
Pavement Markings (Paint)						$ -
Other Construction (List)						$ -
						$ -
Totals	$ -	$ -	$ -	$ -	$ -	$ -

Disclosure of this information is **REQUIRED** to accomplish the statutory purpose as outlined in the"Illinois Procurement Code." Failure to comply will result in non-issuance of an "Authorization to Bid." This form has been approved by the State Forms Management Center.

Printed on 05/27/2025

BC 57 (Rev. 08/17/10)

Part III. Work Subcontracted to Others

For each contract described in Part I, list all the work you have subcontracted to others.

	36	37	38	39	40
Subcontractor					
Type of Work					Electrical
Subcontract Price					$260,693.60
Amount Uncompleted					
Subcontractor					
Type of Work					Irrigation
Subcontract Price					$5,000.00
Amount Uncompleted					$0.00
Subcontractor					
Type of Work					Landscaping
Subcontract Price					$12,409.50
Amount Uncompleted					
Subcontractor					
Type of Work					Layout
Subcontract Price					$4,300.00
Amount Uncompleted					
Subcontractor					
Type of Work					LJS
Subcontract Price					$15,177.60
Amount Uncompleted					
Subcontractor					
Type of Work					Pavement Marking
Subcontract Price					$6,907.70
Amount Uncompleted					
Subcontractor					
Type of Work					Tree Care
Subcontract Price					$2,400.00
Amount Uncompleted					$0.00
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Total Uncompleted	**$0.00**	**$ -**	**$ -**	**$ -**	**$ -**
Totals	**$0.00**	**$ -**	**$ -**	**$ -**	**$ 306,888.40**

Illinois Department of Transportation

Bureau of Construction
2300 South Dirksen Parkway/Room 322
Springfield, Illinois 62764

SUMMARY SHEETS

Affidavit of Availability
For the Letting of 06/13/25

Instructions: Complete this form by either typing or using black ink. "Authorization to Bid" will not be issued unless both sides of this form are completed in detail. Use additional forms as needed to list all work.

Part I. Work Under Contract

List below all work you have under contract as either a prime contractor or a subcontractor. It is required to include all pending low bids not yet awarded or rejected. In a joint venture, list only that portion of the work which is the responsibility of your company. The uncompleted dollar value is to be based upon the most recent engineer's or owners estimate, and must include work subcontracted to others. If no work is contracted, show **NONE**

Contract Number						
Contract With						
Estimated Completion Date						**SUMMARY**
Total Contract Price						Accumulated Totals
Uncompleted Dollar Value if Firm is the Prime Contractor						$ 46,561,375.17
Uncompleted Dollar Value if Firm is the Subcontractor						$ 9,577,403.41
				Total Value of All Work		$ 56,138,778.58

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

List below the uncompleted dollar value of work for each contract and awards pending to be completed with your own forces. All work subcontracted to others will be listed on the reverse of this form. In a joint venture, list only that portion of the work to be done by your company. If no work is contracted, show **NONE**

						Accumulated Totals
Earthwork						$ 5,053,423.36
Portland Cement Concrete Paving						$ 106,250.00
HMA Plant Mix						$ -
HMA Paving						$ 8,681,435.21
Clean & Seal Cracks/ Joints						$ -
Aggregate Bases & Surfaces						$ 1,929,385.68
Highway,R.R.& Water Structures						$ -
Drainage						$ 12,740,368.75
Electrical						$ -
Cover and Seal Coats						$ -
Concrete Construction						$ 9,255,468.57
Landscaping						$ 785,077.07
Fencing						$ -
Guardrail						$ -
Painting						$ -
Signing						$ 64,260.33
Cold Milling, Planning & Rotomilling						$ 882,150.30
Demolition						$ -
Pavement Markings (Paint)						$ -
Other Construction (List)						$ 7,063,555.90
Totals	$ -	$ -	$ -	$ -	$ -	$ 46,561,375.17

Disclosure of this information is **REQUIRED** to accomplish the statutory purpose as outlined in the"Illinois Procurement Code." Failure to comply will result in non-issuance of an "Authorization to Bid." This form has been approved by the State Forms Management Center

Printed on 05/27/2025

BC 57 (Rev. 08/17/10)

Part III. Work Subcontracted to Others

For each contract described in Part I, list all the work you have subcontracted to others.

Subcontractor					
Type of Work					
Subcontract Price	$ -	$ -	$ -	$ -	$ -
Amount Uncompleted	$ -	$ -	$ -	$ -	$ -
Subcontractor					
Type of Work					
Subcontract Price	$ -	$ -	$ -	$ -	$ -
Amount Uncompleted	$ -	$ -	$ -	$ -	$ -
Subcontractor					
Type of Work					
Subcontract Price	$ -	$ -	$ -	$ -	$ -
Amount Uncompleted	$ -	$ -	$ -	$ -	$ -
Subcontractor					
Type of Work					
Subcontract Price	$ -	$ -	$ -	$ -	$ -
Amount Uncompleted	$ -	$ -	$ -	$ -	$ -
Subcontractor					
Type of Work					
Subcontract Price	$ -	$ -	$ -	$ -	$ -
Amount Uncompleted	$ -	$ -	$ -	$ -	$ -
Total Uncompleted	$ -	$ -	$ -	$ -	$ -
SUMMARY TOTALS	$ -	$ -	$ -	$ -	$ -

I, being duly sworn, do hereby declare that this affidavit is a true and correct statement relating to ALL uncompleted contracts of the undersigned for Federal, State, County, City and Private work, including ALL subcontract work, ALL pending low bids not yet awarded or rejected and ALL estimated completion dates.

Subscribed and sworn to before me
this 29th day of May, 2025

Notary Public

My commission expires: 05/09/2028

(Notary Seal)

OFFICIAL SEAL
NICOLE ANNE ENGELKING
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 990476
MY COMMISSION EXPIRES MAY 09, 2028

Type or Print Jeff Moyer — Vice President
Officer or Director — Title

Signed

Company A Lamp Concrete Contractors, Inc.

Address 1900 Wright Blvd.
Schaumburg, Illinois 60193

Printed on 05/27/2025

BC 57 (Rev. 08/17/10)

Illinois Department of Transportation

Apprenticeship and Training Program Certification

Local Public Agency	County	Street Name/Road Name	Section Number
Village of Oak Brook	DuPage	Various Streets	25-00056-00-RS

All contractors are required to complete the following certification

☒ For this contract proposal or for all bidding groups in this deliver and install proposal.

☐ For the following deliver and install bidding groups in this material proposal.

Illinois Department of Transportation policy, adopted in accordance with the provisions of the Illinois Highway Code, requires this contract to be awarded to the lowest responsive and responsible bidder. The award decision is subject to approval by the Department. In addition to all other responsibility factors, this contract or deliver and install proposal requires all bidders and all bidder's subcontractors to disclose participation in apprenticeship or training programs that are (1) approved by and registered with the United States Department of Labor's Bureau of Apprenticeship and Training, and (2) applicable to the work of the above indicated proposals or groups. Therefore, all bidders are required to complete the following certification:

1. Except as provided in paragraph 4 below, the undersigned bidder certifies that it is a participant, either as an individual or as part of a group program, in an approved apprenticeship or training program applicable to each type of work or craft that the bidder will perform with its own employees.

2. The undersigned bidder further certifies, for work to be performed by subcontract, that each of its subcontractors either (A) is, at the time of such bid, participating in an approved, applicable apprenticeship or training program; or (B) will, prior to commencement of performance of work pursuant to this contract, establish participation in an approved apprenticeship or training program applicable to the work of the subcontract.

3. The undersigned bidder, by inclusion in the list in the space below, certifies the official name of each program sponsor holding the Certificate of Registration for all of the types of work or crafts in which the bidder is a participant and that will be performed with the bidder's employees. Types of work or craft that will be subcontracted shall be included and listed as subcontract work. The list shall also indicate any type of work or craft job category for which there is no applicable apprenticeship or training program available.

Laborers Union - Locals 2, 68, 76 and 118
Operators - Local 150

4. Except for any work identified above, if any bidder or subcontractor shall perform all or part of the work of the contract or deliver and install proposal solely by individual owners, partners or members and not by employees to whom the payment of prevailing rates of wages would be required, check the following box, and identify the owner/operator workforces and positions of ownership. ☐

The requirements of this certification and disclosure are a material part of the contract, and the contractor shall require this certification provision to be included in all approved subcontracts. The bidder is responsible for making a complete report and shall make certain that each type of work or craft job category that will be utilized on the project is accounted for and listed. The Department at any time before or afterward may require the production of a copy of each applicable Certificate of Registration issued by the United States Department of Labor evidencing such participation by the contractor and any or all of its subcontractors. In order to fulfill the participation requirement, it shall not be necessary that any applicable program sponsor be currently taking or that it will take applications for apprenticeship, training or employment during the performance of the work of this contract or deliver and install proposal.

Bidder: A Lamp Concrete Contractors, Inc.

Signature & Date: Jeff Mr 05/29/2025

Title: Jeff Moyer, Vice President

Address	City	State	Zip Code
1900 Wright Blvd.	Schaumburg	IL	60193

SEXUAL HARASSMENT CERTIFICATE

Tracy Lampignano hereinafter referred to as "Contractor" having submitted a bid/proposal for 2025 Street Improvements 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

A. LAMP CONCRETE CONTRACTORS, INC. CORPORATE SEAL ILLINOIS

Subscribed and sworn to
before me this 29th day
of May, 2025

_____
Notary Public

OFFICIAL SEAL
NICOLE ANNE ENGELKING
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 900476
MY COMMISSION EXPIRES MAY 09, 2028

CONTRACTOR'S CERTIFICATIONS

(CONTRACT EXECUTION)

A Lamp Concrete Contractors, Inc., having executed a contract for 2025 Street Improvements 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: _____

Title: Jeff Moyer, Vice President

Contractor A Lamp Concrete Contractors, Inc.

By: _____

Name of Contractor's Executing Officer

Title: Tracy Lampignano, President

Title of Contractor's Executing Officer

Subscribed and Sworn to before me this 29th day of May, 2025.

_____

Notary Public

My Commission Expires: 05/09/2028

OFFICIAL SEAL
NICOLE ANNE ENGELKING
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 999-78
MY COMMISSION EXPIRES MAY 09, 2028

-SEAL-

CERTIFICATION OF PAYROLL RECORDS

I, Tracy Lampignano (name of person executing this certificate), do hereby certify that I am the duly qualified and acting President (title) for A Lamp Concrete Contractors, Inc., (name of contractor) and, as such, am authorized to certify payroll records as true and accurate for such company in accordance with the requirements of Section 5 of the Prevailing Wage Act (820 ILCS 130/5) (the "Act").

I do hereby further certify that the following document is a true and accurate copy of the records of all laborers, mechanics, and other workers employed by A Lamp Concrete Contractors, Inc. (name of contractor) on the 2025 Street Improvements Project (the "Project") for the Village of Oak Brook (the "Village"), including each such worker's name, address, telephone number, social security number, classification or classifications; and the hourly wages paid in each pay period, hours worked each day, and the starting and ending times of work each day for each such worker on such Project.

I do hereby further certify that the hourly rate paid to each worker is not less than the general prevailing rate of hourly wages required by the Act, and that A Lamp Concrete Contractors, Inc. (name of contractor), and I on behalf of such contractor, are fully aware that filing a certified payroll that we know to be false is a Class B misdemeanor. I further certify that upon two (2) business days' notice, if requested, we and any subcontractor hired by us shall make available for inspection the records required in the Act to the District, its officers, and agents, and to the Director of Labor, his deputies, and agents, at reasonable hours at a location within the State of Illinois.

Date: 05/29/2025, 2025

A Lamp Concrete Contractors, Inc.
(Name of Contractor)

(Signature)

Tracy Lampignano
(Printed Name)

President
(Title)

Subscribed and sworn to before me.

this 29th day of May, 2025.

Notary Public

OFFICIAL SEAL
NICOLE ANNE ENGELKING
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 990476
MY COMMISSION EXPIRES MAY 09, 2028

RETURN WITH BID FORMS

VILLAGE OF OAK BROOK

CONTRACT FOR THE CONSTRUCTION OF

2025 STREETS IMPROVEMENT PROJECT

BIDDER'S SWORN ACKNOWLEDGMENT

Tracy Lampignano ("Deponent"), being first duly sworn on oath, deposes and states that the undersigned Bidder is organized as indicated below and that all statements herein made are made on behalf of such Bidder in support of its Bidder's Proposal for the above Contract and that Deponent is authorized to make them.

Deponent also deposes and states that Bidder has carefully prepared, reviewed and checked its Bidder's Proposal and that the statements contained in its Bidder's Proposal and in this Acknowledgment are true and correct.

COMPLETE APPLICABLE SECTION ONLY

1. **Corporation**

Bidder is a corporation that is organized and existing under the laws of the State of Illinois, that is qualified to do business in the State of Illinois, and that is operating under the legal name of A Lamp Concrete Contractors, Inc.

Pursuant to a Resolution of the corporation's Board of Directors taken on 01/01/2025, Tracy Lampignano & Jeff Moyer, who is the President & Vice President of the corporation, is authorized to sign this Bidder's Proposal, the Contract and all documents related thereto.

The officers of the corporation are as follows:

TITLE	NAME	ADDRESS
President	Tracy Lampignano	1900 Wright Blvd., Schaumburg, IL 60193
Vice President	Jeff Moyer	1900 Wright Blvd., Schaumburg, IL 60193
Secretary	Tracy Lampignano	1900 Wright Blvd., Schaumburg, IL 60193
Treasurer	Tracy Lampignano	1900 Wright Blvd., Schaumburg, IL 60193

The stockholders of the corporation who own 10 percent or more of its stock of any class are as follows:

NAME	ADDRESS	PERCENTAGE OWNERSHIP
QTIP GST Marital Trust - 52.38%	_____	_____
GST Family Trust - 23.81%	_____	_____
Vito Lampignano Trust - 23.81%	_____	_____
_____	_____	_____
_____	_____	_____

2. **Partnership**

Bidder is a partnership that is organized, existing and registered under the laws of the State of Illinois pursuant to that certain Partnership Agreement dated as of _____, that is qualified to do business in the State of _____, and that is operating under the legal name of _____.

The general partners of the partnership are as follows:

NAME	ADDRESS	PERCENTAGE OWNERSHIP
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Pursuant to a power of attorney executed by all of the General Partners on _____, a certified copy of which is hereto attached, _____ is the attorney-in-fact for the partnership and is authorized to sign this Bidder's Proposal, the Contract and all documents related thereto for the partnership. **[Strike out this paragraph if not applicable]**

3. **Individual**

Bidder is an individual whose full name is _____, whose residence address is _____ and whose business address is _____. If operating under a trade or assumed name, said trade or assumed name is as follows: _____.

Pursuant to a power of attorney executed by Bidder on _____, a certified copy of which is hereto attached, _____ is the attorney-in-fact for Bidder and is authorized to sign this Bidder's Proposal, the Contract and all documents related thereto for Bidder. **[Strike out this paragraph if not applicable]**

4. **Joint Venture**

Bidder is a joint venture that is organized and existing under the laws of the State of _____ pursuant to that certain Joint Venture Agreement dated as of _____, that is qualified to do business in the State of _____, and that is operating under the legal name of _____.

The signatories to the aforesaid Joint Venture Agreement are as follows:

NAME		ADDRESS	PERCENTAGE OWNERSHIP
_____	(___)	_____	_____
_____	(___)	_____	_____
_____	(___)	_____	_____
_____	(___)	_____	_____
_____	(___)	_____	_____

[For each signatory indicate the type of entity (Corporation = "C"; Partnership = "P"; and Individual = "I") and provide, on separate sheets, the information required in Paragraph 1, 2, or 3 above, as applicable]

Pursuant to a power of attorney executed by all signatories to the aforesaid Joint Venture Agreement on _____, a certified copy of which is hereto attached, _____ is the attorney-in-fact for Bidder and is authorized to sign this Bidder's Proposal, the Contract and all documents related thereto for Bidder. **[Strike out this paragraph if not applicable]**

DATED this _____ day of _____, 20_____.

RETURN WITH BID FORMS

Attest/Witness

A Lamp Concrete Contractors, Inc.
Bidder

By: _____ By: _____

Title: Jeff Moyer, Vice President Title: Tracy Lampignano, President

Subscribed and Sworn to

My Commission Expires: 05/09/2028

before me this 29th day

of May, 2025.

_____
Notary Public

[SEAL]
OFFICIAL SEAL
NICOLE ANNE ENGELKING
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 990476
MY COMMISSION EXPIRES MAY 09, 2028

RETURN WITH BID FORMS

VILLAGE OF OAK BROOK

CONTRACT FOR THE CONSTRUCTION OF

2025 STREETS IMPROVEMENT PROJECT

PREVAILING WAGE ORDINANCE

Certified Payrolls. Contractor shall, in accordance with Section 5 of the Illinois Prevailing Wage Act, 820 ILCS 130/5, submit to the Department of Labor, on a monthly basis, a certified payroll. The certified payroll shall consist of a complete copy of those records required to be made and kept by the Prevailing Wage Act. The certified payroll shall be accompanied by a statement signed by the Contractor or subcontractor which certifies that: (1) such records are true and accurate; (2) the hourly rate paid is not less than the general prevailing rate of hourly wages required by the Prevailing Wage Act; and (3) Contractor or subcontractor is aware that filing a certified payroll that he or she knows to be false is a Class A misdemeanor. A general contractor may rely upon the certification of a lower tier subcontractor, provided that the general contractor does not knowingly rely upon a subcontractor's false certification. Upon seven business days' notice, Contractor and each subcontractor shall make available for inspection and copying at a location within this State during reasonable hours, the records required to be made and kept by the Act to: (i) the Village, its officers and agents; (ii) the Director of Labor and his deputies and agents; and (iii) to federal, State, or local law enforcement agencies and prosecutors.

Prevailing Wage. Pursuant to Section 4 of the Illinois Prevailing Wage Act, 820 ILCS 130/4, Contractor agrees and acknowledges that not less than the applicable rate of prevailing of wages, as found or ascertained by the Department of Labor and made available on the Department's official website or determined by the court on review, shall be paid for each craft or type of worker needed to execute this contract or to perform such work, and it shall be mandatory upon the contractor to whom the contract is awarded and upon any subcontractor under him, to pay not less than the specified rates to all laborers, workers and mechanics employed by them in the execution of this contract.

RETURN WITH BID FORMS

PREVAILING WAGE AFFIDAVIT

I, Tracy Lampignano (name of signatory), on oath hereby state and certify that A Lamp Concrete Contractors, Inc (name of Contractor), pursuant to a Contract dated May 29, 2025, with the Village of Oak Brook for the 2025 Street Improvements Project, has complied and will comply with all laws, including those relating to the employment of labor, the payment of the current general prevailing rate of hourly wages for each craft or type of worker or mechanic needed to execute the Contract or perform such work, and also the current general prevailing rate for legal holiday and overtime work, as ascertained by the Illinois Department of Labor for DuPage County, Illinois, and those prevailing rates are paid and shall be paid for each craft or type of worker or mechanic needed to execute the aforesaid Contract or to perform such work. A Lamp Concrete Contractors, Inc (name of Contractor) has also complied and will comply with all record keeping requirements established in the Prevailing Wage Act (820 ILCS 130/0.01, *et seq.*

CONTRACTOR:

By: _____

Title: Tracy Lampignano, President

SUBSCRIBED AND SWORN TO BEFORE

ME THIS 29th DAY OF May, 2025 [SEAL]

_____
NOTARY PUBLIC

OFFICIAL SEAL
NICOLE ANNE ENGELKING
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 990476
MY COMMISSION EXPIRES MAY 09, 2028

RETURN WITH BID FORMS

VILLAGE OF OAK BROOK

CONTRACT FOR THE CONSTRUCTION OF

2025 STREETS IMPROVEMENT PROJECT

BIDDER'S SWORN WORK HISTORY STATEMENT

Tracy Lampignano ("Deponent"), being first duly sworn on oath, deposes and states that all statements made in this Sworn Work History Statement are made on behalf of the undersigned Bidder in support of its Bidder's Proposal for the above Contract and that Deponent is authorized to make them.

Deponent also deposes and states that Bidder has carefully prepared, reviewed and checked this Sworn Work History Statement and that the statements contained in this Sworn Work History Statement are true and correct.

IF NECESSARY FOR FULL DISCLOSURE, ADD SEPARATE SHEETS

JOINT VENTURES MUST SUBMIT SEPARATE SWORN WORK HISTORY STATEMENTS FOR THE JOINT VENTURE AND FOR EACH SIGNATORY TO THE JOINT VENTURE AGREEMENT

1. **Nature of Business**

State the nature of Bidder's business: Road Construction / Heavy Highway

2. **Composition of Work**

During the past three years, Bidder's work has consisted of:

5 % Federal	95 % As Contractor	90 % Bidder's Forces
90 % Other Public	5 % As Subcontractor	10 % Subcontractors
5 % Private		15 % Materials

3. **Years in Business**

State the number of years that Bidder, under its current name and organization, has been continuously engaged in the aforesaid business: 31 years

4. **Predecessor Organizations**

If Bidder has been in business under its current name and organization for less than five years, list any predecessor organizations:

NAME	ADDRESS	YEARS
NONE		

5. **Business Licenses**

List all business licenses currently held by Bidder:

ISSUING AGENCY	TYPE	NUMBER	EXPIRATION
All local municipalities			

6. **Related Experience**

List three projects most comparable to the Work completed by Bidder, or its predecessors, in the past five years:

	PROJECT ONE	PROJECT TWO	PROJECT THREE
Owner Name	Please See Attached List of References		
Owner Address			
Reference			
Telephone Number			
Type of Work			

LAMP CONCRETE CONTRACTORS, INC.
ROAD BUILDERS
Phone (847) 891-6000
Fax (847) 891-6100
Commercial • Residential • Municipal

Project References
Road Resurfacing

Deerfield Road Resurfacing
Deerfield, Illinois
Civiltech Engineering, Inc.
Andy Garb, P.E., 630.773.3900
$1,030,000.00
2021 Completion

Alley, Brick & Sidewalk Reconstruction
Wilmette, Illinois
Daniel Manis, P.E., Village Engineer, 847.853.7602
$2,400,000.00
2023 Completion

2022 Road Program
Wilmette, Illinois
Daniel Manis, P.E., Village Engineer, 847.853.7602
$2,300,000.00
2023 Completion

2022 Street Rehabilitation Project
Winnetka, Illinois
James J. Bernahl, P.E., Director of Engineering - 847.716.3261
$2,050,000.00
2023 Completion

Virginia Ave. & Central Ave. Storm Sewer Improvements
Warrenville, Illinois
Brian Dusak, PE, Engineering Resource Associates, Inc., 630.393.3060
$1,400,000.00
2023 Completion

2023 Eastside & CDBG Resurfacing
Carpentersville, Illinois
Ted Bergeson, Village Engineer, 847.426.3439
$1,255,000.00
2023 Completion

1900 Wright Boulevard
Schaumburg, Illinois 60193

RETURN WITH BID FORMS

	PROJECT ONE	PROJECT TWO	PROJECT THREE
Contractor (If Bidder was) (Subcontractor)	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____
Amount of Contract	_____	_____	_____
Date Commenced	_____	_____	_____
Date Completed	_____	_____	_____

DATED this 29th day of May, 2025.

Attest/Witness

A Lamp Concrete Contractors, Inc.
Bidder

By: Jeff Mr

By:

Title: Jeff Moyer, Vice President

Title: Tracy Lampignano, President

Subscribed and Sworn to

My Commission Expires: 05/09/2028

before me this 29th day

of May, 2025.

Notary Public

[SEAL] OFFICIAL SEAL
NICOLE ANNE ENGELKING
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 990476
MY COMMISSION EXPIRES MAY 09, 2028

RETURN WITH BID FORMS

VILLAGE OF OAK BROOK

CONTRACT FOR THE CONSTRUCTION OF

2025 STREETS IMPROVEMENT PROJECT

BIDDER'S SWORN STATEMENT OF RESPONSIBILITY

Confidential

THIS FORM NEED NOT BE COMPLETED WHEN SUBMITTING INITIAL BIDDER'S PROPOSAL

Tracy Lampignano ("Deponent"), being first duly sworn on oath, deposes and states that all statements made in this Sworn Statement of Responsibility are made on behalf of the undersigned Bidder in support of its Bidder's Proposal for the above Contract and that Deponent is authorized to make them.

Deponent also deposes and states that Bidder has carefully prepared, reviewed and checked this Sworn Statement of Responsibility and that the statements contained in this Sworn Statement of Responsibility are true and correct.

IF NECESSARY FOR FULL DISCLOSURE, ADD SEPARATE SHEETS

JOINT VENTURES MUST SUBMIT SEPARATE SWORN STATEMENTS OF RESPONSIBILITY FOR THE JOINT VENTURE AND FOR EACH SIGNATORY TO THE JOINT VENTURE AGREEMENT

1. **Superintendent**

The following superintendent will be assigned to supervise the Work:

NAME	SPECIAL QUALIFICATIONS	YEARS IN CURRENT OCCUPATION
TBD		

2. **Owned Equipment**

The following equipment is owned by Bidder, is in good working order, and is available for, and will be employed in, the Work:

EQUIPMENT DESCRIPTION (INCLUDING AGE)	NUMBER AVAILABLE
See attached list	

3. **Purchased Equipment**

The following equipment is known by Bidder to be available, will be purchased by Bidder, and will be employed in the Work:

EQUIPMENT DESCRIPTION (INCLUDING AGE)	NUMBER AVAILABLE
NONE	

4. **Leased Equipment**

The following equipment is known by Bidder to be available, will be leased by Bidder, and will be employed in the Work:

EQUIPMENT DESCRIPTION (INCLUDING AGE)	NUMBER AVAILABLE
NONE	

8. **Unions**

Bidder anticipates employing, either directly or through subcontractors, trades represented by the following union locals:

TRADE	UNION LOCAL	CONTRACT EXPIRATION
Laborers Union - Locals 2, 68, 76 and 118		
Operators - Local 150		

9. **Current Projects**

Bidder is currently involved in the following on-going construction projects and no others:

OWNER	DESCRIPTION OF WORK	PROJECTED COMPLETION DATE	CONTRACT BALANCE
See Affidavit of Availibility			

10. **Status of Current Projects**

None of the current projects listed in Item 8 above are in default, subject to damages or penalties for delay, behind schedule or over budget except as noted and explained below:

_____

_____

_____

EQUIPMENT DESCRIPTION (INCLUDING AGE)	NUMBER AVAILABLE

5. **Inventory**

The following materials and supplies are currently in Bidder's inventory, are uncommitted to any other project, and will be employed in the Work:

INVENTORY ITEM	QUANTITY AVAILABLE

6. **Subcontractors' and Suppliers' Commitments**

Bidder has entered into contracts for, or has received firm offers for, all subcontract work and all materials required to complete the Work except as noted and explained below:

TBD

7. **Subcontractor and Supplier Relations**

Bidder normally employs one or more of the following subcontractors or suppliers for projects such as the Work:

SUBCONTRACTOR OR SUPPLIER	TRADE OR TYPE
TBD	

11. **Potential Projects**

Bidder currently has outstanding bids or proposals on the following construction projects and no others:

OWNER	DESCRIPTION OF WORK	SCHEDULED CONTRACT TIME	APPROX. BID AMT.
See Affidavit of Availibility			

12. **Contracts Abandoned**

Neither Bidder nor any predecessor organization has ever failed to complete a contract except as noted and explained below:

NONE

13. **Contract Defaults**

Neither Bidder nor any predecessor organization has ever defaulted on, or been terminated for cause on, a contract except as noted and explained below:

NONE

14. **Litigation**

Neither Bidder nor any predecessor organization is, or within the past five years has been involved as, a party to any litigation except as noted below:

CASE NAME	COURT JURISDICTION	DOCKET NUMBER
NONE		

15. **Financial Strength**

Provide copies of Bidder's (or any predecessor organization's) audited financial statements for the last two fiscal years, including, at a minimum, income statement, balance sheet and statement of changes in financial position, together with footnotes. In addition, complete the following Condensed Net Worth Statement as of the most recently ended calendar quarter:

CONDENSED NET WORTH STATEMENT

ASSETS

**All information will be provided if we are the low bidder.

1. Cash ..... $_____
2. Stocks and Bonds ..... _____
3. Notes Receivable ..... _____
4. Accounts Receivable (including bid deposits & amounts accrued on uncompleted contracts) ..... _____
5. Accrued Interest ..... _____
6. Real Estate ..... _____
7. Material Inventory ..... _____
8. Equipment (depreciated value) ..... _____
9. Furniture and Fixtures (depreciated value) ..... _____
10. Other Assets ..... _____

Total Assets ..... $_____

LIABILITIES AND EQUITY

1. Notes Payable ..... $_____
2. Accounts Payable ..... _____
3. Mortgages Payable ..... _____
4. Other Liabilities ..... _____
5. Reserves ..... _____
6. Capital Stock ..... _____
7. Surplus (net worth) ..... _____

   Earned $_____

   Unearned $_____

   Total Liabilities and Equity ..... $_____

16. **Joint Venture Documents**

If Bidder is a joint venture, provide a true and correct copy of Bidder's Joint Venture Agreement, together with any and all agreements between the signatories thereto relating to the Bidder's Proposal, the Work or the Contract.

DATED this 29th day of May, 2025.

Attest/Witness

A Lamp Concrete Contractors, Inc.

Bidder

By: _____

By: _____

Title: Jeff Moyer, Vice President

Title: Tracy Lampignano, President

Subscribed and Sworn to

before me this 29th day

of May, 20 25.

My Commission Expires: 05/09/2028

_____

Notary Public

[SEAL]

OFFICIAL SEAL
NICOLE ANNE ENGELKING
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 930476
MY COMMISSION EXPIRES MAY 09, 2028

A LAMP CONCRETE: EQUIPMENT LIST

UNIT #	Year	Make
		PICK UPS
248	2023	FORD F-150
247	2023	FORD F-150
635	2022	FORD F-150
634	2022	FORD F-150
633	2022	FORD F-150
631	2022	FORD F-150
632	2016	FORD F-550
628	2020	FORD F-150
627	2020	FORD F-150
629	2019	FORD F-550SD
626	2019	FORD F-150
625	2019	FORD F-150
624	2018	FORD F-150
623	2018	FORD F-150
630	2017	FORD F-450 SD
622	2016	FORD F-250 SD
618	2014	FORD F-550 SD
617	2013	FORD F-150
616	2013	FORD F-150
619	2012	FORD F-450 SD
615	2011	FORD F-150
609	2008	FORD F-150
607	2008	FORD F-150
252	2023	FORD F250
251	2008	FORD F250 SD
250	2008	FORD F250 SD W/ PLOW
127	2006	FORD F250 SD
612	2005	FORD F-350 SD
601	2005	FORD F250 SD
175	2002	FORD F250
162	1994	CHEVY 2500
		BOX TRUCKS/ VANS
222	2020	FORD F-550 CHASSIS BOX TRUCK
172	1996	INTERNATIONAL 4170 BOX TRUCK
207	1992	GMC C6H042 TOPKICK TRUCK BOX TRUCK
159	1988	FORD E350 14' box
		CEMENT MIXERS
352	2005	MACK CV500 MIXER
351	2004	MACK GRANITE CV513 MIXER TRUCK
350	2004	MACK GRANITE CV513 MIXER TRUCK
348	2004	MACK GRANITE DS 500
347	2004	MACK GRANITE DS 500
341	1998	FORD CONCRETE MIXER (WATER TRUCK)
		1 TON DUMPS/ FLATBED
226	2008	FORD F-450 SD 1 TON DUMP
215	2008	FORD F-450 SD 1 TON DUMP

Last Updated 10/4/2023

UNIT #	Year	Make
208	2008	FORD F450 SD FLATBED
214	2007	FORD F-350 SD FLATBED
227	2006	FORD F-350 SD FLATBED
138	2006	FORD F450 SD FLATBED
158	1985	CHEVY C30 1 TON DUMP TRUCK
		FUEL TRUCKS
206	2007	FORD F-750 LUBE PRO V
235	2000	STERLING TANDEM FUEL TRUCK
		SERVICE TRUCKS
246	2022	FORD F-600 SD
245	2022	FORD F-350 SUPERCAB
218	2020	FORD T250 MR CARGO RWD
212	2020	FORD F-350 SD DUTY
210	2020	FORD F-350 SD DUTY
211	2019	FORD F-350 SD DUTY
621	2015	FORD E-350 SD UTILITY TRUCK
620	2013	FORD F-450 SD
259	2011	FORD F550
610	2009	FORD F-250 SD UTILITY
231	2001	FORD F550 SUPERDUTY P/U
220	2000	FORD F350 XL UTILITY TRUCK
209	2000	CHEVY C3500 FLATBED
221	1999	FORD F350 XL UTILITY TRUCK
611	1993	GMC SIERRA C3500
225	1992	GMC C6H042 TOPKICK UTILITY TRUCK
216	1988	FORD F350 UTILITY TRUCK
		LUMBER TRUCKS
176	2016	FORD F-750
173	2007	FORD F650 SD
156	1988	FORD F700 DUMP
		4 WHEELERS
132	1990	FORD CONVENTIONAL LN7000
217	1989	INTERNATIONAL 1754
131	1989	FORD CONVENTIONAL LN7000
130	1990	FORD CONVENTIONAL LN7000
		6 WHEELER DUMPS
136	2008	PETERBUILT 340 DUMP
149	2005	MACK STRAIGHT TRUCK
142	2005	PETERBUILT 335
301	1997	FORD CONVENTIONAL L L
134	1991	FORD LT8000
104	1990	FORD LT8000
223	1989	FORD LTS8000
102	1989	FORD L8000
224	1988	FORD LNT8000
101	1972	FORD LT8000
		WATER TRUCKS

Last Updated 10/4/2023

A LAMP CONCRETE: EQUIPMENT LIST

UNIT #	Year	Make
213	1999	STERLING LT8513 (4,000 GAL) WATER TRUCK
145	1986	INTERNATIONAL S-F2674
179	1978	FORD LN700 DUMP
174	1978	FORD LN700 DUMP (WATER TRUCK)
177	1969	INTERNATIONAL 2050 WATER TRUCK
		SEMI TRACTOR
303	2007	PETERBUILT CONVENTIONAL 378
334	2003	MACK RD688S
333	2003	MACK RD688S
332	2003	MACK CV713
340	2001	MACK R600
202	1995	MACK RD600
200	1994	MACK RD600
203	1993	INTERNATIONAL 8200
201	1991	MACK 600
205	1988	MACK R600
204	1988	MACK R600
		TAG & DUMP TRAILERS
466	2024	THE BEAST BUFFALO TRAILER
465	2024	THE BEAST BUFFALO TRAILER
454	2022	EAGLE BEAVER TRAILER
444	2021	HOMEMADE TRAILER
403	2016	TALBERT TRAILER 55 TON 3 AXLE
423	2010	TALBERT DROP DECK LOBOY TRAILER
421	2009	TALBERT AXLE ATTACHMENT
434	2008	DIERZEN 22' QTR FRAME END DUMP TRAILER
433	2008	DIERZEN 22' QTR FRAME END DUMP TRAILER
432	2008	DIERZEN 22' QTR FRAME END DUMP TRAILER
316	2006	REDI HAUL PINTLE HITCH TRAILER
453	2004	CRONKHITE TRAILER
436	2004	CRONKHITE TRAILER
311	2004	REDI HAUL MANLIFT TRAILER
344	2003	HOMEMADE TRAILER (RUNNION)
342	2002	CUSTOM TRAILER
430	1999	CRONKHITE TRAILER
401	1998	TALBERT TRAILER
315	1998	HILBILT MONGOOSE DUMP
309	1995	CRONKHITE FLTBED
429	1994	BUTLER MFG TRAILER
319	1994	WELLS CARGO UTILITY
308	1994	CRONKHITE FLTBED
406	1992	CZ TAG ALONG TRAILER
307	1990	HILBILT DUMP TRAILER (REG DUMP TRAILER)
306	1988	HILBILT DUMP TRAILER
343	1987	HILBILT DUMP TRAILER
321	1985	BUTLER TAG ALONG TRAILER
324	1981	BOBKO DUMP TRAILER

Last Updated 10/4/2023

UNIT #	Year	Make
330	1979	HILLMAN DUMP TRAILER
320	1979	TRAIL KING TRAILER
302	1979	HILBILT DUMP TRAILER
435	1966	STRI P57 CHASSIS
		SKID STEERS
541	2015	JOHN DEERE 326
540	2015	JOHN DEERE 326
539	2015	JOHN DEERE 326
547	2009	JOHN DEERE 328
546	2009	JOHN DEERE 325
536	2009	JOHN DEERE 325
535	2009	JOHN DEERE 325
534	2009	JOHN DEERE 325
532	2009	JOHN DEERE 325
531	2009	JOHN DEERE 325
530	2009	JOHN DEERE 325
529	2009	JOHN DEERE 325
528	2009	JOHN DEERE 325
520	2009	JOHN DEERE 325
519	2009	JOHN DEERE 325
545	2008	JOHN DEERE 325
543	2008	JOHN DEERE 325
542	2008	JOHN DEERE 325
544	2007	JOHN DEERE 325
548	2006	JOHN DEERE 325
527	2006	JOHN DEERE 325 HIGH FLO
526	2006	JOHN DEERE 325
524	2006	JOHN DEERE 325
511	2005	JOHN DEERE 325
502	2005	JOHN DEERE 325
501	2005	JOHN DEERE 325
416	1994	BOBCAT 853
415	1988	BOBCAT 743
414	1985	BOBCAT 743
		COMBINATIONS
100	1999	CAT BACKHOE LOADER 416C
		WHEEL LOADERS
1015	2015	CAT 924K LOADER
1013	2015	CAT 924K LOADER
1012	2015	CAT 924K LOADER
1007	2012	CATERPILLAR 924K
1005	2012	CATERPILLAR 928HZ
184	2005	VOLVO L120E
114	2001	CASE 521DXT
167	1996	CAT IT28F INT. TOOL CARRIER
404	1993	CATERPILLAR 950F
431	1991	CATERPILLAR 950F

Last Updated 10/4/2023

A LAMP CONCRETE: EQUIPMENT LIST

UNIT #	Year	Make
		TRACK LOADER
538		JOHN DEERE CT332 TRACK LOADER
537		JOHN DEERE 3290 COMPACT TRACK LOADER
137	2007	JOHN DEERE CT332 TRACK LDR
128	2007	JOHN DEERE CT332 TRACK LDR
140	2005	CATERPILLAR 963C
122	1994	CATERPILLAR 973
154	1987	CATERPILLAR 963 LGP
427	1985	CATERPILLAR 963 LGP
		TRACK DOZER
199	2018	CAT D5K2 XL
191	2001	CAT D6M XL
153	1989	CAT D8N
		MOTOR GRADER
190	1997	CAT 140H MOTOR GRADER
		EXCAVATORS/ TRACK BACKHOE
1115	2022	KOMATSU PC138USLC-11
1114	2022	KOMATSU PC238USLC-11
1111	2021	KOMATSU PC238USLC-11
1108	2018	CAT 326FL HYD EXCAVATOR
1105	2018	KOMATSU PC238USLC-11
1104	2016	KOMATSU PC228USLC-10 HYDRAULIC
1103	2015	KOMATSU PC228USLC-10
1101	2014	KOMATSU PC228USLC-10 HYDRAULIC
152	2004	JCB JS130 w/ HYDRAULIC QUICK COUPLER
111	2002	CAT 322CL w/ HYDRAULIC QUICK COUPLER
110	2002	CAT 322CL w/ HYDRAULIC QUICK COUPLER
440	1994	LINK BELT 2650C SERIES II
		MINI EXCAVATORS/ TRACK BACKHOE
1112	2022	KOMATSU PC88MR-11
1109	2020	KOMATSU PC88MR-10
123	2002	CATERPILLAR 303.5
120	2008	JOHN DEERE 35D EXC.
151	2004	JCB 8052
143	2003	JCB JZ-70
		ROLLERS
243	2019	SAKAI R2H-4 ROLLER
240	2018	DYNAPAC CC1200 VIBRATORY ROLLER
241	2014	CAT CS 56B
238	2014	ROLLER, SHEEPFT WACRTX-SC2
242	2011	SAKAI R2H-2 ROLLER
188		HAMM HD-14 ROLLER
187	2010	DYNAPAC CC122 VIB ROLLER
239	2009	CATERPILLAR CB-534D XW COMPACTOR
232	2009	ROLLER,SHEEPFT D-PAC LP8500
237	2008	BOMAG ROLLER120 AD-4
186	2008	BOMAG BW177DH3 VIB SMOOTH DRUM

Last Updated 10/4/2023

UNIT #	Year	Make
233	2005	CATERPILLAR CB-534D XW COMPACTOR
117	2005	DYNAPAC CC122 VIB ROLLER
160	2001	INGERSOLL RAND ROLLER DX500E
407	1999	1TN VIBRATORY ROLLER WACKER RD11A
411	1996	HYPAC C830B ROLLER
244	1991	CATERPILLAR 815B COMPACTOR
168	1988	DYNAPAC CC42II ROLLER
425	80'S	BOMAG ROLLER BW213- 2FT (SHEEPS FOOT)
751		MULTI-QUIP ROLLER VR 36-H (RED)
750		STOW 23120-1 ROLLER (RED)
749		STOW 23120-1 ROLLER (YELLOW)
		MOBILE EXCAVATORS
1110	2021	GRADALL XL 4100
1102	2014	GRADALL XL 4100 IV
133	2008	GRADALL XL 4100 III
112	2005	GRADALL XL-4100 II
106	2003	GRADALL XL-4100
		CURB MACHINES
163	2010	MILLER M-8100
109	2009	MILLER M-1000
		SWEEPERS
107	2020	ELGIN BROOM BEAR
194	2011	LAYMOUR SWEEPMATER BROOM
165	2011	LAYMOUR SWEEPMATER BROOM
181	2006	SUPERIOR BROOM DT80J
150	2005	STERLING SC8000 SWEEPER
144	1989	ELGIN EAGLE SWEEPER SERIES F
		SPECIALTY EQUIPMENT
192	2011	MIDLAND SP-6 ROAD WIDENER
457	2010	CATERPILLAR PAVER AP1055D
456	2010	CATERPILLAR PAVER AP1055D
118	2005	LEEBOY 7000 PAVER
428	1998	FINN HYDROSEEDER T60TG II
402	1976	STEIGER COUGAR III ST251
115		LAYTON H-500B TOW PAVER
121	2004	LEE BOY 8515 PAVER
426		POWER SPREADER/CHIP SPREADER
424		BOMAG TAMPER
		GENERATORS
774		GENERATOR 3K WATT, GAS 1824
773		GENERATOR 3K WATT, GAS 1826
724	2005	MULTIQUIP GA25H2 GENERATOR
705	2001	GENERAC 5000 GENERATOR
770		GENERATOR 2K-3K WATT GAS
726		2500/3000 WATT GENERATOR
723		HONDA GENERATOR 3.0KW

Last Updated 10/4/2023

A LAMP CONCRETE: EQUIPMENT LIST

UNIT #	Year	Make
448		HONDA GENERATOR 3500W
		COMPRESSORS
722	2013	185 CFM COMPRESSOR DISEL P185WJPG
445	1997	INGERSOL RAND
748	1996	LEROI COMPRESSOR
446	1982	SOLAR AIR COMPRESSOR
784		AIR COMPRESSOR, 600 CFM DIESE0013
752		GRIMMER SCHMIDT COMPRESSOR
715		ATLAS COPCO AIR COMPRESSOR (XAS 90JC)
449		SULLAIR COMPRESSOR 425 DPQJD
		BREAKERS
410	2007	JD RT66 ROTARY TILLER
409	2007	JD HB50 HYD BREAKER
408	2007	JD HH75 HYD BREAKER
522	2004	JD BREAKER HB50
521	2004	JD BREAKER HB50
439		KENT KHB8G HAMMER
419		KENT KHB8G BREAKER
418		KENT BREAKER
		SAWS
477	2019	SAW,WALK BHND,DIESEL 660157
790	2014	WALKBEHIND SAW
779	2013	SAW,WALK BHND,HUS X5000
760	2008	PROWLER 10" SOFF-CUT SAW X2000
747	2008	JOHN DEERE DIESEL SAW
476	2007	13 HP WALKSAW 14/18" CAP
473	2006	DIMAS-WALK BEHIND SAW
722	2005	14" CUT OFF SAW
733	2005	VERMEER PAVEMENT SAW
709	2002	TARGET PRO 65 III DIESEL
459	1999	9 HP EDCO SAW
452	1999	TARGET PRO 30" SAW
		SOD CUTTERS
730	2005	18" RYAN SOD CUTTER (HONDA)
729	2004	18" RYAN SOD CUTTER (HONDA)
775		JUNIOR SOD CUTTER/ HONDA/ 18"
719		RYAN SOD CUTTER
		PLATE COMPACTORS
787		WACKER 23.5" X35.5 REV PLATE DPU5045
725	2005	MULTIQUIP PLATE COMPACTOR
737	2004	MULTIQUIP PLATE COMPACTOR
718	2004	PLATE COMPACTOR
717	2004	PLATE COMPACTOR
716	2004	PLATE COMPACTOR
738	2003	MULTIQUIP PLATE COMPACTOR
742	2006	WACKER REV. VIB PLATE DPU5045
701	2001	MIKASA PLATE COMPACTOR

Last Updated 10/4/2023

UNIT #	Year	Make
914		HUDCO TAMPER HC-50
763		PLATE COMPACTOR
757		PLATE COMPACTOR- MULTIQUIP
756		WACKER 23.5" X35.5" REV PLATE DPU5045
755		WACKER 23.5" X35.5" REV PLATE DPU5045
754		WACKER 23.5" X35.5" REV PLATE DPU5045
		SMALL TOOLS/ MISCELLANEOUS
981		DUST BOSS MISTING FAN DB-ATOM 9
980	2014	JOHN DEERE Z920M (LAWN MOWER)
971		HOT WATER HIGH PRESSURE WASHER
970		GRUNDOMAT DIRECTIONAL BORING MOLE
949	2009	TOYOTA 8FGU30 FORKLIFT
710	2008	LEEBOY L500T TACK DISTRIBUTER
909	2007	EAGLE 1-TOUCH LASER PACKAGE
744	2007	24" COLD PLANER
462	2007	LOWE AUGER 1650E
948	2004	CATERPILLAR GC25KCPHP FORKLIFT
736	2004	OMEGA 22 TON AIR AXLE JACK
735	2004	OMEGA TRANS JACK
728	2004	16" COLD PLANER
714	2004	PRESSURE WASHER 5GPM 3000
712	2004	2" TRASH PUMP
711	2004	TRENCHER 4"W X 30" DEEP
766	2002	EZ POUR 400D
734	2002	VIBRASTRIKE 2 POWER SCRD (HONDA)
707	2002	VERMEER 3.75 HAMMER HEAD MOLE
706	2002	HYDROSTATIC TEST PUMP
702	2001	VIBRA STIKE 2 POWER SCRD
447	1999	18" D/D-PNUEMATIC DRILL RIG
933		RESCUE KIT WINCHES, TRIPOD
914		HUDCO TAMPER HC-50
908		OTIS ELEVATOR BAKER FMA030 (FORKLIFT)
785		LOADRITE SCALE
780		GX FORCE BLOWER/ HONDA/ 13 HP
778		EZ DRILL 210-4 SRA
777		EZ DRILL 65B-3SRA
767		POWER SPRAYER
765		VIBRATING TRUSS SCREED
764		TSC2 DATA COLLECTOR
761		GRACO LINE LAZAR 5900 IV (Striper)
758		3" TRASH PUMP
746		INDECO HYDRAULIC HAMMER MES 2500
745		INDECO HYDRAULIC HAMMER MES 4000*****
739		HYDROSTATIC TEST PUMP W/ HOSES & WHEE
721		BCS ROTO TILLER
720		BCS ROTO TILLER
713		VERMEER BC1000XL WOOD CHIPPER

Last Updated 10/4/2023

A LAMP CONCRETE: EQUIPMENT LIST

UNIT #	Year	Make
463		NORTON CORING DRILL DMN20-CB
461		CHEM GROUT PUMP
451		EZ DRILL 210-4 SRA
450		EZ DRILL 210 SRA
		TRENCH BOXES
789		6'X8' ALUMINUM TRENCH BOX
788		6'X8' ALUMINUM TRENCH BOX
786		3500DD TRENCHER
732	2005	8'X16'X4" TRENCH BOX
731	2005	4'X24'X6" TRENCH BOX
783		6' X 8' ALUMINUM TRENCH SHIELD
782		8' X 6' ALUMINUM TRENCH SHIELD
781		8'X24'X6" TRENCH BOX
		TRAFFIC CONTROL DEVICES
955		SMC-1000 MESSAGE BOARD
954		SMC-1000 MESSAGE BOARD
953		SMC-1000 MESSAGE BOARD
952		SMC-1000 MESSAGE BOARD
931		ARROW BOARD
923		ARROW BOARD
922		ARROW BOARD
921		ARROW BOARD
920		SMC-1000 MESSAGE BOARD
919		SMC-1000 MESSAGE BOARD
918		SMC-1000 MESSAGE BOARD
917		SMC-1000 MESSAGE BOARD
916		SMC-1000 MESSAGE BOARD
907		STD ARROWBOARD W/ CHARGER
906		ARROWMASTER ARROWBOARD
904		ARROW BOARD
		LIGHT DEVICES
965		DOOSAN LIGHT DIESEL TOWER
964		WANCO LIGHT DIESEL TOWER
963		LIGHT DIESEL 1000W
962		LIGHT DIESEL 1000W
961		LIGHT SOLAR ARROWBOARD
960		LIGHT SOLAR ARROWBOARD
959		LIGHT SOLAR ARROWBOARD
958		LIGHT SOLAR ARROWBOARD
928	2010	TOWABLE LIGHT TOWER
927	2010	TOWABLE LIGHT TOWER
926	2010	TOWABLE LIGHT TOWER
915	1992	AMIDA LIGHT PLANT LT-5080D
947		LIGHT DIESEL 1000W EAC0315
946		LIGHT DIESEL 1000W EAC0363
929		AIRSTAR 2000 WATT HALOGEN BALLOON LIGH
772		POWERMOON CONTRACTOR #2000 BALLOON

Last Updated 10/4/2023

UNIT #	Year	Make
771		POWERMOON CONTRACTOR #2000 BALLOON
		ATTACHMENTS
939	2016	JOHN DEERE 72" RIGID PU BROOM
759	2009	VIRNIG BEV96A BUCKET
753	2009	VIRNIG MSHV96 BUCKET
769		70" DIGGING BUCKET
768		72" DIGGING BUCKET
741		ROTARY HAMMER 1 9/16"
740		ROTARY HAMMER 1 9/16"
		24" ESCO SEVERE DUTY
		78" BUCKET MODEL 5500
		78" BUCKET W/ TEETH
		MINNICH STRAIGHT ATTACHMENT
		MULE B-618
		MULE M-4 12 VIBRATOR
		ROCK BUCKET
		SUNSTRANDS SENSOR REMOTE
		12" BUCKET for JCB 805 MINI EXC (#151)
		PLOWS
727	2005	14' PROTECH SNOPUSHER
		WESTERN SNOW PLOW 6'
		WESTERN SNOW PLOW 8'
		12' ANGLE PLOW
		TESTING EQUIPMENT
776		AC ADAPTER, 100-240V, 50/60HZ MODEL 3440
799		PERCISION TOP LOADING BALANCE
		MARY ANN SIEVE SHAKER, UP TO 6 NO 12" DIA
		AGGREGATE WASHER, 15LBS CAPACITY 115V
		LABORATORY OVEN, FAN FORCED AIR, DIGITA
		GILSON TESTING SCREEN, MANUAL, W/ 5 TRA
		250K COMPRESSION MACHINE

Last Updated 10/4/2023

Illinois Department of Transportation
Bureau of Construction
2300 South Dirksen Parkway, Room 322
Springfield, Illinois 62764

Affidavit of Availability
For the Letting of 06/13/25

Instructions Complete this form by either typing or using black ink. "Authorization to Bid" will not be issued unless both sides of this form are completed in detail. Use additional forms as needed to list all work.

Part I. Work Under Contract

List below all work you have under contract as either a prime contractor or a subcontractor. It is required to include **all** pending low bids not yet awarded or rejected. In a joint venture, list only that portion of the work which is the responsibility of your company. The uncompleted dollar value is to be based upon the most recent engineer's or owners estimate, and must include work subcontracted to others. If no work is contracted, show **NONE**

	1	2	3	4	5	
Contract Number						
Contract With	Algonquin	Bedford Park	Oak Park	Berkeley	Northlake	
Estimated Completion Date	7/18/2025	100 Working Days	11/15/2024	10/15/2024	9/30/2025	
Total Contract Price	$1,954,984.48	$2,658,646.56	$7,124,630.45	$3,274,627.70	$1,438,738.50	Accumulated Totals
Uncompleted Dollar Value if Firm is the Prime Contractor	$ 468,912.95	$ 790,225.31	$ 22,860.33	$ 1,803,581.70	$ 1,264,377.00	$ 4,349,957.29
Uncompleted Dollar Value if Firm is the Subcontractor	$ 86,549.53	$ 893,799.70	$ 126,314.15	$ 65,990.00	$ 174,361.50	$ 1,347,014.88
				Total Value of All Work		$ 5,696,972.17

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

List below the uncompleted dollar value of work for each contract and awards pending to be completed with your own forces. All work subcontracted to others will be listed on the reverse of this form. In a joint venture, list only that portion of the work to be done by your company. If no work is contracted, show **NONE**

						Accumulated Totals
Earthwork	$25,000.00	$ 100,000.00		$363,730.00	$9,788.50	$ 498,518.50
Portland Cement Concrete Paving						$ -
HMA Plant Mix						$ -
HMA Paving	$241,713.00	$ 134,271.71		$893,196.70	$97,547.50	$ 1,366,728.91
Clean & Seal Cracks/ Joints						$ -
Aggregate Bases & Surfaces	$8,950.00	$ 45,576.75		$135,517.50		$ 190,044.25
Highway,R.R.& Water Structures						$ -
Drainage		$ 5,000.00			$708,770.00	$ 713,770.00
Electrical						$ -
Cover and Seal Coats						$ -
Concrete Construction	$125,000.00	$ 100,000.00		$75,000.00	$133,181.00	$ 433,181.00
Landscaping		$ 23,462.25		$75,000.00		$ 98,462.25
Fencing						$ -
Guardrail						$ -
Painting						$ -
Signing	$10,625.00	$ 6,756.00	$ 17,860.33	$1,600.00	$2,250.00	$ 39,091.33
Cold Milling, Planning & Rotomilling	$22,624.95	$ 25,158.60		$59,537.50	$11,840.00	$ 119,161.05
Demolition						$ -
Pavement Markings (Paint)						$ -
Other Construction (List)	$35,000.00	$ 350,000.00	$ 5,000.00	$200,000.00	$301,000.00	$ 891,000.00
						$ -
Totals	**$ 468,912.95**	**$ 790,225.31**	**$ 22,860.33**	**$ 1,803,581.70**	**$ 1,264,377.00**	**$ 4,349,957.29**

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Printed on 05/27/2025

BC 57 (Rev. 08/17/10)

Part III. Work Subcontracted to Others

For each contract described in Part I, list all the work you have subcontracted to others.

	1	2	3	4	5
Subcontractor					
Type of Work	Electrical	Electrical	Brick Paving	LJS	CIPP
Subcontract Price	$34,800.00	$1,287,563.50	$421,944.50	$32,640.00	$117,472.00
Amount Uncompleted	**$34,800.00**	**$850,000.00**	**$0.00**	**$32,640.00**	**$117,472.00**
Subcontractor					
Type of Work	Fencing	Fencing	Electrical	Pavement Marking	Fencing
Subcontract Price	$10,680.00	$8,633.00	$1,757,750.06	$8,350.00	$3,520.00
Amount Uncompleted	**$10,680.00**	**$8,633.00**		**$8,350.00**	**$3,520.00**
Subcontractor					
Type of Work	Landscaping	Layout	Environmental	Sewer & Water	Layout
Subcontract Price	$19,365.50	$19,500.00	$13,800.00	$342,595.00	$6,050.00
Amount Uncompleted	**$19,365.50**	**$10,000.00**	**$0.00**	**$25,000.00**	**$6,050.00**
Subcontractor					
Type of Work	Layout	Pavement Marking	Insert Valve	Site Video	Lining
Subcontract Price	$22,900.00	$25,166.70	$89,950.00	$4,500.00	$41,800.00
Amount Uncompleted	**$2,500.00**	**$25,166.70**	**$0.00**		**$41,800.00**
Subcontractor					
Type of Work	Pavement Marking	Tree Care	Landscaping		Pavement Marking
Subcontract Price	$12,718.03	$2,100.00	$111,314.15		$2,369.50
Amount Uncompleted	**$12,718.03**		**$111,314.15**		**$2,369.50**
Subcontractor					
Type of Work	SRCCT		Layout		Site Video
Subcontract Price	$6,486.00		$46,400.00		$1,575.00
Amount Uncompleted	**$6,486.00**		**$0.00**		**$1,575.00**
Subcontractor					
Type of Work	Tree Care		LJS		Tree Care
Subcontract Price	$15,725.00		$24,726.00		$1,575.00
Amount Uncompleted	**$0.00**		**$0.00**	**$ -**	**$1,575.00**
Subcontractor					
Type of Work			Pavement Marking		
Subcontract Price			$109,224.57		
Amount Uncompleted			**$15,000.00**		
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
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Amount Uncompleted	$ -				
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor			$ -		
Type of Work					
Subcontract Price			$ -	$ -	
Amount Uncompleted			$ -	$ -	$ -
Total Uncompleted	$ 86,549.53	$ 893,799.70	$ 126,314.15	$ 65,990.00	$ 174,361.50
Totals	$ 122,674.53	$ 1,342,963.20	$ 2,575,109.28	$ 388,085.00	$ 174,361.50

Printed on 05/27/2025

BC 57 (Rev. 08/17/10)

Illinois Department of Transportation

Bureau of Construction
2300 South Dirksen Parkway/Room 322
Springfield, Illinois 62764

Affidavit of Availability
For the Letting of 06/13/25

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Part I. Work Under Contract

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	6	7	8	9	10	
Contract Number	61K74	62W71		62W03	62W05	
Contract With	IDOT	IDOT	Northbrook	IDOT	IDOT	
Estimated Completion Date	10/31/2024	35 Working Days	10/3/2025	45 Working Days	25 Working Days	
Total Contract Price	$10,184,631.82	$1,098,089.29	$189,566.55	$1,055,603.56	$584,932.35	Accumulated Totals
Uncompleted Dollar Value if Firm is the Prime Contractor	$ 6,532,439.86	$ 847,383.93	$ 100,358.55	$ 165,447.00	$ 367,462.35	$ 8,013,091.69
Uncompleted Dollar Value if Firm is the Subcontractor	$ 1,143,594.66	$ 250,705.36	$ 89,208.00	$ 8,377.00	$ 16,964.00	$ 1,508,849.02
				Total Value of All Work		$ 9,521,940.71

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

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						Accumulated Totals
Earthwork	$890,589.80	$13,762.65	$5,604.00		$20,000.00	$ 929,956.45
Portland Cement Concrete Paving						$ -
HMA Plant Mix						$ -
HMA Paving	$32,191.00	$399,545.62	$28,021.00	$150,000.00	$167,369.85	$ 777,127.47
Clean & Seal Cracks/ Joints						$ -
Aggregate Bases & Surfaces	$374,581.85	$525.00			$67,165.00	$ 442,271.85
Highway,R.R.& Water Structures						$ -
Drainage	$3,600,000.00		$22,621.00		$10,825.00	$ 3,633,446.00
Electrical						$ -
Cover and Seal Coats						$ -
Concrete Construction	$635,077.21	$188,545.33	$19,825.00		$72,102.50	$ 915,550.04
Landscaping				$5,447.00		$ 5,447.00
Fencing						$ -
Guardrail						$ -
Painting						$ -
Signing						$ -
Cold Milling, Planning & Rotomilling		$59,686.60	$3,527.55			$ 63,214.15
Demolition						$ -
Pavement Markings (Paint)						$ -
Other Construction (List)	$1,000,000.00	$185,318.73	$20,760.00	$10,000.00	$30,000.00	$ 1,246,078.73
						$ -
Totals	**$ 6,532,439.86**	**$ 847,383.93**	**$ 100,358.55**	**$ 165,447.00**	**$ 367,462.35**	**$ 8,013,091.69**

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Part III. Work Subcontracted to Others

For each contract described in Part I, list all the work you have subcontracted to others.

	6	7	8	9	10
Subcontractor					
Type of Work	HMA Paving	Electrical	Electrical	Environmental	Environmental
Subcontract Price	$598,732.73	$38,630.30	$41,866.00	$14,300.00	$14,300.00
Amount Uncompleted	$598,732.73	$38,630.30	$41,866.00		$14,300.00
Subcontractor					
Type of Work	Landscaping	Environmental	Irrigation	Layout	Layout
Subcontract Price	$203,359.77	$15,775.00	$14,500.00	$6,000.00	$5,000.00
Amount Uncompleted	$203,359.77	$15,775.00	$14,500.00		
Subcontractor					
Type of Work	Electrical	Landscaping	Landscaping	Pavement Marking	
Subcontract Price	$54,720.00	$12,837.00	$24,167.00	$3,327.00	
Amount Uncompleted	$54,720.00	$12,837.00	$24,167.00	$3,327.00	
Subcontractor					
Type of Work	Environmental	Layout	Pavement Marking	Sewer	
Subcontract Price	$37,800.00	$5,900.00	$8,675.00	$13,345.00	
Amount Uncompleted	$37,800.00	$5,900.00	$8,675.00		
Subcontractor					
Type of Work	Fencing	LJS		Sewer Cleaning	
Subcontract Price	$135,371.65	$22,509.41		$5,050.00	
Amount Uncompleted	$135,371.65	$22,509.41		$5,050.00	
Subcontractor					
Type of Work	Layout	Pavement Marking			
Subcontract Price	$29,860.00	$25,778.65			
Amount Uncompleted	$20,000.00	$25,778.65			
Subcontractor					
Type of Work	Pavement Marking	Sewer & Water			
Subcontract Price	$8,610.51	$103,600.00			
Amount Uncompleted	$8,610.51	$103,600.00			
Subcontractor					
Type of Work	Traffic Control	Sewer Cleaning			
Subcontract Price	$144,579.20	$25,675.00			
Amount Uncompleted	$ 85,000.00	$25,675.00			
Subcontractor					
Type of Work	Tree Care				
Subcontract Price	$30,190.00				
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Total Uncompleted	**$1,143,594.66**	**$ 250,705.36**	**$ 89,208.00**	**$ 8,377.00**	**$ 16,964.00**
Totals	**$1,243,223.86**	**$ 250,705.36**	**$ 89,208.00**	**$ 42,022.00**	**$ 21,964.00**

Illinois Department of Transportation

Bureau of Construction
2300 South Dirksen Parkway/Room 332
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	11	12	13	14	15	
Contract Number		61J90	61K56			
Contract With	Schaumburg	IDOT	IDOT	Glen Ellyn	Schaumburg	
Estimated Completion Date	11/15/2024	10/31/2024	30 Working Day	8/29/2025	10/30/2025	
Total Contract Price	$6,197,000.00	$4,279,091.92	$554,454.62	$2,977,075.77	$149,846.23	Accumulated Totals
Uncompleted Dollar Value if Firm is the Prime Contractor	$ 40,000.00	$ 2,275,933.21	$ 449,525.00	$ 1,631,558.61	$ 101,873.23	$ 4,498,890.05
Uncompleted Dollar Value if Firm is the Subcontractor	$ 245,384.21	$ 1,152,497.96	$ 104,929.62	$ 77,731.60	$ 47,973.00	$ 1,628,516.39
				Total Value of All Work		$ 6,127,406.44

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

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						Accumulated Totals
Earthwork		$385,650.71	$24,469.00	$50,000.00	$39,821.75	$ 499,941.46
Portland Cement Concrete Paving						$ -
HMA Plant Mix						$ -
HMA Paving	$30,000.00	$371,397.50	$230,757.52	$738,135.46	$20,818.80	$ 1,391,109.28
Clean & Seal Cracks/ Joints						$ -
Aggregate Bases & Surfaces		$60,277.50	$7,121.25	$15,000.00	$9,780.68	$ 92,179.43
Highway,R.R.& Water Structures						$ -
Drainage		$750,000.00		$0.00	$1,850.00	$ 751,850.00
Electrical						$ -
Cover and Seal Coats						$ -
Concrete Construction		$282,591.00	$66,519.00	$350,000.00	$9,928.00	$ 709,038.00
Landscaping				$202,095.00		$ 202,095.00
Fencing						$ -
Guardrail						$ -
Painting						$ -
Signing			$3,030.00		$74.00	$ 3,104.00
Cold Milling, Planning & Rotomilling		$26,016.50	$47,236.50	$101,328.15		$ 174,581.15
Demolition						$ -
Pavement Markings (Paint)						$ -
Other Construction (List)	$10,000.00	$400,000.00	$70,391.73	$175,000.00	$19,600.00	$ 674,991.73
						$ -
Totals	**$ 40,000.00**	**$ 2,275,933.21**	**$ 449,525.00**	**$ 1,631,558.61**	**$ 101,873.23**	**$ 4,498,890.05**

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Part III. Work Subcontracted to Others

For each contract described in Part I, list all the work you have subcontracted to others.

	11	12	13	14	15
Subcontractor					
Type of Work	Brick Paving	Electrical	Landscaping	Layout	Electrical
Subcontract Price	$701,914.00	$958,579.90	$11,042.00	$13,900.00	$9,280.00
Amount Uncompleted	$5,000.00	$958,579.90	$11,042.00	$13,900.00	$9,280.00
Subcontractor					
Type of Work	Electrical	Environmental	Environmental	LJS	Fencing
Subcontract Price	$1,148,873.23	$28,950.00	$9,100.00	$30,062.16	$16,709.00
Amount Uncompleted	$25,000.00	$28,950.00	$9,100.00	$30,062.16	$16,709.00
Subcontractor					
Type of Work	Environmental	Landscaping	Layout	Pavement Marking	Landscaping
Subcontract Price	$18,980.00	$21,272.30	$500.00	$2,507.44	$11,820.00
Amount Uncompleted		$21,272.30	$500.00	$2,507.44	$11,820.00
Subcontractor					
Type of Work	Landscaping	Guardrail	LJS	Site Video	Layout
Subcontract Price	$183,501.00	$28,978.06	$10,760.75	$4,330.00	$5,500.00
Amount Uncompleted	$183,501.00	$28,978.06	$10,760.75	$4,330.00	$5,500.00
Subcontractor					
Type of Work	Layout	Layout	Pavement Marking	Televising	Pavement Marking
Subcontract Price	$12,900.00	$24,900.00	$14,156.87	$7,092.00	$2,000.00
Amount Uncompleted		$15,000.00	$14,156.87	$7,092.00	$2,000.00
Subcontractor					
Type of Work	LJS	Pavement Marking	Sewer	Tree Care	Tree Care
Subcontract Price	$6,596.73	$24,717.70	$59,370.00	$19,840.00	$2,664.00
Amount Uncompleted		$24,717.70	$59,370.00	$19,840.00	$2,664.00
Subcontractor					
Type of Work	Pavement Marking	Traffic Control			
Subcontract Price	$8,095.21	$142,065.00			
Amount Uncompleted	$8,095.21	$75,000.00			
Subcontractor					
Type of Work	Stamped HMA				
Subcontract Price	$23,788.00				
Amount Uncompleted	$23,788.00				
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Total Uncompleted	**$245,384.21**	**$ 1,152,497.96**	**$ 104,929.62**	**$ 77,731.60**	**$47,973.00**
Totals	**$2,104,648.17**	**$ 1,229,462.96**	**$ 104,929.62**	**$ 77,731.60**	**$47,973.00**

Illinois Department of Transportation
Bureau of Construction
2300 South Dirksen Parkway/Room 322
Springfield, Illinois 62764

Affidavit of Availability
For the Letting of 06/13/25

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Part I. Work Under Contract

List below all work you have under contract as either a prime contractor or a subcontractor. It is required to include all pending low bids not yet awarded or rejected. In a joint venture, list only that portion of the work which is the responsibility of your company. The uncompleted dollar value is to be based upon the most recent engineer's or owners estimate, and must include work subcontracted to others. If no work is contracted, show **NONE**

	16	17	18	19	20	
Contract Number						
Contract With	Lake County DOT		Winnetka	IDOT		
Estimated Completion Date	55 Working Days		9/30/2025	6/15/2024		
Total Contract Price	$2,144,019.05		$3,806,550.25	$1,464,175.50		Accumulated Totals
Uncompleted Dollar Value if Firm is the Prime Contractor	$ 184,342.00	$ -	$ 2,981,570.75	$ 33,750.00	$ -	$ 3,199,662.75
Uncompleted Dollar Value if Firm is the Subcontractor	$ 121,242.50	$ -	$ 8,632.10	$ 20,650.00	$ -	$ 150,724.60
				Total Value of All Work		$ 3,350,387.35

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

List below the uncompleted dollar value of work for each contract and awards pending to be completed with your own forces. All work subcontracted to others will be listed on the reverse of this form. In a joint venture, list only that portion of the work to be done by your company. If no work is contracted, show **NONE**

						Accumulated Totals
Earthwork			$49,837.50			$ 49,837.50
Portland Cement Concrete Paving						$ -
HMA Plant Mix						$ -
HMA Paving			$359,033.00			$ 359,033.00
Clean & Seal Cracks/ Joints						$ -
Aggregate Bases & Surfaces			$60.00			$ 60.00
Highway,R.R.& Water Structures						$ -
Drainage			$1,500,000.00			$ 1,500,000.00
Electrical						$ -
Cover and Seal Coats						$ -
Concrete Construction	$150,000.00		$488,019.00	$25,000.00		$ 663,019.00
Landscaping	$8,842.00		$51,895.00			$ 60,737.00
Fencing						$ -
Guardrail						$ -
Painting						$ -
Signing	$500.00			$3,750.00		$ 4,250.00
Cold Milling, Planning & Rotomilling			$82,726.25			$ 82,726.25
Demolition						$ -
Pavement Markings (Paint)						$ -
Other Construction (List)	$25,000.00		$450,000.00	$5,000.00		$ 480,000.00
						$ -
Totals	**$ 184,342.00**	**$ -**	**$ 2,981,570.75**	**$ 33,750.00**	**$ -**	**$ 3,199,662.75**

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Printed on 05/27/2025

BC 57 (Rev. 08/17/10)

Part III. Work Subcontracted to Others

For each contract described in Part I, list all the work you have subcontracted to others.

	16	17	18	19	20
Subcontractor					
Type of Work	Crackfilling		Electrical	Environmental	
Subcontract Price	$9,415.00		$2,400.00	$6,100.00	
Amount Uncompleted	$9,415.00		$2,400.00		
Subcontractor					
Type of Work	Electrical		Pavement Marking	Fencing	
Subcontract Price	$256,675.10		$6,432.10	$10,800.00	
Amount Uncompleted	$50,000.00		$6,432.10	$10,800.00	
Subcontractor					
Type of Work	Pavement Marking			Landscaping	
Subcontract Price	$61,827.50			$66,860.00	
Amount Uncompleted	$61,827.50				
Subcontractor					
Type of Work				Layout	
Subcontract Price				$14,900.00	
Amount Uncompleted					
Subcontractor					
Type of Work				Pavement Marking	
Subcontract Price				$9,850.00	
Amount Uncompleted				$9,850.00	
Subcontractor					
Type of Work				Sewer	
Subcontract Price				$332,800.00	
Amount Uncompleted					
Subcontractor					
Type of Work				Tree Care	
Subcontract Price				$58,000.00	
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Total Uncompleted	**$ 121,242.50**	**$ -**	**$ 8,832.10**	**$20,650.00**	**$ -**
Totals	**$ 327,917.60**	**$ -**	**$ 8,832.10**	**$ 499,310.00**	**$ -**

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BC 57 (Rev. 08/17/10)

Illinois Department of Transportation
Bureau of Construction
2300 South Dirksen Parkway/Room 322
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Affidavit of Availability
For the Letting of 06/13/25

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Part I. Work Under Contract

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	21	22	23	24	25	
Contract Number	61K70	61K83	61K72			
Contract With	IDOT	IDOT	IDOT	Wilmette	Wilmette	
Estimated Completion Date	135 Working Days	10/25/2024	80 Working Days	6/30/2025	10/31/2025	
Total Contract Price	$4,974,254.61	$2,379,003.39	$3,244,998.60	$2,725,094.09	$2,464,182.98	Accumulated Totals
Uncompleted Dollar Value if Firm is the Prime Contractor	$ 3,157,429.57	$ 1,873,976.61	$ 2,288,380.50	$ 1,396,450.70	$ 1,896,078.50	$ 10,612,315.88
Uncompleted Dollar Value if Firm is the Subcontractor	$ 1,632,333.94	$ 322,057.00	$ 956,618.10	$ 86,706.75	$ 568,104.48	$ 3,565,820.27
				Total Value of All Work		$ 14,178,136.15

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

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						Accumulated Totals
Earthwork	$200,000.00	$392,155.25	$457,749.00	$0.00	$339,223.00	$ 1,389,127.25
Portland Cement Concrete Paving			$106,250.00			$ 106,250.00
HMA Plant Mix						$ -
HMA Paving	$786,605.27	$494,829.97	$283,575.00	$500,000.00	$24,497.50	$ 2,089,507.74
Clean & Seal Cracks/ Joints						$ -
Aggregate Bases & Surfaces	$93,797.05	$302,973.95	$103,365.00		$136,723.25	$ 636,859.25
Highway,R.R.& Water Structures						$ -
Drainage			$650,932.50	$25,000.00	$173,284.00	$ 849,216.50
Electrical						$ -
Cover and Seal Coats						$ -
Concrete Construction	$1,507,752.00	$534,017.44	$352,870.00	$500,000.00	$943,926.75	$ 3,838,566.19
Landscaping				$106,876.00	$36,511.00	$ 143,387.00
Fencing						$ -
Guardrail						$ -
Painting						$ -
Signing						$ -
Cold Milling, Planning & Rotomilling	$69,275.25		$30,490.00	$114,574.70	$19,513.00	$ 233,852.95
Demolition						$ -
Pavement Markings (Paint)						$ -
Other Construction (List)	$500,000.00	$150,000.00	$303,149.00	$150,000.00	$222,400.00	$ 1,325,549.00
						$ -
Totals	**$ 3,157,429.57**	**$ 1,873,976.61**	**$ 2,288,380.50**	**$ 1,396,450.70**	**$ 1,896,078.50**	**$ 10,612,315.88**

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BC 57 (Rev. 08/17/10)

Part III. Work Subcontracted to Others

For each contract described in Part I, list all the work you have subcontracted to others.

	21	22	23	24	25
Subcontractor					
Type of Work	Electrical	Landscaping	Electrical	Electrical	Brick Paving
Subcontract Price	$685,562.30	$92,603.60	$98,075.20	$7,607.60	$543,740.40
Amount Uncompleted	$685,562.30	$92,603.60	$98,075.20	$7,607.60	$543,740.40
Subcontractor					
Type of Work	Environmental	Electrical	Environmental	Irrigation	Environmental
Subcontract Price	$20,600.00	$26,935.52	$53,800.00	$32,640.00	$1,450.00
Amount Uncompleted	$20,600.00	$26,935.52	$53,800.00	$32,640.00	$1,450.00
Subcontractor					
Type of Work	Landscaping	Layout	Fencing	Layout	Irrigation
Subcontract Price	$216,869.70	$14,900.00	$143,177.00	$12,900.00	$6,450.00
Amount Uncompleted	$216,869.70	$14,900.00	$143,177.00	$12,900.00	$6,450.00
Subcontractor					
Type of Work	Layout	LJS	Landscaping	Pavement Marking	Layout
Subcontract Price	$28,500.00	$42,609.63	$162,815.00	$25,009.15	$4,900.00
Amount Uncompleted	$28,500.00	$42,609.63	$162,815.00	$25,009.15	$4,900.00
Subcontractor					
Type of Work	LJS	Pavement Marking	Pavement Marking	Tree Care	Televising
Subcontract Price	$58,034.48	$22,858.25	$28,803.90	$8,550.00	$9,414.08
Amount Uncompleted	$58,034.48	$22,858.25	$28,803.90	$8,550.00	$9,414.08
Subcontractor					
Type of Work	Pavement Marking	Sewer	Structural Concrete		Tree Care
Subcontract Price	$51,405.66	$149,750.00	$377,990.00		$2,150.00
Amount Uncompleted	$51,405.66	$50,000.00	$377,990.00		$2,150.00
Subcontractor					
Type of Work	Sewer & Water	Tree Care	Tree Care		
Subcontract Price	$295,693.00	$22,150.00	$23,760.00		
Amount Uncompleted	$ 295,693.00	$22,150.00	$23,760.00		
Subcontractor					
Type of Work	TCP	TCP	TCP		
Subcontract Price	$268,618.80	$76,319.78	$ 68,197.00		
Amount Uncompleted	$268,618.80	$50,000.00	$ 68,197.00		
Subcontractor					
Type of Work	Tree Care				
Subcontract Price	$7,050.00				
Amount Uncompleted	$7,050.00				
Total Uncompleted	**$ 1,632,333.94**	**$ 322,057.00**	**$ 956,618.10**	**$ 86,706.75**	**$ 568,104.48**
Totals	**$ 1,632,333.94**	**$ 448,126.78**	**$ 956,618.10**	**$ 86,706.75**	**$ 568,104.48**

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BC 57 (Rev. 08/17/10)

Illinois Department of Transportation
Bureau of Construction
2300 South Dirksen Parkway Room 327
Springfield, Illinois 62764

Affidavit of Availability
For the Letting of 06/13/25

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Part I. Work Under Contract

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	26	27	28	29	30	
Contract Number			61L23		62W63	
Contract With	Hinsdale	Niles	IDOT		IDOT	
Estimated Completion Date	6/30/2025	8/30/2024	8/13/2025		30 Working Days	
Total Contract Price	$1,414,250.65	$ 118,005.25	$1,163,964.03		$794,968.10	Accumulated Totals
Uncompleted Dollar Value if Firm is the Prime Contractor	$ 829,705.00	$ 113,005.25	$ 1,156,713.03	$ -	$ 771,893.10	$ 2,871,316.38
Uncompleted Dollar Value if Firm is the Subcontractor	$ 9,878.95	$ 5,000.00	$ 7,251.00	$ -	$ 23,075.00	$ 45,204.95
				Total Value of All Work		$ 2,916,521.33

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

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						Accumulated Totals
Earthwork	$31,901.00	$19,325.00	$57,414.00		$290,259.00	$ 398,899.00
Portland Cement Concrete Paving						$ -
HMA Plant Mix						$ -
HMA Paving	$365,530.00		$244,030.72		$279,455.15	$ 889,015.87
Clean & Seal Cracks/ Joints						$ -
Aggregate Bases & Surfaces			$17,228.00		$101,836.95	$ 119,064.95
Highway,R.R.& Water Structures						$ -
Drainage	$150,000.00	$2,250.00	$82,373.50		$3,400.00	$ 238,023.50
Electrical						$ -
Cover and Seal Coats						$ -
Concrete Construction	$75,000.00	$58,201.50	$560,434.29		$43,292.00	$ 736,927.79
Landscaping	$30,609.00	$18,228.75	$24,287.57			$ 73,125.32
Fencing						$ -
Guardrail						$ -
Painting						$ -
Signing			$4,645.00			$ 4,645.00
Cold Milling, Planning & Rotomilling	$76,665.00		$36,623.05			$ 113,288.05
Demolition						$ -
Pavement Markings (Paint)						$ -
Other Construction (List)	$100,000.00	$15,000.00	$129,676.90		$53,650.00	$ 298,326.90
						$ -
Totals	**$ 829,705.00**	**$ 113,005.25**	**$ 1,156,713.03**	**$ -**	**$ 771,893.10**	**$ 2,871,316.38**

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Part III. Work Subcontracted to Others

For each contract described in Part I, list all the work you have subcontracted to others.

	26	27	28	29	30
Subcontractor					
Type of Work	Electrical	Layout	Pavement Marking		Environmental
Subcontract Price	$4,284.80	$5,000.00	$5,851.00		$12,175.00
Amount Uncompleted	$4,284.80	$5,000.00	$5,851.00		$12,175.00
Subcontractor					
Type of Work	Pavement Marking		Tree Care		Layout
Subcontract Price	$5,594.15		$1,400.00		$3,000.00
Amount Uncompleted	$5,594.15		$1,400.00		$3,000.00
Subcontractor					
Type of Work					Pavement Marking
Subcontract Price					$2,000.00
Amount Uncompleted					$2,000.00
Subcontractor					
Type of Work					Sewer Cleaning
Subcontract Price					$5,900.00
Amount Uncompleted					$5,900.00
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Total Uncompleted	$ 9,878.95	$ 5,000.00	$ 7,251.00	$ -	$ 23,075.00
Totals	$ 9,878.95	$ 5,000.00	$ 7,251.00	$ -	$ 23,075.00

Illinois Department of Transportation
Bureau of Construction
2300 South Dirksen Parkway/Room 322
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Affidavit of Availability
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	31	32	33	34	35	
Contract Number						
Contract With	Northlake	Schaumburg	Hoffman Estates	Hoffman Estates		
Estimated Completion Date	10/31/2025	10/25/2024	12/12/2025	11/14/2025		
Total Contract Price	$5,414,958.80	$624,554.00	$6,248,228.77	$2,059,672.86		Accumulated Totals
Uncompleted Dollar Value if Firm is the Prime Contractor	$ 4,928,186.80	$ 376,803.00	$ 6,205,989.52	$ 1,505,161.81	$ -	$ 13,016,141.13
Uncompleted Dollar Value if Firm is the Subcontractor	$ 486,772.00	$ 247,751.00	$ 42,239.25	$ 554,511.05	$ -	$ 1,331,273.30
				Total Value of All Work		$ 14,347,414.43

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

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						Accumulated Totals
Earthwork	$529,117.00	$12,804.00	$384,125.95	$361,096.25		$ 1,287,143.20
Portland Cement Concrete Paving						$ -
HMA Plant Mix						$ -
HMA Paving	$684,856.80		$745,888.07	$378,168.07		$ 1,808,912.94
Clean & Seal Cracks/ Joints						$ -
Aggregate Bases & Surfaces	$81,000.00	$3,672.00	$175,921.25	$188,312.70		$ 448,905.95
Highway,R.R.& Water Structures						$ -
Drainage	$2,159,320.00	$100,759.00	$2,652,395.00	$141,588.75		$ 5,054,062.75
Electrical						$ -
Cover and Seal Coats						$ -
Concrete Construction	$352,780.00	$115,243.00	$1,194,694.05	$296,469.50		$ 1,959,186.55
Landscaping	$36,660.00		$165,163.50			$ 201,823.50
Fencing						$ -
Guardrail						$ -
Painting						$ -
Signing		$1,000.00	$5,250.00	$6,920.00		$ 13,170.00
Cold Milling, Planning & Rotomilling	$21,175.00		$74,151.70			$ 95,326.70
Demolition						$ -
Pavement Markings (Paint)						$ -
Other Construction (List)	$1,063,278.00	$143,325.00	$808,400.00	$132,606.54		$ 2,147,609.54
						$ -
Totals	**$ 4,928,186.80**	**$ 376,803.00**	**$ 6,205,989.52**	**$ 1,505,161.81**	**$ -**	**$ 13,016,141.13**

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BC 57 (Rev. 08/17/10)

Part III. Work Subcontracted to Others

For each contract described in Part I, list all the work you have subcontracted to others.

	31	32	33	34	35
Subcontractor					
Type of Work	Electrical	Electrical	Electrical	Brick Paving	
Subcontract Price	$22,950.00	$6,400.00	$6,300.00	$48,464.50	
Amount Uncompleted	$22,950.00	$6,400.00	$6,300.00	$48,464.50	
Subcontractor					
Type of Work	Environmental	Landscaping	Fencing	Electrical	
Subcontract Price	$51,350.00	$222,101.00	$17,660.50	$281,285.00	
Amount Uncompleted	$51,350.00	$222,101.00	$17,660.50	$281,285.00	
Subcontractor					
Type of Work	Fencing	Layout	Pavement Marking	Landscaping	
Subcontract Price	$19,070.00	$7,150.00	$15,228.75	$206,657.25	
Amount Uncompleted	$19,070.00	$7,150.00	$15,228.75	$206,657.25	
Subcontractor					
Type of Work	Layout	Pavement Marking	Tree Care	Layout	
Subcontract Price	$27,400.00	$5,650.00	$3,050.00	$3,500.00	
Amount Uncompleted	$27,400.00	$5,650.00	$3,050.00	$3,500.00	
Subcontractor					
Type of Work	Pavement Marking	Tree Care		Pavement Marking	
Subcontract Price	$16,374.50	$6,450.00		$10,333.30	
Amount Uncompleted	$16,374.50	$6,450.00		$10,333.30	
Subcontractor					
Type of Work	Reclamation			Tree Care	
Subcontract Price	$154,560.00			$4,271.00	
Amount Uncompleted	$154,560.00			$4,271.00	
Subcontractor					
Type of Work	Structural Concrete				
Subcontract Price	$195,067.50				
Amount Uncompleted	$195,067.50				
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Total Uncompleted	**$ 486,772.00**	**$ 247,751.00**	**$ 42,239.25**	**$ 554,511.05**	**$ -**
Totals	**$ 486,772.00**	**$ 247,751.00**	**$ 42,239.25**	**$ 554,511.05**	**$ -**

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Illinois Department of Transportation

Bureau of Construction
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	36	37	38	39	40	
Contract Number						
Contract With						
Estimated Completion Date						
Total Contract Price						Accumulated Totals
Uncompleted Dollar Value if Firm is the Prime Contractor	$ -	$ -	$ -	$ -	$ -	$ -
Uncompleted Dollar Value if Firm is the Subcontractor	$ -	$ -	$ -	$ -	$ -	$ -
				Total Value of All Work		$ -

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

List below the uncompleted dollar value of work for each contract and awards pending to be completed with your own forces. All work subcontracted to others will be listed on the reverse of this form. In a joint venture, list only that portion of the work to be done by your company. If no work is contracted, show **NONE**

						Accumulated Totals
Earthwork						$ -
Portland Cement Concrete Paving	$0.00	$0.00				$ -
HMA Plant Mix						$ -
HMA Paving						$ -
Clean & Seal Cracks/ Joints						$ -
Aggregate Bases & Surfaces						$ -
Highway,R.R.& Water Structures						$ -
Drainage						$ -
Electrical						$ -
Cover and Seal Coats						$ -
Concrete Construction						$ -
Landscaping						$ -
Fencing						$ -
Guardrail						$ -
Painting						$ -
Signing						$ -
Cold Milling, Planning & Rotomilling		$ -				$ -
Demolition						$ -
Pavement Markings (Paint)						$ -
Other Construction (List)						$ -
						$ -
Totals	$ -	$ -	$ -	$ -	$ -	$ -

Disclosure of this information is **REQUIRED** to accomplish the statutory purpose as outlined in the"Illinois Procurement Code." Failure to comply will result in non-issuance of an "Authorization to Bid." This form has been approved by the State Forms Management Center.

Printed on 05/27/2025

BC 57 (Rev. 08/17/10)

Part III. Work Subcontracted to Others

For each contract described in Part I, list all the work you have subcontracted to others.

	36	37	38	39	40
Subcontractor					
Type of Work					Electrical
Subcontract Price					$260,693.60
Amount Uncompleted					
Subcontractor					
Type of Work					Irrigation
Subcontract Price					$5,000.00
Amount Uncompleted					$0.00
Subcontractor					
Type of Work					Landscaping
Subcontract Price					$12,409.50
Amount Uncompleted					
Subcontractor					
Type of Work					Layout
Subcontract Price					$4,300.00
Amount Uncompleted					
Subcontractor					
Type of Work					LJS
Subcontract Price					$15,177.60
Amount Uncompleted					
Subcontractor					
Type of Work					Pavement Marking
Subcontract Price					$6,907.70
Amount Uncompleted					
Subcontractor					
Type of Work					Tree Care
Subcontract Price					$2,400.00
Amount Uncompleted					$0.00
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Total Uncompleted	**$0.00**	**$ -**	**$ -**	**$ -**	**$ -**
Totals	**$0.00**	**$ -**	**$ -**	**$ -**	**$ 306,888.40**

Illinois Department of Transportation
Bureau of Construction
2300 South Dirksen Parkway/Room 322
Springfield, Illinois 62764

SUMMARY SHEETS

Affidavit of Availability
For the Letting of 06/13/25

Instructions: Complete this form by either typing or using black ink. "Authorization to Bid" will not be issued unless both sides of this form are completed in detail. Use additional forms as needed to list all work.

Part I. Work Under Contract

List below all work you have under contract as either a prime contractor or a subcontractor. It is required to include all pending low bids not yet awarded or rejected. In a joint venture, list only that portion of the work which is the responsibility of your company. The uncompleted dollar value is to be based upon the most recent engineer's or owners estimate, and must include work subcontracted to others. If no work is contracted, show **NONE**

Contract Number						
Contract With						
Estimated Completion Date						**SUMMARY**
Total Contract Price						Accumulated Totals
Uncompleted Dollar Value if Firm is the Prime Contractor						**$ 46,561,375.17**
Uncompleted Dollar Value if Firm is the Subcontractor						**$ 9,577,403.41**
				Total Value of All Work		**$ 56,138,778.58**

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

List below the uncompleted dollar value of work for each contract and awards pending to be completed with your own forces. All work subcontracted to others will be listed on the reverse of this form. In a joint venture, list only that portion of the work to be done by your company. If no work is contracted, show **NONE**

						Accumulated Totals
Earthwork						**$ 5,053,423.36**
Portland Cement Concrete Paving						**$ 106,250.00**
HMA Plant Mix						**$ -**
HMA Paving						**$ 8,681,435.21**
Clean & Seal Cracks/ Joints						**$ -**
Aggregate Bases & Surfaces						**$ 1,929,385.68**
Highway,R.R.& Water Structures						**$ -**
Drainage						**$ 12,740,368.75**
Electrical						**$ -**
Cover and Seal Coats						**$ -**
Concrete Construction						**$ 9,255,468.57**
Landscaping						**$ 785,077.07**
Fencing						**$ -**
Guardrail						**$ -**
Painting						**$ -**
Signing						**$ 64,260.33**
Cold Milling, Planning & Rotomilling						**$ 882,150.30**
Demolition						**$ -**
Pavement Markings (Paint)						**$ -**
Other Construction (List)						**$ 7,063,555.90**
Totals	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 46,561,375.17**

Disclosure of this information is **REQUIRED** to accomplish the statutory purpose as outlined in the "Illinois Procurement Code." Failure to comply will result in non-issuance of an "Authorization to Bid." This form has been approved by the State Forms Management Center.

Printed on 05/27/2025

BC 57 (Rev. 08/17/10)

Part III. Work Subcontracted to Others

For each contract described in Part I, list all the work you have subcontracted to others.

Subcontractor					
Type of Work					
Subcontract Price	$ -	$ -	$ -	$ -	$ -
Amount Uncompleted	$ -	$ -	$ -	$ -	$ -
Subcontractor					
Type of Work					
Subcontract Price	$ -	$ -	$ -	$ -	$ -
Amount Uncompleted	$ -	$ -	$ -	$ -	$ -
Subcontractor					
Type of Work					
Subcontract Price	$ -	$ -	$ -	$ -	$ -
Amount Uncompleted	$ -	$ -	$ -	$ -	$ -
Subcontractor					
Type of Work					
Subcontract Price	$ -	$ -	$ -	$ -	$ -
Amount Uncompleted	$ -	$ -	$ -	$ -	$ -
Subcontractor					
Type of Work					
Subcontract Price	$ -	$ -	$ -	$ -	$ -
Amount Uncompleted	$ -	$ -	$ -	$ -	$ -
Total Uncompleted	$ -	$ -	$ -	$ -	$ -
SUMMARY TOTALS	$ -	$ -	$ -	$ -	$ -

I, being duly sworn, do hereby declare that this affidavit is a true and correct statement relating to ALL uncompleted contracts of the undersigned for Federal, State, County, City and Private work, including ALL subcontract work, ALL pending low bids not yet awarded or rejected and ALL estimated completion dates.

Subscribed and sworn to before me
this 29th day of May, 2025

Notary Public

My commission expires: 05/09/2028

(Notary Seal)

OFFICIAL SEAL
NICOLE ANNE ENGELKING
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 990476
MY COMMISSION EXPIRES MAY 09, 2028

Type or Print Jeff Moyer — Vice President
Officer or Director — Title

Signed

Company A Lamp Concrete Contractors, Inc.

Address 1900 Wright Blvd.
Schaumburg, Illinois 60193

Printed on 05/27/2025

BC 57 (Rev. 08/17/10)

Illinois Department of Transportation

Affidavit of Illinois Business Office

Local Public Agency	County	Street Name/Road Name	Section Number
Village of Oak Brook	DuPage	Various Streets	25-00056-00-RS

I, Tracy Lampignano (Name of Affiant) of Schaumburg (City of Affiant), Illinois (State of Affiant), being first duly sworn upon oath, state as follows:

1. That I am the President (Officer or Position) of A Lamp Concrete Contractors, Inc. (Bidder).
2. That I have personal knowledge of the facts herein stated.
3. That, if selected under the proposal described above, A Lamp Concrete Contractors, Inc. (Bidder) will maintain a business office in the State of Illinois, which will be located in Cook (County) County, Illinois.
4. That this business office will serve as the primary place of employment for any persons employed in the construction contemplated by this proposal.
5. That this Affidavit is given as a requirement of state law as provided in Section 30-22(8) of the Illinois Procurement Code.

Signature & Date: 05/29/2025

Print Name of Affiant: Tracy Lampignano, President

Notary Public

State of IL

County Cook

Signed (or subscribed or attested) before me on 05/29/2025 (date) by

Tracy Lampignano (name/s of person/s), authorized agent(s) of

A Lamp Concrete Contractors, Inc. (Bidder)

OFFICIAL SEAL
NICOLE ANNE ENGELKING
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 990476
MY COMMISSION EXPIRES MAY 09, 2028

Notary Public Signature & Date 05/29/2025

My commission expires 05/09/2028

Illinois Department of Transportation

Affidavit of Illinois Business Office

Local Public Agency	County	Street Name/Road Name	Section Number
Village of Oak Brook	DuPage	Various Streets	25-00056-00-RS

I, Tracy Lampignano (Name of Affiant) of Schaumburg (City of Affiant), Illinois (State of Affiant), being first duly sworn upon oath, state as follows:

1. That I am the President (Officer or Position) of A Lamp Concrete Contractors, Inc. (Bidder).
2. That I have personal knowledge of the facts herein stated.
3. That, if selected under the proposal described above, A Lamp Concrete Contractors, Inc. (Bidder) will maintain a business office in the State of Illinois, which will be located in Cook (County) County, Illinois.
4. That this business office will serve as the primary place of employment for any persons employed in the construction contemplated by this proposal.
5. That this Affidavit is given as a requirement of state law as provided in Section 30-22(8) of the Illinois Procurement Code.

Signature & Date: 05/29/2025

Print Name of Affiant: Tracy Lampignano, President

Notary Public

State of IL

County Cook

Signed (or subscribed or attested) before me on 05/29/2025 (date) by

Tracy Lampignano (name/s of person/s), authorized agent(s) of

A Lamp Concrete Contractors, Inc. (Bidder)

OFFICIAL SEAL
NICOLE ANNE ENGELKING
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 990476
MY COMMISSION EXPIRES MAY 09, 2028

Notary Public Signature & Date 05/29/2025

My commission expires 05/09/2028

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: Please See Attached List of References

   Address: _____

   Phone #: _____

   Contact: _____

2. Company Name: _____

   Address: _____

   Phone #: _____

   Contact: _____

3. Company Name: _____

   Address: _____

   Phone #: _____

   Contact: _____

4. Company Name: _____

   Address: _____

   Phone #: _____

   Contact: _____

5. Company Name: _____

   Address: _____

   Phone #: _____

   Contact: _____

LAMP CONCRETE CONTRACTORS, INC.
ROAD BUILDERS
Phone: (847) 891-6000
Fax: (847) 891-6100
Commercial • Residential • Municipal

Project References
Road Resurfacing

Deerfield Road Resurfacing
Deerfield, Illinois
Civiltech Engineering, Inc.
Andy Garb, P.E., 630.773.3900
$1,030,000.00
2021 Completion

Alley, Brick & Sidewalk Reconstruction
Wilmette, Illinois
Daniel Manis, P.E., Village Engineer, 847.853.7602
$2,400,000.00
2023 Completion

2022 Road Program
Wilmette, Illinois
Daniel Manis, P.E., Village Engineer, 847.853.7602
$2,300,000.00
2023 Completion

2022 Street Rehabilitation Project
Winnetka, Illinois
James J. Bernahl, P.E., Director of Engineering - 847.716.3261
$2,050,000.00
2023 Completion

Virginia Ave. & Central Ave. Storm Sewer Improvements
Warrenville, Illinois
Brian Dusak, PE, Engineering Resource Associates, Inc., 630.393.3060
$1,400,000.00
2023 Completion

2023 Eastside & CDBG Resurfacing
Carpentersville, Illinois
Ted Bergeson, Village Engineer, 847.426.3439
$1,255,000.00
2023 Completion

1900 Wright Boulevard
Schaumburg, Illinois 60193

BAXTER & WOODMAN
Consulting Engineers

May 29, 2025

Mr. Timothy O'Malley
Public Works Director
3003 Jorie Boulevard
Oak Brook, IL 60523

Recommendation to Award

Subject: Village of Oak Brook – 2025 Streets Improvements Project

Dear Tim,

The following bids were received for the Project on May 29, 2025:

Bidders	**Amount of Bid**
A Lamp Concrete Contractors, Inc.	$1,507,984.98
K-Five Construction Corporation	$1,612,370.89
Schroeder Asphalt Services, Inc.	$1,776,920.07
Everlast Blacktop, Inc.	$1,781,165.18
Builders Paving, LLC	$1,811,808.00
Brothers Asphalt Paving, Inc.	$1,823,650.30
M & J Asphalt Paving, Inc.	$2,004,310.17

Our pre-bid opinion of probable cost for this Project was $1,985,293.20.

We have analyzed each of the bids and find A Lamp Concrete Contractors, Inc. to be the lowest, responsible, and responsive bidder. Based on our prior experience with this bidder, we believe that A Lamp Concrete Contractors, Inc., of Schaumburg, IL is qualified to complete this project.

We recommend award of the Contract to A Lamp Concrete Contractors, Inc. in the amount of $1,507,984.98. A copy of our Bid Tabulation is enclosed for your records.

Please advise us of your decision.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

Joseph D. Wilhelmsen, PE

Village of Oak Brook
Procurement
Rania Serences, Purchasing & Budgeting Coordinator
1200 Oak Brook Road, Oak Brook, IL 60523

EVALUATION TABULATION

RFB No. TBD

2025 Streets Improvements Project

RESPONSE DEADLINE: May 29, 2025 at 10:00 am
Report Generated: Thursday, May 29, 2025

SELECTED VENDOR TOTALS

Vendor	Total
A Lamp Concrete Contractors, Inc.	$1,507,984.98
K-Five Construction Corporation	$1,612,370.89
Schroeder Asphalt Services, Inc.	$1,776,920.07
EVERLAST BLACKTOP INC	$1,781,165.18
Builders Paving, LLC	$1,811,808.00
Brothers Asphalt Paving, Inc.	$1,823,650.30
M & J Asphalt Paving, Inc.	$2,004,310.17

TABLE 1 (Table 1 of 2)

					A Lamp Concrete Contractors, Inc.		Brothers Asphalt Paving, Inc.		Builders Paving, LLC		EVERLAST BLACKTOP INC		K-Five Construction Corporation	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	1	SUPPLEMENTAL WATERING	5	UNIT	$1.00	$5.00	$60.37	$301.85	$35.00	$175.00	$100.00	$500.00	$246.00	$1,230.00
X	2	EARTH EXCAVATION	2849	CU YD	$10.00	$28,490.00	$65.00	$185,185.00	$18.00	$51,282.00	$43.50	$123,931.50	$20.00	$56,980.00
X	3	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	1331	CU YD	$10.00	$13,310.00	$60.00	$79,860.00	$20.00	$26,620.00	$20.00	$26,620.00	$30.00	$39,930.00
X	4	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	1794	SQ YD	$0.01	$17.94	$3.00	$5,382.00	$2.50	$4,485.00	$2.00	$3,588.00	$2.00	$3,588.00
X	5	INLET FILTERS	31	EACH	$15.00	$465.00	$231.00	$7,161.00	$250.00	$7,750.00	$100.00	$3,100.00	$200.00	$6,200.00
X	6	AGGREGATE SUBGRADE IMPROVEMENT	1331	CU YD	$10.00	$13,310.00	$45.00	$59,895.00	$20.00	$26,620.00	$48.00	$63,888.00	$30.00	$39,930.00
X	7	AGGREGATE BASE COURSE, TYPE B 6"	354	SQ YD	$9.00	$3,186.00	$10.50	$3,717.00	$13.00	$4,602.00	$7.14	$2,527.56	$1.00	$354.00
X	8	AGGREGATE BASE COURSE, TYPE B, 4"	42	SQ YD	$14.26	$598.92	$15.75	$661.50	$15.00	$630.00	$8.00	$336.00	$9.00	$378.00
X	9	BITUMINOUS MATERIALS (TACK COAT)	23692	POUND	$0.01	$236.92	$0.15	$3,553.80	$1.50	$35,538.00	$0.01	$236.92	$4.75	$112,537.00

					A Lamp Concrete Contractors, Inc.		Brothers Asphalt Paving, Inc.		Builders Paving, LLC		EVERLAST BLACKTOP INC		K-Five Construction Corporation	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	10	PREPARATION OF BASE (SPECIAL)	7495	SQ YD	$0.95	$7,120.25	$1.50	$11,242.50	$2.00	$14,990.00	$2.41	$18,062.95	$0.50	$3,747.50
X	11	AGGREGATE BASE REPAIR	413	TON	$20.00	$8,260.00	$25.00	$10,325.00	$35.00	$14,455.00	$32.00	$13,216.00	$10.00	$4,130.00
X	12	MIXTURE FOR CRACKS, JOINTS, AND FLANGEWAYS	12	TON	$325.00	$3,900.00	$500.00	$6,000.00	$850.00	$10,200.00	$185.00	$2,220.00	$50.00	$600.00
X	13	HOT-MIX ASPHALT SURFACE REMOVAL - BUTT JOINT	94	SQ YD	$12.00	$1,128.00	$7.00	$658.00	$125.00	$11,750.00	$29.00	$2,726.00	$0.01	$0.94
X	14	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	1050	TON	$92.00	$96,600.00	$89.00	$93,450.00	$80.00	$84,000.00	$84.29	$88,504.50	$78.00	$81,900.00
X	15	POLYMERIZED HOT-MIX ASPHALT BINDER COURSE, IL-4.75, N50	1855	TON	$125.00	$231,875.00	$116.00	$215,180.00	$105.00	$194,775.00	$102.00	$189,210.00	$112.00	$207,760.00
X	16	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	5160	TON	$87.00	$448,920.00	$89.00	$459,240.00	$80.00	$412,800.00	$84.95	$438,342.00	$85.00	$438,600.00

					A Lamp Concrete Contractors, Inc.		Brothers Asphalt Paving, Inc.		Builders Paving, LLC		EVERLAST BLACKTOP INC		K-Five Construction Corporation	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	17	PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH	365	SQ FT	$13.50	$4,927.50	$14.70	$5,365.50	$11.00	$4,015.00	$12.00	$4,380.00	$12.00	$4,380.00
X	18	DETECTABLE WARNINGS	52	SQ FT	$30.00	$1,560.00	$47.25	$2,457.00	$33.00	$1,716.00	$52.00	$2,704.00	$32.00	$1,664.00
X	19	HOT-MIX ASPHALT SURFACE REMOVAL, 2 1/4"	44119	SQ YD	$2.60	$114,709.40	$2.43	$107,209.17	$3.10	$136,768.90	$2.35	$103,679.65	$3.50	$154,416.50
X	20	HOT-MIX ASPHALT SURFACE REMOVAL, 4" (FULL DEPTH)	7495	SQ YD	$4.00	$29,980.00	$4.36	$32,678.20	$7.50	$56,212.50	$4.90	$36,725.50	$4.75	$35,601.25
X	21	PAVEMENT REMOVAL, 10" (FULL DEPTH)	389	SQ YD	$11.75	$4,570.75	$11.00	$4,279.00	$50.00	$19,450.00	$18.00	$7,002.00	$15.00	$5,835.00
X	22	BIKE PATH REMOVAL	22	SQ YD	$38.00	$836.00	$10.00	$220.00	$25.00	$550.00	$18.00	$396.00	$25.00	$550.00
X	23	TEMPORARY ACCESS (PRIVATE ENTRANCE)	34	EACH	$250.00	$8,500.00	$50.00	$1,700.00	$75.00	$2,550.00	$200.00	$6,800.00	$50.00	$1,700.00
X	24	CLASS D PATCHES, TYPE I, 7 INCH	469	SQ YD	$20.00	$9,380.00	$65.00	$30,485.00	$41.00	$19,229.00	$72.52	$34,011.88	$15.00	$7,035.00

					A Lamp Concrete Contractors, Inc.		Brothers Asphalt Paving, Inc.		Builders Paving, LLC		EVERLAST BLACKTOP INC		K-Five Construction Corporation	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	25	CLASS D PATCHES, TYPE II, 7 INCH	469	SQ YD	$20.00	$9,380.00	$65.00	$30,485.00	$37.00	$17,353.00	$72.52	$34,011.88	$15.00	$7,035.00
X	26	CLASS D PATCHES, TYPE III, 7 INCH	469	SQ YD	$20.00	$9,380.00	$65.00	$30,485.00	$30.00	$14,070.00	$72.52	$34,011.88	$15.00	$7,035.00
X	27	CLASS D PATCHES, TYPE IV, 7 INCH	469	SQ YD	$20.00	$9,380.00	$65.00	$30,485.00	$28.00	$13,132.00	$72.52	$34,011.88	$15.00	$7,035.00
X	28	CLASS D PATCHES, TYPE I, 9 INCH	178	SQ YD	$30.00	$5,340.00	$100.00	$17,800.00	$55.00	$9,790.00	$118.00	$21,004.00	$20.00	$3,560.00
X	29	CLASS D PATCHES, TYPE II, 9 INCH	178	SQ YD	$30.00	$5,340.00	$100.00	$17,800.00	$52.00	$9,256.00	$118.00	$21,004.00	$20.00	$3,560.00
X	30	CLASS D PATCHES, TYPE III, 9 INCH	178	SQ YD	$30.00	$5,340.00	$100.00	$17,800.00	$41.00	$7,298.00	$118.00	$21,004.00	$20.00	$3,560.00
X	31	CLASS D PATCHES, TYPE IV, 9 INCH	178	SQ YD	$30.00	$5,340.00	$100.00	$17,800.00	$38.00	$6,764.00	$118.00	$21,004.00	$20.00	$3,560.00
X	32	NON-SPECIAL WASTE DISPOSAL	20	CU YD	$85.00	$1,700.00	$150.00	$3,000.00	$125.00	$2,500.00	$100.00	$2,000.00	$125.00	$2,500.00
X	33	SOIL DISPOSAL ANALYSIS	1	EACH	$1,650.00	$1,650.00	$1,525.00	$1,525.00	$1,000.00	$1,000.00	$2,100.00	$2,100.00	$1,650.00	$1,650.00

					A Lamp Concrete Contractors, Inc.		Brothers Asphalt Paving, Inc.		Builders Paving, LLC		EVERLAST BLACKTOP INC		K-Five Construction Corporation	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	34	REGULATED SUBSTANCES PRE-CONSTRUCTION PLAN	1	L SUM	$3,350.00	$3,350.00	$2,625.00	$2,625.00	$2,000.00	$2,000.00	$3,200.00	$3,200.00	$3,350.00	$3,350.00
X	35	REGULATED SUBSTANCES FINAL CONSTRUCTION REPORT	1	L SUM	$1,500.00	$1,500.00	$1,260.00	$1,260.00	$1,000.00	$1,000.00	$3,200.00	$3,200.00	$1,500.00	$1,500.00
X	36	REGULATED SUBSTANCES MONITORING	5	CA DA	$700.00	$3,500.00	$1,030.00	$5,150.00	$850.00	$4,250.00	$1,150.00	$5,750.00	$700.00	$3,500.00
X	37	MOBILIZATION	1	L SUM	$90,000.00	$90,000.00	$18,000.00	$18,000.00	$163,083.36	$163,083.36	$73,662.63	$73,662.63	$41,000.00	$41,000.00
X	38	WASHOUT BASIN	1	L SUM	$1,000.00	$1,000.00	$3,675.00	$3,675.00	$3,550.00	$3,550.00	$1,500.00	$1,500.00	$500.00	$500.00
X	39	THERMOPLASTIC PAVEMENT MARKING - LETTERS AND SYMBOLS	73	SQ FT	$9.00	$657.00	$12.10	$883.30	$9.38	$684.74	$1.00	$73.00	$9.40	$686.20
X	40	THERMOPLASTIC PAVEMENT MARKING - LINE 4"	740	FOOT	$1.35	$999.00	$2.00	$1,480.00	$2.35	$1,739.00	$3.00	$2,220.00	$2.35	$1,739.00

					A Lamp Concrete Contractors, Inc.		Brothers Asphalt Paving, Inc.		Builders Paving, LLC		EVERLAST BLACKTOP INC		K-Five Construction Corporation	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	41	THERMOPLASTIC PAVEMENT MARKING - LINE 6"	382	FOOT	$1.85	$706.70	$3.05	$1,165.10	$3.00	$1,146.00	$3.30	$1,260.60	$3.00	$1,146.00
X	42	THERMOPLASTIC PAVEMENT MARKING - LINE 12"	416	FOOT	$3.60	$1,497.60	$6.04	$2,512.64	$6.00	$2,496.00	$6.60	$2,745.60	$6.00	$2,496.00
X	43	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	102	FOOT	$7.25	$739.50	$12.08	$1,232.16	$11.25	$1,147.50	$12.14	$1,238.28	$11.25	$1,147.50
X	44	TRAFFIC CONTROL AND PROTECTION, STANDARD 701501	1	L SUM	$82,000.00	$82,000.00	$7,033.00	$7,033.00	$110,000.00	$110,000.00	$52,081.67	$52,081.67	$9,300.00	$9,300.00
X	45	TRAFFIC CONTROL AND PROTECTION, STANDARD 701801	1	L SUM	$1.00	$1.00	$515.00	$515.00	$2,000.00	$2,000.00	$2,000.00	$2,000.00	$500.00	$500.00
X	46	FRAMES AND LIDS TO BE ADJUSTED SPECIAL	1	EACH	$1,100.00	$1,100.00	$1,313.00	$1,313.00	$2,000.00	$2,000.00	$1,500.00	$1,500.00	$2,000.00	$2,000.00

					A Lamp Concrete Contractors, Inc.		Brothers Asphalt Paving, Inc.		Builders Paving, LLC		EVERLAST BLACKTOP INC		K-Five Construction Corporation	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	47	DRAINAGE & UTILITY STRUCTURES TO BE ADJUSTED	31	EACH	$450.00	$13,950.00	$630.00	$19,530.00	$750.00	$23,250.00	$800.00	$24,800.00	$750.00	$23,250.00
X	48	DRAINAGE & UTILITY STRUCTURES TO BE RECONSTRUCTED	3	EACH	$3,300.00	$9,900.00	$1,942.00	$5,826.00	$1,850.00	$5,550.00	$1,200.00	$3,600.00	$1,850.00	$5,550.00
X	49	DUST CONTROL WATERING	7	UNITS	$1.00	$7.00	$100.00	$700.00	$100.00	$700.00	$100.00	$700.00	$100.00	$700.00
X	50	TEMPORARY INFORMATION SIGNING	104	SQ FT	$10.00	$1,040.00	$13.12	$1,364.48	$12.50	$1,300.00	$20.00	$2,080.00	$12.50	$1,300.00
X	51	DETECTOR LOOP REPLACEMENT	280	FOOT	$30.00	$8,400.00	$31.50	$8,820.00	$30.00	$8,400.00	$33.00	$9,240.00	$30.00	$8,400.00
X	52	PARKWAY RESTORE (SEEDING)	880	SQ YD	$10.00	$8,800.00	$19.37	$17,045.60	$15.20	$13,376.00	$3.00	$2,640.00	$24.00	$21,120.00
X	53	TOPSOIL FURNISH AND PLACE, 10"	389	SQ YD	$12.50	$4,862.50	$26.25	$10,211.25	$26.00	$10,114.00	$12.70	$4,940.30	$30.00	$11,670.00
X	54	COMBINATION CONCRETE CURB AND GUTTER REMOVAL AND REPLACEMENT	360	FOOT	$45.00	$16,200.00	$50.40	$18,144.00	$46.50	$16,740.00	$56.00	$20,160.00	$46.00	$16,560.00

					A Lamp Concrete Contractors, Inc.		Brothers Asphalt Paving, Inc.		Builders Paving, LLC		EVERLAST BLACKTOP INC		K-Five Construction Corporation	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	55	COMBINATION CONCRETE CURB AND GUTTER, TYPE B6.24	1014	FOOT	$44.00	$44,616.00	$60.90	$61,752.60	$49.50	$50,193.00	$41.00	$41,574.00	$43.50	$44,109.00
X	56	PORTLAND CEMENT CONCRETE SHOULDERS, 8" REMOVAL AND REPLACEMENT	2816	FOOT	$33.00	$92,928.00	$38.85	$109,401.60	$42.00	$118,272.00	$46.00	$129,536.00	$42.50	$119,680.00
X	57	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT REMOVAL AND REPLACEMENT - 6"	167	SQ YD	$93.00	$15,531.00	$120.75	$20,165.25	$100.00	$16,700.00	$100.00	$16,700.00	$105.00	$17,535.00
X	58	BRICK DRIVEWAY PAVEMENT REMOVAL AND REPLACEMENT	48	SQ YD	$225.00	$10,800.00	$23.10	$1,108.80	$270.00	$12,960.00	$135.00	$6,480.00	$250.00	$12,000.00
X	59	HOT-MIX ASPHALT DRIVEWAY SURFACE REMOVAL AND REPLACEMENT	187	SQ YD	$49.00	$9,163.00	$50.00	$9,350.00	$90.00	$16,830.00	$29.00	$5,423.00	$70.00	$13,090.00
Total						$1,507,984.98		$1,823,650.30		$1,811,808.00		$1,781,165.18		$1,612,370.89

TABLE 1 (Table 2 of 2)

					M & J Asphalt Paving, Inc.		Schroeder Asphalt Services, Inc.	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	1	SUPPLEMENTAL WATERING	5	UNIT	$217.75	$1,088.75	$108.00	$540.00
X	2	EARTH EXCAVATION	2849	CU YD	$58.70	$167,236.30	$48.00	$136,752.00
X	3	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	1331	CU YD	$63.65	$84,718.15	$50.00	$66,550.00
X	4	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	1794	SQ YD	$1.45	$2,601.30	$2.25	$4,036.50
X	5	INLET FILTERS	31	EACH	$217.75	$6,750.25	$215.00	$6,665.00
X	6	AGGREGATE SUBGRADE IMPROVEMENT	1331	CU YD	$72.45	$96,430.95	$60.00	$79,860.00
X	7	AGGREGATE BASE COURSE, TYPE B 6"	354	SQ YD	$16.90	$5,982.60	$6.00	$2,124.00
X	8	AGGREGATE BASE COURSE, TYPE B, 4"	42	SQ YD	$12.15	$510.30	$12.00	$504.00
X	9	BITUMINOUS MATERIALS (TACK COAT)	23692	POUND	$0.01	$236.92	$0.01	$236.92
X	10	PREPARATION OF BASE (SPECIAL)	7495	SQ YD	$4.40	$32,978.00	$1.35	$10,118.25
X	11	AGGREGATE BASE REPAIR	413	TON	$4.40	$1,817.20	$30.00	$12,390.00
X	12	MIXTURE FOR CRACKS, JOINTS, AND FLANGEWAYS	12	TON	$182.30	$2,187.60	$300.00	$3,600.00
X	13	HOT-MIX ASPHALT SURFACE REMOVAL - BUTT JOINT	94	SQ YD	$5.70	$535.80	$8.00	$752.00
X	14	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50	1050	TON	$98.55	$103,477.50	$87.00	$91,350.00

					M & J Asphalt Paving, Inc.		Schroeder Asphalt Services, Inc.	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	15	POLYMERIZED HOT-MIX ASPHALT BINDER COURSE, IL-4.75, N50	1855	TON	$105.35	$195,424.25	$115.00	$213,325.00
X	16	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	5160	TON	$89.95	$464,142.00	$89.00	$459,240.00
X	17	PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH	365	SQ FT	$11.95	$4,361.75	$13.50	$4,927.50
X	18	DETECTABLE WARNINGS	52	SQ FT	$35.40	$1,840.80	$39.50	$2,054.00
X	19	HOT-MIX ASPHALT SURFACE REMOVAL, 2 1/4"	44119	SQ YD	$4.15	$183,093.85	$2.40	$105,885.60
X	20	HOT-MIX ASPHALT SURFACE REMOVAL, 4" (FULL DEPTH)	7495	SQ YD	$7.35	$55,088.25	$4.20	$31,479.00
X	21	PAVEMENT REMOVAL, 10" (FULL DEPTH)	389	SQ YD	$16.30	$6,340.70	$14.00	$5,446.00
X	22	BIKE PATH REMOVAL	22	SQ YD	$14.80	$325.60	$10.00	$220.00
X	23	TEMPORARY ACCESS (PRIVATE ENTRANCE)	34	EACH	$546.00	$18,564.00	$60.00	$2,040.00
X	24	CLASS D PATCHES, TYPE I, 7 INCH	469	SQ YD	$73.30	$34,377.70	$71.00	$33,299.00
X	25	CLASS D PATCHES, TYPE II, 7 INCH	469	SQ YD	$73.30	$34,377.70	$70.00	$32,830.00
X	26	CLASS D PATCHES, TYPE III, 7 INCH	469	SQ YD	$73.30	$34,377.70	$68.00	$31,892.00
X	27	CLASS D PATCHES, TYPE IV, 7 INCH	469	SQ YD	$73.30	$34,377.70	$68.00	$31,892.00
X	28	CLASS D PATCHES, TYPE I, 9 INCH	178	SQ YD	$96.55	$17,185.90	$91.00	$16,198.00
X	29	CLASS D PATCHES, TYPE II, 9 INCH	178	SQ YD	$96.55	$17,185.90	$90.00	$16,020.00

					M & J Asphalt Paving, Inc.		Schroeder Asphalt Services, Inc.	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	30	CLASS D PATCHES, TYPE III, 9 INCH	178	SQ YD	$96.55	$17,185.90	$84.00	$14,952.00
X	31	CLASS D PATCHES, TYPE IV, 9 INCH	178	SQ YD	$96.55	$17,185.90	$84.00	$14,952.00
X	32	NON-SPECIAL WASTE DISPOSAL	20	CU YD	$205.00	$4,100.00	$105.00	$2,100.00
X	33	SOIL DISPOSAL ANALYSIS	1	EACH	$2,885.30	$2,885.30	$2,000.00	$2,000.00
X	34	REGULATED SUBSTANCES PRE-CONSTRUCTION PLAN	1	L SUM	$3,810.80	$3,810.80	$2,800.00	$2,800.00
X	35	REGULATED SUBSTANCES FINAL CONSTRUCTION REPORT	1	L SUM	$3,810.80	$3,810.80	$1,500.00	$1,500.00
X	36	REGULATED SUBSTANCES MONITORING	5	CA DA	$1,633.20	$8,166.00	$1,100.00	$5,500.00
X	37	MOBILIZATION	1	L SUM	$65,000.00	$65,000.00	$13,000.00	$13,000.00
X	38	WASHOUT BASIN	1	L SUM	$1,469.90	$1,469.90	$1,300.00	$1,300.00
X	39	THERMOPLASTIC PAVEMENT MARKING - LETTERS AND SYMBOLS	73	SQ FT	$10.20	$744.60	$9.00	$657.00
X	40	THERMOPLASTIC PAVEMENT MARKING - LINE 4"	740	FOOT	$2.55	$1,887.00	$3.40	$2,516.00
X	41	THERMOPLASTIC PAVEMENT MARKING - LINE 6"	382	FOOT	$3.25	$1,241.50	$4.65	$1,776.30
X	42	THERMOPLASTIC PAVEMENT MARKING - LINE 12"	416	FOOT	$6.55	$2,724.80	$5.75	$2,392.00
X	43	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	102	FOOT	$12.25	$1,249.50	$9.50	$969.00
X	44	TRAFFIC CONTROL AND PROTECTION, STANDARD 701501	1	L SUM	$7,292.80	$7,292.80	$13,000.00	$13,000.00

					M & J Asphalt Paving, Inc.		Schroeder Asphalt Services, Inc.	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	45	TRAFFIC CONTROL AND PROTECTION, STANDARD 701801	1	L SUM	$532.40	$532.40	$100.00	$100.00
X	46	FRAMES AND LIDS TO BE ADJUSTED SPECIAL	1	EACH	$2,117.60	$2,117.60	$1,400.00	$1,400.00
X	47	DRAINAGE & UTILITY STRUCTURES TO BE ADJUSTED	31	EACH	$816.60	$25,314.60	$670.00	$20,770.00
X	48	DRAINAGE & UTILITY STRUCTURES TO BE RECONSTRUCTED	3	EACH	$2,014.30	$6,042.90	$2,050.00	$6,150.00
X	49	DUST CONTROL WATERING	7	UNITS	$1,219.50	$8,536.50	$250.00	$1,750.00
X	50	TEMPORARY INFORMATION SIGNING	104	SQ FT	$13.60	$1,414.40	$22.00	$2,288.00
X	51	DETECTOR LOOP REPLACEMENT	280	FOOT	$32.65	$9,142.00	$33.50	$9,380.00
X	52	PARKWAY RESTORE (SEEDING)	880	SQ YD	$10.90	$9,592.00	$16.75	$14,740.00
X	53	TOPSOIL FURNISH AND PLACE, 10"	389	SQ YD	$19.60	$7,624.40	$20.00	$7,780.00
X	54	COMBINATION CONCRETE CURB AND GUTTER REMOVAL AND REPLACEMENT	360	FOOT	$32.75	$11,790.00	$48.00	$17,280.00
X	55	COMBINATION CONCRETE CURB AND GUTTER, TYPE B6.24	1014	FOOT	$24.50	$24,843.00	$56.00	$56,784.00
X	56	PORTLAND CEMENT CONCRETE SHOULDERS, 8" REMOVAL AND REPLACEMENT	2816	FOOT	$39.15	$110,246.40	$42.00	$118,272.00
X	57	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT REMOVAL AND REPLACEMENT - 6"	167	SQ YD	$132.95	$22,202.65	$120.00	$20,040.00

					M & J Asphalt Paving, Inc.		Schroeder Asphalt Services, Inc.	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total
X	58	BRICK DRIVEWAY PAVEMENT REMOVAL AND REPLACEMENT	48	SQ YD	$304.85	$14,632.80	$250.00	$12,000.00
X	59	HOT-MIX ASPHALT DRIVEWAY SURFACE REMOVAL AND REPLACEMENT	187	SQ YD	$20.90	$3,908.30	$35.00	$6,545.00
Total						$2,004,310.17		$1,776,920.07

ITEM 8.A.3.
BOARD OF TRUSTEES MEETING
SAMUEL E. DEAN BOARD ROOM
BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS
630-368-5000

AGENDA ITEM

Board of Trustees Regular Meeting
of
June 10, 2025

SUBJECT: Briarwood Lakes Asphalt Reimbursement to Homeowners Association

FROM: Tim O'Malley, Public Works Director

BUDGET SOURCE/BUDGET IMPACT: $43,095 in the FY 2025 Budget, using the savings ($209,000) from the Woodside Estates/Forest Glen Water main project in account 451-91000.

RECOMMENDED MOTION: I move that the Village Board approve Resolution R-2259 reimbursement for the Asphalt repairs and resurfacing to the Briarwood Lakes Homeowners Association, in the amount of $43,095 pending final attorney review and approval.

Background/History:
This item is in conjunction with the Briarwood Lakes Association water main improvements that were replaced in 2024.

Unforeseen damage to paved areas occurred during construction due to utility conflicts, primarily with numerous Commonwealth Edison service lines. The construction contractor had to cross up to 6 sets of service wires for each water service connection. Due to the number of conflicts with ComEd, the contractor had to open-cut each service. This resulted in the services having to be open trenched and caused some of the driveways or roads to be unusable. The contractor temporarily patched all the damaged asphalt as requested.

In 2024, the Village's contracted cost for the asphalt repairs was $56 per square yard. The association notified us that they were going to resurface their roadways in 2025. The HOA went out to bid and their cost for the asphalt repairs was $31 per square yard. Therefore, it was cost-prohibitive to have the underground contractor repave the damaged driveways and roads under our asphalt contract when the HOA could do so at a lesser expense. Instead, staff negotiated with the Briarwood Lakes Homeowner's Association to pay for the repairs at their discounted asphalt pricing, which also resulted in seamless repair of said driveways and roadways.

Recommendation:
Staff recommends that the Village Board approve Resolution R-2259, A Resolution approving and

authorizing reimbursement to Briarwood Lakes Homeowners' Association Water Main Improvements Project in the amount of $43,095.

Attachments:

1. 2025-PW-REIMB-HMA-HOA-R-2259
2. briarwood asphalt reimbursement

THE VILLAGE OF OAK BROOK

COOK AND DUPAGE COUNTIES, ILLINOIS

RESOLUTION

NUMBER 2025-PW-REIMB-HMA-HOA-R-2259

A RESOLUTION APPROVING AND AUTHORIZING REIMBURSEMENT TO BRIARWOOD LAKES HOMEOWNERS' ASSOCIATION FOR COSTS INCURRED RELATED TO THE BRIARWOOD LAKES ASSOCIATION WATER MAIN IMPROVEMENTS PROJECT

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

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

Village Board

Published in pamphlet form by authority of the
President and the Board of Trustees of the Village of Oak Brook
on the 10th day of June 2025

RESOLUTION NO. 2025-PW-REIMB-HMA-HOA-R-2259

A RESOLUTION
APPROVING AND AUTHORIZING REIMBURSEMENT TO BRIARWOOD LAKES HOMEOWNERS' ASSOCIATION FOR COSTS INCURRED RELATED TO THE BRIARWOOD LAKES ASSOCIATION WATER MAIN IMPROVEMENTS PROJECT

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

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

WHEREAS, in 2024 the Village completed the Briarwood Lakes Association water main improvements project (the "Project") whereby unforeseen damage to paved areas occurred during construction due to utility conflicts, primarily with numerous Commonwealth Edison service lines which resulted in the contractor needing to perform temporary patch work for the affected areas, namely, within the Briarwood Lakes Homeowners Association (the "Association");

WHEREAS, after the Village sought quotes for permanent asphalt repair to remedy the temporary patch work, the association notified the Village of its existing plans to resurface their roadways in 2025;

WHEREAS, after negotiations with the Association, the Village agreed to reimburse the Association for some of the costs associated with the Associations 2025 resurfacing plans resulting in an overall cost savings to the Village and correction to the temporary patch work performed in connection with the Village's Project;

WHEREAS, Staff recommends the Corporate Authorities approve the reimbursement in the amount of $43,095.00 (the "Reimbursement") to the Association for costs incurred relating to the Project, as further detailed in and subject to the terms and conditions contained herein;

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

The Corporate Authorities hereby does approve the Reimbursement payment to the Association, as described herein.

Section Three – Authorization and Direction

The Village Manager is hereby authorized to issue the Reimbursement payment to the Association, but only upon and subject to: (i) the Association submitting to the Village all otherwise necessary documentation to perform the resurfacing work; and (ii) the Association submits to all otherwise required Village inspection processes connected to the resurfacing work; and (iii) proof of final completion of said resurfacing work. Nothing contained herein shall be construed or interpreted to imply that any of the Village's standard approval processes, procedures, permits, fees, etc., connected to this work to be waived in any way.

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 Reimbursement, 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 10th day of June 2025.

Ayes: _____

Nays: _____

Absent: _____

APPROVED THIS 10th day of June 2025.

_____
LAURENCE E. HERMAN,
Village President

ATTEST:

_____
NETASHA SCARPINITI,
Village Clerk

Address	Area (Sq Yds)	Cost ($31 per yd2)	Fair % of replacement	Fair replacement cost
14	81	$2,106.00	25%	$526.50
17	114	$2,964.00	25%	$741.00
22	133	$3,458.00	25%	$864.50
24	238	$6,188.00	100%	$6,188.00
25	46	$1,196.00	25%	$299.00
26	52	$1,352.00	50%	$676.00
28	50	$1,300.00	25%	$325.00
29	62	$1,612.00	25%	$403.00
31	40	$1,040.00	50%	$520.00
32	46	$1,196.00	50%	$598.00
33	38	$988.00	50%	$494.00
38	49	$1,274.00	50%	$637.00
41	60	$1,560.00	50%	$780.00
42	66	$1,716.00	50%	$858.00
46	81	$2,106.00	50%	$1,053.00
51	89	$2,314.00	25%	$578.50
60	122	$3,172.00	50%	$1,586.00
61	51	$1,326.00	50%	$663.00
64	50	$1,300.00	50%	$650.00
65	45	$1,170.00	50%	$585.00
67	55	$1,430.00	50%	$715.00
68	68	$1,768.00	25%	$442.00
71	55	$1,430.00	50%	$715.00
87	37	$962.00	100%	$962.00
88	75	$1,950.00	100%	$1,950.00
90	40	$1,040.00	100%	$1,040.00
96	67	$1,742.00	25%	$435.50
102	48	$1,248.00	50%	$624.00
103	101	$2,626.00	25%	$656.50
104	116	$3,016.00	25%	$754.00
114	47	$1,222.00	50%	$611.00
120	98	$2,548.00	50%	$1,274.00
123	92	$2,392.00	25%	$598.00
131	140	$3,640.00	50%	$1,820.00
132	85	$2,210.00	100%	$2,210.00
134	35	$910.00	100%	$910.00
135	44	$1,144.00	50%	$572.00
161	59	$1,534.00	25%	$383.50
162	59	$1,534.00	25%	$383.50
163	68	$1,768.00	25%	$442.00
165	48	$1,248.00	25%	$312.00
166	52	$1,352.00	25%	$338.00
167	42	$1,092.00	25%	$273.00
173	112	$2,912.00	25%	$728.00
177	114	$2,964.00	25%	$741.00

178	152	$3,952.00	25%	$988.00
180	73	$1,898.00	50%	$949.00
181	39	$1,014.00	25%	$253.50
182	44	$1,144.00	25%	$286.00
183	45	$1,170.00	25%	$292.50
203	42	$1,092.00	25%	$273.00
205	98	$2,548.00	25%	$637.00
209	77	$2,002.00	25%	$500.50

Total cost: $99,840.00

Fair cost $43,095.00

ITEM 8.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
June 10, 2025

SUBJECT: Ordinance G-1272

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move that the Village Board approve Ordinance G-1272, an amendment to Ordinance G-1261 as it relates to the effective date of the amendments to Title 13 Therein.

Background/History:
Following discussions with Village elected officials and the discussion of the Village Board at their May 27, 2025 meeting, staff was directed to draft a policy providing temporary relief from the Zoning regulations adopted in October 2024. The reason for this amendment is to allow individuals who were already in the design stage of projects to complete their permit applications without adherence to the new, more restrictive regulations. When residents engage with design professionals, the process can cost tens of thousands of dollars and require months of work prior to submitting a Building Permit application. When the Village adopted the Zoning Code Ordinance update on October 22, 2024 many individuals were already well engaged in design and the regulations adopted would cause expense, delays, and re-design for those residents. Furthermore, the regulations may temper the overall size of their new builds, with many of these property owners having purchased these properties based upon valuations commensurate with their expectations as to what they could build.

The attached Ordinance is intended to provide a grace period for residents who purchased their properties and were actively engaged in residential design 18-months prior to the adoption of Ordinance G-1261, provided that they submit a Building Permit within 18-months of that same ordinance adoption (until April 22, 2026). Based upon current discussions with property owners, staff believes this would apply to approximately five homes currently pending permit review and/or submission.

Recommendation:
Staff recommends that the Village Board approve Ordinance G-1272, an amendment to Ordinance G-1261 as it relates to the effective date of the amendments to Title 13 Therein.

Attachments:

1. 2025-ZO-TA-G-1272
2. Exhibits for G-1272 - Effective Dates

THE VILLAGE OF OAK BROOK

COOK AND DUPAGE COUNTIES, ILLINOIS

ORDINANCE

NUMBER 2025-ZO-TA-G-1272

AN ORDINANCE
AMENDING ORDINANCE NUMBER 2024-ZO-TA-G-1261, AS IT RELATES TO THE EFFECTIVE DATE OF THE AMENDMENTS TO TITLE 13 PROVIDED THEREIN

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 10th day of June 2025

ORDINANCE NO. 2025-ZO-TA-G-1272

AN ORDINANCE
AMENDING ORDINANCE NUMBER 2024-ZO-TA-G-1261, AS IT RELATES TO THE EFFECTIVE DATE OF THE AMENDMENTS TO TITLE 13 PROVIDED THEREIN

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

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

WHEREAS, the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs that protect the health, safety, and welfare of its residents including the adoption and imposition of certain taxes;

WHEREAS, Title 13 (Zoning Regulations) of the Village Code is the Village's Zoning Ordinance;

WHEREAS, on October 22, 2024, the Village adopted Ordinance No. 2024-ZO-TA-G-1261, which provided a comprehensive amendment to Title 13 of the Village of Oak Brook Code of Ordinances;

WHEREAS, the Village President and Board of Trustees (collectively the "corporate Authorities") understands that several property owners were already well into the design phase of their respective buildings based on the then-effective zoning regulations immediately prior to the adoption of Ordinance No. 2024-ZO-TA-G-1261;

WHEREAS, the Corporate Authorities further recognize the undue burden and financial hardship associated with requiring those certain property owners to redesign or redraft entire design plans under the amended zoning regulations provided by Ordinance No. 2024-ZO-TA-G-1261;

WHEREAS, the Corporate Authorities now desire to amend Ordinance No. 2024-ZO-TA-G-1261 to provide temporary relief to property owners who had initiated substantial design efforts prior to the adoption of the amended zoning regulations; and

WHEREAS, the Corporate Authorities of the Village of Oak Brook are of the opinion that that it is in the best interests of the safety, health, and welfare of residents to amend the effective date of 2024-ZO-TA-G-1261 for certain qualifying individuals, as set forth herein.

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

Section One – Recitals

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

Section Two – Amendment to Ordinance No. 2024-ZO-TA-G-1261

Section Four (Effective Date) of Ordinance No. 2024-ZO-TA-G-1261 is hereby repealed in its entirety and replaced with the following:

> Unless provided otherwise by this Section Four, this Ordinance (Ordinance No. 2024-ZO-TA-G-1261) shall be in full force and effect from and after its passage, approval and publication as provided by law. Notwithstanding the foregoing, a completed application concerning residential-zoned property submitted to the Development Services Department within eighteen (18) months from the effective date of this Ordinance (Ordinance No. 2024-ZO-TA-G-1261) by any property owner able to demonstrate the following requirements, to the satisfaction and in the sole discretion of the Development Services Director, shall be permitted to proceed with their application under the Village's existing zoning regulations without consideration of the amendments contemplated herein:
>
> 1. Proof of Purchase. The property owner obtained title to the property within the eighteen (18) months prior to the effective date of this Ordinance (No. 2024-ZO-TA-G-1261);
> 2. Substantial Design Efforts. The property owner initiated or undertook substantial design efforts within the eighteen (18) months prior to the effective date of this Ordinance (No. 2024-ZO-TA-G-1261); and
> 3. Proof of Engagement. The property owner must submit to the Village's Development Services Department any documentation of such acquisition, engagement, or undertaking, e.g., deed, executed contracts, invoices, concept plans, design drafts, correspondence, or other tangible evidence, detailing said design efforts that show reliance upon any relevant zoning regulations effective prior to the date of this Ordinance (No. 2024-ZO-TA-G-1261).

Section Three -- Effective Date

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

Section Four - Publication

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

Section Five – Saving Clause

If any section, paragraph, clause or provision of this Ordinance is declared by a court of law to be invalid or unconstitutional, the invalidity or unconstitutionality thereof shall not affect the validity of the remaining provisions of the Village's Municipal Code, which are hereby declared to be separable.

Section Six – Recording

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

Remainder of page intentionally left blank; roll call to follow

PASSED THIS 10th day of June 2025.

Ayes: _____

Nays: _____

Absent: _____

APPROVED THIS 10th day of June 2025.

_____
LAURENCE E. HERMAN,
Village President

ATTEST:

_____
NETASHA SCARPINITI,
Village Clerk

THE VILLAGE OF OAK BROOK
COOK AND DUPAGE COUNTIES, ILLINOIS

ORDINANCE
NUMBER 2024-ZO-TA-G-1261

AN ORDINANCE
AMENDING TITLE 13 (ZONING REGULATIONS) OF THE VILLAGE OF OAK BROOK CODE OF ORDINANCES

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

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

Village Board

Published in pamphlet form by authority of the
President and the Board of Trustees of the Village of Oak Brook
on this the 22nd day of October 2024

ORDINANCE NO. 2024-ZO-TA-G-1261

AN ORDINANCE
AMENDING TITLE 13 (ZONING REGULATIONS) OF THE VILLAGE OF OAK BROOK CODE OF ORDINANCES

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

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

WHEREAS, the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs that protect the health, safety, and welfare of its residents including the adoption and imposition of certain taxes;

WHEREAS, Title 13 (Zoning Regulations) of the Village Code is the Village's Zoning Ordinance;

WHEREAS, the Village of Oak Brook Planning & Zoning Commission (the "Commission") held a public hearing after proper notice was published pursuant to State law beginning on May 22, 2024 to discuss an comprehensive amendment to the Zoning Ordinance to clarify and correct certain sections and otherwise recommend modifications to the existing Code; which, after a series of continuances, the Commission reached a consensus and issued a positive recommendation for the Village Board to consider;

WHEREAS, the Village President and Board of Trustees (collectively the "corporate Authorities") finds it necessary and proper pursuant to its authority provided by the Illinois Municipal Code to amend said the Village Code as set forth herein; and

WHEREAS, the Corporate Authorities of the Village of Oak Brook are of the opinion that that it is in the best interests of the safety, health, and welfare of residents to amend Title 13 (Zoning Regulations) of the Village Code, as set forth herein.

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

Section One – Recitals

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

Section Two – Amendment to Title 13

Title 13 (Zoning Regulations) of the Village Code shall be amended in accordance with Commission's recommendations, a copy of said recommended amendments is attached hereto and incorporated herein as Exhibit A.

Section Three – Codification

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

Section Four -- Effective Date

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

Section Five - Publication

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

Section Six – Saving Clause

If any section, paragraph, clause or provision of this Ordinance is declared by a court of law to be invalid or unconstitutional, the invalidity or unconstitutionality thereof shall not affect the validity of the remaining provisions of the Village's Municipal Code, which are hereby declared to be separable.

Section Seven – Recording

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

Remainder of page intentionally left blank; roll call to follow

PASSED THIS 22nd day of October 2024.

Ayes: Trustees Jain, Manzo, Martin, Reddy, Tiesenga

Nays: None

Abstain: Trustee Nagle

APPROVED THIS 22nd day of October 2024.

LAURENCE E. HERMAN,
Village President

ATTEST:

NETASHA SCARPINITI,
Village Clerk

ITEM 8.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
June 10, 2025

SUBJECT: Ordinance Amending Title 13 (Zoning Regulations) of the Village Code: Floor Area Ratio (FAR) Regulations

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move that the Village Board approve Ordinance G-1273 with Exhibit A Option __, an Ordinance Amending Title 13 (Zoning Regulations) of the Village of Oak Brook Code of Ordinances: Floor Area Ratio (FAR) Regulations

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 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 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 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 which proposed removing basements from the Floor Area Ratio.

The Planning & Zoning Commission discussed the proposed revision at their April 2nd and May 7th, 2025 meetings. The P&Z Commission made a recommendation separate from the Board's draft. The P&Z Commission's final recommendation included removing basements from the calculation within the

R-3 and R-4 Districts and modifying the FAR allowance to a ratio of .3 for the R-3 and R-4 Districts.

At the May 27, 2025 Village Board meeting, two different FAR definitions were suggested. Based upon that feedback, staff drafted two alternate versions for the Board's consideration:

1. Option 1 removes basements from the FAR calculation, unless the basement is a walkout or is exposed above grade by more than three-feet. If these conditions are met, then 50% of the basement area would be included within the FAR calculation. Option 1 takes into consideration the P&Z Commission's discussions on FAR, by noting that the exposed foundations add to the bulk of the structure. It also provides property owners the option to design the basement which would not add to the bulk of the structure and therefore not be included within the calculation.

2. Option 2, based upon a recommendation from Trustee Nagle (seconded by Trustee Tiesenga), considers the removal of a variety of areas from the FAR calculation, consistent with the Building Owners Managers Association (BOMA) definition of rentable space (RSF). This proposed text would remove elevator shafts, stairwells, mechanical equipment, hallways, interior balconies, mezzanines, and enclosed porches from the calculation of FAR. The request to remove these interior spaces from the FAR is intended to encourage building owners to offer amenities befitting the Village of Oak Brook and not minimize these features.

Staff recommends that the Village Board consider if one of these options is an appropriate FAR definition. Staff has included a table of comparable communities' FAR regulations for the Board's discussion. At the May 27, 2025 Board meeting, comparable communities were referenced. The chart was updated to include the comparable community codes and highlighted the mention of stairwells, mechanical rooms, etc.

Ordinance G-1273 has been drafted to incorporate the preferred definition for the Village Code into Exhibit A, at the selection of the Village Board. The Board should select the appropriate option when making the motion and articulate the same. Staff recommends Option 1 for consistency with our peer communities, better overall bulk regulation, and ease of calculations for design professionals and staff alike.

Recommendation:

Staff recommends that the Village Board approve Ordinance G-1273 with Exhibit A Option 1, an Ordinance Amending Title 13 (Zoning Regulations) of the Village of Oak Brook Code of Ordinances: Floor Area Ratio (FAR) Regulations

Attachments:

1. 2025-ZO-TA-G-1273
2. Draft FAR Defintions BOT 6.10.25
3. FAR in IL Communities

THE VILLAGE OF OAK BROOK

COOK AND DUPAGE COUNTIES, ILLINOIS

ORDINANCE

NUMBER 2025-ZO-TA-G-1273

AN ORDINANCE
AMENDING TITLE 13 (ZONING REGULATIONS) OF THE VILLAGE OF OAK BROOK CODE OF ORDINANCES; FLOOR AREA RATIO (FAR) REGULATIONS

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 10th day of June 2025

ORDINANCE NO. 2025-ZO-TA-G-1273

AN ORDINANCE
AMENDING TITLE 13 (ZONING REGULATIONS) OF THE VILLAGE OF OAK BROOK CODE OF ORDINANCES; FLOOR AREA RATIO (FAR) REGULATIONS

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

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

WHEREAS, the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs that protect the health, safety, and welfare of its residents including the adoption and imposition of certain taxes;

WHEREAS, Title 13 (Zoning Regulations) of the Village Code is the Village's Zoning Ordinance;

WHEREAS, the Village of Oak Brook Planning & Zoning Commission (the "Commission") held a public hearing after proper notice was published pursuant to State law beginning on April 2nd and May 7th, 2025 to discuss an amendment to the Zoning Ordinance to clarify and correct certain sections and otherwise recommend modifications to the existing Code as it pertains to the definition and application of certain Floor Area Ratio requirements for residential zoning districts; which, after a continuance, the Commission reached a consensus and issued a positive recommendation for the Village Board to consider;

WHEREAS, after review and deliberation by the Village President and Board of Trustees (collectively the "Corporate Authorities") of the Commission's recommendation in open meeting, the Corporate Authorities find it necessary and proper pursuant to its authority provided by the Illinois Municipal Code to approve an amendment to Title 13, with such modifications as set forth herein; and

WHEREAS, the Corporate Authorities of the Village of Oak Brook are of the opinion that it is in the best interests of the safety, health, and welfare of residents to amend Title 13 (Zoning Regulations) of the Village Code, as it relates to the definition and application of residential Floor Area Ratio requirements, set forth herein.

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

Section One – Recitals

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

Section Two – Amendment to Title 13

Title 13 (Zoning Regulations) of the Village Code shall be amended in accordance with Exhibit A, attached hereto and incorporated herein as if fully set forth in this Section Two.

Section Three – Codification

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

Section Four -- Effective Date

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

Section Five - Publication

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

Section Six – Saving Clause

If any section, paragraph, clause or provision of this Ordinance is declared by a court of law to be invalid or unconstitutional, the invalidity or unconstitutionality thereof shall not affect the validity of the remaining provisions of the Village's Municipal Code, which are hereby declared to be separable.

Section Seven – Recording

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

Remainder of page intentionally left blank; roll call to follow

PASSED THIS 10th day of June 2025.

Ayes: _____

Nays: _____

Absent: _____

APPROVED THIS 10th day of June 2025.

_____
LAURENCE E. HERMAN,
Village President

ATTEST:

_____
NETASHA SCARPINITI,
Village Clerk

EXHIBIT A

Option 1

FLOOR AREA FOR DETERMINING FLOOR AREA RATIO: The sum of the gross horizontal area of the several stories 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. Basements shall be excluded from the floor area calculation, provided the basement ceilings are less than 3 feet above grade. For structures with a walkout basement or a basement ceiling more than 3 feet above grade, 50% of the basement's floor area shall be included in the total floor area ratio.

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.

Option 2

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 **not** include the horizontal areas on each story devoted to: (a) elevator shafts and stairwells; (b) mechanical equipment; (c) **hallways; (d) interior balconies and mezzanines**; and (e) enclosed porches.

The floor area shall include the horizontal areas on each story devoted to (a) habitable attic space as permitted by the building code of the Village; and (b) 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.

FAR in Illinois Municipalities

Municipality	FAR used in Residential Districts	Basement included in FAR definition	Stairwells, Mechanical, Shafts included in FAR	FAR Definition	Floor Area determination for FAR	Parameters for bulk control in Residential districts
Gurnee	NO	N/A	N/A	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	The gross floor area of a building divided by the total lot area of the zoning lot on which it is located.	Floor area, gross (or floor area) (for all purposes except determining off-street parking requirements). The sum of the gross horizontal areas of all floors of a building or of such area thereof devoted to a specific use, measured from the exterior face of exterior walls or from the centerline of walls separating two buildings or uses. Gross floor area shall **include areas such as basements and exposed basements for buildings** other than single-family dwellings, and for single-family dwellings shall include 50 percent of the entire gross floor area of an exposed basement (but not other basement area); **elevator shafts** and **stairwells** at each floor; floor spaces and shafts used for **mechanical**, electrical, and plumbing equipment; penthouses; attic floors in habitable attic spaces; interior balconies and mezzanines; atria; covered walkways or terraces; enclosed porches and floor space used for accessory uses. Gross floor area shall also include floor area devoted to parking garages and structures, but not parking lots. Where any space has a floor to ceiling height of more than 16 feet, each 16 feet of height or fraction thereof shall be treated as a separate floor. (The Village Manager or the Manager's designee may prepare from time to time illustrations or examples regarding the calculation of exposed basements for purposes of gross floor area; such illustrations or examples are intended to be aids for administering the gross floor area regulations and do not alter the terms of this Code.)	Maximum impervious surface coverage and setbacks is used. **FAR not used.**
Vernon Hills	YES	NO	N/A	The floor area of the building or buildings on the zoning lot, divided by the area of the zoning lot or in the case of a planned unit development, divided by the gross site area, exclusive of dedicated streets.	Floor area: The total square footage within the outside line of walls, and includes the total of all space on all floors, of a building. It **shall not include porches, garages, or space in a basement** or cellar except when determining the occupant load and the number of required off-street parking spaces.	Building height, setbacks and **FAR is used.**
Barrington	YES up to 0.50 FAR	YES	YES	The total floor area of all buildings or structures on a lot divided by the total lot area of the site.	FLOOR AREA, GROSS. The sum of the gross horizontal areas of the floor(s) of all buildings and/or structures on a lot, measured in square feet from the exterior face of exterior walls of each such building or structure. Unless otherwise specified in Section 6.1-C, the gross floor area of a lot shall include the following: 1. accessory building floor space; 2. atria; 3. attic floor space; 4. **basement and crawl space floor;** 5. bay overhangs; 6. breezeways or covered walkways attached to a primary structure, whether open or enclosed or a combination of both; 7. elevator shafts at each floor; 8. garages, attached; 9. mezzanines; Chapter 2 – Page 16 10. decks and steps, having a floor area exceeding 2.5% of the area of a lot and/or having a floor elevation of 30 inches or greater above grade; 11. parking structures; 12. porches, whether open or enclosed or a combination of both; 13. shafts used for mechanical, electrical, and plumbing equipment; 14. stairwells at each floor;	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

FAR in Illinois Municipalities

Municipality	FAR used in Residential Districts	Basement included in FAR definition	Stairwells, Mechanical, Shafts included in FAR	FAR Definition	Floor Area determination for FAR	Parameters for bulk control in Residential districts
Downers Grove	NO	YES	YES Stairwells and Elevator shafts	The floor area ratio (FAR) of a building is the floor area of the building divided by the area of the lot upon which the building is located.	The floor area of a building is measured as the sum of the gross horizontal areas of all floors of the subject building, measured from the interior faces of the exterior walls or from interior faces of walls between separate buildings. “Floor area” **includes basement and cellar floor areas**; **elevator shafts** and **stairwells** at each floor; penthouse; attic space having headroom of seven feet ten inches (7'10") or more; interior balconies and mezzanines; enclosed porches; and floor area devoted to accessory uses. Space devoted to off-street parking or loading is not included in floor area calculations.	Setbacks, maximum building coverage (% of lot, principal + accessory), building height is used. **FAR used only for R-6 and non-residential.**
Elmhurst	NO	YES	YES	"Floor area ratio (FAR)" means the floor area of the building or buildings on a zoning lot divided by the area of such zoning lot, or, in the case of planned developments, by the net site area. The "floor area ratio" requirements—as set forth under each zoning district—shall determine the maximum floor area allowable for the building or buildings (total floor area of both principal and accessory buildings) in direct ratio to the gross area of the zoning lot.	"Floor area" (for determining floor area ratio) means the sum of the gross horizontal area of the several floors of the building measured from the exterior walls or from the center line of walls separating two buildings. The "floor area" of a building shall **include basement floor area**, elevator shafts, and stairwells on each floor, floor space used for mechanical equipment (except equipment, open or enclosed located on the roof), penthouses, attic space having headroom of seven feet or more, interior balconies and mezzanines, enclosed porches, and floor area devoted to accessory uses. However, any space devoted to off-street parking or loading shall not be included in "floor area." The "floor area" of structures devoted to bulk storage of materials including, but not limited to, grain elevators and petroleum storage tanks shall be determined on the basis of height in feet; i.e., ten (10) feet in height shall equal one-floor.	Setbacks, maximum lot coverage, building height is used. **FAR not used.**
Hinsdale	YES	YES up to 50%	YES	Floor Area Ratio (FAR): The gross floor area of a building divided by the total lot area of the zoning lot on which it is located. For planned developments, the FAR shall be determined by dividing the gross floor area of all principal buildings by the net area of the site.	Floor Area, Gross (For Determining Floor Area Ratio In **Single-Family Residential Districts**): Except as hereinafter provided, the sum of the gross horizontal areas of all floors of all stories and partial stories of a building, or of such area devoted to a specific use, measured from the exterior face of exterior walls or from the centerline of walls separating two (2) buildings or uses. Gross floor area shall include: A. Fifty percent **(50%) of all floor area located in a basement**, except as provided in subsection 2(d) of this definition; B. One hundred percent (100%) of all floor area located on any level, other than a basement, that is counted as a story or a half story; provided, however, that: 1. When any portion of a story or half story has no floor above it and has a ceiling height of seven feet (7') or more over an area that is twenty percent (20%) or less than the portion of the story or half story immediately below such portion it shall be excluded before any calculation of gross floor area pursuant to this subsection B; and 2. When any portion of a story or half story has no floor above it and has a ceiling height of seven feet (7') or more over an area that is less than one-half (1/2), but more than twenty percent (20%), of the portion of the story or half story immediately below such portion, then only fifty percent (50%) of the floor area of such portion that has a ceiling height of seven feet (7') or more shall be included; and 3. When any portion of a story or half story has no floor above it and has a ceiling height of seven feet (7') or more over an area that is equal to or greater than one-half (1/2) of the portion of the story or half story immediately below such portion, then one hundred percent (100%) of the floor area of such portion that has a ceiling height of seven feet (7') or more shall be included; and 4. For a single-family detached dwelling in the R-1, R-2, R-3 or R-4 district constructed prior to January 1, 1930: a) the floor area of the uppermost level of that dwelling, if that dwelling has two (2) full stories below the uppermost level, shall be excluded before any calculation of gross floor area pursuant to this subsection B and b) the floor area of the basement of that dwelling also shall be excluded before any calculation of gross floor area pursuant to this subsection B, provided, however, that such basement floor area shall not be excluded if that floor area is a part of any alteration or enlargement of that dwelling at any time after March 1, 2006, which alteration or enlargement changes the elevation of any portion of the first story of that dwelling; and C. One hundred percent (100%) of all exterior area that is surrounded on eighty five percent (85%) or more of its perimeter by the walls of any structure. For purposes of measuring gross floor area, all of the following shall, without limitation, be included: A. Elevator shafts and stairwells at each floor; B. Floor spaces and shafts, not including roof space, used for mechanical, electrical, and plumbing equipment; C. Penthouses; D. Interior balconies and mezzanines;	Maximum building coverage, maximum total accessory uses(%), maximum lot coverage, setbacks and **FAR is used.**

FAR in Illinois Municipalities

Municipality	FAR used in Residential Districts	Basement included in FAR definition	Stairwells, Mechanical, Shafts included in FAR	FAR Definition	Floor Area determination for FAR	Parameters for bulk control in Residential districts
Lombard	NO	YES	N/A	Floor area ratio (FAR) is the floor area of the building or buildings on a zoning lot divided by the area of such zoning lot, or, in the case of planned developments, by the net site area. The "floor area ratio" requirements—As set forth under each zoning district—Shall determine the maximum floor area allowable for the building or buildings (total floor area of both principal and accessory buildings) in direct ratio to the gross area of the zoning lot.	Floor area (for determining floor area ratio and size of establishment) is the sum of the gross horizontal area of the several floors of the building measured from the exterior face of the exterior walls or from the center line of walls separating two buildings. The "floor area" of a building **shall include basement floor area (but not the cellar floor)**, attic space having head room of seven feet or more, and floor area devoted to accessory uses. The floor area of fully enclosed accessory buildings, including parking structures, shall be included in the calculation of floor area ratio. However, any space devoted to open off-street parking or loading shall not be included in "floor area." The "floor area" of structures devoted to bulk storage of materials including, but not limited to, grain elevators and petroleum storage tanks, shall be determined on the basis of height in feet; i.e., ten feet in height shall equal one floor.	Setbacks, building height, minimum required open space is used. **FAR not used.**
Naperville	NO	YES	YES	The numerical value obtained by dividing the floor area within a building or structure on a lot by the area of such lot. The floor area ratio, as specified for each zoning district, when multiplied by the area of the lot in square feet, shall determine the maximum permissible floor area for the building or structure on the lot.	Floor Area: The sum of the gross horizontal areas of the several floors of a building or structure measured from the exterior faces of the exterior walls or from the centerline of walls separating two (2) buildings or structures. The "floor area" of a building or structure **shall include: basement floor area**, **elevator shafts, stairwells**, floor space used for **mechanical equipment** (except equipment open or enclosed located on the roof), penthouses, attic space having headroom of seven (7) feet or more, interior balconies and mezzanines, enclosed porches, floor area devoted to accessory uses, accessory storage areas located within selling or working space such as counters, racks or closets, and space devoted to retaining activities, to the production or processing of goods, or to business or professional offices.	Setbacks and height used in Residential districts. **FAR not used.**
Schaumburg	YES	YES	YES	FLOOR AREA, GROSS (For Determining Floor Area Ratio): The sum of the gross horizontal area of the several floors of a building measured from the exterior faces of the exterior. The floor area of a building shall also include: (A)**Elevator shafts and stairwells**;(B)**Mechanical** equipment unless located on the roof, either open or enclosed;(C)Attic space having headroom of seven feet six inches (7'6") or more;(D)Interior balconies and mezzanines;(E)Enclosed porches;(F)Interior off-street parking and loading areas; and(G)Outdoor display areas.	FLOOR AREA, GROSS (For Determining Single-Family Detached Residential Floor Area Ratio): The sum of the net horizontal floor area of the several floors of the dwelling unit, including attached/detached garages, as measured from the exterior faces of the exterior walls. The net floor area (NFA) of a single-family detached home **shall not include:** (A)Attic space.(B)**Basements**.(C)Accessory structures (with the exception of detached garages).	Maximum lot coverage, setbacks, building height and **FAR is used**.

ITEM 8.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
June 10, 2025

SUBJECT: Ordinance S-1729, An Ordinance Granting a Variation allowing an Increased Floor Area Ratio (FAR) for the Property Located at 23 Concord Dr

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move that the Village Board approve Ordinance S-1729, Allowing an Increased Floor Area Ratio (FAR) for the Property Located at 23 Concord Drive subject to the following:

- The proposed home shall be constructed in substantial conformance to the approved plans as submitted;
- 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;
- Adoption of attached Ordinance S-1729.

Background/History:

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 that would exceed the maximum FAR allowance. Village Code permits a maximum FAR of 0.4.

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 presently included in the definition of FAR the variation request is to allow an FAR of 0.6.

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.

Please see the application materials provided by the petitioner in the case file and the P&Z Minutes for a more detailed description and the rationale for the requested variation.

Finding that the applicant had satisfied the requirements for a variation, by a vote of 6 to 0, the Village Board recommended approval of the variation subject to the following conditions:

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.

Recommendation:

Staff recommends that the Village Board approve Ordinance S-1729, an Ordinance allowing increased Floor Area Ratio (FAR) for 23 Concord Drive.

Attachments:

1. Exhibits 23 Concord Drive

THE VILLAGE OF OAK BROOK
COOK AND DUPAGE COUNTIES, ILLINOIS

ORDINANCE
NUMBER 2025-ZO-V-EX-S-1729

AN ORDINANCE
GRANTING VARIATION FROM PROVISIONS OF SECTION 13-6.D3.C OF TITLE 13 (“ZONING REGULATIONS”) OF THE VILLAGE CODE OF THE VILLAGE OF OAK BROOK RELATIVE TO THE PERMITTED FLOOR AREA RATIO FOR THE PROPERTY LOCATED AT 23 CONCORD DRIVE, IN THE VILLAGE OF OAK BROOK, ILLINOIS

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

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

Village Board

Published in pamphlet form by authority of the
President and the Board of Trustees of the Village of Oak Brook
on this 10th day of June 2025

ORDINANCE NO. 2025-ZO-V-EX-S-1729

AN ORDINANCE
GRANTING VARIATION FROM PROVISIONS OF SECTION 13-6D-3.C OF TITLE 13 ("ZONING REGULATIONS") OF THE VILLAGE CODE OF THE VILLAGE OF OAK BROOK RELATIVE TO THE PERMITTED FLOOR AREA RATIO FOR THE PROPERTY LOCATED AT 23 CONCORD DRIVE, IN THE VILLAGE OF OAK BROOK, ILLINOIS

PINS: 06-27-402-009

WHEREAS, the Village of Oak Brook is a municipal corporation organized pursuant to the laws of the State of Illinois;

WHEREAS, the Village of Oak Brook is authorized by the Illinois Municipal Code, 65 ILCS 5/11-13-5, to vary its zoning regulations where there are practical difficulties or particular hardship in observing those regulations for the use, construction, or alteration of buildings or structures or the use of land;

WHEREAS, the property owner has requested a variance from certain provisions of the Village of Oak Brook Zoning Ordinance as described herein;

WHEREAS, an application has been filed by A & E Luxury Builders , agent for the owner (the "***Owner***"), of the property located at 23 Concord Drive, Oak Brook, Illinois, which is legally described in Exhibit A attached hereto and incorporated herein (hereinafter referred to as the ***"Subject Property"***) and located in the R-4 Zoning District, requesting a Variation from to Section 13-6.D3.C of the Zoning Ordinance of the Village of Oak Brook, as amended, to allow an increased Floor Area Ratio from 0.4 to 0.6 (hereinafter referred to as the ***"Variation"***);

WHEREAS, the Village of Oak Brook Planning & Zoning Commission (the ***"Commission"***) on February 5, 2025 held a public hearing to consider the petitioner's request and to hear testimony on the proposal and as a result of said hearing the Commission issued a negative recommendation in this matter to allow the requested Variation, all pursuant to proper notice and in compliance with the laws of the State of Illinois and ordinances of the Village of Oak Brook;

WHEREAS, by majority vote, the Commission found the request to be inappropriate under the standards adopted by the Village of Oak Brook in its Zoning Ordinance applicable to zoning variances and made negative findings of fact in opposition of said Variance;

WHEREAS, the Commission recommended denial of the Owner's request by the Village President and Board of Trustees (collectively the ***"Corporate Authorities"***) of the Village of Oak Brook;

WHEREAS, upon receiving said negative recommendation and in light of certain amendments pending before the Commission directly affecting Owner's need for such Variation, Owner requested temporary stay on his application pending the outcome of related amendments;

WHEREAS, after review and discussion of Owner's application and related amendments to the Zoning Ordinance at its May 27, 2025 Board Meeting, the Corporate Authorities of the Village of Oak Brook find that the granting of the requested variance has no detrimental impact on the health, welfare or safety of the public in general and finds that the Owner has met his burden in demonstrating the grounds for the requested Variation; and

WHEREAS, the Corporate Authorities of the Village of Oak Brook find that the Owner has demonstrated unique practical difficulties or particular hardship in the application for variation from the Village's recently amended zoning regulations.

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 1. 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 2. Grant of Variation. Subject to, and contingent on the conditions, restrictions, and provisions set forth in Section 3 of this Ordinance, the Village Board of Trustees shall, and does hereby, approve a Variation to the Zoning Regulations as follows:

> Variation from Section 13-6D.3.C of the Zoning Ordinance of the Village of Oak Brook, as amended to permit and allow an increased Floor Area Ratio from 0.4 to 0.6 for the property commonly referred to as 23 Concord Drive, Oak Brook, Illinois.

Section 3. Conditions. The approval granted in Section 2 of this Ordinance is expressly subject to and contingent upon each of the following conditions:

A. Substantial Conformance with Plans. The design and placement of the proposed structure shall be constructed in substantial conformance with the plans as submitted and attached hereto and incorporated herein as **Exhibit B.**

B. Compliance with Zoning Regulations and Village Code. The Owner shall meet all Village Ordinance requirements at the time of building permit application except as specifically varied or waived by this, or subsequent, Ordinances.

C. Compliance with Applicable Law. In addition to the other specific requirements of this Ordinance all of the operations and activities conducted on and in the Property, must comply at all times with all applicable federal, state, and Village statutes, ordinances, resolutions, rules, codes, and regulations.

Section 4. Failure to Comply with Conditions. Upon failure or refusal of the Owner to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, the Variation granted herein, at the sole discretion of the President and Board of Trustees, by ordinance duly adopted, be revoked and become null and void.

Section 5. Binding Effect. This Ordinance and the privileges, obligations, and provisions contained herein shall inure solely to the benefit of, and be binding upon the Owner and any and all of its heirs, successors, and assigns, and upon any and all current and successor legal or beneficial Owner of all or any portion of the Property.

Section 6. Severability. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

Section 7. Effective Date.

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

B. The filing by the Owner with the Village Clerk, for recording in the Office of the DuPage County Recorder of Deeds, of an unconditional agreement and consent ***("Unconditional Agreement and Consent"***) to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance. The unconditional agreement and consent must be executed by the

Owner. The unconditional agreement and consent must be substantially in the form attached hereto and incorporated herein as **Exhibit C.** In the event that the Owner does not file with the Village Clerk the unconditional agreement and consent required herein within 60 days after the date of final passage of this Ordinance, the Board of Trustees will have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

Section 8. Penalty. Any person violating the terms and conditions of this Ordinance shall, following prior notice thereof by the Village to such offending person and such opportunity to correct such violation(s) as the Village may determine appropriate, be subject to a penalty not exceeding $750.00, with each and every day that such violation of this Ordinance is allowed to remain in effect being deemed a complete and separate offense. In addition, the appropriate authorities of the Village may take such other actions they deem proper to enforce the terms and conditions of this Ordinance, including, without limitation, an action in equity to compel compliance with its terms. Any person violating the terms of this Ordinance shall be subject, in addition to the foregoing penalties, to the payment of court costs and reasonable attorneys' fees of the Village.

Section 9. Conflict Clause. That all ordinances or parts of ordinances in conflict with the terms of this ordinance shall be repealed to the extent of said conflict.

Section 10. Publication. This ordinance shall be published in book or pamphlet form as provided by the Illinois Municipal Code.

Section 11. 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 10th day of June 2025.

Ayes: _____

Nays: _____

Absent: _____

APPROVED THIS 10th day of June 2025.

_____
LAURENCE E. HERMAN,
Village President

ATTEST:

_____
NETASHA SCARPINITI,
Village Clerk

EXHIBIT A

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.

EXHIBIT B

PLANS

23 Concord Rendering.jpg

TABLE R602.10.4—BRACING METHODS

METHODS, MATERIAL		MINIMUM THICKNESS	FIGURE	CONNECTION CRITERIA[a]	
				Fasteners	Spacing
Continuous Sheathing Methods	CS-WSP Continuously sheathed wood structuralÂ panel	3/8"		Exterior sheathing per Table R602.3(3)	6" edges 12" field
				Interior sheathing per Table R602.3(1) or R602.3(2)	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-PF is 10 feet in accordance with Figure R602.10.6.4, but wall height may be increased to 12 feet with pony wall.

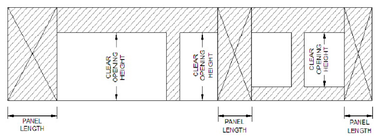
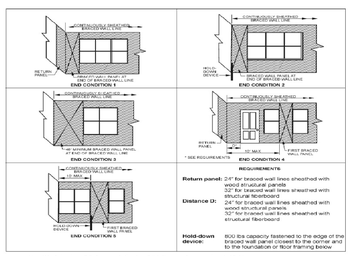


FIGURE R602.10.5 BRACED WALL PANELS WITH CONTINUOUS SHEATHING

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 SI: 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

WINDOW NOTE: ALL WINDOW SIZES ARE ACCORDING TO PELLA

WINDOW NOTE: PROVIDE 0.30 U-FACTOR IN ALL WINDOWS

NOTE: INSTALLATION OF EXTERIOR PLASTER SHALL BE IN COMPLIANCE WITH ASTM C926, ASTM C1063 AND THE PROVISIONS FOR THIS CODE: R703.7 EXTERIOR PLASTER (STUCCO)

NEW WINDOW HEADER NOTE:
USE 2-2X10 HEADER W/ 1/2" R-3 FOAM SPACE IN BETWEEN ABOVE WINDOWS -PLACE HEADER RIGHT BELOW TOP PLATES (TYPICAL)

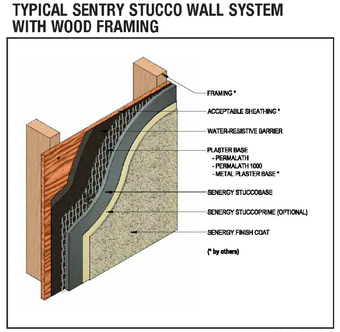
E = EGRESS WINDOW

S = SAFETY GLASS

FRONT ELEVATION - EAST ELEVATION

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

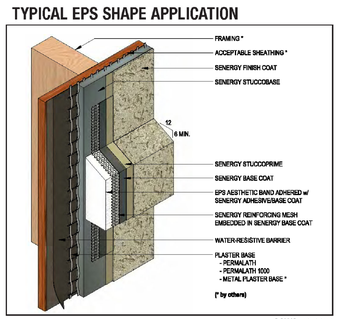
TYPICAL SENTRY STUCCO WALL SYSTEM WITH WOOD FRAMING



Notes:
- Verify all materials are installed in accordance with installation instructions and applicable code.
- Basic requirements for water-resistive Barrier:
  - Two layers minimum Grade D on wood base sheathing.
  - One layer minimum No.15 felt on non-wood based sheathing.
  - Senershield-R with one layer minimum Grade D as slip sheet on wood and non-woo 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 lb/sq.yd. 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 lb/sq.yd. 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



STUCCO DETAILS

SCALE: NTS

LIGHT AND VENTILATION SCHEDULE

ROOM DESCRIPTION	ORDINANCE REQUIREMENTS: NATURAL LIGHT & VENTILATION FLOOR AREA SQF	GLASS 8% AREA SQF	VENT 4% AREA SQF	MECHANICAL VENTILATION SUPPLY CFM	EXHAUST CFM	ACTUAL: NATURAL LIGHT & VENTILATION GLASS AREA SQF	VENT AREA SQF	FENESTRATIONS
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)/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
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	–	75	–	–	

BASEMENT LIGHT AND VENTILATION

ROOM DESCRIPTION	FLOOR AREA SQF	GLASS 2% AREA SQF	VENT 2% AREA SQF	SUPPLY CFM	EXHAUST CFM	GLASS AREA SQF	VENT AREA SQF	FENESTRATIONS
OPEN BASEMENT	2833	56.66	56.66	–	–	12.5	6.7	(1)4/0X4/0

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
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

ALLOWABLE HOLES

9½"-16" JOISTS

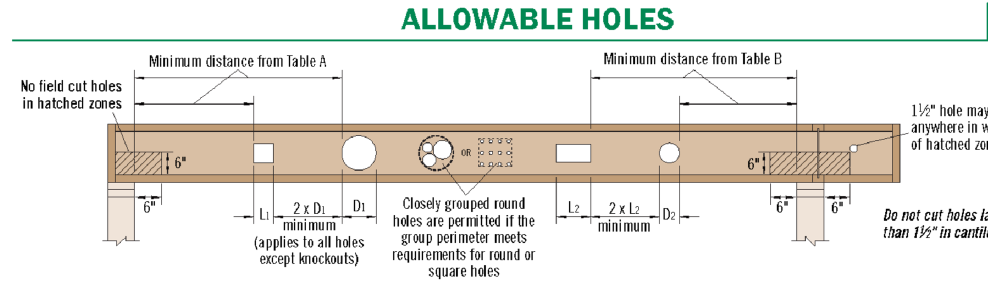


Table A, End Support: Minimum distance from edge of hole to inside face of nearest end support

Depth	TJI®	Round 2"	Round 3"	Round 4"	Round 5"	Round 6½"	Round 7"	Round 8⅞"	Round 11"	Round 13"	Square 2"	Square 3"	Square 4"	Square 5"	Square 6½"	Square 7"	Square 8⅞"	Square 11"	Square 13"
9½"	110	1'-0"	1'-6"	2'-0"	3'-0"	5'-0"					1'-0"	1'-6"	2'-6"	3'-6"	4'-6"				
	210	1'-0"	1'-6"	2'-6"	3'-0"	5'-6"					1'-0"	2'-0"	2'-6"	4'-0"	5'-0"				
	230	1'-6"	2'-0"	2'-6"	3'-6"	5'-6"					1'-0"	2'-0"	3'-0"	4'-6"	5'-0"				
11⅞"	110	1'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	5'-6"			1'-0"	1'-6"	2'-0"	2'-6"	4'-6"	5'-0"	6'-0"		
	210	1'-0"	1'-6"	2'-0"	2'-0"	3'-0"	3'-6"	6'-0"			1'-0"	1'-6"	2'-6"	3'-0"	5'-0"	5'-6"	6'-6"		
	230	1'-0"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"	6'-6"			1'-0"	2'-0"	2'-6"	3'-6"	5'-6"	5'-6"	7'-0"		
	360	1'-6"	2'-0"	3'-0"	3'-6"	4'-6"	5'-0"	7'-0"			1'-6"	2'-6"	3'-6"	4'-6"	6'-6"	6'-6"	7'-6"		
	560	1'-6"	2'-6"	3'-0"	4'-0"	5'-6"	6'-0"	8'-0"			2'-6"	3'-6"	4'-6"	5'-6"	7'-0"	7'-6"	8'-0"		
14"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	3'-0"	5'-6"		1'-0"	1'-0"	1'-6"	2'-0"	3'-6"	4'-0"	6'-0"	8'-0"	
	210	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	2'-6"	3'-6"	6'-0"		1'-0"	1'-0"	2'-0"	2'-6"	4'-0"	4'-6"	6'-6"	8'-6"	
	230	1'-0"	1'-0"	1'-0"	1'-6"	2'-6"	2'-6"	4'-0"	7'-0"		1'-0"	1'-0"	2'-0"	3'-0"	4'-0"	5'-0"	7'-0"	9'-0"	
	360	1'-0"	1'-0"	1'-6"	2'-6"	3'-6"	4'-0"	5'-6"	8'-0"		1'-0"	1'-0"	2'-6"	4'-0"	6'-0"	6'-6"	8'-0"	9'-6"	
	560	1'-0"	1'-0"	2'-0"	3'-0"	4'-6"	5'-0"	6'-6"	9'-0"		1'-6"	3'-0"	4'-0"	5'-0"	7'-0"	7'-6"	9'-0"	10'-0"	
16"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	5'-0"	1'-0"	1'-0"	1'-0"	1'-6"	3'-0"	3'-0"	5'-6"	7'-6"	10'-0"
	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-6"	3'-6"	6'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-0"	3'-6"	6'-6"	8'-0"	11'-0"
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	1'-6"	3'-0"	4'-0"	7'-0"	1'-0"	1'-0"	1'-0"	2'-0"	3'-6"	4'-0"	7'-0"	9'-0"	11'-0"
	360	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	2'-6"	4'-6"	6'-6"	9'-0"	1'-0"	1'-0"	1'-6"	3'-0"	5'-0"	5'-6"	9'-0"	10'-0"	11'-6"
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	5'-0"	7'-6"	10'-0"	1'-0"	2'-0"	3'-0"	4'-6"	6'-6"	7'-0"	10'-0"	11'-0"	12'-0"

Table B, Intermediate or Cantilever Support: Minimum distance from edge of hole to inside face of nearest intermediate or cantilever support

Depth	TJI®	Round 2"	Round 3"	Round 4"	Round 5"	Round 6½"	Round 7"	Round 8⅞"	Round 11"	Round 13"	Square 2"	Square 3"	Square 4"	Square 5"	Square 6½"	Square 7"	Square 8⅞"	Square 11"	Square 13"
9½"	110	2'-0"	2'-6"	3'-6"	4'-6"	7'-6"					1'-6"	2'-6"	3'-6"	5'-6"	6'-6"				
	210	2'-0"	2'-6"	3'-6"	5'-0"	8'-0"					2'-0"	3'-0"	4'-0"	6'-6"	7'-6"				
	230	2'-6"	3'-0"	4'-0"	5'-6"	8'-6"					2'-0"	3'-6"	4'-6"	6'-6"	7'-6"				
11⅞"	110	1'-0"	1'-0"	1'-6"	2'-6"	4'-0"	4'-6"	8'-6"			1'-0"	1'-6"	2'-6"	4'-0"	7'-0"	7'-0"	9'-6"		
	210	1'-0"	1'-0"	2'-0"	3'-0"	4'-6"	5'-0"	9'-0"			1'-0"	2'-0"	3'-0"	4'-6"	8'-0"	8'-0"	10'-0"		
	230	1'-0"	2'-0"	2'-6"	3'-6"	5'-0"	5'-6"	10'-0"			1'-0"	2'-6"	3'-6"	5'-0"	8'-6"	9'-0"	10'-6"		
	360	2'-0"	3'-0"	4'-0"	5'-6"	7'-0"	7'-6"	11'-0"			2'-0"	3'-6"	5'-0"	7'-0"	9'-6"	9'-6"	11'-0"		
	560	1'-6"	3'-0"	4'-6"	5'-6"	8'-0"	8'-6"	12'-0"			3'-0"	4'-6"	6'-0"	8'-0"	10'-6"	11'-0"	12'-0"		
14"	110	1'-0"	1'-0"	1'-0"	1'-0"	2'-0"	2'-6"	4'-6"	8'-6"		1'-0"	1'-0"	1'-0"	2'-6"	5'-0"	6'-0"	9'-0"	12'-0"	
	210	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-0"	5'-6"	9'-6"		1'-0"	1'-0"	2'-0"	3'-6"	6'-0"	7'-0"	10'-0"	13'-0"	
	230	1'-0"	1'-0"	1'-0"	2'-0"	3'-6"	4'-0"	6'-0"	10'-6"		1'-0"	1'-0"	2'-6"	4'-0"	6'-6"	7'-6"	11'-0"	13'-6"	
	360	1'-0"	1'-0"	2'-0"	3'-6"	5'-6"	6'-0"	8'-6"	12'-6"		1'-0"	2'-0"	4'-0"	5'-6"	9'-0"	10'-0"	12'-0"	14'-0"	
	560	1'-0"	1'-0"	1'-6"	3'-6"	5'-6"	6'-6"	9'-6"	13'-6"		1'-0"	3'-0"	5'-0"	7'-0"	10'-0"	11'-0"	13'-6"	15'-0"	
16"	110	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	5'-0"	8'-6"	1'-0"	1'-0"	1'-0"	1'-0"	3'-6"	4'-6"	8'-6"	11'-6"	15'-0"
	210	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	1'-0"	3'-6"	6'-0"	10'-0"	1'-0"	1'-0"	1'-0"	1'-6"	4'-6"	5'-6"	10'-0"	12'-6"	16'-0"
	230	1'-0"	1'-0"	1'-0"	1'-0"	1'-6"	2'-0"	4'-0"	6'-6"	11'-0"	1'-0"	1'-0"	1'-0"	2'-6"	5'-0"	6'-0"	10'-6"	13'-6"	16'-6"
	360	1'-0"	1'-0"	1'-0"	1'-0"	3'-0"	4'-0"	6'-6"	10'-0"	13'-6"	1'-0"	1'-0"	2'-0"	4'-0"	7'-6"	8'-6"	13'-0"	14'-6"	17'-0"
	560	1'-0"	1'-0"	1'-0"	1'-0"	2'-6"	3'-6"	7'-0"	11'-0"	15'-0"	1'-0"	1'-0"	3'-6"	5'-6"	9'-0"	10'-0"	14'-6"	16'-0"	18'-0"

▪ Rectangular holes based on measurement of longest side.

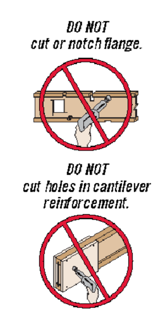
How to Use These Tables

1. Using **Table A, Table B,** or both if required, determine the hole shape/size and select the TJI® joist and depth.
2. Scan horizontally until you intersect the correct hole size column.
3. Measurement shown is minimum distance from edge of hole to support.
4. Maintain the required minimum distance from the end **and** the intermediate or cantilever support.

WARNING: Drilling, sawing, sanding or machining wood products generates wood dust. The paint and/or coatings on this product may contain titanium dioxide. Wood dust and titanium dioxide are substances known to the State of California to cause cancer. For more information on Proposition 65, visit wy.com/inform.

General Notes

- Holes may be located vertically anywhere within the web. Leave ⅛" of web (minimum) at top and bottom of hole.
- Knockouts are located in web at approximately 12" on-center; they do not affect hole placement.
- For simple span (5' minimum) uniformly loaded joists meeting the requirements of this guide, one maximum size round hole may be located at the center of the joist span **provided that no other holes occur in the joist.**
- Distances are based on the maximum uniform loads shown in this guide. For other load conditions or hole configurations, use Forte® software or contact your Weyerhaeuser representative.



FLOOR LOAD TABLE

9½"-16" JOISTS

Floor—100% (PLF)

Depth	TJI®	8' Live Load L/480	8' Total Load	10' Live Load L/480	10' Total Load	12' Live Load L/480	12' Total Load	14' Live Load L/480	14' Total Load	16' Live Load L/480	16' Total Load	18' Live Load L/480	18' Total Load	20' Live Load L/480	20' Total Load	22' Live Load L/480	22' Total Load	24' Live Load L/480	24' Total Load
9½"	110	*	190	140	152	85	127	56	99	38	76								
	210	*	210	161	169	99	141	65	119	45	90								
	230	*	236	175	190	108	158	71	133	49	99								
11⅞"	110	*	190	*	152	*	127	92	109	63	95	45	76						
	210	*	210	*	169	*	141	106	121	74	106	53	92						
	230	*	236	*	190	*	158	116	136	80	119	58	102	43	83				
	360	*	241	*	193	*	162	136	139	95	121	69	108	51	97	39	78		
	560	*	294	*	236	*	197	*	169	138	148	101	132	76	119	58	108	45	91
14"	110	*	190	*	152	*	127	*	109	91	95	66	85						
	210	*	210	*	169	*	141	*	121	*	106	76	94	57	85				
	230	*	236	*	190	*	158	*	136	115	119	83	106	62	95	47	81		
	360	*	241	*	193	*	162	*	139	*	121	98	108	73	97	56	88	44	81
	560	*	294	*	236	*	197	*	169	*	148	*	132	107	119	83	108	65	99
16"	110	*	190	*	152	*	127	*	109	*	95	*	85	66	76				
	210	*	210	*	169	*	141	*	121	*	106	*	94	76	85	58	77		
	230	*	236	*	190	*	158	*	136	*	119	*	106	83	95	64	87	50	78
	360	*	241	*	193	*	162	*	139	*	121	*	108	*	97	75	88	59	81
	560	*	294	*	236	*	197	*	169	*	148	*	132	*	119	*	108	86	99

* Indicates that **Total Load** value controls.

How to Use This Table

1. Calculate actual total and live load in pounds per linear foot (plf).
2. Select appropriate **Joist Clear Span**.
3. Scan down the column to find a TJI® joist that meets or exceeds actual total and live loads.

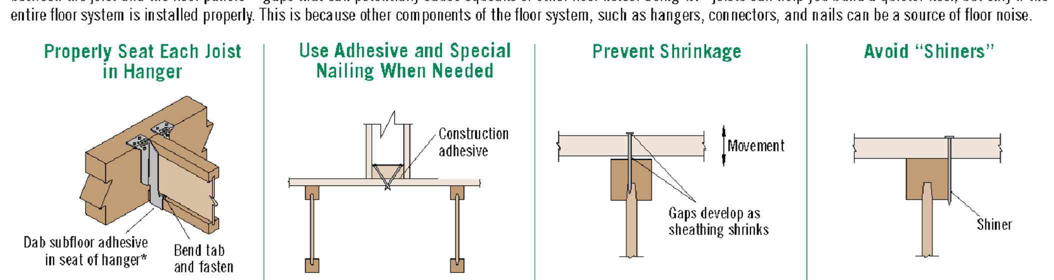
Refer to PSF to PLF Conversion table on page 31

General Notes

- Table is based on:
  - Minimum bearing length of 1¾" end and 3½" intermediate, without web stiffeners
  - Uniform loads.
  - More restrictive of simple or continuous span
  - No composite action provided by sheathing.
- **Total Load** values are limited to deflection of L/240.
- **Live Load** is based on joist deflection of L/480.
- If a live load deflection limit of L/360 is desired, multiply value in **Live Load** column by 1.33. The resulting live load must not exceed the **Total Load** shown.
- Table does not account for concentrated loads. Use Weyerhaeuser software when this condition applies.

TIPS FOR PREVENTING FLOOR NOISE

Trus Joist® TJI® joists are structurally uniform and dimensionally stable, and they resist shrinking and twisting. This helps prevent gaps from forming around the nails between the joist and the floor panels—gaps that can potentially cause squeaks or other floor noise. Using TJI® joists can help you build a quieter floor, but only if the entire floor system is installed properly. This is because other components of the floor system, such as hangers, connectors, and nails can be a source of floor noise.



Seat the joist tight to the bottom of the hanger. When using hangers with tabs, bend the flange tabs over and nail to the TJI® joist bottom flange. Placing a dab of subfloor adhesive in the seat of the hanger prior to installing the joist can reduce squeaks.*

Nail interior partitions to the joists when possible. If the wall can be nailed only to the floor panel, run a bead of adhesive under the wall and either cross nail, nail through and clinch tight, or screw tightly into the wall from below.*

Keep building materials dry, and properly glue floor panels to the joists. Panels that become excessively wet during construction shrink as they dry. This shrinkage may leave gaps that allow the panel to move when stepped on.

Exercise care when nailing. Nails that barely hit the joists (shiners) do not hold the panel tight to the joist and should be removed. If left in, the nails will rub against the side of the joist when the panel deflects.

* Weyerhaeuser recommends using solvent-based subfloor adhesives that meet ASTM D3498 (AFG-01) performance standards. When latex subfloor adhesive is required, careful selection is necessary due to a wide range of performance between brands.

For more information and tips on how to prevent floor noise, refer to the Weyerhaeuser Prevention and Repair of Floor System Squeaks Technical Resource Sheet, 9009, or contact your Weyerhaeuser representative.

TJI SPAN TABLES AND INFORMATION

SCALE: NTS

WINDOW NOTE: ALL WINDOW SIZES ARE ACCORDING TO PELLA

WINDOW NOTE: PROVIDE 0.30 U-FACTOR IN ALL WINDOWS

NOTE: INSTALLATION OF EXTERIOR PLASTER SHALL BE IN COMPLIANCE WITH ASTM C926, ASTM C1063 AND THE PROVISIONS FOR THIS CODE: R703.7 EXTERIOR PLASTER (STUCCO)

NEW WINDOW HEADER NOTE:

USE 2-2X10 HEADER W/ 1/2" R-3 FOAM SPACE IN BETWEEN ABOVE WINDOWS -PLACE HEADER RIGHT BELOW TOP PLATES (TYPICAL)

E = EGRESS WINDOW

S = SAFETY GLASS

REAR ELEVATION - WEST ELEVATION

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

FLOOR SPAN TABLES

9½"-16" JOISTS

L/480 Live Load Deflection

Depth	TJI®	40 PSF Live / 10 PSF Dead 12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	40 PSF Live / 20 PSF Dead 12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
9½"	110	16'-11"	15'-6"	14'-7"	13'-7"	16'-11"	15'-6"	14'-3"	12'-9"
	210	17'-9"	16'-3"	15'-4"	14'-3"	17'-9"	16'-3"	15'-4"	14'-0"
	230	18'-3"	16'-8"	15'-9"	14'-8"	18'-3"	16'-8"	15'-9"	14'-8"
11⅞"	110	20'-2"	18'-5"	17'-4"	15'-9"(1)	20'-2"	17'-8"	16'-1"(1)	14'-4"(1)
	210	21'-1"	19'-3"	18'-2"	16'-11"	21'-1"	19'-3"	17'-8"	15'-9"(1)
	230	21'-8"	19'-10"	18'-8"	17'-5"	21'-8"	19'-10"	18'-7"	16'-7"(1)
	360	22'-11"	20'-11"	19'-8"	18'-4"	22'-11"	20'-11"	19'-8"	17'-10"(1)
	560	26'-1"	23'-8"	22'-4"	20'-9"	26'-1"	23'-8"	22'-4"	20'-9"(1)
14"	110	22'-10"	20'-11"	19'-2"	17'-2"(1)	22'-2"	19'-2"	17'-6"(1)	15'-0"(1)
	210	23'-11"	21'-10"	20'-8"	18'-10"(1)	23'-11"	21'-1"	19'-2"(1)	16'-7"(1)
	230	24'-8"	22'-6"	21'-2"	19'-9"(1)	24'-8"	22'-2"	20'-3"(1)	17'-6"(1)
	360	26'-0"	23'-8"	22'-4"	20'-9"(1)	26'-0"	23'-8"	22'-4"(1)	17'-10"(1)
	560	29'-6"	26'-10"	25'-4"	23'-6"	*29'-6"*	*26'-10"*	25'-4"(1)	20'-11"(1)
16"	110	25'-4"	22'-6"	20'-7"(1)	18'-1"(1)	23'-9"	20'-7"(1)	18'-9"(1)	15'-0"(1)
	210	26'-6"	24'-3"	22'-6"(1)	19'-11"(1)	26'-0"	22'-6"(1)	20'-7"(1)	16'-7"(1)
	230	27'-3"	24'-10"	23'-6"	21'-1"(1)	*27'-3"*	23'-9"	21'-8"(1)	17'-6"(1)
	360	28'-9"	26'-3"	24'-8"(1)	21'-5"(1)	*28'-9"*	26'-3"(1)	22'-4"(1)	17'-10"(1)
	560	32'-8"	29'-8"	28'-0"	25'-2"(1)	*32'-8"*	*29'-8"*	26'-3"(1)	20'-11"(1)

L/360 Live Load Deflection (Minimum Criteria per Code)

Depth	TJI®	40 PSF Live / 10 PSF Dead 12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	40 PSF Live / 20 PSF Dead 12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
9½"	110	18'-9"	17'-2"	15'-8"	14'-0"	18'-1"	15'-8"	14'-3"	12'-9"
	210	19'-8"	18'-0"	17'-0"	15'-4"	19'-8"	17'-2"	15'-8"	14'-0"
	230	20'-3"	18'-6"	17'-5"	16'-2"	*20'-3"*	18'-1"	16'-6"	14'-9"
11⅞"	110	22'-3"	19'-4"	17'-8"	15'-9"(1)	20'-5"	17'-8"	16'-1"(1)	14'-4"(1)
	210	23'-4"	21'-2"	19'-4"	17'-3"(1)	*22'-4"*	19'-4"	17'-8"	15'-9"(1)
	230	24'-0"	21'-11"	20'-5"	18'-3"	*23'-7"*	20'-5"	18'-7"	16'-7"(1)
	360	25'-4"	23'-2"	21'-10"	20'-4"(1)	*25'-4"*	*23'-2"*	*21'-10"(1)*	17'-10"(1)
	560	28'-10"	26'-3"	24'-9"	23'-0"	*28'-10"*	*26'-3"*	*24'-9"*	20'-11"(1)
14"	110	24'-4"	21'-0"	19'-2"	17'-2"(1)	22'-2"	19'-2"	17'-6"(1)	15'-0"(1)
	210	26'-6"	23'-1"	21'-1"	18'-10"(1)	24'-4"	21'-1"	19'-2"(1)	16'-7"(1)
	230	27'-3"	24'-4"	22'-2"	19'-10"(1)	*25'-8"*	22'-2"	20'-3"(1)	17'-6"(1)
	360	28'-9"	26'-3"	24'-9"(1)	21'-5"(1)	*28'-9"*	*26'-3"(1)*	22'-4"(1)	17'-10"(1)
	560	32'-8"	29'-9"	28'-0"	25'-2"(1)	*32'-8"*	*29'-9"*	*26'-3"(1)*	20'-11"(1)
16"	110	26'-0"	22'-6"	20'-7"(1)	18'-1"(1)	23'-9"	20'-7"(1)	18'-9"(1)	15'-0"(1)
	210	28'-6"	24'-8"	22'-6"(1)	19'-11"(1)	26'-0"	22'-6"(1)	20'-7"(1)	16'-7"(1)
	230	30'-1"	26'-0"	23'-9"	21'-1"(1)	*27'-5"*	23'-9"	21'-8"(1)	17'-6"(1)
	360	31'-10"	29'-0"	26'-10"(1)	21'-5"(1)	*31'-10"*	*26'-10"(1)*	22'-4"(1)	17'-10"(1)
	560	36'-1"	32'-11"	31'-0"(1)	25'-2"(1)	*36'-1"*	*31'-6"(1)*	26'-3"(1)	20'-11"(1)

(1) Web stiffeners are required at intermediate supports of continuous-span joists when the intermediate bearing length is *less* than 5¼" and the span on either side of the intermediate bearing is greater than the following spans:

TJI®	40 PSF Live / 10 PSF Dead 12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	40 PSF Live / 20 PSF Dead 12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
110	Not Req.	Not Req.	19'-2"	15'-4"	Not Req.	19'-2"	16'-0"	12'-9"
210			21'-4"	17'-0"		21'-4"	17'-9"	14'-2"
230			Not Req.	19'-2"		Not Req.	19'-11"	15'-11"
360			24'-5"	19'-6"		24'-5"	20'-4"	16'-3"
560			29'-10"	23'-10"		29'-10"	24'-10"	19'-10"

▪ Long-term deflection under dead load, which includes the effect of creep, has not been considered. Bold italic spans reflect initial dead load deflection exceeding 0.33".

How to Use These Tables

1. Determine the appropriate live load deflection criteria.
2. Identify the live and dead load condition.
3. Select on-center spacing.
4. Scan down the column until you meet or exceed the span of your application.
5. Select TJI® joist and depth.

General Notes

- Tables are based on:
  - Uniform loads.
  - More restrictive of simple or continuous span.
  - Clear distance between supports
  - Minimum bearing length of 1¾" end (no web stiffeners) and 3½" intermediate.
- Assumed composite action with a single layer of 24" on-center span-rated, glue-nailed floor panels for deflection only. **When subfloor adhesive is not applied, spans shall be reduced 6" for nails and 12" for proprietary fasteners.**
- For continuous spans, ratio of short span to long span should be 0.4 or greater to prevent uplift.
- Spans generated from Weyerhaeuser software may exceed the spans shown in these tables because software reflects actual design conditions.
- For multi-family applications and other loading conditions not shown, refer to Weyerhaeuser software or to the load table on page 8.

Live load deflection is not the only factor that affects how a floor will perform. To more accurately predict floor performance, use our TJ-Pro™ Ratings.

PREFABRICATED FLR JST PROTECTION

PROVIDE MIN. 5/8" TYPE "X" GYP. BOARD TO SEPARATED THE USABLE SPACE ABOVE THE PREFABRICATED FLOOR ASSEMBLY FROM THE AREA BELOW

GAS SERVICE NOTE

- PROVIDE SHUT - OFF LOCATED IN SAME ROOM AS APPLIANCE
- SHUT - OFF TO BE MAX 6'-0" FROM APPLIANCE
- SHUT - OFF SHALL BE UPSTREAM FROM UNION, CONNECTOR OR DISCONNECT IT SERVERS
- SHUT - OFF TO BE READILY ACCESSIBLE

DRAFT STOP NOTE

CAVITIES CREATED BY USE OF PREFABRICATED FLOOR JOISTS SHALL BE DRAFT STOPPED IN SUCH A MANNER SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 500 SQ. FT. OR HAVE A DIMENSION OF MORE THAN 25'-0" IN ANY DIRECTION, DRAFT STOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS

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
5S541 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
A6

WINDOW NOTE:
ALL WINDOW SIZES ARE ACCORDING TO PELLA

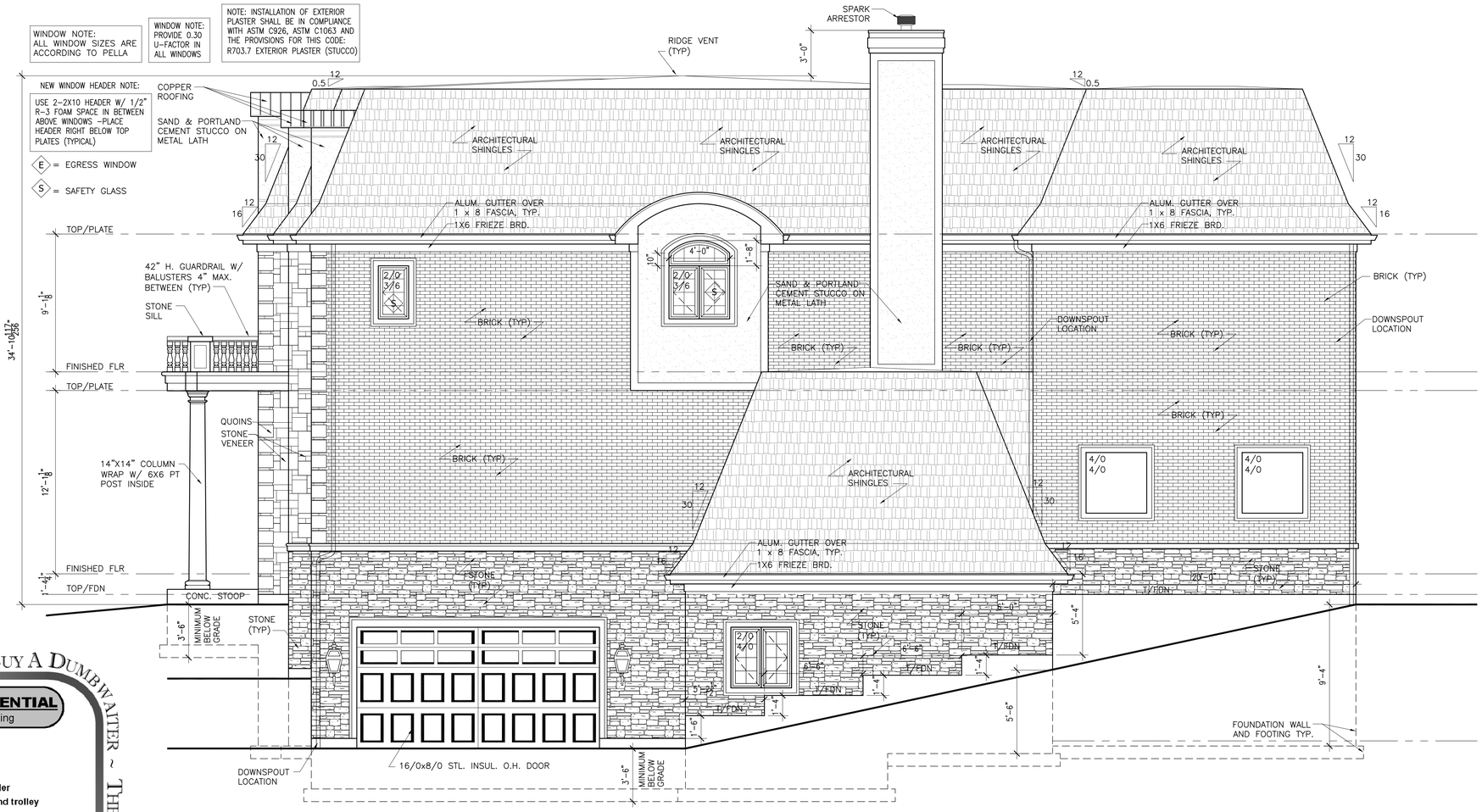
WINDOW NOTE:
PROVIDE 0.30 U-FACTOR IN ALL WINDOWS

NOTE: INSTALLATION OF EXTERIOR PLASTER SHALL BE IN COMPLIANCE WITH ASTM C926, ASTM C1063 AND THE PROVISIONS FOR THIS CODE: R703.7 EXTERIOR PLASTER (STUCCO)

NEW WINDOW HEADER NOTE:
USE 2-2X10 HEADER W/ 1/2" R-3 FOAM SPACE IN BETWEEN ABOVE WINDOWS -PLACE HEADER RIGHT BELOW TOP PLATES (TYPICAL)

E = EGRESS WINDOW

S = SAFETY GLASS



RIGHT SIDE ELEVATION - NORTH ELEVATION

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

AGAMA DESIGNS
architecture
664 W. Veterans Pkwy, Suite A
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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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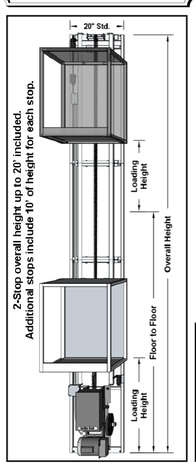
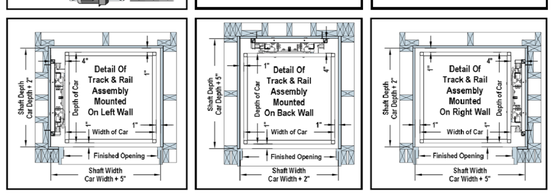
UL classified elevator controller
Powder coated car, rail assembly, and trolley
Call / Send stations
Door locks & door safety switches (Hoistway doors are not included)
Safety switch for motor access panel/door
Adjustable limits
Custom car size at no charge up to a maximum of 24" x 24" x 30" or 10 cu.ft. 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





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

DUMBWAITER SPECIFICATIONS

SCALE: NTS

WINDOW NOTE:
ALL WINDOW SIZES ARE ACCORDING TO PELLA

WINDOW NOTE:
PROVIDE 0.30 U-FACTOR IN ALL WINDOWS

NOTE: INSTALLATION OF EXTERIOR PLASTER SHALL BE IN COMPLIANCE WITH ASTM C926, ASTM C1063 AND THE PROVISIONS FOR THIS CODE: R703.7 EXTERIOR PLASTER (STUCCO)

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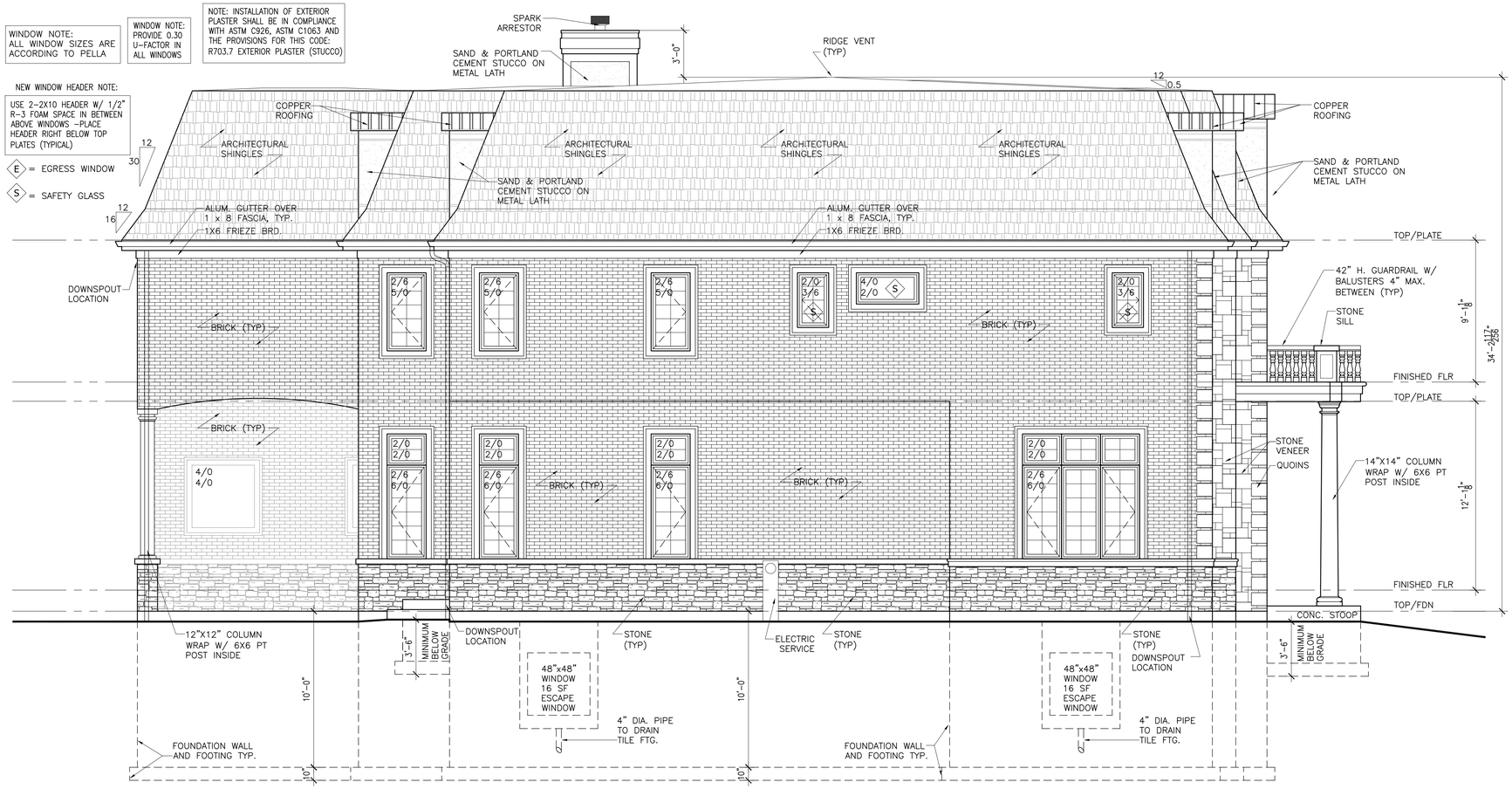
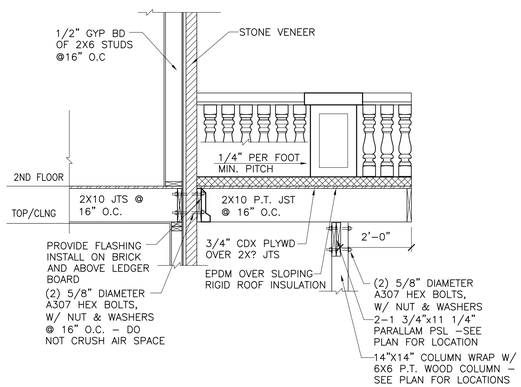


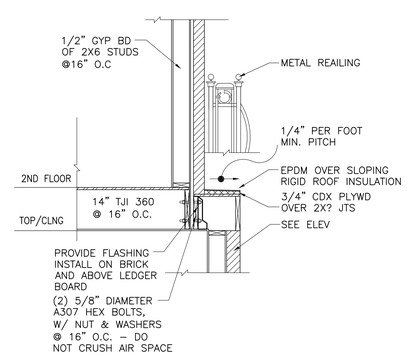
LEFT SIDE ELEVATION - SOUTH ELEVATION

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



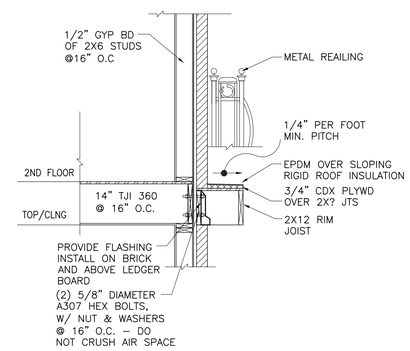
1 BALCONY DETAIL

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



2 BALCONY DETAIL

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



3 BALCONY DETAIL

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

AGAMA DESIGNS
architecture
664 W. Veterans Pkwy, Suite A
Yorkville, Illinois 60560
Phone: 630-381-9019
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PROJECT:
PROPOSED SINGLE FAMILY RESIDENCE
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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
A8

PROPOSED LEGEND

- CTV — UNDERGROUND CABLE TV
- E — UNDERGROUND ELECTRIC
- G — UNDERGROUND GAS LINE
- UNDERGROUND SANITARY
- UNDERGROUND SANITARY SERVICE
- UNDERGROUND STORM
- UNDERGROUND STORM SERVICE
- T — UNDERGROUND TELEPHONE
- W — UNDERGROUND WATER
- WS — UNDERGROUND WATER SERVICE
- ELECTRIC METER
- LIGHT POLE
- UTILITY POLE
- GAS METER
- CLEANOUT
- SANITARY MANHOLE
- CATCH BASIN
- BUBBLER
- DOWNSPOUT
- DOWNSPOUT SPLASH TO GRADE
- FLARED END SECTION
- INLET
- STORM MANHOLE
- SUMP
- YARD DRAIN SQUARE
- YARD DRAIN ROUND
- FIRE HYDRANT
- BUFFALO BOX
- WATER METER
- WATER VALVE BOX
- WATER VALVE VAULT
- TREE CONIFEROUS
- TREE DECIDUOUS

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
T/	TOP OF
TF	TOP OF FOUNDATION
TW	TOP OF WALL
W	WEST
WW	WINDOW WELL
(XXX.XX)	RECORD INFORMATION
XXX.XX	MEASURED INFORMATION

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

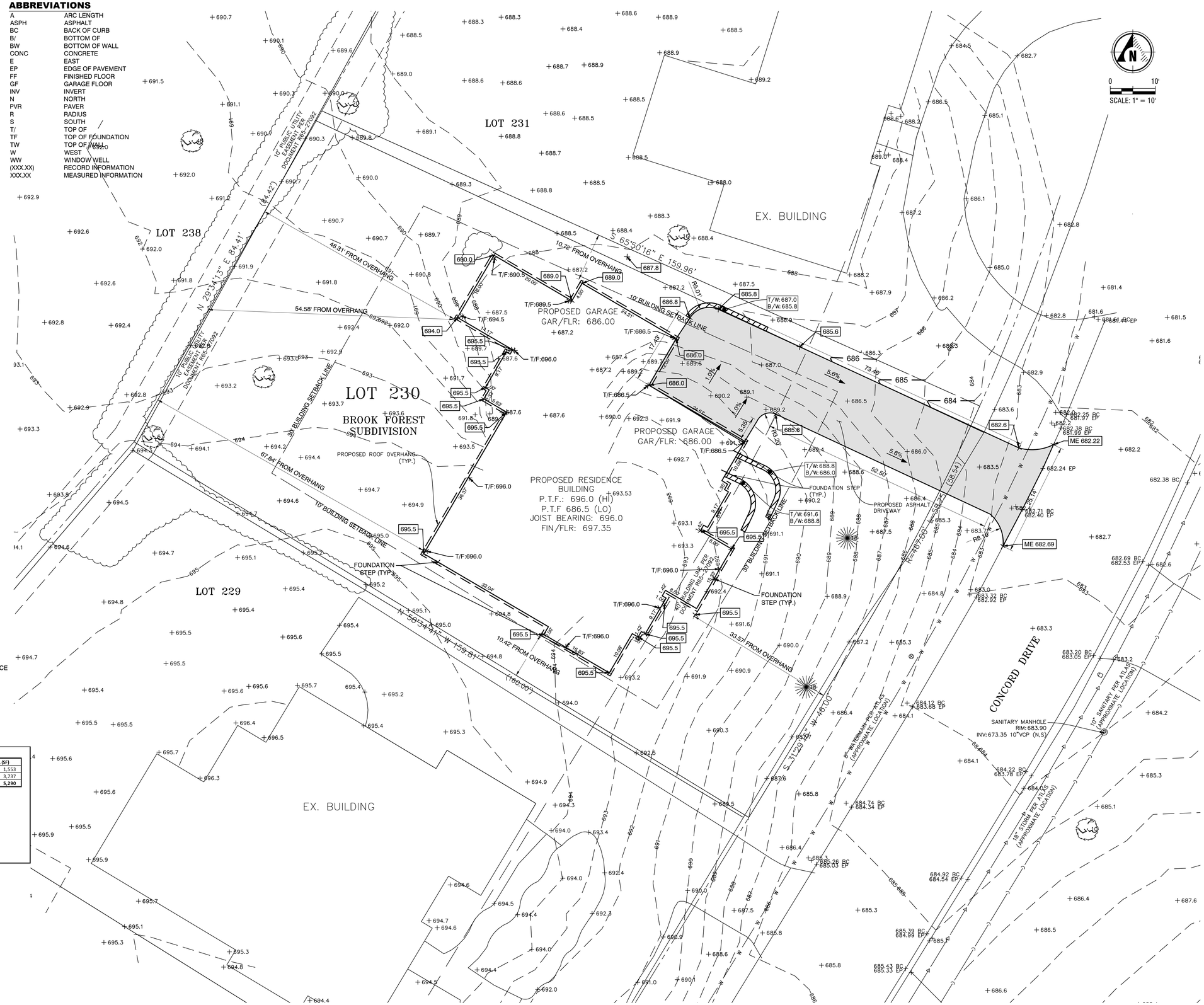
- INLET FILTER BASKET
- XX — SILT FENCE
- TREE PROTECTION FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- MATERIAL STOCKPILE
- CONCRETE WASHOUT
- CONSTRUCTION ACCESS ENTRANCE

IMPERVIOUS DATA TABLES

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

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

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



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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\CADD\SHEET\SITE DEVELOPMENT\W24321.00 SHT C-2.0 SITE DEVELOPMENT PLAN.dwg

EXHIBIT C

UNCONDITIONAL AGREEMENT AND CONSENT

WHEREAS, an application has been filed by A & E Luxury Builders , agent for the owner (the "Owner"), of the property located at 23 Concord Drive, Oak Brook, Illinois, which is legally described in Exhibit A attached hereto and incorporated herein (hereinafter referred to as the "Subject Property") and located in the R-4 Zoning District, requesting a Variation from to Section 13-6D.3.C of the Zoning Ordinance of the Village of Oak Brook, as amended, to allow an increased Floor Area Ratio from 0.4 to 0.6 (hereinafter referred to as the "Variation");

WHEREAS, Ordinance No 2025-ZO-V-EX-S-1729 adopted by the President and Board of Trustees of the Village of Oak Brook on June 10, 2025 grants approval of the Variation subject to certain modifications, conditions, restrictions, and provisions; and

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

NOW, THEREFORE, Owner does hereby agree and covenants as follows:

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

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

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

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

5. The restrictions imposed by this Unconditional Agreement and Consent shall be restrictions binding upon and inure to the benefit of the Owner and his heirs, successors, assigns, agents, licensees, lessees, invitees, and representatives, including, without limitation, all subsequent Owners of the Property, or any portion thereof, and all persons claiming under him to the extent provided in this Unconditional Agreement and Consent.

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

7. Owner agrees and affirms that the undersigned individual(s) is(are) duly authorized to execute and enter into the binding nature of this Unconditional Agreement and Consent.

8. The Village shall record the Ordinance against the Subject Property, inclusive of this Unconditional Agreement and Consent, such that the terms provided herein shall be binding upon all parties in interest and all successors and assigns, to the extent such party continues to use the Subject Property in accordance with the approving Ordinance; and Owner shall remain subject to the terms of the Ordinance unless otherwise transferred by execution of a Transferee Assumption Agreement, if applicable provided the nature of the relief granted herein.

IN WITNESS WHEREOF, the undersigned, as Owner of the Subject Property, executed this Unconditional Agreement and Consent on this ____ day of _____, 2025.

OWNER

_____

By: _____

State of Illinois)
)
County of _____)

I, _____ a Notary Public in and for the County and State aforesaid do hereby certify that the above signed individual, personally known to me, and that he appeared before me this _____ day of _____, 202_, and acknowledged that he personally executed this instrument.

_____
Notary Public

Seal

EXHIBIT 1

TO UNCONDITIONAL AGREEMENT AND CONSENT

LEGAL DESCRIPTION

Property:

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.

PINS: 06-27-402-009

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

1. 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.
2. 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 "ALSO 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.
3. 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 VERIFYING THAT ANY EQUIPMENT OR FIXTURES SPECIFIED 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 VERITY MODEL NUMBERS AND CONTEXT OF THE INSTALLATION.
4. 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.
5. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN. CONTACT ARCHITECT FOR ANY CLARIFICATIONS
6. ALL WORK TO BE DONE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES WHICH HAVE AUTHORITY OVER THIS PROJECT.
7. THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, LICENSES AND INSPECTIONS NECESSARY AND INCIDENTAL FOR HIS INSTALLATION.
8. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL TOOLS, DEBRIS AND GENERAL CLEAN-UP
9. GENERAL CONTRACTOR TO UNCONDITIONALLY GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF THE WORK AND MATERIALS.
10. THE G.C. SHALL BUILD THE BUILDING IN ACCORDANCE WITH THE MINIMUM STANDARDS OF THE INTERNATIONAL RESIDENTIAL CODE AND ALL LOCAL BUILDING CODES
11. G.C. TO COMPLY WITH FEDERAL OSHA STANDARDS
12. 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.
13. 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

1. EXCAVATION: UNLESS NOTED OTHERWISE, ASSUMED BEARING CAPACITY FOR FOUNDATION DESIGN IS 3000 PSF. NOTIFY ARCHITECT IMMEDIATELY IF PROPER BEARING IS NOT EVIDENT. PROVIDE SOILS REPORT W/ FOOTING P.P. IF APPLIES
2. SITE CLEARING: DO NOT REMOVE ANY TREES OR VEGETATION OUTSIDE OF THE IMMEDIATE AREA OF THE HOUSE. OBTAIN OWNERS WRITTEN PERMISSION BEFORE REMOVING ANY TREE OVER 2" DIAMETER. STOCKPILE TOPSOIL AND REAPPLY TO FINISH GRADE AROUND HOUSE. FINISH GRADE SHALL BE +/- 1" OF GRADES SHOWN ON DRAWING. IF NO GRADES ARE INDICATED, GRADE FOR PROPER DRAINAGE AWAY FROM AND AROUND THE HOUSE. MAINTAIN GRADE MIN. 8" BELOW TOP OF FOUNDATION.
3. 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
4. CALL "J.U.L.I.E." 1-800-892-0123 OR "DIGGER" 1-312-744-7000 AT LEAST 48 HOURS BEFORE YOU DIG. (TWO WORKING DAYS)
5. COMPLIANCE WITH UNDERGROUND AND OVERHEAD FACILITIES REGULATIONS MUST BE DONE BEFORE WORK BEGINS

SECTION 0300 CONCRETE

1. 4" DRAIN TILE: 4" PERFORATED PVC FOUNDATION DRAIN TILE ALL AROUND THE FOUNDATION CONNECTED 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)
2. CONCRETE: USE 3000 PSI (AT 28 DAYS) COMPRESSIVE STRENGTH. TRANSIT MIXED CONCRETE: ASTM C-90 UNLESS NOTED OTHERWISE. USE AIR ENTRAINING ADMIXTURE FOR ALL FLATWORK EXPOSED TO WEATHER. PITCH ALL EXTERIOR CONCRETE SLABS AND WALKS 1/8" AWAY FROM THE HOUSE.
3. 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.
4. ESCAPE LADDER IS REQUIRED FOR ESCAPE WINDOW. PROVIDE WINDOW WELL COVER ON ALL WINDOW WELLS.
5. SEALED SUMP PUMP PIT REQUIRED FOR PASSIVE RADON SYSTEM

SECTION 0400 MASONRY

1. 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

1. 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)
2. 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

1. 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 Fb= 850 PSI, Fv= 75 PSI, E= 1,300,000 PSI STUDS- 10'-0" AND LESS IN HEIGHT- STUD GRADE S-P-F OR BETTER Fb= 575 PSI, Fc= 600 PSI, E= 1,000,000 PSI GREATER THAN 10'-0" IN HEIGHT- #2 S-P-F OR BETTER Fb= 750 PSI, Fc= 975 PSI, E= 1,100,000 PSI POSTS AND TREATED LUMBER- #2 SOUTHERN PINE OR BETTER Fv= PER NDS TABLES, Fv= 90 PSI, Fc= PER NDS TABLES, E= 1,600,000 PSI LAMINATED STRUCTURAL WOOD BEAMS Fv= 2,400 PSI, Fv= 165 PSI, E=1,800,000 ALL FRAMING MEMBERS DESIGNATED "M.L." OR "MICROLLAM" SHALL BE L9E MICROLLAM LVL BY TRUSS JOIST MacMILLAN OR BETTER Fv= 2,600 PSI, Fv= 285 PSI, E= 1,900,000
2. DOUBLE FRAMING MEMBERS (MINIMUM) AROUND OPENINGS IN ROOFS, FLOORS, CEILINGS, UNDER BATHTUBS AND SHOWERS AND UNDER PARTITIONS PARALLEL TO JOISTS.
3. ALL HEADERS TO BE 2-2"x12" UNLESS NOTED OTHERWISE
4. MINIMUM 2 CRIPPLE STUDS BELOW ALL OPENINGS 6'-0" AND WIDER
5. DESIGN LOADS AS FOLLOWS:
   ROOF DESIGN LIVE LOAD = 30 PSF
   FLOOR DESIGN LIVE LOAD = 40 PSF
   SLEEPING AREAS LIVE LOAD = 30 PSF
   CEILING/ATTIC DESIGN LIVE LOAD = 20 PSF
   WALL WIND LOAD, 0-20 FT. = 20 PSF
   WALL WIND LOAD, 21-29 FT. = 25 PSF
   WALL WIND LOAD, +30 FT. = 30 PSF
6. ALL WALL TOP PLATES ARE TO BE LAPPED AT ALL CORNERS
7. PROVIDE METAL JOISTS HANGERS AT STAIRS AND ALL FLUSH FRAMED MEMBERS
8. FIRESTOP SOFFITS AND TOP AND BOTTOM OF STAIR STRINGERS
9. PROVIDE MINIMUM 2" CLEARANCE BETWEEN FRAMING MEMBERS AND CHIMNEY
10. FIRESTOP CAVITIES BETWEEN CHIMNEY AND FRAMING LUMBER WITH NON-COMBUSTIBLE FILL
11. 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 TJI's SEE MANUFACTURER'S INSTRUCTIONS FOR CUTTING AND REINFORCING.
12. PLYWOOD: ALL PLYWOOD SHALL BE APA RATED-SEE PLAN FOR THICKNESS WAFERBOARD: ALL WAFER BOARD SHALL BE ORIENTED STRAND, NOT RANDOM. ROOF SHEATHING SHALL BE SPACED FOR EXPANSION WHEN INSTALLED PER APA STANDARDS TYPE 1.
13. EXTERIOR WALL FRAMING TO BE FULLY BRACED WITH 1/2" O.S.B SHEATHING

SECTION 0700 THERMAL

1. 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
2. ALL GLAZING TO FOLLOW 2021 INTERNATIONAL RESIDENTIAL CODE AS REQUIRED
3. PROVIDE TEMPERED SAFETY GLASS, AS NOTED, AT ALL WINDOWS OVER TUBS, AND AT WINDOWS WITH SILLS 18" OR LESS ABOVE THE FINISHED FLOOR
4. EXPOSED CRAFT PAPER OF INSULATION IN BASEMENT MUST HAVE A FLAME SPREAD OF 25 OR LESS
5. 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
6. BEDROOM WINDOW EGRESS - WINDOW MANUFACTURER TO SUPPLY WINDOWS FOR SLEEPING ROOMS WHICH MEET THE IRC 2021 CODE EMERGENCY EGRESS REQUIREMENTS. MIN. OPENABLE AREA OF 5.7 SQ. FT. MIN. OPENABLE CLEAR HEIGHT OF 2'-0" AND A MIN. CLEAR WIDTH OF 1'-8" AND NOT MORE THAN 3'-4" ABOVE FINISHED FLOOR AND NO LESS THAN 24" ABOVE FINISHED FLOOR - 2021 IRC

SECTION 0800 DOORS

1. U.N.O., DOORS SHALL BE CENTERED IN OPENINGS OR MIN. 4" FROM FACE OF ADJACENT WALLS.

SECTION 0900 FINISHES

1. INTERIOR TRIM: FILL ALL VOIDS IN FRAMING OR AROUND PENETRATIONS IN CONSTRUCTION WITH EXPANDING FOAM. USE POLYSULFIDE, URETHANE, OR RUBBER SILICONE CAULK AT ALL OPENINGS, JOINTS, ETC. AS REQUIRED TO MAKE CONSTRUCTION WEATHER TIGHT.
2. FOR FLOOR TO CEILING HEIGHT REFER TO ELEVATIONS AND SECTIONS UNLESS OTHERWISE NOTED.
3. PROVIDE WATER RESISTIVE DRYWALL IN ALL BATHS, SHOWERS AND AREAS SUBJECT TO MOISTURE.

SECTION 1000 SPECIALTIES

1. STAIR NOTES - ALL STAIRS SHALL HAVE A MAX. RISE OF 7 3/4", A MIN. TREAD OF 10" CLEAR OF TREAD ABOVE, MINIMUM 1 1/8" NOSING, MINIMUM WIDTH OF 36" AND A CONT. CLEAR HEADROOM MEASURED VERTICALLY FROM FRONT NOSING OF TREAD TO A LINE PARALLEL WITH A STAIR RUN MIN. OF 6'-10"
2. HAND AND GUARD RAILS
   A. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS AND ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.
   B. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL
   C. HANDRAILS SHALL HAVE EITHER A CIRCULAR CROSS SECTION WITH A DIAMETER OF 1 1/4" TO 2" OR A NON-CIRCULAR CROSS WITH A PERIMETER DIMENSION OF AT LEAST 4" BUT NOT MORE THAN 6 1/4" AND A LARGEST CROSS SECTION DIMENSION NOT EXCEEDING 2 1/4"
   D. STAIR NOSINGS SHALL BE NO LESS THAN 1 1/8"
   E. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30" ABOVE THE FLOOR SHALL HAVE GUARDRAILS NOT LESS THAN 34" IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.
   F. GUARDRAILS ON OPEN SIDES OF STAIRWAYS OR RAISED FLOOR AREAS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW PASSAGE OF AN OBJECT 4" OR MORE IN DIAMETER.
   G. THE TRIANGULAR OPENINGS FORMED BY RISER, TREAD AND BOTTOM RAIL OF A GUARDRAIL AT THE OPEN SIDE OF A STAIRWAY WILL NOT ALLOW AN OBJECT THE SIZE OF A 4" SPHERE PASS THROUGH - 36" MIN. HEIGHT
3. ALL GUARDRAILS (VERANDA, BALCONY, DECK, AND INTERIOR STAIRWELLS, ETC.) SHALL HAVE BALUSTERS WHICH ARE SPACED SO THAT A 4" DIAMETER SPHERE CANNOT PASS-THRU.

SECTION 1500 MECHANICAL & PLUMBING

1. PLUMBING: USE HARD COPPER (TYPE "L" ABOVE GRADE OR "K" BELOW GRADE FOR ALL WATER SUPPLY. USE 4" SCHEDULE 40 CAST IRON BELOW GRADE FOR WASTE. USE SCHED. 40 PVC WASTE PIPING ABOVE GRADE. PROPERLY VENT ALL WASTE LINES, DO NOT USE WET VENTS. PROVIDE HOSE BIBBS WHERE SHOWN OR WHERE DIRECTED BY THE OWNER. PROVIDE SUMP, PUMP AND METAL LID FOR FOUNDATION DRAIN. PROVIDE HIGH WATER ALARM IN SUMP. PROVIDE INSTALLATION OF BATTERY BACK-UP FOR SUMP PUMP IF OWNER SUPPLIES EQUIPMENT. USE NON-LEAD SOLDER. CONNECT BASEMENT FLOOR DRAIN TO SANITARY SEWER.
2. VENT DRYERS AND EXHAUST FANS DIRECTLY TO EXTERIOR VIA RIGID METAL DUCT WITHOUT SHEET SCREWS
3. PROVIDE ANTI-SCAD VALVES IN ALL TUBS, SHOWERS AND TUB/SHOWER COMBINATIONS. SET TO DELIVER MAX. 115 DEGREES. DO NOT US HOT WATER HEATER TO SET VALVES.
4. PROVIDE ACCESS PANEL FOR WHIRLPOOL MOTOR REPAIRS, 18" H x 24" W.
5. PROVIDE GRAY BOX OR 2" STAND PIPE FOR WATER DISCHARGE AND FLOOR DRAIN IN LAUNDRY AREA.
6. PROVIDE FULL 2" WASTE OPENINGS FOR KITCHEN SINK W/ ACCESSIBLE FULL 2" OPENING FOR CLEAN OUT UNDER SINK.
7. ALL FLOORDRAINS MUST BE TRAPPED AND VENTED. SEND TO EJECTOR PIT WHEN BELOW GRADE, SEND TO SEWER WHEN ABOVE GRADE.
8. SUMP PIT MUST BE 2" ABOVE THE FINISHED FLOOR.
9. COMBUSTION AIR FROM OUTDOOR SHALL BE REQUIRED IF THE SPACE WHERE COMBUSTION APPLIANCES ARE LOCATED IS ENCLOSED OR OF UNUSUALLY TIGHT CONSTRUCTION

SECTION 1600 ELECTRICAL - 2020 NEC / 2021 IRC

1. ELECTRICAL: 200 AMP 120/240 VOLT SERVICE (VERIFY). USE CONDUIT AND CONDUCTORS SIZED PER CURRENT NATIONAL ELECTRICAL CODE. UNLESS NOTED OTHERWISE, PROVIDE SWITCHED CIRCUIT IN 1/2 OF EACH OUTLET IN EVERY BEDROOM. PROVIDE JUNCTION BOX AND/OR OUTLET FOR GARBAGE DISPOSAL, DISHWASHER, OVERHEAD DOOR OPERATOR(S), CEILING FANS, ETC. PROVIDE GROUND FAULT INTERRUPTING CIRCUITS AT ALL OUTLETS WITHIN BATHROOMS KITCHEN, BASEMENT ETC. SINKS. ALSO G.F.I. AT EXTERIOR & GARAGE OUTLETS. PER MUNICIPAL CODE-EXTERIOR MAIN DISCONNECT/OVER CURRENT DEVICE
2. FOLLOW THE NATIONAL ELECTRIC CODE- GROUND FAULT INTERRUPT = ALL OUTLETS
3. USE SINGLE DEDICATED OUTLETS FOR SUMP, EJECTOR AND FURNACE.
4. 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
5. DUAL-VOLTAGE U.L.A. SMOKE DETECTORS WIRED IN SERIES WITH BATTERY BACKUP ON EACH LEVEL AND IN EACH BEDROOM & CO2 DETECTORS @ 15'-0" FROM ALL BEDROOMS
6. LIGHT FIXTURES IN ALL CLOSETS
   A. LOCATION-A FIXTURE IN A CLOSET SHALL BE PERMITTED TO BE INSTALLED:
   1. ON THE WALL ABOVE THE CLOSET DOOR, PROVIDED THE CLEARANCE BETWEEN THE FIXTURE AND A STORAGE AREA WHERE COMBUSTIBLE MATERIAL MAY BE SHARED WITHIN THE CLOSET IS NOT LESS THAN 18" OR...
   2. ON THE CEILING OVER AN AREA WHICH IS UNOBSTRUCTED TO THE FLOOR, MAINTAINING AN 18" CLEARANCE HORIZONTALLY BETWEEN THE FIXTURE AND A STORAGE AREA WHERE COMBUSTIBLE MATERIAL MAY BE STORED WITHIN THE CLOSET
   a. FLUSH RECESSED FIXTURE WITH A SOLID LENS OR A CEILING FLUORESCENT FIXTURE SHALL BE PERMITTED TO BE INSTALLED, PROVIDED THERE IS A 6" CLEARANCE, HORIZONTALLY BETWEEN THE FIXTURE AND STORAGE AREA.
   B. PENDANTS SHALL NOT BE INSTALLED IN CLOTHES CLOSETS.
7. CEILING LIGHT FIXTURES IN HABITABLE ROOMS SHALL HAVE FAN RATED BOXES

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 ENVELOP 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

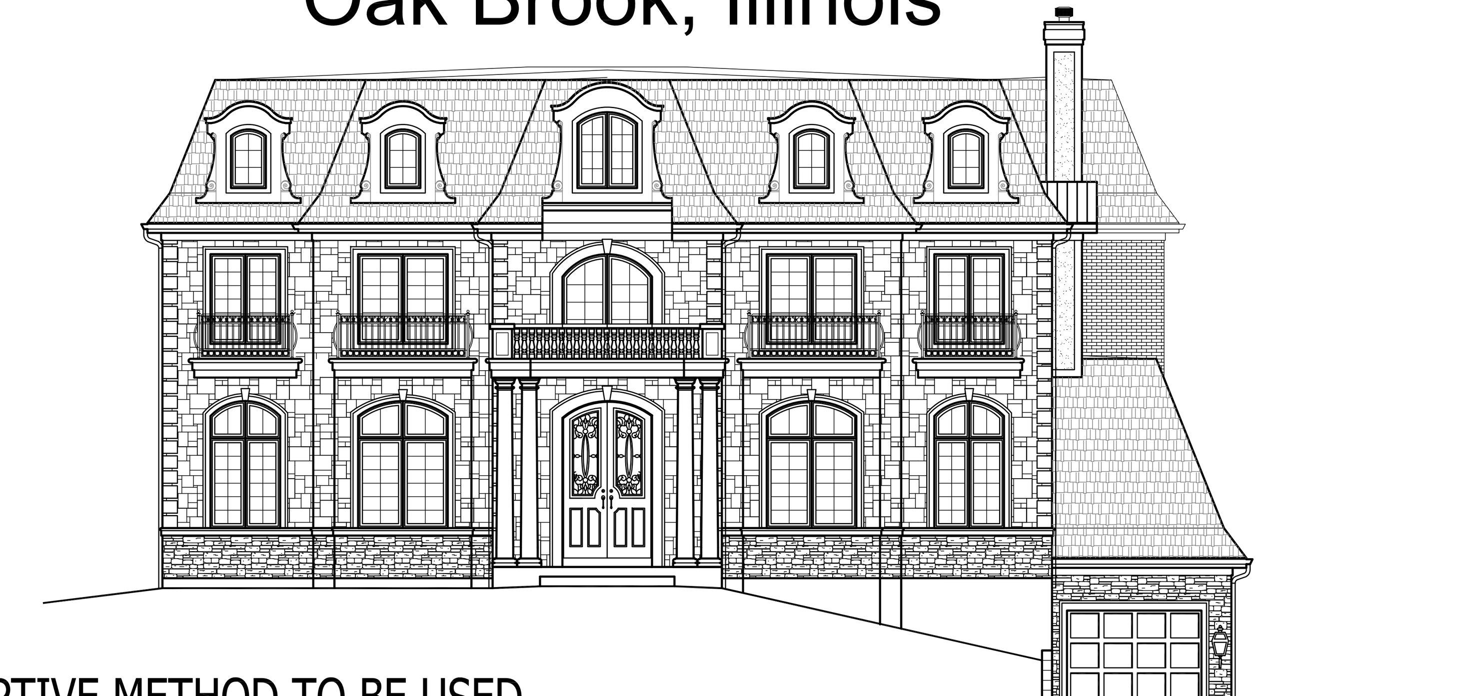
    VENTILATION RATE, CFM=(0.01X(TOTALSQUARE FOOT AREA OF HOUSE))+[7.5X ((NUMBER OF BEDROOMS)+1)

    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 SPECIFICED 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 WWIRE 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 DEOUBLE-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.

Single Family Residence

Oak Brook, Illinois



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ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
1	
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PRESCRIPTIVE 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

a. R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity that is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration. Exception: in Climate Zones 0 through 3, Skylights shall be permitted to be excluded from glazed fenestration SHGC requirements provided that the SHGC for such skylights does not exceed 0.30.
c. "5ci or 13" means R-5 continuous insulation (ci) on the interior or exterior surface of the wall or R-13 cavity insulation on the interior side of the wall. "10ci or 13" means R-10 continuous insulation (ci) on the interior or exterior surface of the wall or R-13 cavity insulation on the interior side of the wall.
"15ci or 19 or 13 +5ci" means R-15 continuos insulation (ci) on the interior or exterior surface of the wall; or R-19 cavity insulation on the interior side of wall; or R-13 cavity insulation on the interior of the wall in addition to R-5 continuos insulation on the interior or exterior surface the wall.
d. R-5 shall be provided under the full slab area of heated slab in addition to the requqsired slab-edge insulaion R-value fo slabs. as indicated in the table. the slabedge insulationfor heated slabshall not be requiered to extend bellow the slab.
e. There are no SHGC requirements in the Marine Zone.
f. Basement wall insulation is not required in warm-humid locations as defined by Figure R301.1 and Table R301.1.
g. The first value is cavity insulation; the second value is continuous insulation. Therefore, as an example, "13+5" means R-13 cavity insulation plus R-5 continuous insulation.
h. Mass walls shall be in accordance with section R402.2.5 The second R-value applies wherw more than half of the insulation is on the interior of the mass wall.
i. A maximum U-factor of 0.32 shall apply in climate zones 3 through 8 to vertical fenestration products installed in buildings located either
1. above 4,000 feetin elevation, or
2. in windbome debris regions where protection of openings is required by section R301.2.1.2 of the International Residential Code.

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

DRAWING INDEX

DWG#	DRAWING TITLE
T1	Drawing Index and General Notes
A1	Site Plan, Roof Plan & Details
A2	Basement Plan
A3	First Floor Plan
A4	Second Floor Plan
A5	Exterior Elevations
A6	Exterior Elevations
A7	Exterior Elevations
A8	Exterior Elevations
A9	Basement Electrical
A10	First Floor Plan Electrical
A11	Second Floor Plan Electrical
A12	Sections & Details
A13	Sections & Details
A14	Plumbing Details & Section
FB1	Finished Basement Plan

DESIGN ELEMENTS

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	ICE 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

DESIGN CRITERIA

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

Design Firm License No. 184-007710-0001

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

LICENSED ARCHITECT
ALBERTO B. AGAMA
001-020439
STATE OF ILLINOIS

04-28-25

ALBERTO B. AGAMA — DATE

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

CLIENT:
PETE BAFTIRI
5S541 RADCLIFF ROAD
NAPERVILLE, IL 60563

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

OWNER APPROVAL

Signature

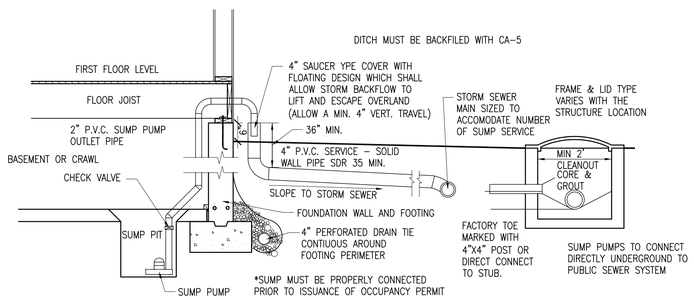
Date

SHEET TITLE
DRAWING INDEX & GENERAL NOTES

SHEET NUMBER
T1

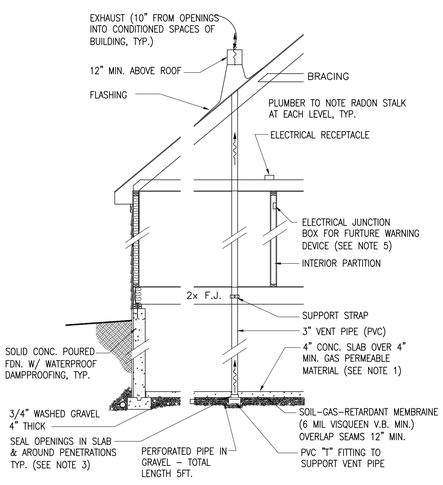
FIRE PROTECTION NOTES

1. AN AUTOMATIC SPRINKLER SYSTEM, INSTALLED ACCORDING TO NFPA 13D, IS REQUIRED IN THE VILLAVE 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 SYSEMS – 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 MANTAIN 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 DRRY–SIDEWALL SPRINKLER EXTENDED FROM PIPE IN HEATED AREAS INTO UNHEATED AREAS NOT INTENDED FOR LIVING PURPUSES
6. 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 PERMITED 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.



TYP. SUMP PUMP DETAIL

SCALE: 1" = 20'-0"



Passive Sub-Slab Depression Control System

Passive Sub-Slab Depression Control System

NOTES:

1.) ALL CONC. SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMIABLE MATERIAL MADE UP OF EITHER A MIN. 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE, OR A 4" MIN. UNIFORM LAYER OF SAND, OVERLAIN BY A LAYER OF MANUFACTURED MATTING DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASES.

2.) ALL CONC. SLABS SHALL BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES. ADDITIONAL REFS.: AMERICAN CONCRETE INSTITUTE PUBLICATIONS, "AC1302.1R" & "AC1332R", OR THE POST TENSIONING INSTITUTE MANUAL, "DESIGN & CONSTURCTION OF POST–TENSIONED SLABS ON GROUND".

3.) ALL OPENINGS, GAPS & JOINTS IN FLOOR & WALL ASSEMBLIES IN CONTACT WITH SOIL OR GAPS AROUND PIPES, TOILETS, BATHTUBS OR DRIANS PRENITRATING THESE ASSEMBLIES SHALL BE FILLED OR CLOSED WITH MATERIALS THAT PROVIDE PERMINENT AIR–TIGHT SEAL. SEAL LARGE OPENINGS WITH NON–SHRINK MORTAR, GROUTS OR EXPANDING FOAM MATERIALS & SMALL GAPS WITH AN ELASTIC JOINT SEALANT, AS DEFINED IN ASTM C920–87.

4.) VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL–GAS–RETARDENT MEMBRAINE. "AC1332R", OR THE POST TENSIONING INSTITUTE MANUAL,

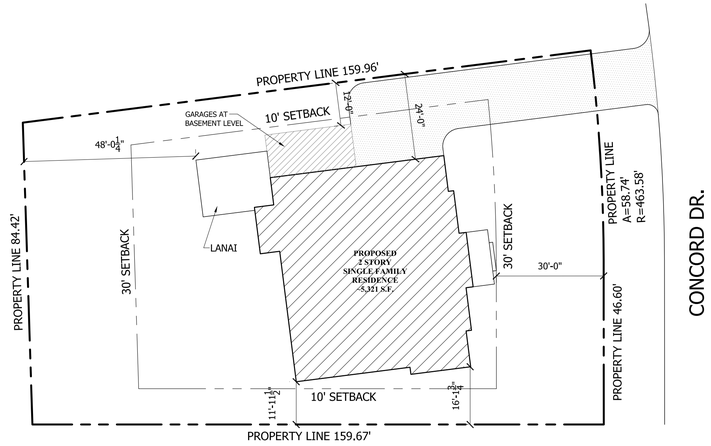
5.) CIRCUITS SHOULD BE A MIN. OF 15 AMPS, 115 VOLT.

6.) RADON SYSTEM TO INCLUDE 5 FEET EXTENSIONS OF EACH SIDE OF "T" IN UNDERSLAB PER STATE OF ILLINOIS REQUIREMENTS.

7.) MIN. 3' HEADROOM REQUIRED IN ATTIC WHERE PIPING EXTENDS THROUGH ROOF

1 RADON DETAIL

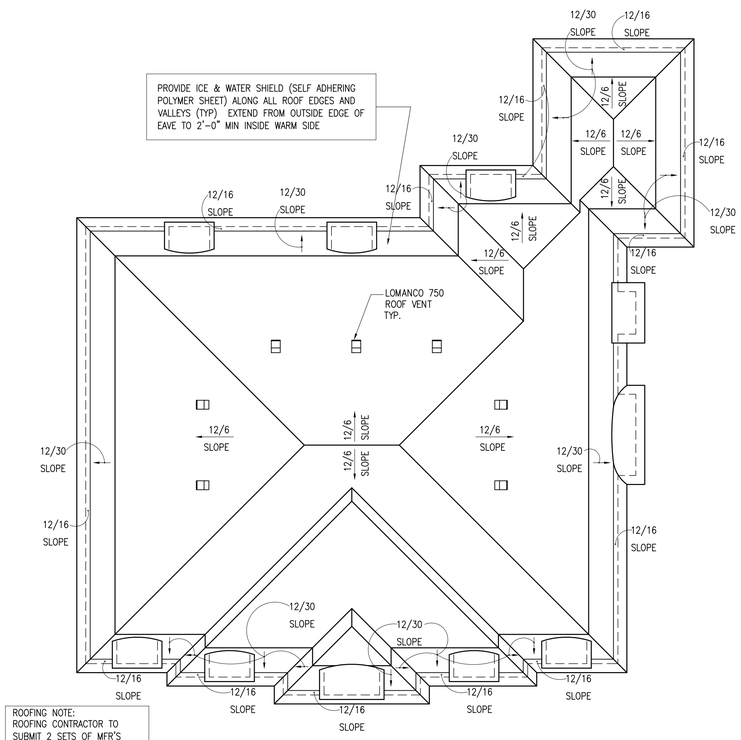
SCALE: NTS



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

SITE PLAN

SCALE: 1" = 20'-0"



ROOFING NOTE:
ROOFING CONTRACTOR TO SUBMIT 2 SETS OF MFR'S INSTRUCTIONS FOR ELECTED ASPHALT SHINGLE INSTALLATION

ATTIC VENT. CALCULATIONS: AREA 1

3,401 SQ. FT. x 1/300 = 11.36 SQ. FT. REQUIRED

26' CONTINUOUS RIDGE VENT (0.13)	=	3.38 SQ. FT.
7 ROOF VENTS (.347 PER VENT)	=	2.43 SQ. FT.
SOFFIT VENTS PANELS	=	5.81 SQ. FT.
TOTAL PROVIDED	=	11.62 SQ. FT.

ROOF PLAN

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

GENERAL NOTES:

1. 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.
2. FOOTING SIZES REQ'D: 8" x 16" SUPPORTING FRAME 10" x 20" SUPPORTING BRICK VENEER DESIGN SOIL BEARING CAPACITY = 3000 PSF
3. PROVIDE 1/2" OSB CORNER BRACING - OSB BRACING AT 2 STORY HIGH WALLS (OPEN TO BELOW)
4. FOUNDATION WALLS SHALL BE 10" THICK UNDER BRICK VENEER AND 8" THICK UNDER FRAME CONSTRUCTION.
5. ALL CONSTRUCTION TO MEET APPLICABLE BUILDING CODES
6. DOUBLE ALL JOIST UNDER WHIRLPOOL
7. 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
8. STRUCTURAL STEEL TO BE A.S.T.M. A-36 REINFORCING STEEL TO BE GRADE 60
9. 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
10. ANY WHIRLPOOL INSTALLATIONS ARE TO FOLLOW 2020 NEC
11. DRYER VENT SHALL BE MADE OF GALVANIZED SHEET METAL OR ALUMINUM - VENT DRYERS AND EXHAUST FANS TO OUTSIDE
12. A FIRE RATED DOOR NOT LESS THAN 1 3/8" THICK SOLID CORE AND DOOR CLOSER IS REQUIRED BETWEEN THE GARAGE AND THE HOUSE
13. 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, I-JOISTS, SHINGLES, SIDING, INSULATION, WINDOWS, DOORS, APPLIANCES, ETC.
14. WINDOW MANUFACTURER TO DESIGN AND PROVIDE NECESSARY REINFORCING FOR WIND LOADS IN MULLIONS OF COMBINED WINDOWS VERIFY LOAD REQUIREMENTS
15. 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.
16. EMERGENCY EGRESS WINDOWS PER SEC R310 OF 2021 IRC
17. 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
18. ARC-FAULT INTERRUPTER DISCONNECT (AFCI) IS REQUIRED PER 2021 IRC E3902.11 OR 2020 NEC ARTICLE 210.12
19. 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
20. 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.
22. 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
23. 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.
24. ALL GUARDRAILS (VERANDA, BALCONY, DECK, AND INTERIOR STAIRWELLS, ETC.) SHALL HAVE BALUSTERS WHICH ARE SPACED SO THAT A 4" DIAMETER SPHERE CANNOT PASS-THRU.
25. FLOOR JOISTS SHALL HAVE "X" TYPE OR SOLID BRIDGING AT SEVEN FEET ZERO INCHES (7'0") ON CENTER, MAXIMUM
26. 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 R311.7.7.2
27. 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
28. 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)
29. 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)
30. THE INSTALLATION OF A GENERATOR WILL REQUIRE A SEPARATE PERMIT
31. 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 SPUCE 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. 2 x 8 AT 16" O.C.	13'-2" 12'-0"	14'-6" 13'-2"
2 x 10 AT 12" O.C. 2 x 10 AT 16" O.C. 2 x 10 AT 16" O.C. DBL. EVERY OTHER JOIST	16'-10" 15'-2" 15'-9"	18'-6" 16'-10" 17'-5"
2 x 12 AT 12" O.C. 2 x 12 AT 16" O.C. 2 x 12 AT 16" O.C. DBL. EVERY OTHER JOIST	20'-4" 17'-7" 19'-1"	22'-6" 19'-8" 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.

AGAMA DESIGNS
architecture
664 W. Veterans Pkwy, Suite A
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FOR CONST.	

REVISIONS	DATE
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3	

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PLOT SCALE 1:1

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Signature

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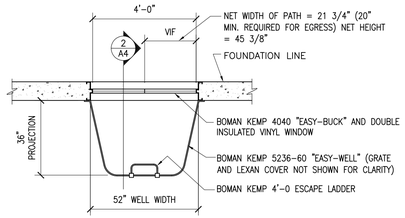
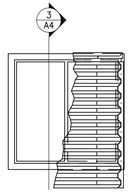
SHEET TITLE
SITE PLAN, ROOF PLAN & DETAILS

SHEET NUMBER
A1

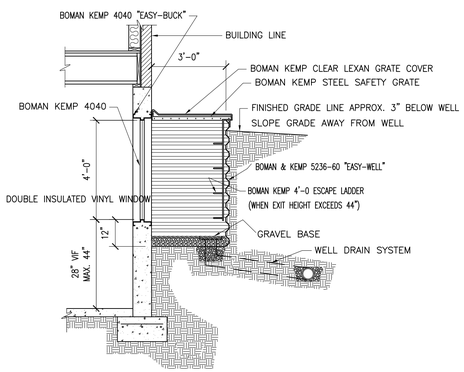


1 A2 **PLAN VIEW WINDOW WELL**

36" PROJECTION REQUIRED FOR EGRESS



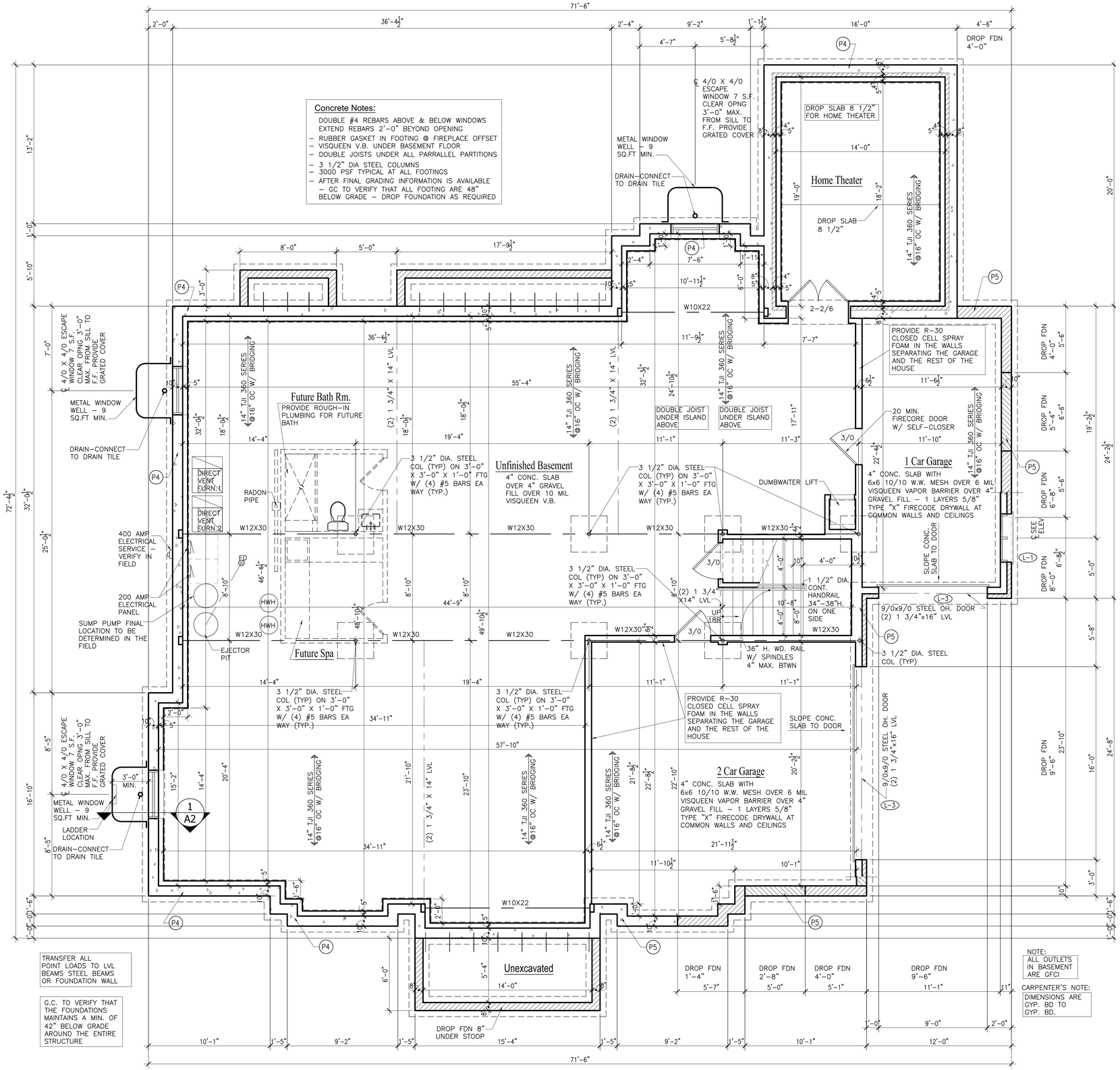
2 A2 **WINDOW ELEVATION WITH WELL**



3 A2 **WALL SECTION THRU. WINDOW WELL**

PARTITION SCHEDULE

- (P1) EXTERIOR WD STUD WITH BRICK WALL – 4" STONE WITH MEATAL WALL TIES AT 16" O.C. VERTICAL & 32" O.C. HORIZONTAL – 1" AIRSPACE HOUSEWRAP OVER 1/2" O.S.B. SHEATING 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 PARTION 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 THE 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 VARRIER (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



BASEMENT PLAN

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

AGAMA DESIGNS
architecture
664 W. Veterans Pkwy, Suite A
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E-mail: alberto@agamadesigns.com

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REVISIONS	DATE
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3	

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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

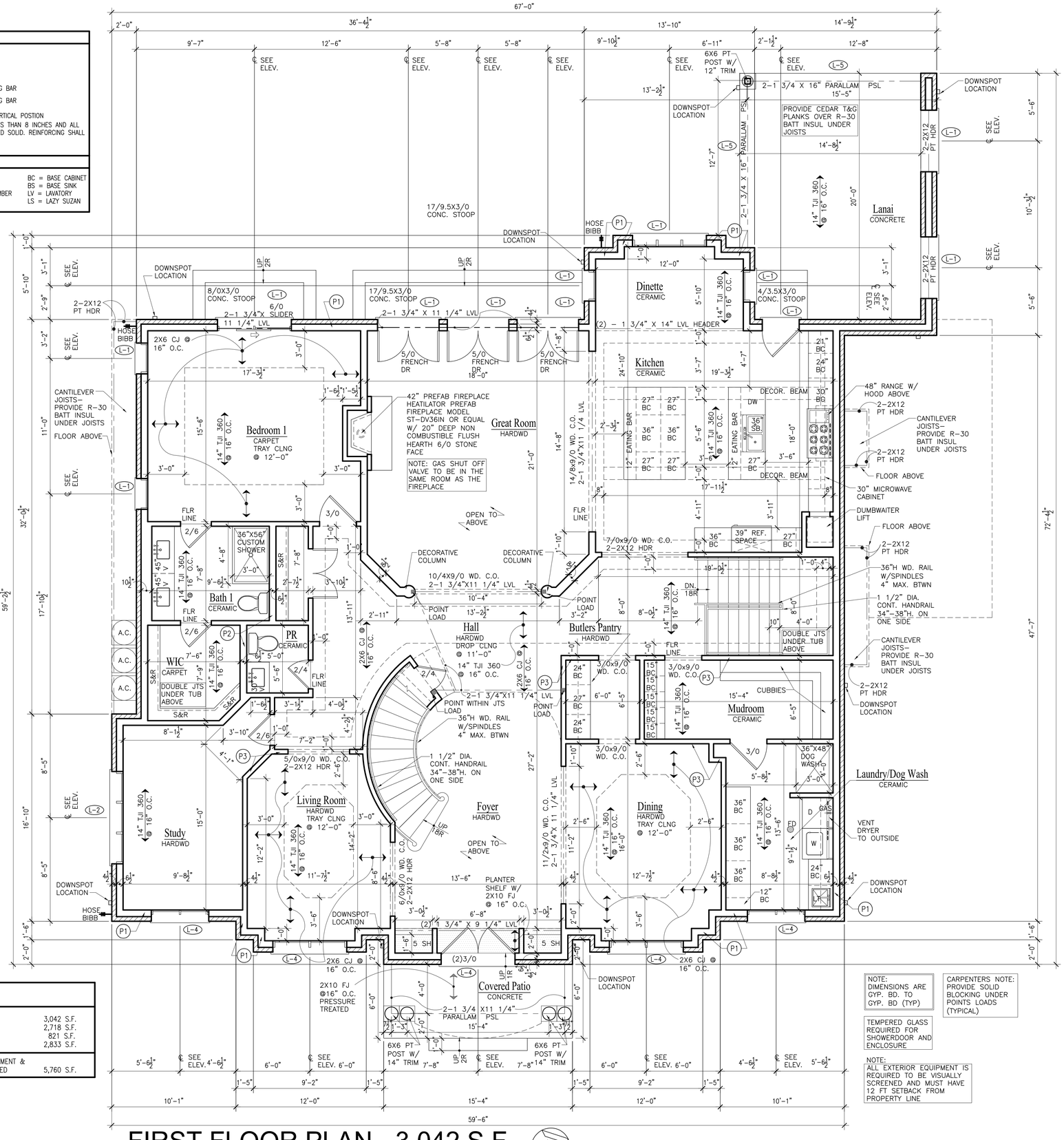
STEEL LINTEL SCHEDULE

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 POSTION
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

ABREVIATIONS

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"

NOTE: DIMENSIONS ARE GYP. BD. TO GYP. BD (TYP)

TEMPERED GLASS REQUIRED FOR SHOWERDOOR AND ENCLOSURE

CARPENTERS NOTE: PROVIDE SOLID BLOCKING UNDER POINTS LOADS (TYPICAL)

NOTE: ALL EXTERIOR EQUIPMENT IS REQUIRED TO BE VISUALLY SCREENED AND MUST HAVE 12 FT SETBACK FROM PROPERTY LINE

GENERAL NOTES:

1. 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.
2. FOOTING SIZES REQ'D: 8" x 16" SUPPORTING FRAME 10" x 20" SUPPORTING BRICK VENEER DESIGN SOIL BEARING CAPACITY = 3000 PSF
3. PROVIDE 1/2" OSB CORNER BRACING - OSB BRACING AT 2 STORY HIGH WALLS (OPEN TO BELOW)
4. FOUNDATION WALLS SHALL BE 10" THICK UNDER BRICK VENEER AND 8" THICK UNDER FRAME CONSTRUCTION.
5. ALL CONSTRUCTION TO MEET APPLICABLE BUILDING CODES
6. DOUBLE ALL JOIST UNDER WHIRLPOOL
7. 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
8. STRUCTURAL STEEL TO BE A.S.T.M. A-36 REINFORCING STEEL TO BE GRADE 60
9. 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
10. ANY WHIRLPOOL INSTALLATIONS ARE TO FOLLOW 2020 NEC
11. DRYER VENT SHALL BE MADE OF GALVANIZED SHEET METAL OR ALUMINUM - VENT DRYERS AND EXHAUST FANS TO OUTSIDE
12. A FIRE RATED DOOR NOT LESS THAN 1 3/8" THICK SOLID CORE AND DOOR CLOSER IS REQUIRED BETWEEN THE GARAGE AND THE HOUSE
13. 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, I-JOISTS, SHINGLES, SIDING, INSULATION, WINDOWS, DOORS, APPLIANCES, ETC.
14. WINDOW MANUFACTURER TO DESIGN AND PROVIDE NECESSARY REINFORCING FOR WIND LOADS IN MULLIONS OF COMBINED WINDOWS VERIFY LOAD REQUIREMENTS
15. 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.
16. EMERGENCY EGRESS WINDOWS PER SEC R310 OF 2021 IRC
17. 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
18. ARC-FAULT INTERRUPTER DISCONNECT (AFCI) IS REQUIRED PER 2021 IRC E3902.11 OR 2020 NEC ARTICLE 210.12
19. 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
20. 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.
22. 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
23. 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.
24. ALL GUARDRAILS (VERANDA, BALCONY, DECK, AND INTERIOR STAIRWELLS, ETC.) SHALL HAVE BALUSTERS WHICH ARE SPACED SO THAT A 4" DIAMETER SPHERE CANNOT PASS-THRU.
25. FLOOR JOISTS SHALL HAVE "X" TYPE OR SOLID BRIDGING AT SEVEN FEET ZERO INCHES (7'0") ON CENTER, MAXIMUM
26. 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 R311.7.7.2
27. 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
28. 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)
29. 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)
30. THE INSTALLATION OF A GENERATOR WILL REQUIRE A SEPARATE PERMIT
31. 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 SPUCE 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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REVISIONS	DATE
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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

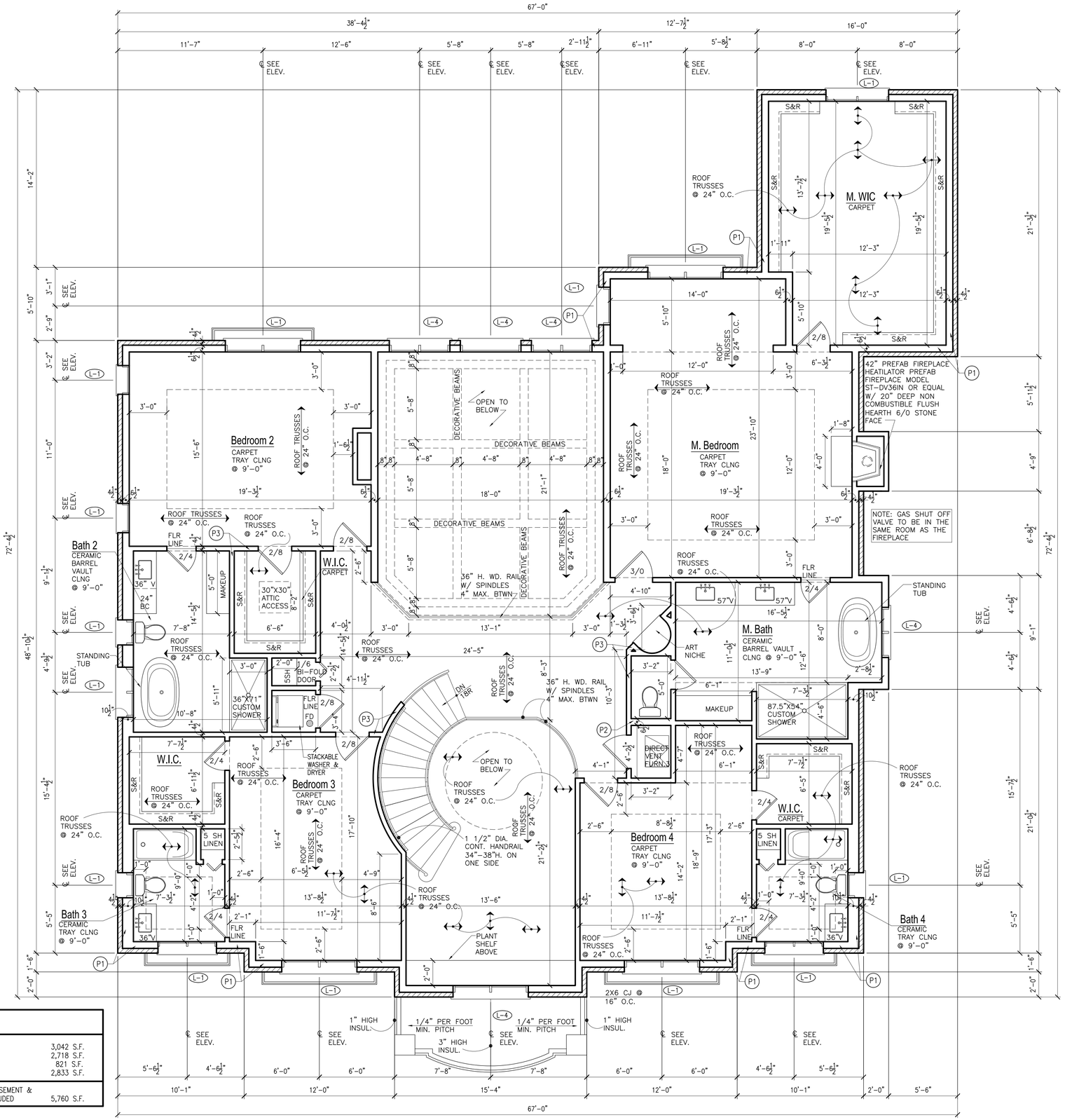
OWNER APPROVAL

Signature

Date

SHEET TITLE
FIRST FLOOR PLAN

SHEET NUMBER
A3



SECOND FLOOR PLAN - 2,718 S.F.

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

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.

GENERAL NOTES:

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

CLIENT:
PETE BAFTIRI
5S541 RADCLIFF ROAD
NAPERVILLE, IL 60563

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

OWNER APPROVAL

Signature

Date

SHEET TITLE
SECOND FLOOR PLAN

SHEET NUMBER
A4

Application # 24-173
Address : 23 Concord Drive, Oak Brook

Dwelling Unit Electric Service & Feeder Load Calculator

220.12 General Lighting Load
3 va/ft² of floor area, including unused space adaptable for future use.

Floor Area =	5,760 ft²	17,280	va
Basement Floor Area =	2,833 ft²	8,499	va

220.52(A) Small Appliance Load
1500 va for each 20 amp branch circuit required per 210.11(C)(1) in EACH kitchen, pantry, breakfast room, dining room, or similar areas.

# of Small Appliance Branch Circuits =	* 1500 va =	-	va

220.52(B) Laundry Load

# of Laundry Branch Circuits = 1	* 1500 va =	1,500	va
	Total General Lighting & Appliance Load=	27,279	va

220.42 Lighting Load Feeder Demand Factors

First 3000 or less at 100%	3,000	va
From 3001 to 120,000 at 35%	8,498	va
Remainder over 120,000 at 25%	-	va
Total Lighting Demand Load=	11,498	va

220.54 Electric Clothes Dryers

Qty	0	Electric Dryer #1	-	kw	- w
Qty	0	Electric Dryer #2	-	kw	- w

220.55 Electric Cooking-Ranges, Stove Tops and Wall Ovens

Qty		Wall Oven Nameplate	-	kw
Qty	0	Electric Range Nameplate	-	kw
Qty	0	Wall Oven Nameplate	-	kw
		Electric Cooking Demand Load=	-	w

220.51 Fixed Electric Space Heating Loads or Air Conditioning Load:

Fixed Electric Space Heat #1	-	kw	AC#1/Geo	16 SEER	4 Ton	5.1	kva
Fixed Electric Space Heat #2	-	kw	AC#2/Geo	16 SEER	4 Ton	5.1	kva
Fixed Electric Space Heat #3	-	kw	AC#3/Geo	16 SEER	4 Ton	5.1	kva
Fixed Electric Space Heat #4	-	kw	AC#4/Geo			-	kva
Fixed Electric Space Heat #5	-	kw	AC#5/Geo			-	kva
					Total Heat & AC Load =	15,234	va

220.14 Appliance load–Dwelling Units

Qty	Description	va(watts)	Qty	Description	va(watts)
3	Central Furnace	3,600	0	Elec Car Charger	-
1	Dishwasher	1,200	2	Water Heater	600
1	Refrigerator	1,440	1	Spa/Hot Tub	12,000
1	Microwave	1,580	0		-
1	Range Hood	240	0		-
7	Vent Fan	700	0		-
8	Paddle Fan	720	0		-

Total Connected Appliance Load = 22,080 va
220.53 Appliance load–Dwelling Units Total Appliance Demand Load = 16,560 va

220.50 Motor Loads @ 120 Volts

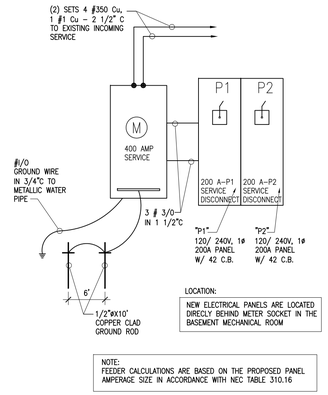
Qty	Description	va(watts)	Qty	Description	va(watts)
1	1/2hpSump/EjectPump	375	0		-
1	1/2hpGarbage Disposal	375	0		-
2	1/2hpGar/DoorOpener	375	0		-
1	1/2hpSump/EjectPump	375	0		-

Total Motor Load = 1,875 va

430.24 Several Motors or a Motor(s) and Other Load(s)

25% of Largest Motor Load =	94	va
Total Motor Demand Load =	1,969	va
TOTAL CALCULATED DEMAND LOAD in Volt-amperes =	45,261	va
TOTAL CALCULATED DEMAND LOAD in AMPS @120/240V 1ph3W =	189	amps

EXISTING SERVICE SIZE NEW AMPS
MINIMUM SERVICE SIZE 200 AMPS SERVICE SIZE REQUESTED = 400 amps



LOCATION:
NEW ELECTRICAL PANELS ARE LOCATED DIRECTLY BEHIND METER SOCKET IN THE BASEMENT MECHANICAL ROOM

NOTE:
FEEDER CALCULATIONS ARE BASED ON THE PROPOSED PANEL AMPERAGE SIZE IN ACCORDANCE WITH NEC TABLE 310.16

SINGLE LINE DIAGRAM

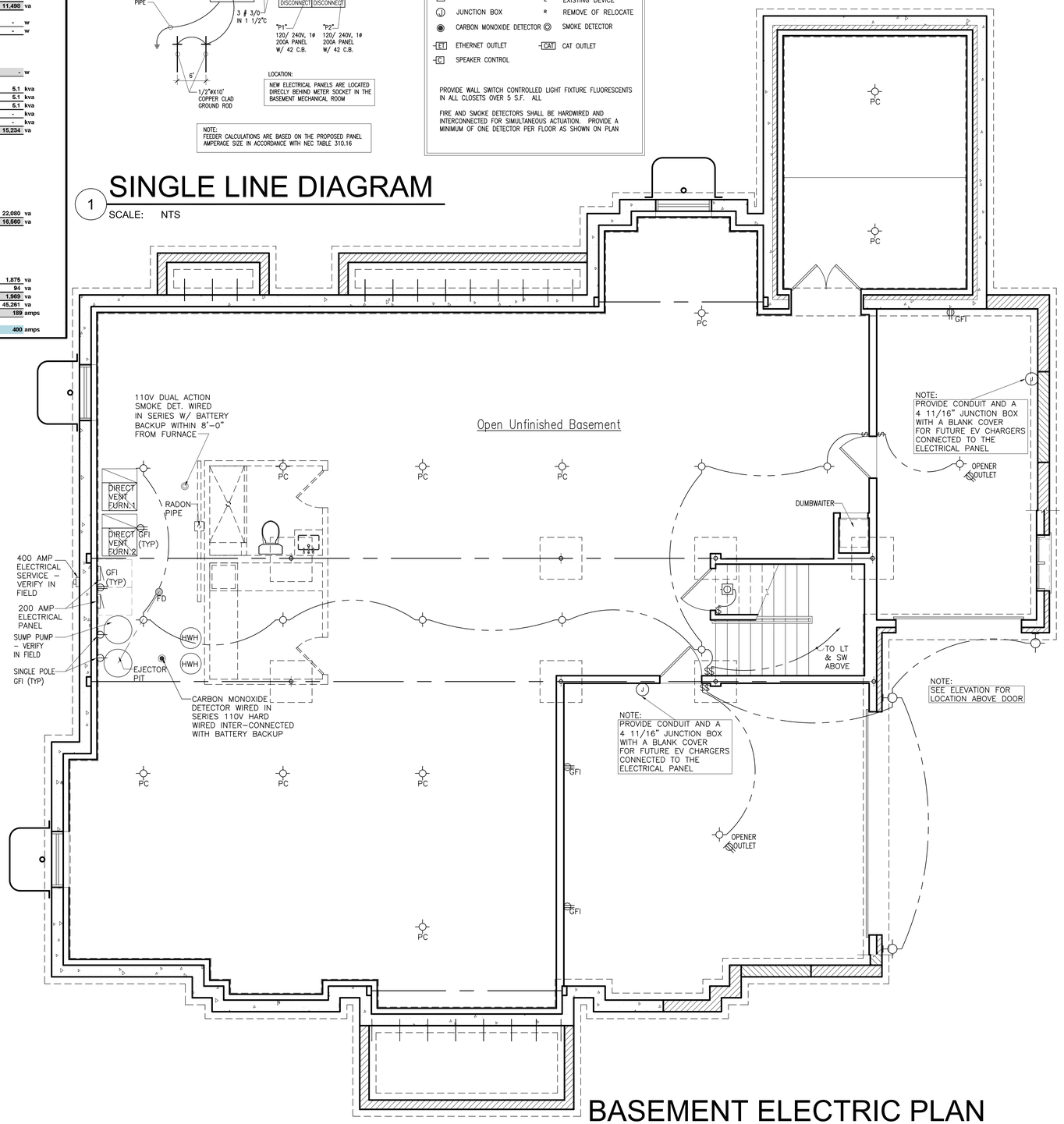
1 SCALE: NTS

ELECTRIC KEY

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
JUNCTION BOX	SMOKE DETECTOR
CARBON MONOXIDE DETECTOR	CAT OUTLET
ETHERNET 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



BASEMENT ELECTRIC PLAN

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

ELECTRICAL CODE NOTES

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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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 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	BRKR. A/P
1	Panel GFI	20/1	2	Dryer	20/1
3	Storage, Bath, Spa, Gym & Movie LT	20/1	4	Dish Washer	20/1
5	Small Appliances Circuit	20/1	6	Refrigerator	20/1
7	Small Appliances Circuit	20/1	8	Ejector Pit (1 Pole)	20/1
9	Oven	20/1	10	Condensing Unit–2	50/2
11	Microwave	20/1	12	"	50/2
13	Condensing Unit–1	50/2	14	Laundry Appliance Circuit	20/1
15	"	50/2	16	Garbage Disposal	20/1
17	Sump Pump (1 Pole)	20/1	18	Range Hood	20/1
19	Furnace 1	20/1	20	Ev Ready	40/2
21	Garage Lights	20/1	22	"	40/2
23	Garage Outlets (GFI)	20/1	24	Water Heater 2	20/1
25	Vent Fans	20/1	26	Movie, Bath, & Storage Recep (GFI)	20/1
27	Paddle Fans	20/1	28	Gym Receptacles (GFI)	20/1
29	Water Heater 1	20/1	30	Open Basement Receptacles (GFI)	20/1
31	Open Basement Lights	20/1	32	Kitch, Bath1, PR, & Laundry (GFI)	20/1
33	Bed1, Bath1, WIC, PR, Study & Liv LT	20/1	34	Dining, Laundry, Pantry, Bulter, Hall LT	20/1
35	Kitchen Lights	20/1	36	Exterior Lights	20/1
37	Garage Opener	20/1	38	Bed 1 & Great Room Recep	20/1
39	Spare	20/1	40	Spare	20/1
41	Study & Living Room Recep	20/1	42	Furn 2	20/1

++ VERIFY CIRCUIT SIZE WITH EQUIPMENT MFR.
PHASES A & B I = 200 A NEUTRAL I=95 A

FEEDER SIZE	3/0
NEUTRAL SIZE	4
EQ. GROUNDING CONDUCTOR	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	BRKR. A/P
1	Condensing Unit–3	40/2	2	Furnace 3	20/1
3	"	40/2	4	Dining & Hall Receptacles	20/1
5	Exterior & Butler Pantry Recep(GFI)	20/1	6	Paddle Fan	20/1
7	Vent Fan	20/1	8	Bed 2, 3, WIC, Attic, Bath 2 Lights	20/1
9	Bath 3, 4, Foyer, Bed 4 & WIC LT	20/1	10	Great Room & Hall Lights	20/1
11	M. Bed/ Bath & M. WIC LT	20/1	12	Bed 2 & Hall Receptacles	20/1
13	Bath 2, 3, 4, & M. Bath Recep(GFI)	20/1	14	Bedroom 4 Receptacles	20/1
15	Bedroom 3 Receptacles	20/1	16	M. Bedroom Receptacles	20/1
17	Dumbwaiter	20/1	18	Spa	50/2
19	Spare	20/1	20	"	50/2
21	Spare	20/1	22	Spare	20/1
23	Spare	20/1	24	Spare	20/1
25	Spare	20/1	26	Spare	20/1
27	Spare	20/1	28	Spare	20/1
29	Spare	20/1	30	Spare	20/1
31	Spare	20/1	32	Spare	20/1
33	Spare	20/1	34	Spare	20/1
35	Spare	20/1	36	Spare	20/1
37	Spare	20/1	38	Spare	20/1
39	Spare	20/1	40	Spare	20/1
41	Spare	20/1	42	Spare	20/1

++ VERIFY CIRCUIT SIZE WITH EQUIPMENT MFR.
PHASES A & B I = 200 A NEUTRAL I=95 A

FEEDER SIZE	3/0
NEUTRAL SIZE	4
EQ. GROUNDING CONDUCTOR	6

KITCHEN HOOD SIZING

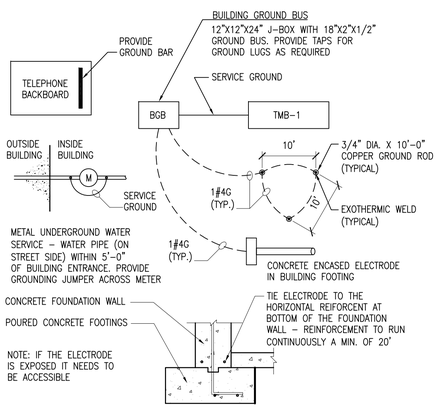
COMPONENT 1: HOOD	TOTAL
1. MINIMUM SIZE	100 CFM
2. RANGE SIZE – 100 CFM/ FT OF STOVE WIDTH	400 CFM
3. ROOM VOLUME – MINIMUM 4 ACH FOR KITCHEN	272 CFM
4. GAS STOVE – 1 CFM PER 100 BTU (BURNERS+OVEN)	1,170 CFM
COMPONENT 2: DUCTWORK	**TOTAL**
5. 1 CFM PER FOOT OF DUCTWORK	26 CFM
6. 25 CFM FOR EACH ELBOW	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**

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
- ETHERNET OUTLET
- SPEAKER CONTROL
- RECESSED LED
- CEILING LED
- PULL CHAIN
- FLUORESCENT
- WALL MOUNT LED
- EXHAUST FAN
- SMOKE DETECTOR
- LOCATION BY OWNER
- EXISTING DEVICE
- REMOVE OF RELOCATE
- SMOKE DETECTOR
- CAT OUTLET

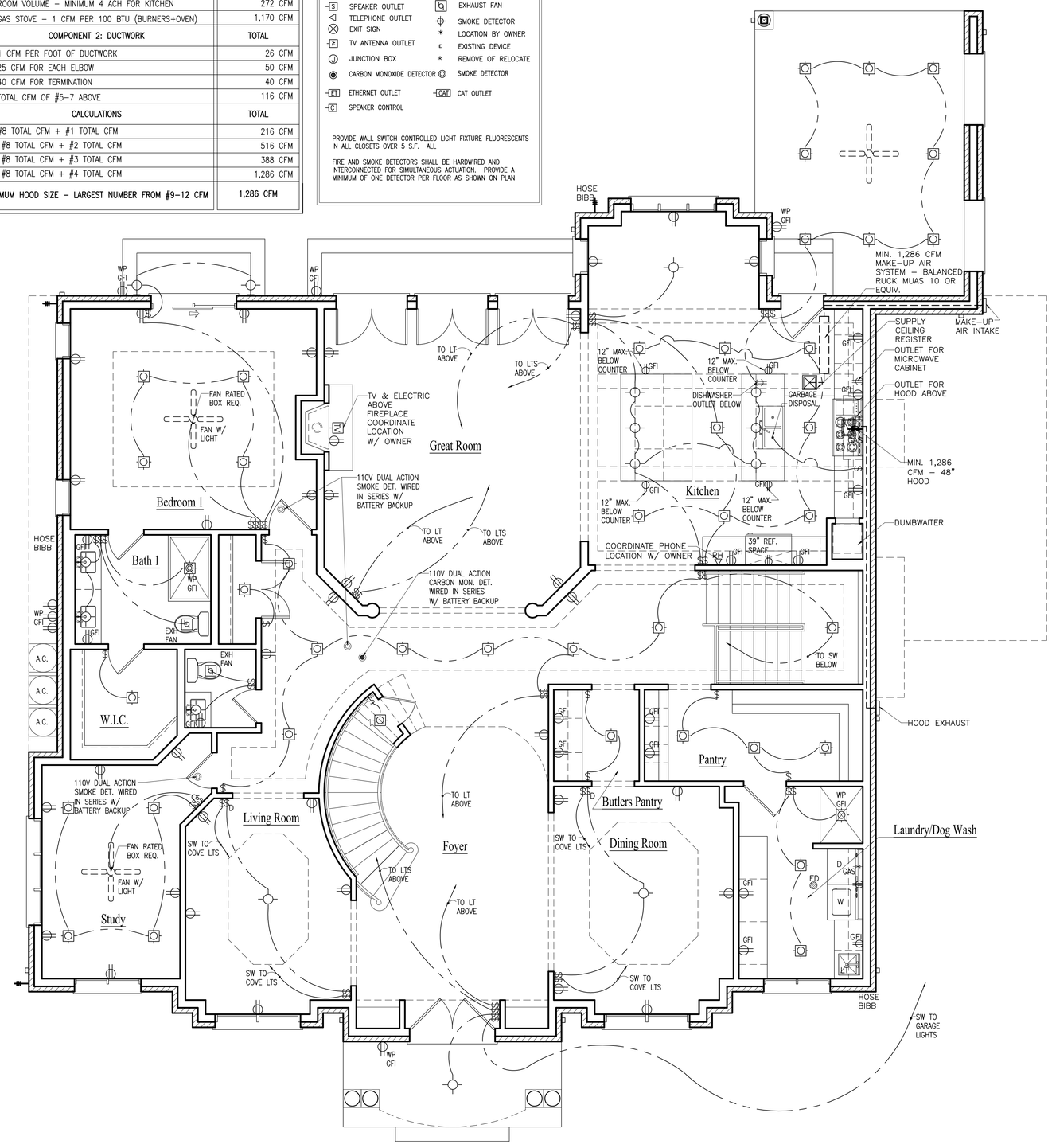
PROVIDE WALL SWITCH CONTROLLED LIGHT FIXTURE FLUORESCENTS IN ALL CLOSETS OVER 5 S.F. ALL

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



1 GROUNDING DETAIL

SCALE: NTS



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	MFGR. MODEL/TYPE	QTY.	HEATING DATA OUTPUT (MBH)	HEATING DATA CFM @.5"H2O	ELECTRICAL DATA AMP	ELECTRICAL DATA HZ	ELECTRICAL DATA VOLT	ELECTRICAL DATA PH	COOLING COIL DATA CFM	COOLING COIL DATA CAPACITY MBH TOTAL	COOLING COIL DATA CAPACITY MBH SENSIBLE	VENT CONN. SIZE	GAS CONN. SIZE	DRAIN CONN. SIZE	NOTES
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

FURNACE NOTES:
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 EXAUST TO BALANCE INTAKE

AIR COOLED CONDENSING UNIT SCHEDULE

MARK	MFGR. MODEL/TYPE	QTY.	NOM. TON	RATING SEER	SUCT. TEMP.	AMB. TEMP.	QTY. OF COMP.	COMP. SIZE EA.	STEPS UNLOAD	ELECTRICAL DATA AMP	ELECTRICAL DATA HZ	ELECTRICAL DATA VOLT	ELECTRICAL DATA PH	PIPE CONN. SIZES SUCTION	PIPE CONN. SIZES LIQUID	NOTES
AC-1	ENDEAVOR RA14AZ118AS1 RCFZZ4175TAN	1	4	16	–	–	1	–	–	30	60	208/230	1	7/8	3/8	NOTE 1
AC-2	ENDEAVOR RA14AZ60AJ1 RCFZ60245TAN	1	4	16	–	–	1	–	–	30	60	208/230	1	7/8	3/8	NOTE 1
AC-3	ENDEAVOR RA14AZ42AJ1 RCFZ4821STAN	1	4	16	–	–	1	–	–	30	60	208/230	1	7/8	3/8	NOTE 1

AIR COOLED CONDENSING UNIT NOTES:
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
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- SMOKE DETECTOR
- LOCATION BY OWNER
- EXISTING DEVICE
- REMOVE OF RELOCATE
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PROVIDE WALL SWITCH CONTROLLED LIGHT FIXTURE FLUORESCENTS IN ALL CLOSETS OVER 5 S.F. ALL

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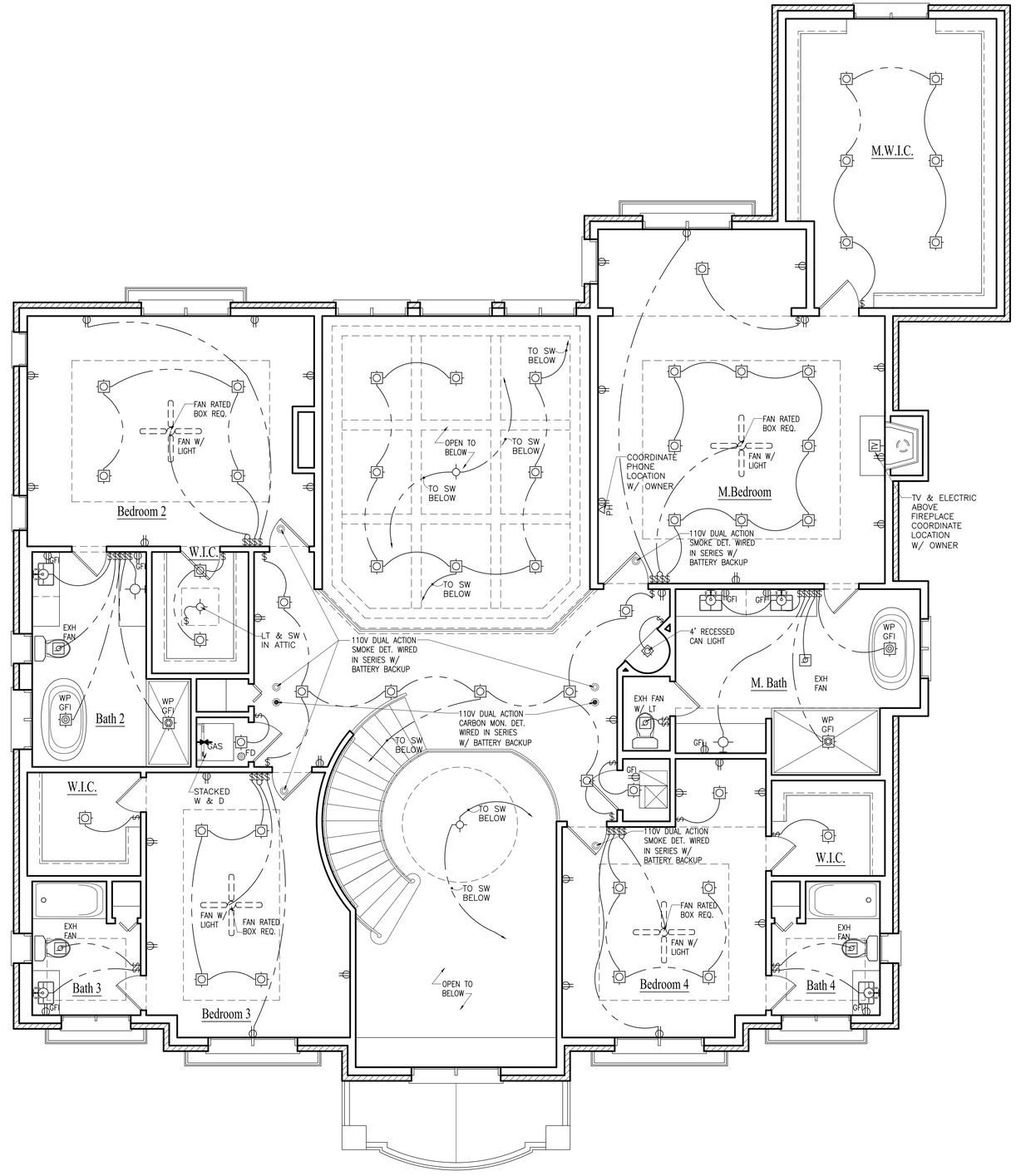

SECOND FLOOR ELECTRIC PLAN

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

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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 SI: 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%
FACTOR [a]	4	3	2	1.2	1.3	1

a. For ventilation system run time values between those given, the factors are permitted to be determined by interpolation.

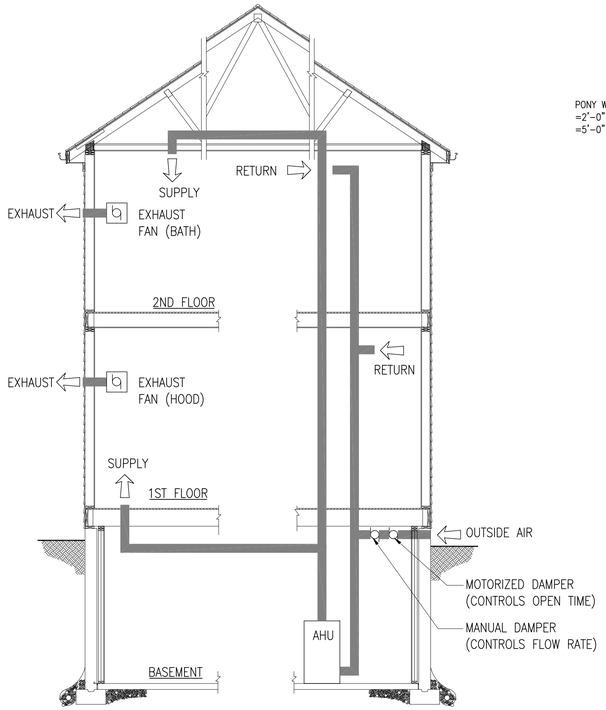
b. Extrapolation beyond the table is prohibited

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

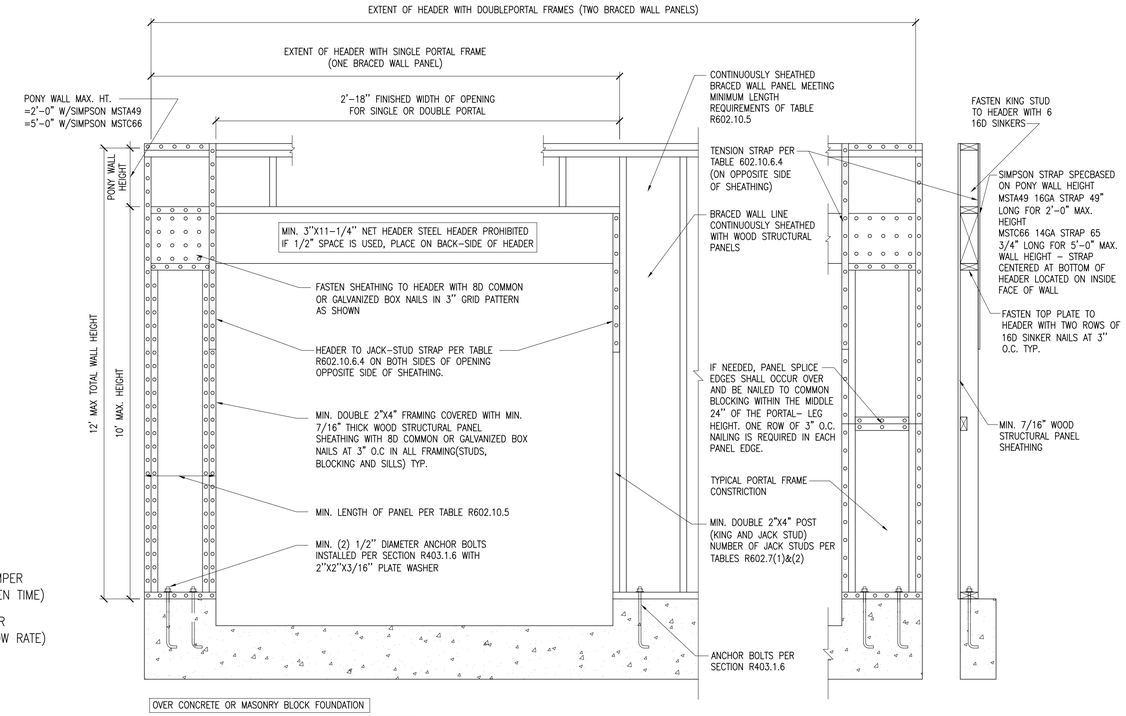
FOR SI: 1 CUBIC FOOT PER MINUTE = 0.0004719 M3/S.



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.

1 WHMV SYSTEM DIAGRAM

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



OVER CONCRETE OR MASONRY BLOCK FOUNDATION

FIGURE R602.10.6.4 METHOD CS–PF–CONTINUOUSLY SHEATHED PORTAL FRAME PANEL CONSTRUCTION

NOTE:
DETAILS SHOWN APPLY TO PORTAL FRAME AT GARAGE OPENINGS

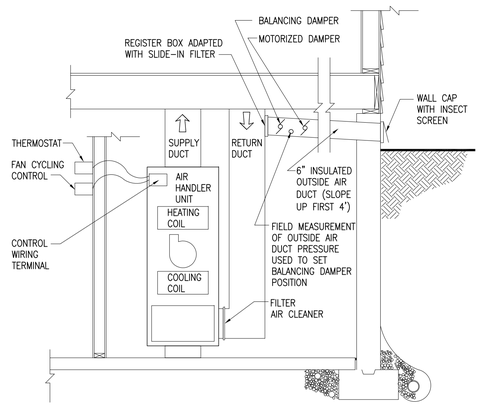
R602.10.6.4 METHOD CS–PF: CONTINUOUSLY SHEATHED PORTAL FRAME.
CONTINUOUSLY SHEATHED PORTAL FRAME BRACED WALL PANELS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FIGURE R602.10.6.4 AND TABLE R602.10.6.4 THE NUMBER OF CONTINUOUSLY SHEATHED PORTAL FRAME PANELS IN A SINGLE BRACED WALL LINE SHALL NOT EXCEED FOUR.

2 PORTAL FRAME DETAIL

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

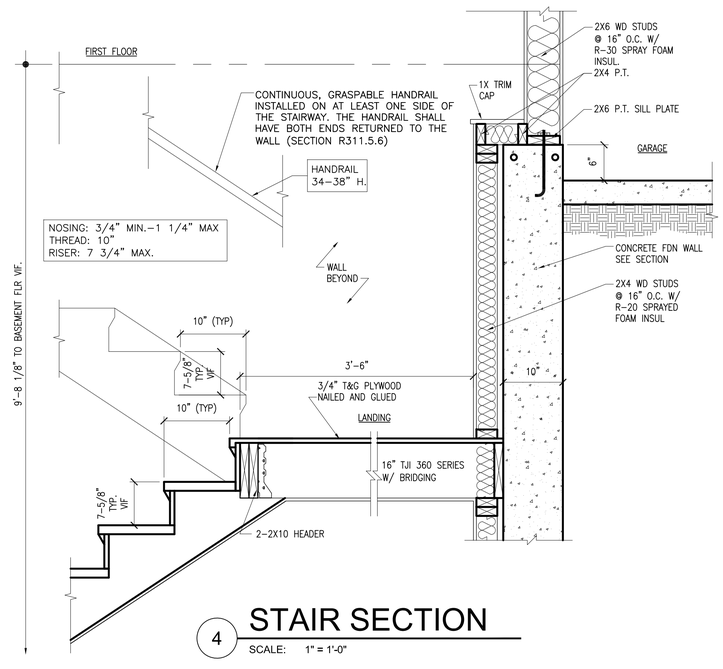
MECHANICAL GENERAL NOTES

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 10 BTU/H PER CUBIC FOOT (0.105KW/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.



3 AHU OUTSIDE AIR DETAIL

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



4 STAIR SECTION

SCALE: 1" = 1'-0"

AGAMA DESIGNS
architecture
664 W. Veterans Pkwy, Suite A
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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
5S541 RADCLIFF ROAD
NAPERVILLE, IL 60563

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

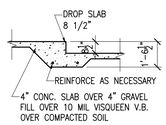
OWNER APPROVAL

Signature

Date

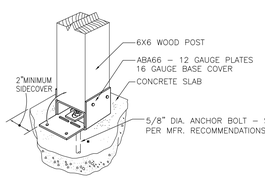
SHEET TITLE
SECTIONS & DETAILS

SHEET NUMBER
A12



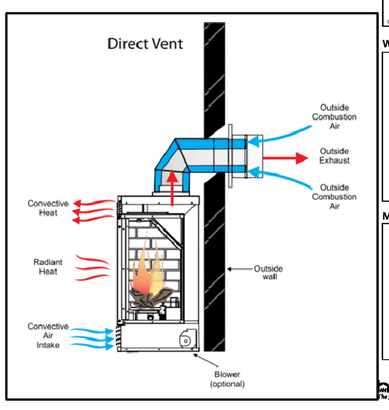
2 FOUNDATION DETAIL

SCALE: NTS



4 POST BASE DETAIL

SCALE: NTS



5 DIRECT VENT

SCALE: NTS

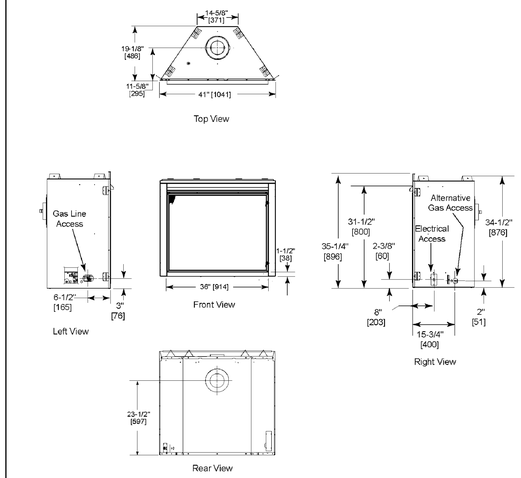
Specifications — Novus NDV4236I-B

heatilator — The first name in fireplaces

Please consult the manufacturer's installation manual for all details and requirements before making a final design layout decision.

Novus NDV4236I-B
Direct Vent Gas Fireplace

MODEL	FRONT WIDTH		BACK WIDTH		HEIGHT		DEPTH		VIEWING AREA
	Actual	Framing	Actual	Framing	Actual	Framing	Actual	Framing	
NDV4236I-B	41	42	14-5/8	42	35-1/4	34-7/8	19-1/8	19-5/8	36 x 22-5/8



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

3 FIREPLACE DETAILS

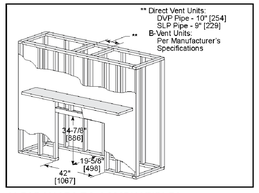
SCALE: 1" = 20'

Specifications — Novus NDV4236I-B

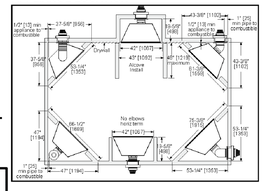
MINIMUM FIREPLACE CLEARANCES

AREA	TO COMBUSTIBLES (in inches)
CLEARANCE TO CEILING	30
COMBUSTIBLE/NON-COMBUSTIBLE FLOOR	0
SIDES OF APPLIANCE	0
FRONT OF APPLIANCE	36

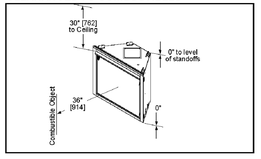
FRAMING DIMENSIONS



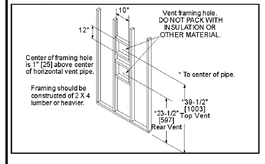
APPLIANCE LOCATION



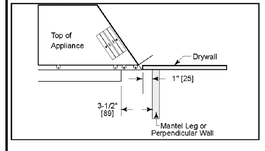
CLEARANCES TO COMBUSTIBLES



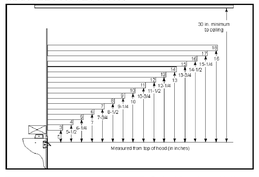
WALL PENETRATION



MANTEL LEG/WALL PROJECTIONS



MANTEL PROJECTIONS



PRODUCT LISTING CODES	
US	ANSI Z21.88a-2008
CAN	CSA 2.33b-2008
UL	UL307B

Product information provided is not complete and is subject to change without notice. Product installation must adhere strictly to instructions accompanying product to avoid risk of fire and potential injury.

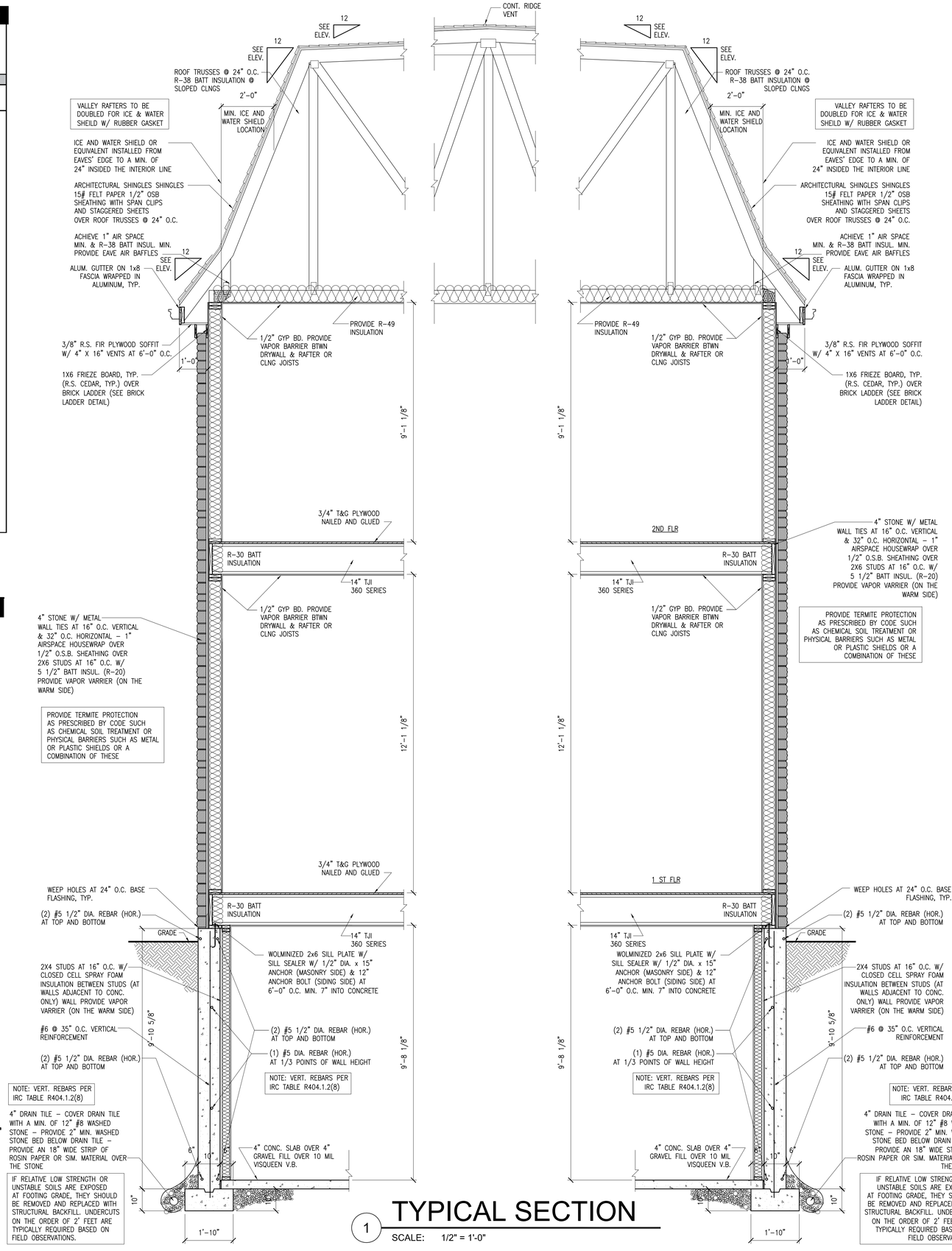
Additional information can be found online at www.heatilator.com

heatilator — The first name in fireplaces

Lakeville, MN Phone: (800) 927-6941
Web: www.heatilator.com

6 FIREPLACE DETAILS

SCALE: 1" = 20'



1 TYPICAL SECTION

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

AGAMA DESIGNS
architecture
664 W. Veterans Pkwy, Suite A
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FOR PERMIT	
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FOR CONST.	

REVISIONS	DATE
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PROJECT:
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23 CONCORD DRIVE
OAK BROOK, IL 60523

CLIENT:
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5S541 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
A13

PLUMBING CODE NOTES

1. 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.
2. ALL EXPOSED DOMESTIC WATER PIPING, HORIZONTAL STORM WATER PIPING SHALL BE INSULATED WITH AN APPROVED INSULATION.
3. 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
4. SANITARY, WASTE AND VENT PIPING SHALL BE APPROVED BY STATE CODES AND LOCAL AMENDMENTS AND BUILDING MANAGEMENT.
5. 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.
6. CONTRACTOR TO COMPLY WITH ALL STATE, LOCAL CODES ORDINANCES AND REGULATIONS
7. PLUMBING CONTRACTOR SHALL OBTAIN ANY INSPECTIONS, PERMITS REQUIRED DURING THIS CONTRACT.
8. PROVIDE FLOOR DRAIN ADJACENT TO WATER HEATER
9. ALL FIXTURES TO HAVE 12" AIR CHAMBERS TYP
10. ALL FIXTURES TO HAVE SHUT OFF VALVES
11. 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
12. ALL SUPPLY PIPE TO BE COPPER OR COPPER–ALLOY TUBING(TYPE K, L OR M)
13. 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
14. HOSE BIBS TO BE EQUIPPED WITH VACUUM BREAKER PROTECTION.
15. FLOOR DRAINS TRAPS AND DRAINS, INSTALLED INSTALLED BELOW A CONCRETE FLOOR OR UNDERGROUND, SHALL BE NOT LESS THAN FOUR (4) INCHES IN DIAMETER.
16. TRAP. A CONTINUOUS WAIST SHALL NOT BE USED ON KITCHEN SINK DRAIN LINES. TWO TRAPS ARE REQUIRED. (GARBAGE DISPOSAL, BASKET STRAINER).
17. RADON SYSTEM PIPING MUST BE MARKET / IDENTIFIED ON EACH FLOOR LEVEL AND ATTIC SPACE
18. ALL WORK SHALL CONFORM TO THE 2014 EDITION OF THE STATE OF ILLINOIS PLUMBING CODE AND LOCAL CODE AMENDMENTS
19. 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)

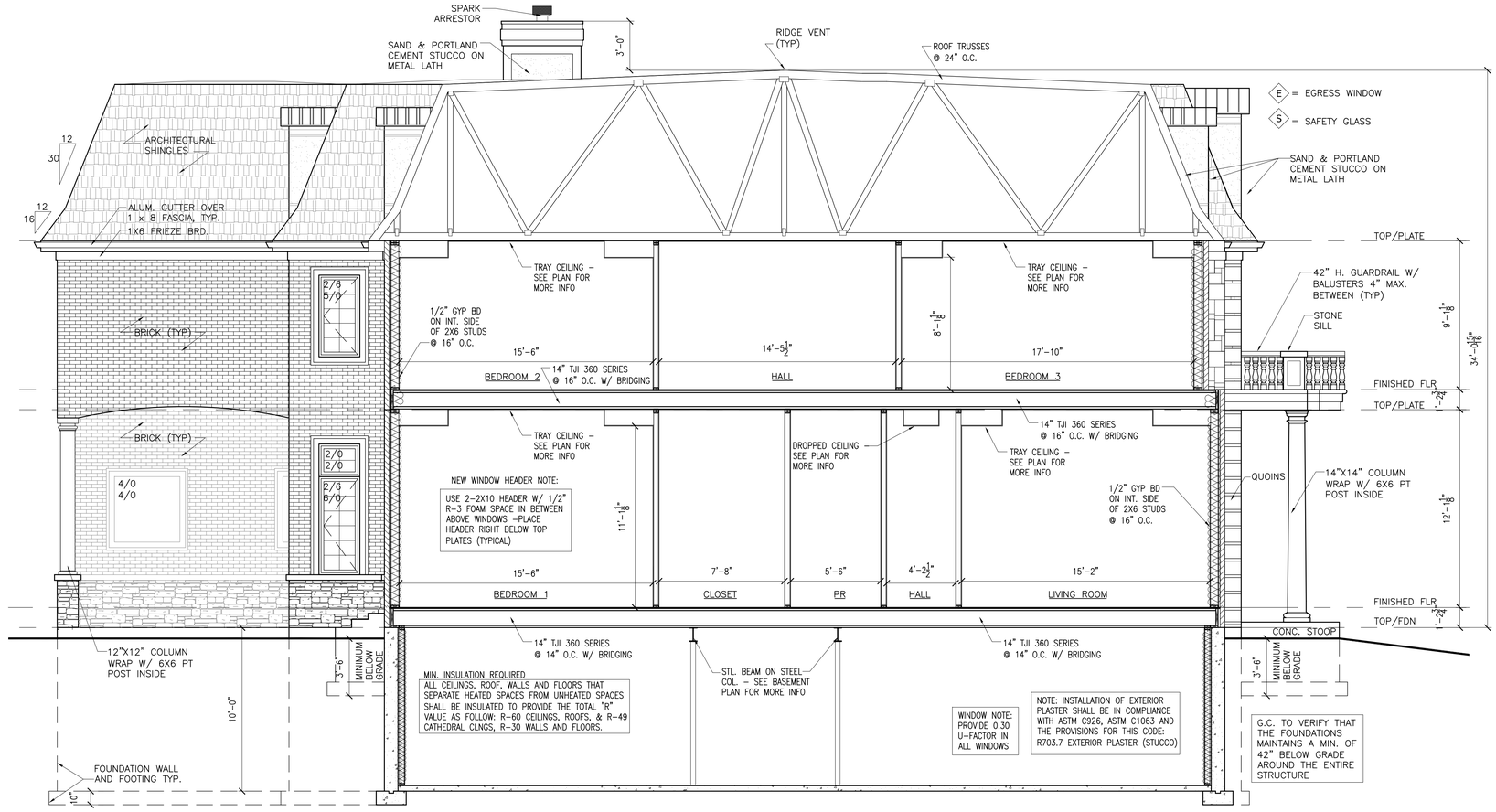
FROM TABLE M (ILLINOIS PLUMBING CODE)

FIXTURE	LOAD VALUE	NO. OF FIXTURES	TOTAL LOAD VALUE
WATER CLOSET	3	7	21
LAVATORY (TOILET ROOM)	1	9	9
KITHCHEN SINK	2	1	2
DISHWASHER	1	1	1
LAUNDRY SINK (LAUNDRY TRAY)	3	1	3
LAUNDRY MACHINE (8LBS)	2	2	4
BATHTUB/SHOWER	2	9	18
TOTAL WSFU			58

WATER SUPPLY FIXTURE UNITS (WSFU)

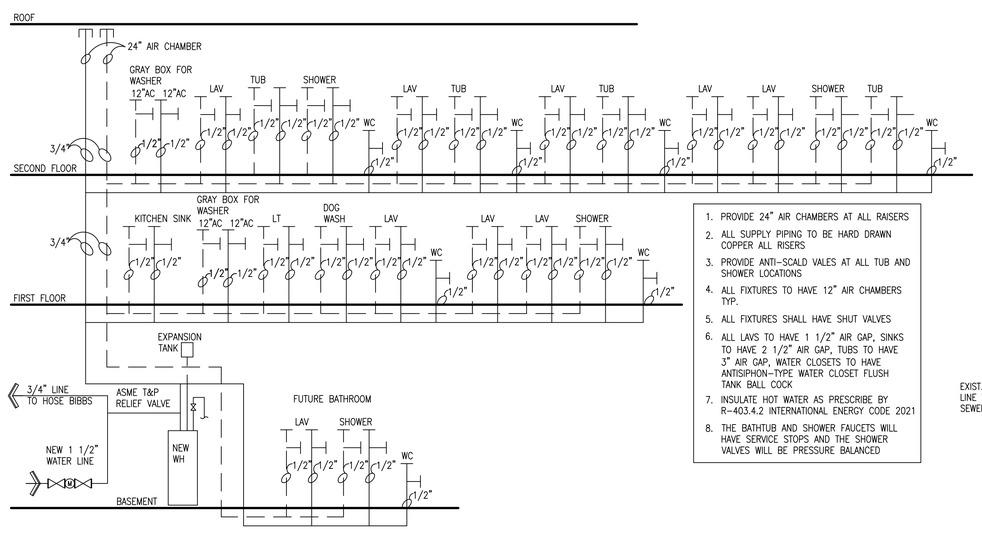
FROM TABLE N (ILLINOIS PLUMBING CODE) – WATER METER SIZE

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

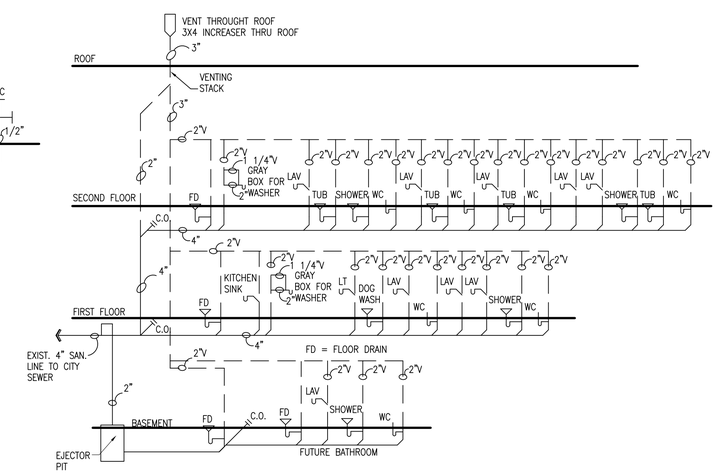
SCALE: 1/4" = 1'–0"



1. PROVIDE 24" AIR CHAMBERS AT ALL RAISERS
2. ALL SUPPLY PIPING TO BE HARD DRAWN COPPER ALL RISERS
3. PROVIDE ANTI–SCALD VALES AT ALL TUB AND SHOWER LOCATIONS
4. ALL FIXTURES TO HAVE 12" AIR CHAMBERS TYP.
5. ALL FIXTURES SHALL HAVE SHUT VALVES
6. 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 ANTISIPHON–TYPE WATER CLOSET FLUSH TANK BALL COCK
7. INSULATE HOT WATER AS PRESCRIBE BY R–403.4.2 INTERNATIONAL ENERGY CODE 2021
8. THE BATHTUB AND SHOWER FAUCETS WILL HAVE SERVICE STOPS AND THE SHOWER VALVES WILL BE PRESSURE BALANCED

WATER RISER DIAGRAM

SCALE: NTS



WASTE RISER DIAGRAM

SCALE: NTS

AGAMA DESIGNS
architecture
664 W. Veterans Pkwy, Suite A
Yorkville, Illinois 60560
Phone: 630-381-9019
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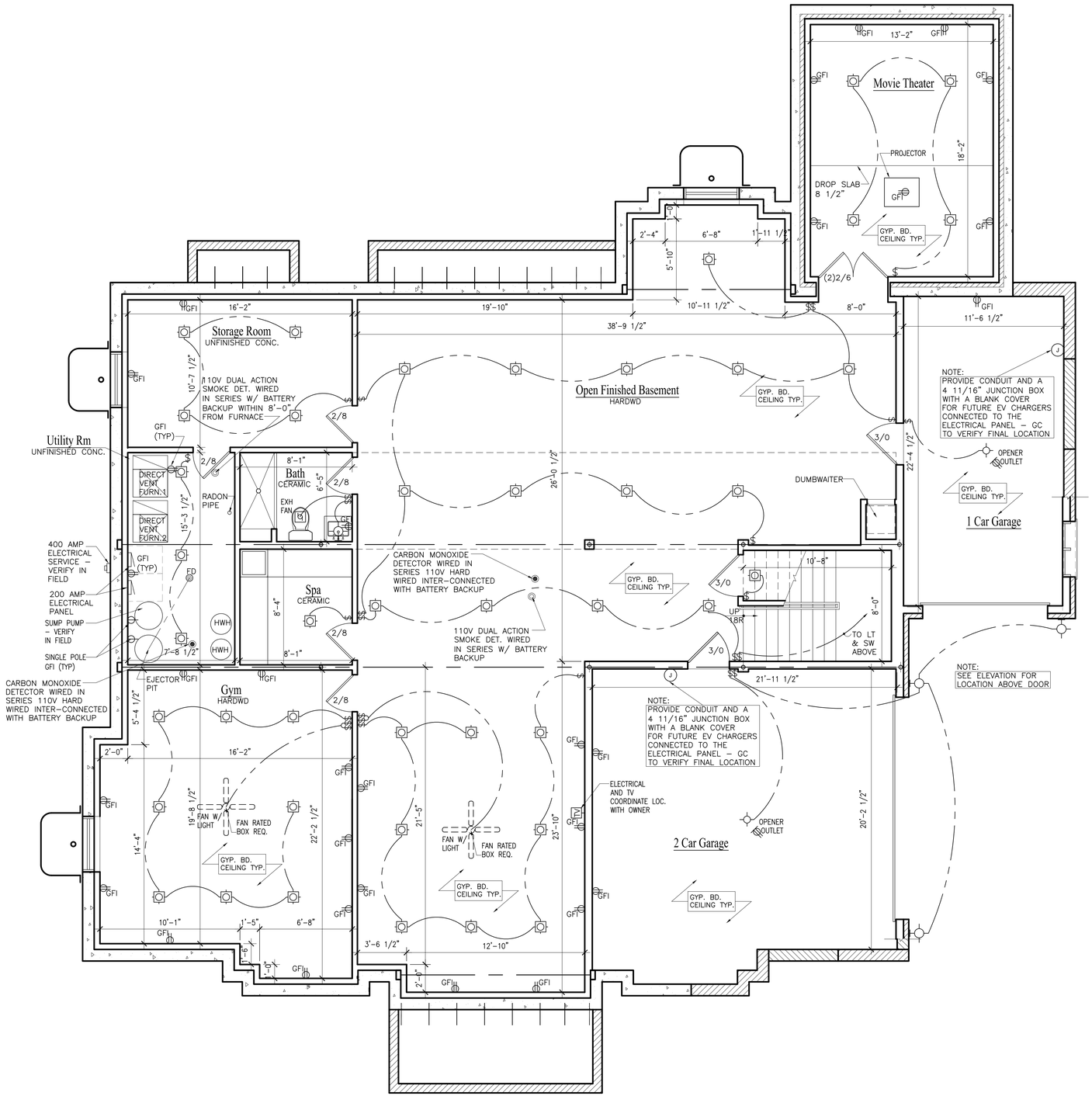
SHEET TITLE
OVERALL SECTION AND PLUMBING SCHEDULES

SHEET NUMBER
A14



FINISHED BASEMENT FLOOR PLAN

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

GENERAL NOTES:

1. 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.
2. FOOTING SIZES REQ'D: 8" x 16" SUPPORTING FRAME 10" x 20" SUPPORTING BRICK VENEER DESIGN SOIL BEARING CAPACITY = 3000 PSF
3. PROVIDE 1/2" OSB CORNER BRACING - OSB BRACING AT 2 STORY HIGH WALLS (OPEN TO BELOW)
4. FOUNDATION WALLS SHALL BE 10" THICK UNDER BRICK VENEER AND 8" THICK UNDER FRAME CONSTRUCTION.
5. ALL CONSTRUCTION TO MEET APPLICABLE BUILDING CODES
6. DOUBLE ALL JOIST UNDER WHIRLPOOL
7. 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
8. STRUCTURAL STEEL TO BE A.S.T.M. A-36 REINFORCING STEEL TO BE GRADE 60
9. 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
10. ANY WHIRLPOOL INSTALLATIONS ARE TO FOLLOW 2020 NEC
11. DRYER VENT SHALL BE MADE OF GALVANIZED SHEET METAL OR ALUMINUM - VENT DRYERS AND EXHAUST FANS TO OUTSIDE
12. A FIRE RATED DOOR NOT LESS THAN 1 3/8" THICK SOLID CORE AND DOOR CLOSER IS REQUIRED BETWEEN THE GARAGE AND THE HOUSE
13. 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, I-JOISTS, SHINGLES, SIDING, INSULATION, WINDOWS, DOORS, APPLIANCES, ETC.
14. WINDOW MANUFACTURER TO DESIGN AND PROVIDE NECESSARY REINFORCING FOR WIND LOADS IN MULLIONS OF COMBINED WINDOWS VERIFY LOAD REQUIREMENTS
15. 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.
16. EMERGENCY EGRESS WINDOWS PER SEC R310 OF 2021 IRC
17. 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
18. ARC-FAULT INTERRUPTER DISCONNECT (AFCI) IS REQUIRED PER 2021 IRC E3902.11 OR 2020 NEC ARTICLE 210.12
19. 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
20. 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.
22. 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
23. 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.
24. ALL GUARDRAILS (VERANDA, BALCONY, DECK, AND INTERIOR STAIRWELLS, ETC.) SHALL HAVE BALUSTERS WHICH ARE SPACED SO THAT A 4" DIAMETER SPHERE CANNOT PASS-THRU.
25. FLOOR JOISTS SHALL HAVE "X" TYPE OR SOLID BRIDGING AT SEVEN FEET ZERO INCHES (7'0") ON CENTER, MAXIMUM
26. 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 R311.7.7.2
27. 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
28. 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)
29. 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)
30. THE INSTALLATION OF A GENERATOR WILL REQUIRE A SEPARATE PERMIT
31. 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'-11"
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 SPUCE 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.

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
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
FINISHED BASEMENT FLOOR PLAN

SHEET NUMBER
FB1

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,

Wayne Ziemer
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.

DRAFT

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 inquires 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 Subdivsion. 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

6. OTHER BUSINESS

OTHER BUSINESS

Director Von Drasek discussed possible future applications.

7. PUBLIC COMMENT

PUBLIC COMMENT

8. ADJOURNMENT:

ADJOURNMENT

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

DRAFT

VILLAGE OF OAK BROOK Illinois

ITEM 5.C

23 CONCORD DRIVE

FAR VARIATION

INDEX

PAGE	***CONTENTS***
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 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.

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.

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. Exisitng 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	SANJJEEV 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	Mahesh & 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 Otocki	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 Paula Baltzer
Designee of the Publisher of the Daily Herald

Control # 276058

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

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 Meeting.....7:00 p.m., Tuesday, February 25, 2025***

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

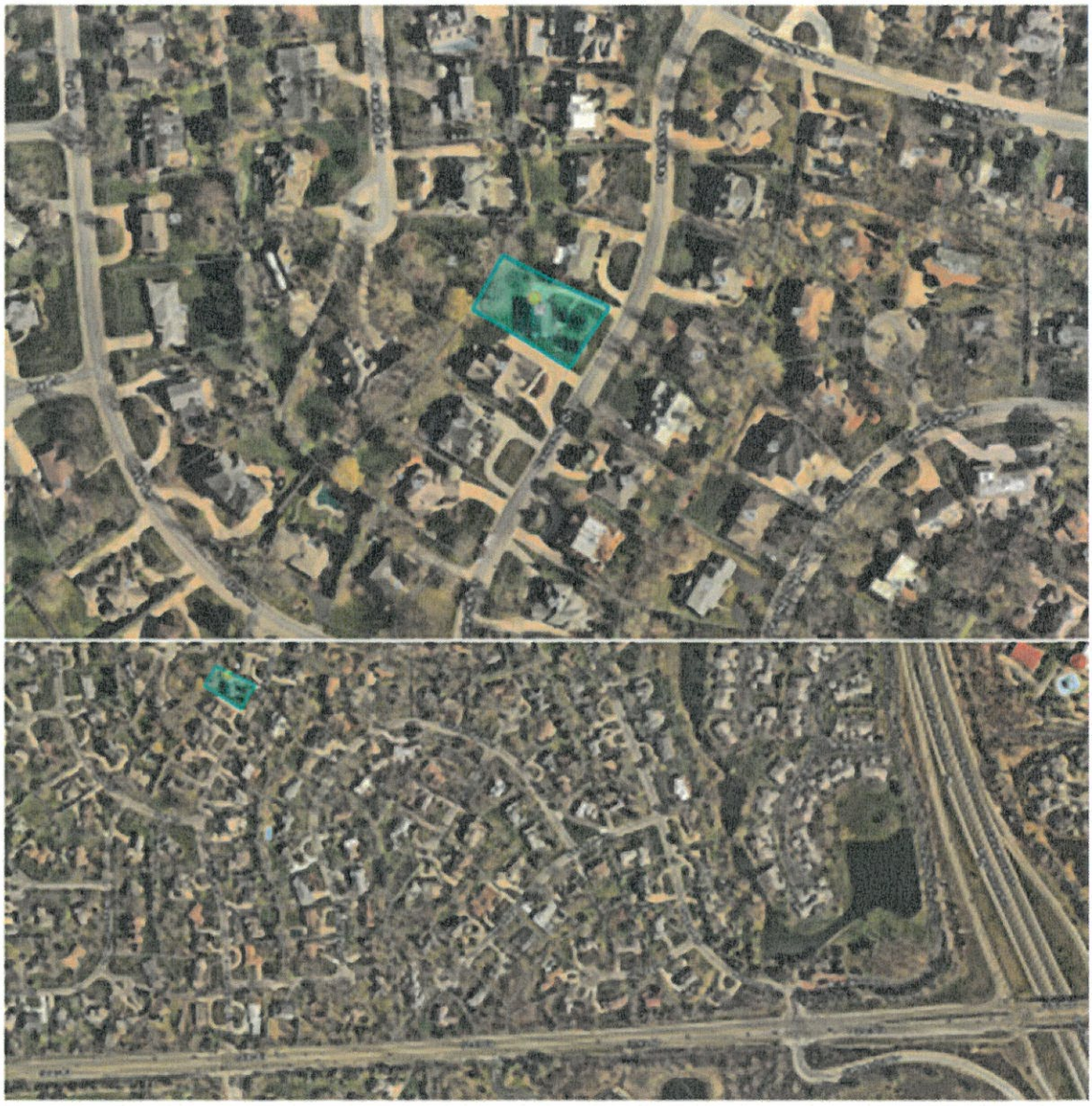
The application has been filed by:	A&E Luxury Builders, Inc 5S541 Radcliff Road Naperville, IL 60563
The property in question is located at:	23 Concord Drive Oak Brook, IL 60523
Relationship of applicant to property:	Owner

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.

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

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

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

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

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

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

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

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

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

SIGNED - VILLAGE CLERK Natasha Sarpenti Date 1/4/2025

A

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
Gloria J. Denton

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

JULIE ANNETTE JONES
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 9, 2026

Julie Annette Jones
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

JULIE ANNETTE JONES
Official Seal
Notary Public - State of Illinois
My Commission Expires Dec 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 adjecent propery, 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.

Gloria Denton		**Pete Baftiri**	
Printed Name of Owner		Printed Name of Applicant	
Signature of Owner	Date	Signature of Applicant	**12/19/24** Date

BILL TO INFORMATION:

A&E Luxury Builders	**Pete baftiri**	**630-696-7431**
Print Name/Company	Contact Person	Contact Phone

5s541 Radcliff Rd Naperville Il 60563

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.

NAME OF PROPERTY OWNER	MAILING ADDRESS OF PROPERTY OWNER	PROPERTY ADDRESS	PARCEL NUMBER
	See Attached		

(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	KOLODZIEJ, VALERY	18 CONCORD DR	OAK BROOK	IL	60523	18 CONCORD DR
627403003	KIM, YOUNGWOO & 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 TEH PLATTHEREOF RECORD JULAY 26,1965, AS DOCUMENTR65-27092 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:** **aplicant**

DO NOT WRITE IN THIS SPACE – FOR OFFICE USE ONLY

L gal 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

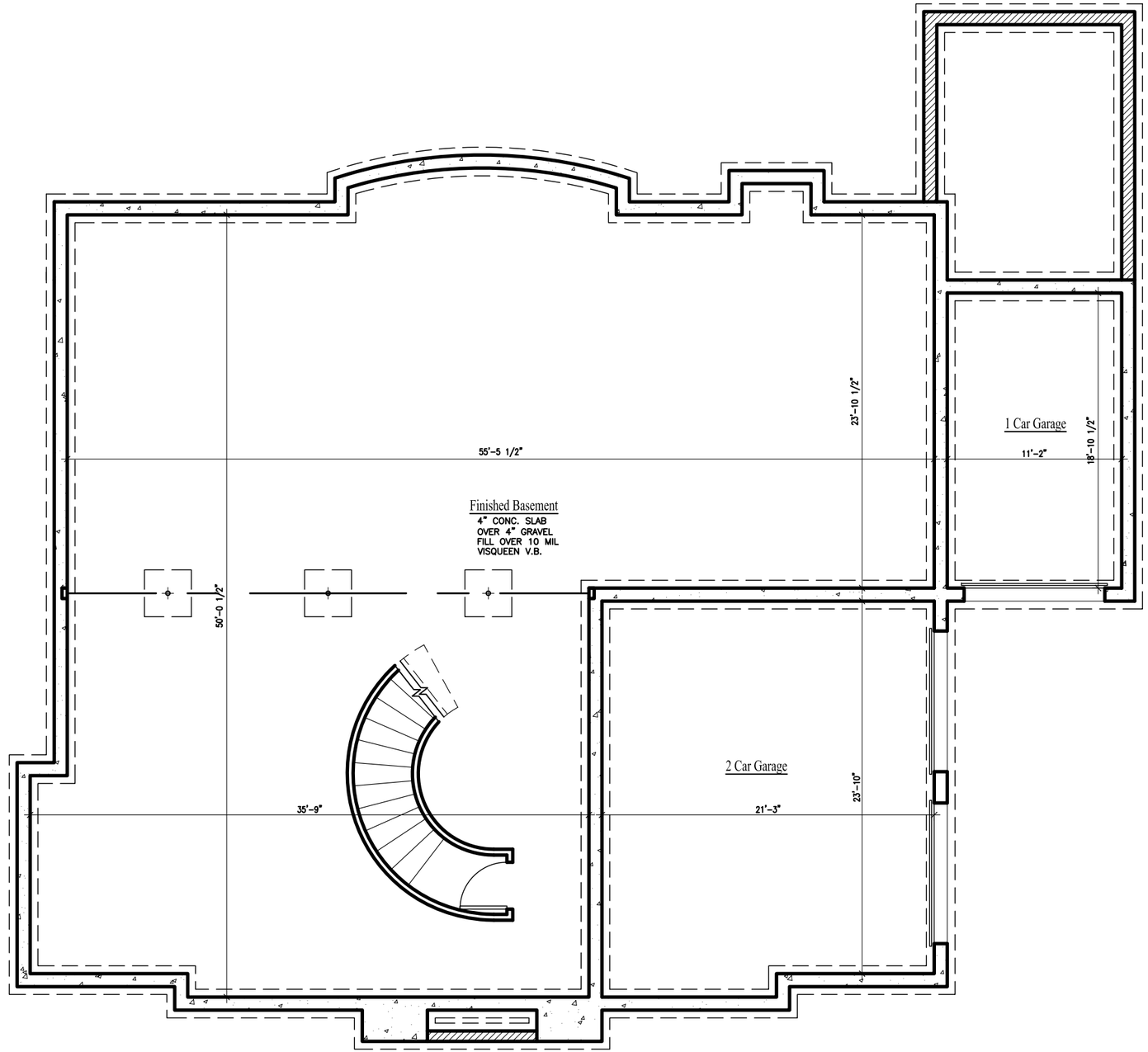
AMOUNT PAID: 50.00

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

F



BASEMENT PLAN - 2,269 S.F.

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

GARAGE AREA - 734 S.F.

SCALE:

G

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

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

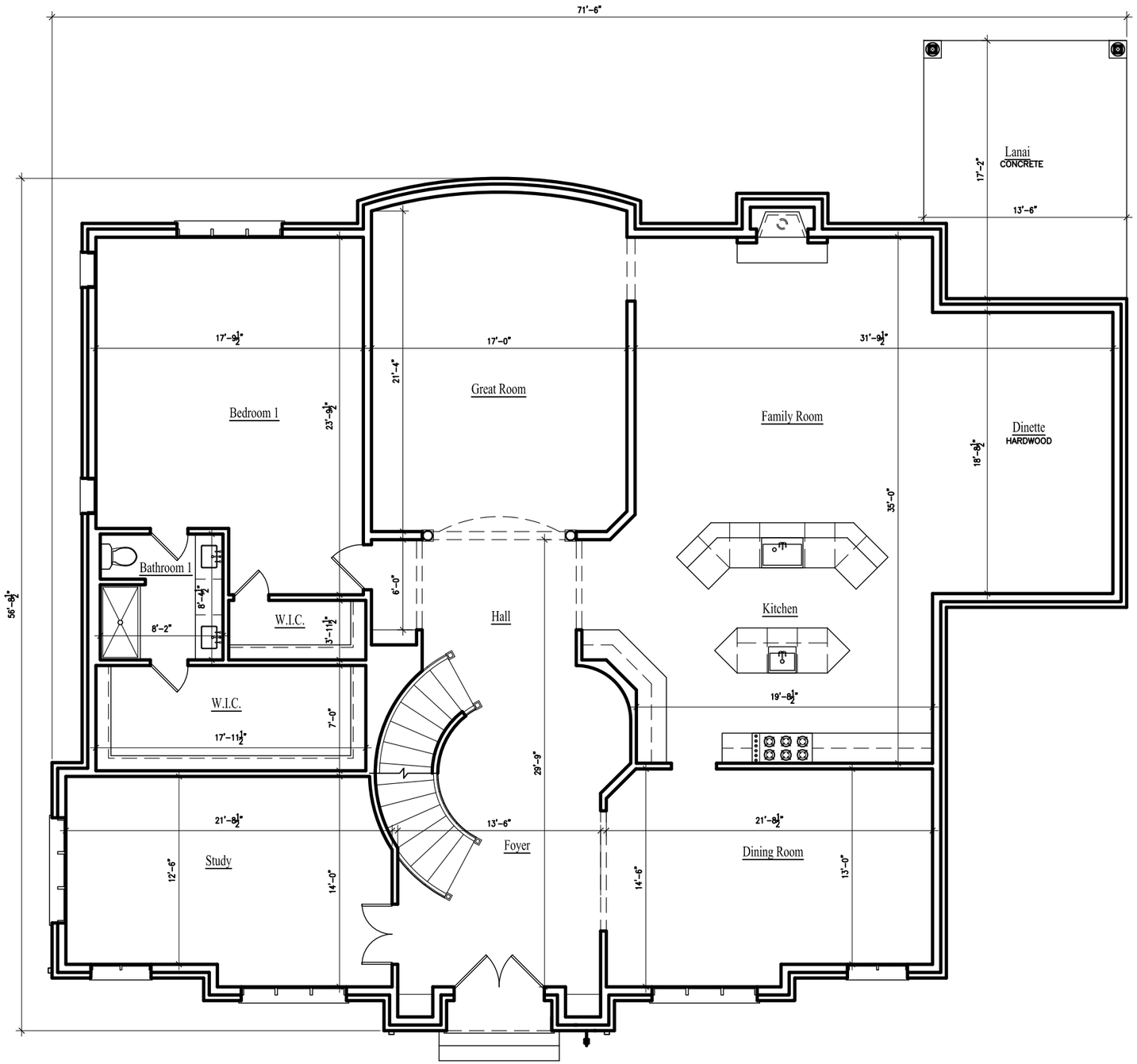
PROJECT:
PROPOSED SINGLE FAMILY RESIDENCE
23 CONCORD DRIVE
OAK BROOK, IL 60523

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

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

SHEET TITLE
BASEMENT PLAN

SHEET NUMBER
A1



FIRST FLOOR PLAN - 3,298 S.F.

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

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

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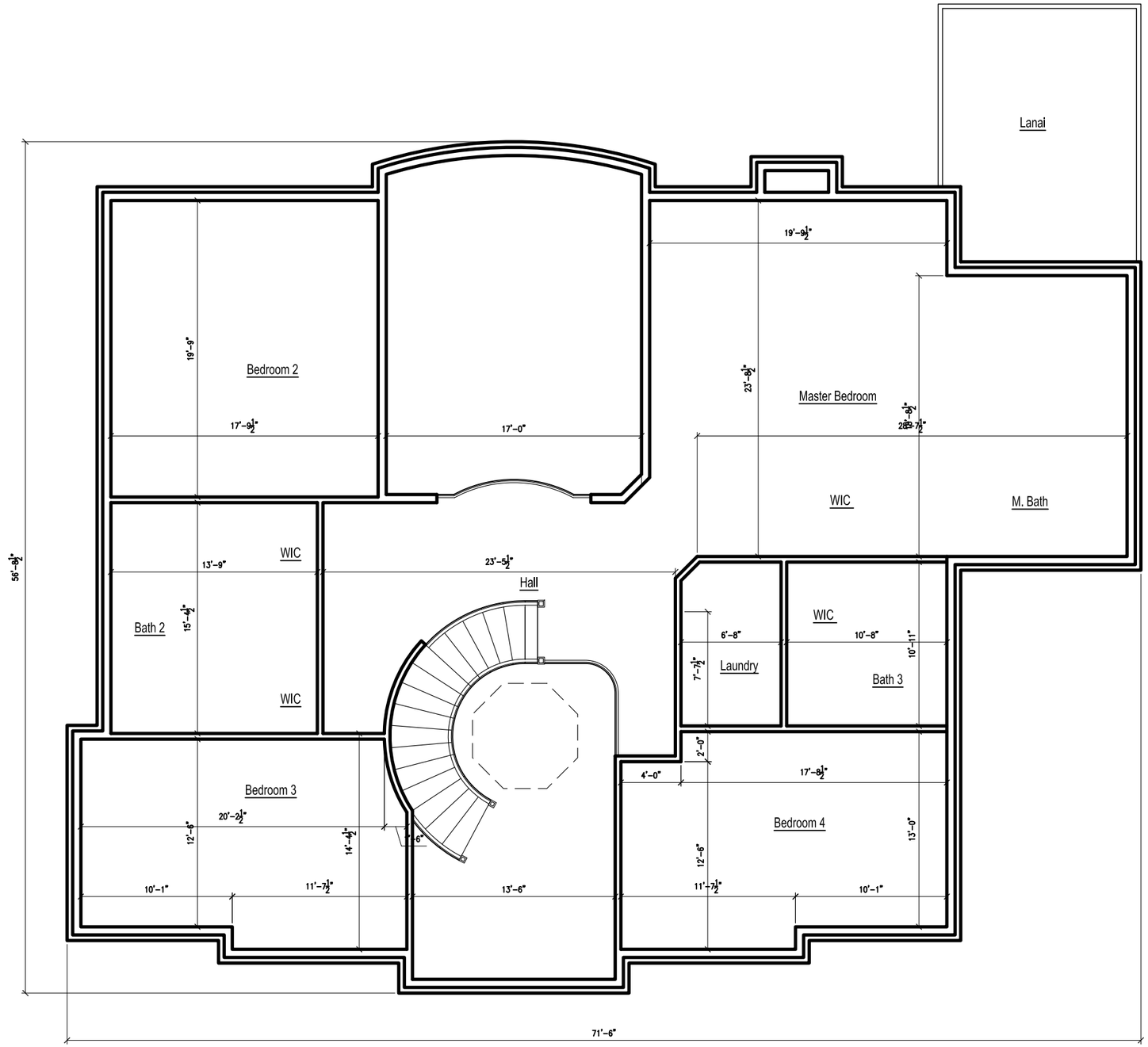
PROJECT:
PROPOSED SINGLE FAMILY RESIDENCE
23 CONCORD DRIVE
OAK BROOK, IL 60523

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

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

SHEET TITLE
FIRST FLOOR PLAN

SHEET NUMBER
A2



SECOND FLOOR PLAN - 2,575 SF

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

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

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

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

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

SHEET TITLE
SECOND FLOOR PLAN

SHEET NUMBER
A3

FRONT ELEVATION

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

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

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23 CONCORD DRIVE
OAK BROOK, IL 60523

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

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

SHEET TITLE
EELVATIONS

SHEET NUMBER
A4

RIGHT ELEVATION

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

AGAMA DESIGNS
architecture
664 W. Veterians Pkwy, Suite A
Yorkville, Illinois 60560
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CLIENT:
Pete Baftiri
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Naperville, IL 60563

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

SHEET TITLE
EELVATIONS

SHEET NUMBER
A5

REAR ELEVATION

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

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architecture
664 W. Veterians Pkwy, Suite A
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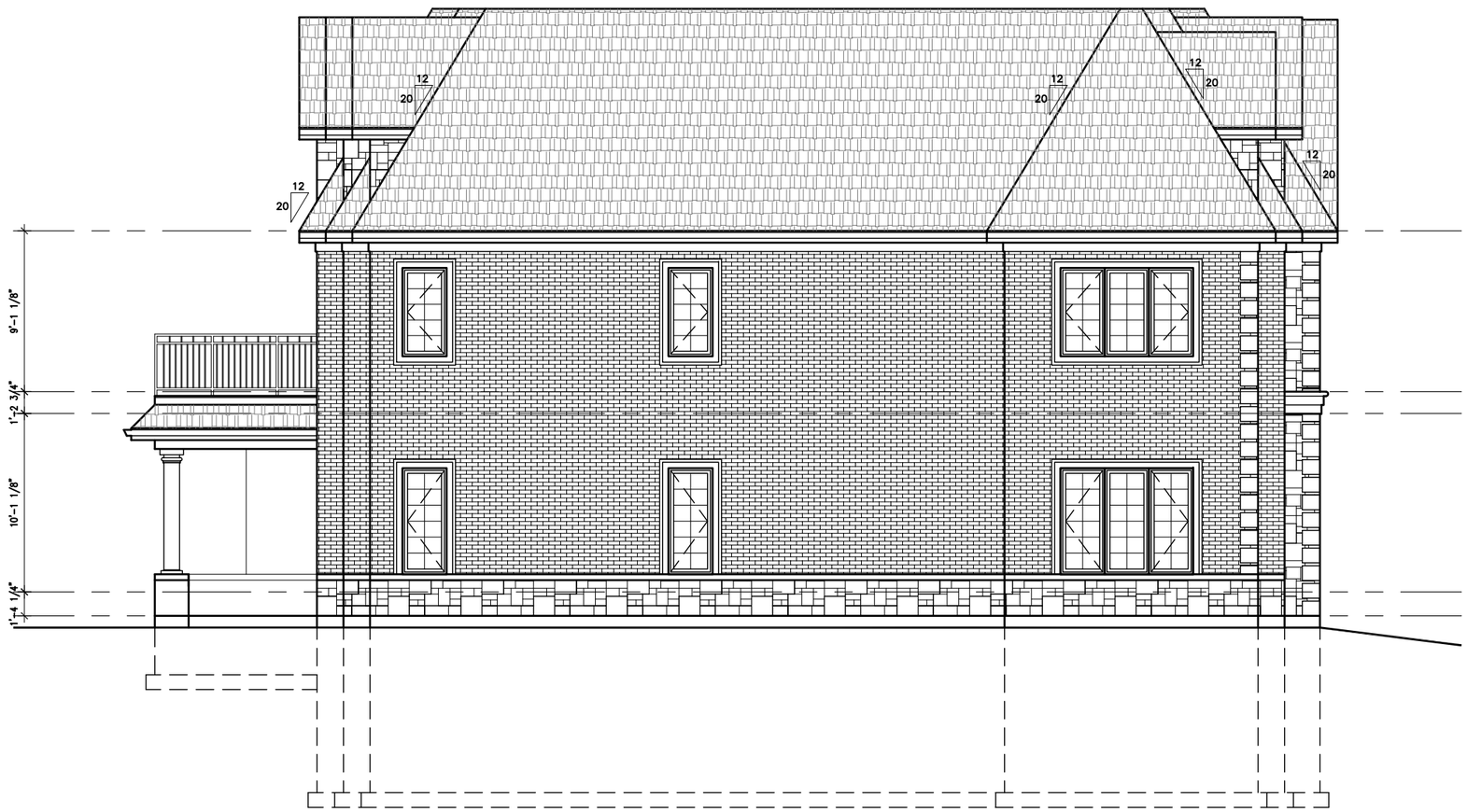
OAK BROOK, IL 60523

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

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

SHEET TITLE
ELVATIONS

SHEET NUMBER
A6



LEFT ELEVATION

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

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23 CONCORD DRIVE
OAK BROOK, IL 60523

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

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

SHEET TITLE
ELVATIONS

SHEET NUMBER
A7

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

IMPERVIOUS DATA TABLE

EXISTING IMPERVIOUS		PROPOSED IMPERVIOUS	
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.

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

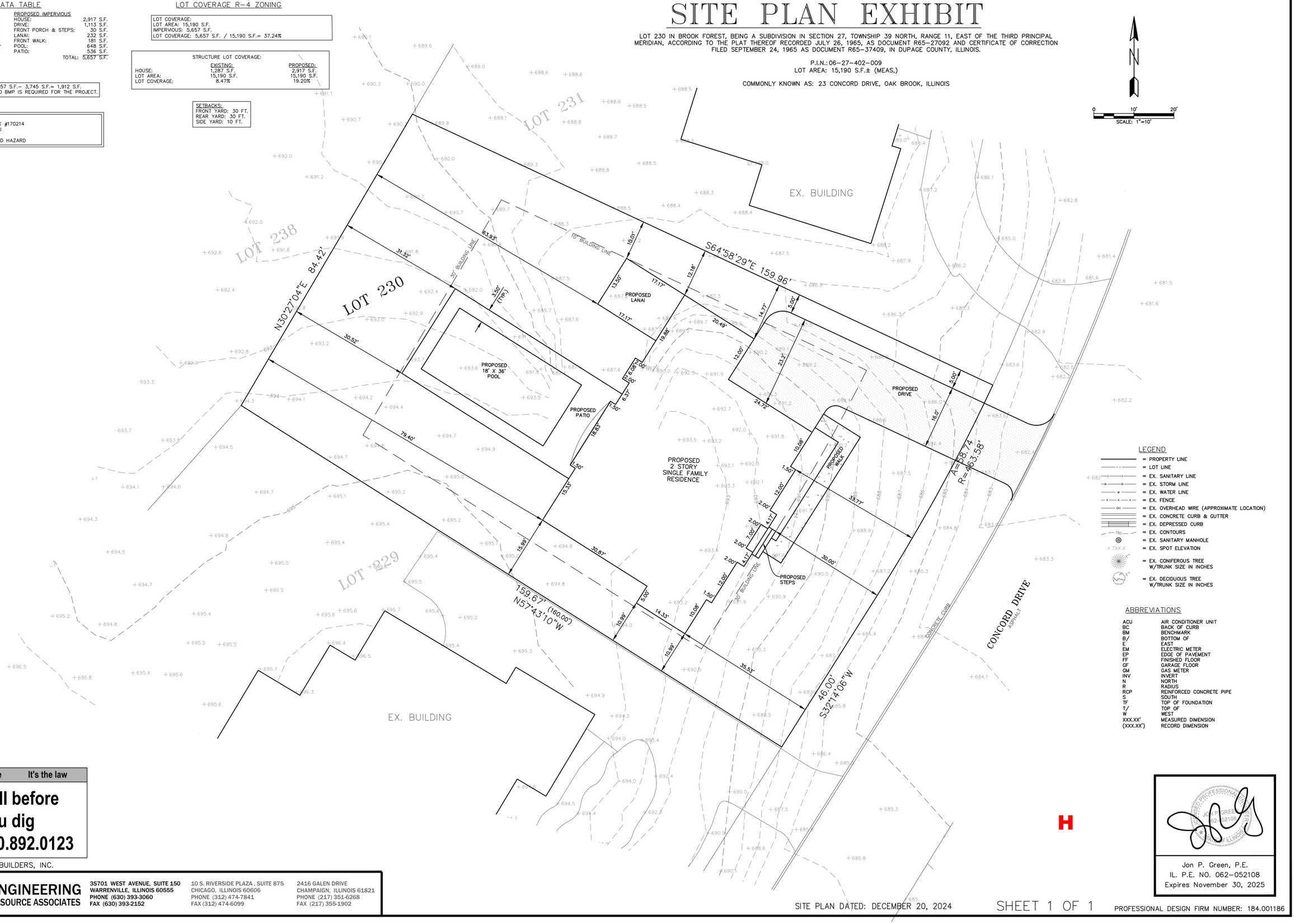
LOT COVERAGE R-4 ZONING

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:	1,287 S.F.	2,917 S.F.
LOT AREA:	15,190 S.F.	15,190 S.F.
LOT COVERAGE:	8.47%	19.20%

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



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
JULIE ILLINOIS ONE-CALL SYSTEM

Call before you dig 800.892.0123

PREPARED FOR: A&E LUXURY BUILDERS, INC.

DRAWN BY: B.L.
CHECKED BY: J.G.
APPROVED BY: J.G.

ENGINEERING RESOURCE ASSOCIATES
3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

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

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

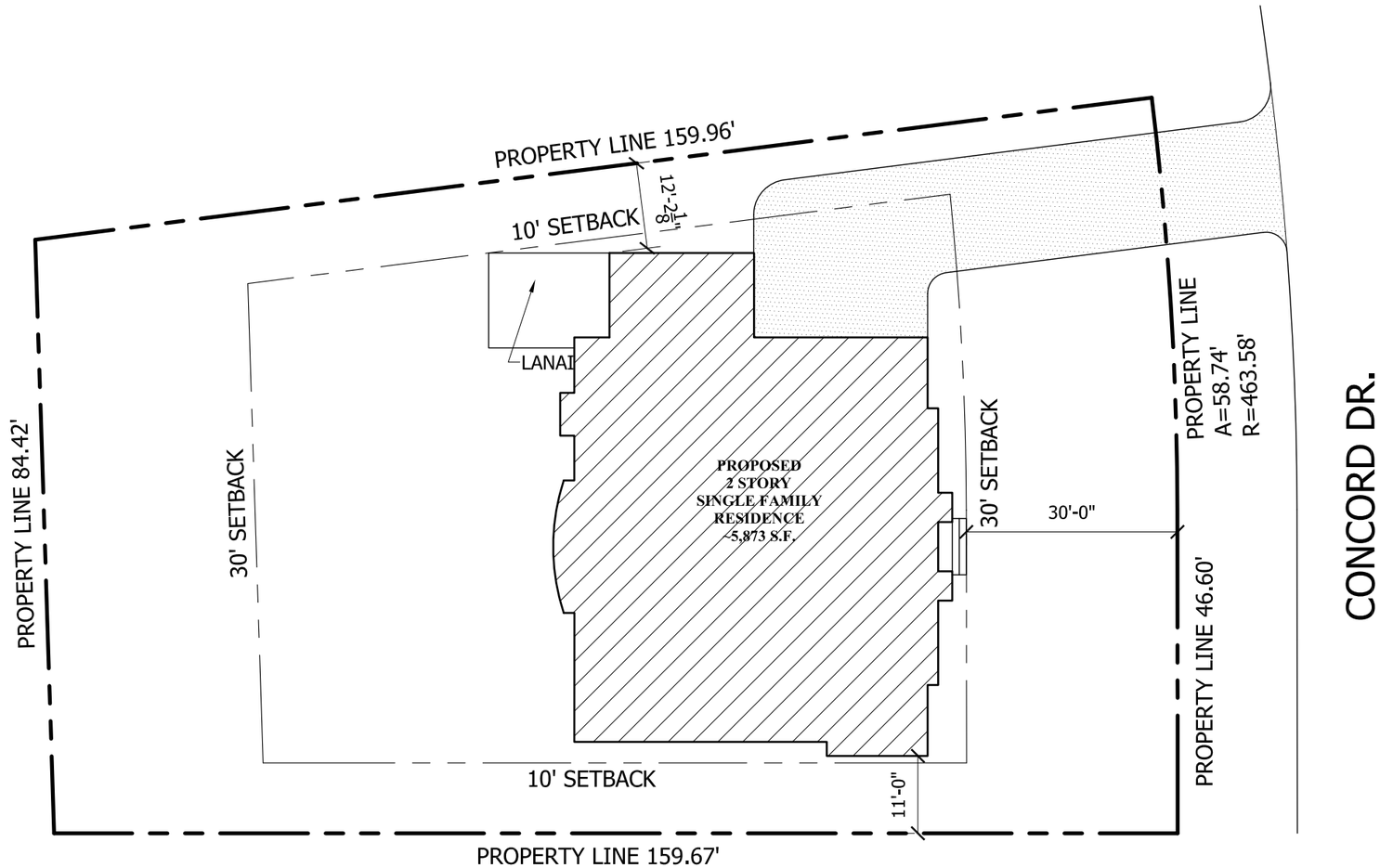
SITE PLAN DATED: DECEMBER 20, 2024

SHEET 1 OF 1

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

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

G:\PROJECTS\A&E Luxury Builders Inc\W24321.00 23 Concord Dr, Oak Brook\CADD\SHEET\SITE DEVELOPMENT\W24321 23 Concord Dr Exhibit.dwg Updated by: bleprich 12/20/2024



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

SITE PLAN

SCALE: 1"=20'

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

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OAK BROOK, IL 60523

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

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

SHEET TITLE
SITE PLAN

SHEET NUMBER
A0

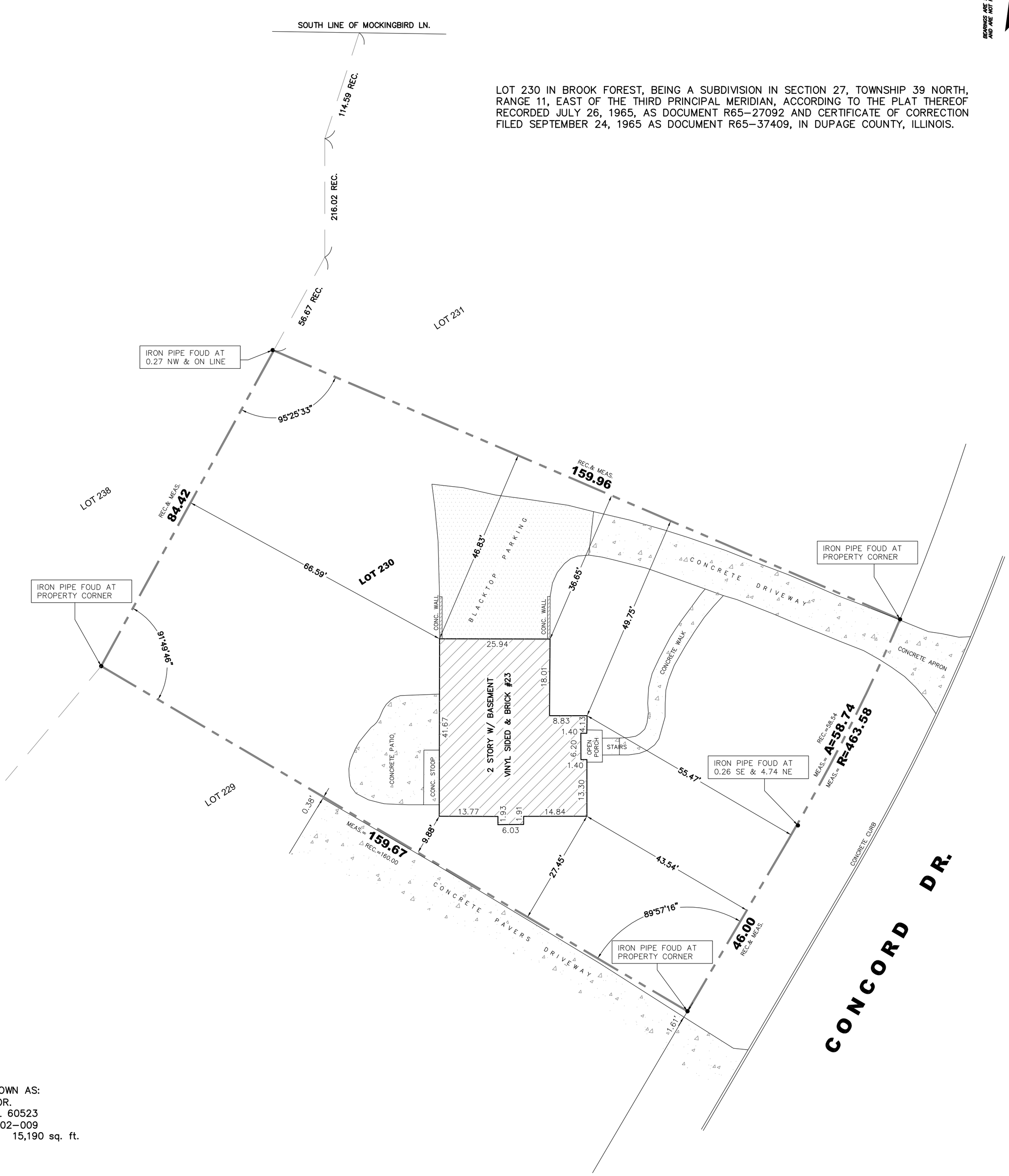
SPIEWAK CONSULTING
PROFESSIONAL DESIGN FIRM
LICENSE NO.:184.006518
1030 W. HIGGINS RD. SUITE 218, PARK RIDGE, IL 60068
phone: (773) 853-2572
phone: (630) 351-9489
www.landsurveyors.pro
andrew@landsurveyors.pro

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

FENCE
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.

PROFESSIONAL LAND SURVEYOR
ANDRZEJ F. SPIEWAK
LICENSE #3178
CHICAGO
ILLINOIS
STATE OF ILLINOIS

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 Andrzej 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 8.A.7.
BOARD OF TRUSTEES MEETING
SAMUEL E. DEAN BOARD ROOM
BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS
630-368-5000

AGENDA ITEM

Board of Trustees Regular Meeting
of
June 10, 2025

SUBJECT: Surplus Property

FROM: Rania Serences, Purchasing and Budgeting Coordinator

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to approve Ordinance S-1730, An Ordinance Authorizing The Sale Or Donation Or Recycling Or Disposal Of Certain Items of Personal Property Owned By The Village of Oak Brook

Background/History:
The attached ordinance authorizes the sale of one (1) shelving unit from the Development Services Department and the donation of three (3) Trek Mountain Bikes from the Police Department that have reached the end of their useful lives and have been replaced with newer models.

Staff will register the shelving unit with iBid, the State of Illinois online auction site. If no bids are received, the shelving unit will be disposed of properly.

The Trek Mountain Bikes will be donated to the Forest Park Police Department. The bikes have been stripped of reusable equipment and tested for functionality. Staff will request a signed and attested release agreement from Forest Park Police Department for the bikes prior to donation (see attached).

Recommendation:
Staff recommends that the Village Board approve Ordinance S-1730, An Ordinance Authorizing the Sale or Donation or Recycling or Disposal of Certain Items of Personal Property Owned By the Village of Oak Brook

Attachments:
1. TrekBikesSHelvingUnitOrd
2. Trek Mountain Bikes Release Agrmnt

THE VILLAGE OF OAK BROOK

COOK AND DUPAGE COUNTIES, ILLINOIS

ORDINANCE

2025-PP-S-1730

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 10th day of June 2025

ORDINANCE 2025-PP-S-1730

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

QUANTITY	ITEM
1	Shelving Unit

TREK MOUNTAIN BIKES TO BE DONATED TO FOREST PARK POLICE DEPARTMENT, FOREST PARK, IL

QUANTITY	ITEM	SERIAL NUMBER
1	Trek Mountain Bike	9194O6736016
1	Trek Mountain Bike	7000A2101780
1	Trek Mountain Bike	1046U0209347

APPROVED THIS 10th day of June 2025

_____
Laurence E. Herman
Village President

PASSED THIS 10th day of June 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 **FOREST PARK POLICE DEPARTMENT (*"FPPD"),* 517 Des Plaines Avenue, Forest Park, Illinois 60130,** the following described personal property, to wit:

QUANTITY	DESCRIPTION	SERIAL NUMBER
1	Trek Mountain Bike	9194O6736016
1	Trek Mountain Bike	7000A2101780
1	Trek Mountain Bike	1046U0209347

AS IS, WHERE IS, with NO WARRANTIES OF ANY KIND.

1. **Condition of Trek Mountain Bikes; Disclaimer of Warranties and Release**. FPPD hereby acknowledges that it, or its employee(s), agent(s), or contractor(s), has the expertise necessary to inspect the Trek Mountain Bikes. The Trek Mountain Bikes are transferred to FPPD 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, FPPD, 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 FPPD has, or may have, arising out of FPPD's use or ownership of the Trek Mountain Bikes after the effective date of this Release Agreement and FPPD assumes all risk related to or arising from FPPD's use or ownership of the Trek Mountain Bikes after the effective date of this Release Agreement. This Release is binding upon FPPD, 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 Trek Mountain Bikes, free and clear of any lien, security interest or encumbrance, and that no financing statement covering said Trek Mountain Bikes or any proceeds thereof is on file in any public office.

3. **Authority, Expertise**. FPPD represents that it has the appropriate authority to enter into this Release Agreement and appropriate expertise and technological knowledge to take ownership of the Trek Mountain Bikes.

IN WITNESS WHEREOF, FPPD 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:

FOREST PARK POLICE DEPARTMENT

_____

_____
By:

Its:_____

EFFECTIVE DATE:

_____

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

AGENDA ITEM

Board of Trustees Regular Meeting
of
June 10, 2025

SUBJECT: Trustee Initiative - Approach and Process To Evaluate OBBT Options

FROM: Greg Summers, Village Manager

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: Trustee Initiative - Discussion Item

Background/History:
Trustees Jain, Tiesenga, and Nagle requested a Trustee Initiative to discuss the approach and process going forward to evaluate various OBBT options and the associated collection and validation of factual data to facilitate Village Board decision making.

Recommendation:
Discussion Only At This Time

Attachments:
None