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

Regular Meeting
Tuesday, August 12, 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. ADA Transition Plan

   B. Presentation Pad A - Oak Brook Commons - Wells Fargo

4. PUBLIC COMMENTS

5. APPROVAL OF MINUTES

   A. Special Board of Trustees Meeting Minutes of July 23, 2025

   B. Regular Executive Meeting Minutes of June 10, 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: August 6, 2025 - $2,717,176.40

      1. LEGAL SERVICES:

         a) Croke Fairchild Duarte & Beres LLC - Legal Services - June 2025 - $1,282.50 (FY25 YTD - $11,682.50)

         b) Ottosen, DiNolfo, Hasenbalg & Castaldo, Ltd. - Legal Services - June 2025 - $28,182.12 (FY25 YTD - $173,934.32)

      TOTAL LEGAL BUDGET FOR 2025 IS $325,287.96
      TOTAL LEGAL BILLS PAID FOR 2025 - YTD - $220,379.30

      2. JX Truck Center - 2026 Peterbilt 548, Invoice #DE-08671 - $143,053.53

      3. Miand Inc., dba Mad Bomber Fireworks - Taste of Oak Brook, Invoice #3564 - $36,500.00

4. DU-COMM - Second Quarter Alarm Monitoring - $22,120.40

5. DU-COMM - FY25 Quarterly Dues, Invoice #19557 - Police Department - $137,224.75

6. EZA Engineering PLLC - Environmental Review, Invoice #20002-58 - $26,314.94

7. IRMA - June 2025 Deductible, Invoice #301225 - $25,974.59

8. Bollinger, Lach & Associates Inc. - Engineering Services and Jorie/Ginger Creek Culvert, Invoices #24101-10 and #24102-2 - $68,085.00

9. DuPage Convention & Visitors Bureau - Second Quarter 2025 - 25% of 1% - $36,684.51

10. Kluber, Inc. - HVAC System Replacement, Invoice #9629 - $37,406.25

11. Cerniglia Co - Woodside/Forest Glen Watermain Improvement - $682,408.67

12. Performance Delivery Inc. - Golf Driving Range Construction Project, Invoice #1261 - $147,040.00

13. Play Better Golf Inc. - PBGA Lesson Payout - $22,503.75

14. Schroeder Asphalt Services, Inc. - SportsCore Property Improvement Project, Invoice #2025-192 - $110,752.09

15. BCBS IL - Health Care Services - August 2025 - $231,408.52

16. Al Warren Oil Co., Inc. - Fuel, Invoice #W1763422 - $21,023.75

17. OpenGov, Inc. - Permitting Renewal, Invoice #INV20176 - $49,872.00

18. VIP Valet Services, Inc. - Taste of Oak Brook Services and Equipment, Invoice #35042 - $25,190.00

19. Enterprise FM Trust - Vehicle Leases, July 2025 - $44,627.69

B. Approval of Payroll Paydate: July 24, 2025 - $1,000,841.20
August 7, 2025 - $993,052.55

C. Arts DuPage Month Proclamation

D. Development Services Referrals

1. Burton Design – Planned Development - 714 Enterprise Drive

E. Ordinances & Resolutions

1. Resolution R-2311, A Resolution Authorizing and Approving the Execution of an Engagement Letter with Croke Fairchild Duarte & Beres

2. Resolution R-2310, A Resolution Authorizing and Approving the Execution of an Engagement Agreement with Anspach Law Office

7. <u>ITEMS REMOVED FROM CONSENT AGENDA</u>

8. <u>ACTIVE BUSINESS</u>

A. Ordinances & Resolutions

1. Ordinance S-1731, An Ordinance Approving the Annexation of Certain Territory to the Village of Oak Brook, DuPage and Cook Counties, Illinois; (15W321 Roosevelt Road, Elmhurst, IL 60126 & 1S105 York Road, Elmhurst, IL 60126)

2. Ordinance G-1276, An Ordinance Amending the Village of Oak Brook Code of Ordinances, As Amended, Title 4, Chapter 1, Section 8A to Increase the Number of Authorized Class B Liquor Licenses By One to Twenty for Life Time Fitness
Life Time Oak Brook
2000 Oakbrook Ctr.
Oak Brook, IL 60523

3. Discussion only on Implementing a Municipal Grocery Retailers' Occupation Tax and a Municipal Grocery Service Occupation Tax in the Village of Oak Brook, Illinois

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 the Appointment, Employment, Compensation, or Performance of a Specific Employee or Employees of the Village, Pursuant to 2(C)(21), 2(C)(1) 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.

Public Right-of-Way

ADA TRANSITION PLAN

Village of Oak Brook

Village Board Presentation

August 12, 2025

Project Overview

Why Now?

The Americans with Disabilities Act requires governments to…

- Designate an ADA Coordinator
- Create a Transition Plan
- Establish a grievance procedure for documenting and addressing accessibility barriers
- Keep documents related to the self-evaluation for three years, including the consulted stakeholders and descriptions of areas examined, problems identified, and modifications made

Village of Oak Brook

SHARED-USE PATH & BIKE ROUTE Master Plan

- Integration with Shared-Use Path and & Bike Route Plan
- Supports Village's goal of enhancing non-motorized transport
- Increased mobility for all users

Project Overview

How will the ADA Transition Plan be used?

The Village hopes to utilize this plan to enhance the public right-of-way to be more ADA compliant, enabling greater mobility and safety for all users of Oak Brook's transportation facilities. This plan will help the Village:

- Prioritize projects
- Coordinate with other agencies and private developers
- Integrate projects into future Capital Improvement Program
- Monitor progress and revisit plan on regular basis

Project Overview

Timeline

Fall 2024

- Self-Evaluation Survey

Winter 2024/2025

- ADA Stakeholder Committee Meeting #1
- Public Survey
- Pop-Up Meetings

Spring/Summer 2025

- ADA Stakeholder Committee Meeting #2
- Draft ADA Transition Plan for Public Review
  30-day comment period

Project Overview

What are the steps of an ADA Transition Plan?

An ADA Transition Plan is an important process for any government to understand barriers of access in the public way and develop a plan to address these barriers with community input.

The Oak Brook ADA Transition Plan Formally

- ✓ Designates an ADA Coordinator
- ✓ Establishes a grievance procedure
- ✓ Establishes ADA internal standards
- ✓ Documents a self-evaluation to identify barriers to access
- ✓ Establishes a plan on how to address barriers to access
- ✓ Provides notice to the public about ADA

Project Prioritization

Self-Evaluation Results

Feature Facility Type	Number of Facilities Measured or Inventoried	Percent Meeting All Accessibility Criteria
Pedestrian Control Signal	91	20%
Crosswalk	163	67%
Shared-Use Path and Sidewalk	512	35%
Curb Ramp	352	16%
Bus Stop Pad	8	N/A
Street Furniture	5	N/A
Pedestrian Sign	71	N/A
Driveway	67	N/A

Accessibility Criteria

Maneuverability

Width to travel and change directions

Slopes

Free of barriers

Tactility

Appropriate height of any pedestrian button

Large enough

Present and well-kept

Visibility

Marked Crosswalks

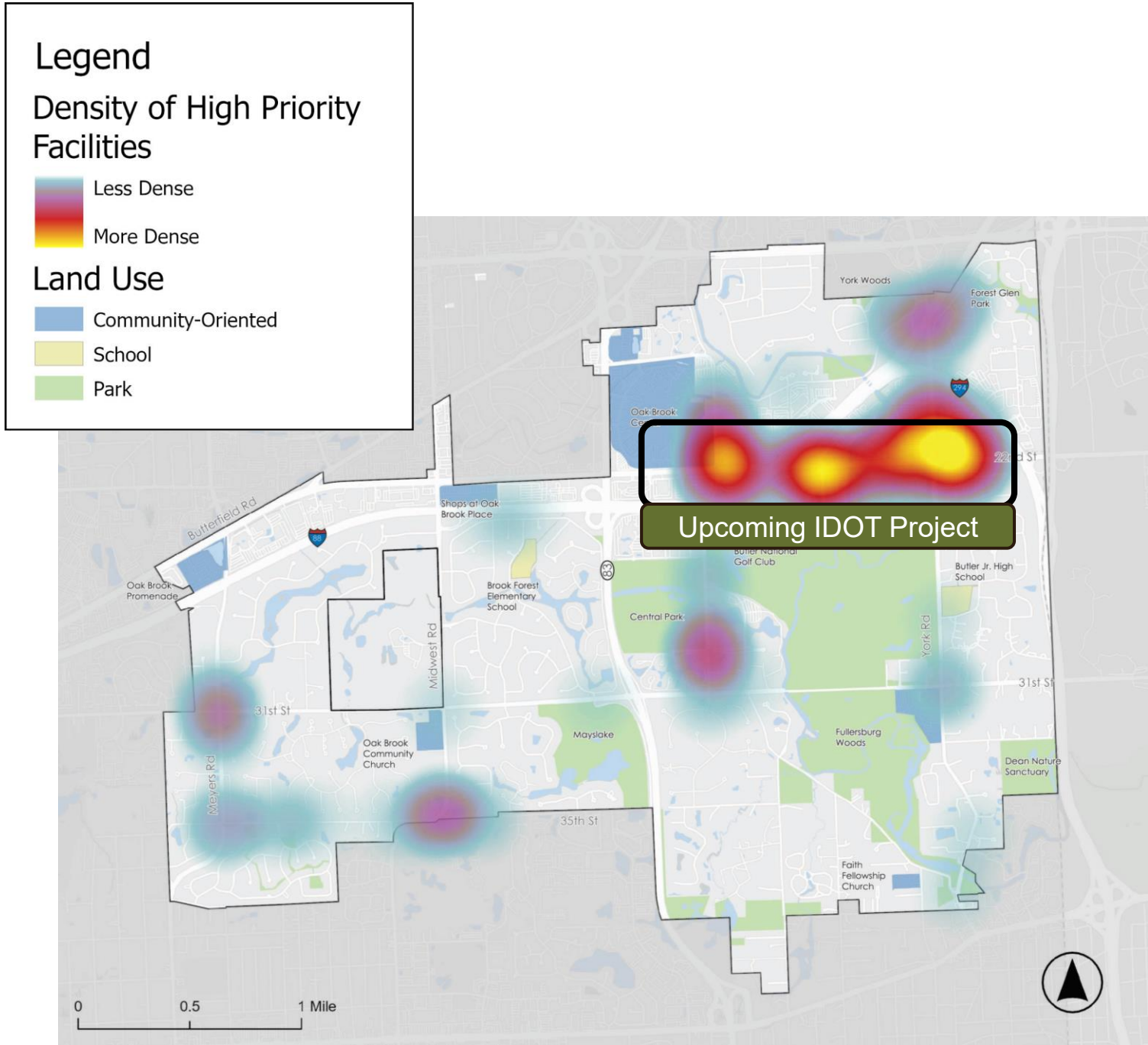
Yield signs, stop signs, traffic signal

Color contrast

Project Prioritization

Priority Areas

- 22nd Street at Spring Road, Jorie Boulevard, York Road, and Windsor Drive
- The Jorie Boulevard and Forest Gate Road intersection
- Meyers Road at 31st Street, and 35th Street
- The Spring Road and Commerce Drive intersection
- Midwest Road near Oak Brook's southern boundary



Project Prioritization

Improvement Schedule

10 Years	Within 10 years, 80% of all pedestrian facility features (in the public right-of-way) **within the priority areas** identified are to be ADA compliant.
20 Years	Within 20 years, 80% of all pedestrian facility features (in the public right-of-way) **within Oak Brook** are to be ADA compliant.

It is possible that these goals are revisited and adjusted to reflect any shifting requirements in ADA compliance, budget constraints, and construction feasibility.

Public Right-of-Way

ADA TRANSITION PLAN

Village of Oak Brook

Thank you!

Any Questions?

ITEM 3.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
August 12, 2025

SUBJECT: Presentation Pad A - Oak Brook Commons - Wells Fargo

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move that the Village Board authorize approval of the Wells Fargo architectural plans in accordance with the planned development regulations approved by Ordinance S-1568 for Oak Brook Commons.

Background/History:
Ordinance S-1568 approved the Oak Brook Commons development which included site, landscaping, and building plans for the proposed planned development project. In the case of the retail and restaurant buildings, no specific users were under contract for the five (5) outlots back in May 2019 when the development received approval, so architectural review language was incorporated into the ordinance to address future building design. This language focused on four (4) sided design, façade articulation, and architectural quality to ensure that individual buildings within the development were of high quality and provided visual interest. To ensure a certain level of overall architectural consistency within the project, the Corporate Authorities were designated as the authority to provide an architectural review of the building elevations.

Section C(2) of the planned development ordinance designates the Corporate Authorities to review an Applicant's final building plans to determine compliance with the planned development. If the Corporate Authorities considers the proposed restaurant/retail building compliant, the applicant may proceed with a building permit submittal. If the Corporate Authorities do not consider the proposed restaurant/retail building to be compliant, the Applicant will be directed to submit an application for a non-minor change to the planned development which is processed for a review and recommendation through the P&Z Commission.

Staff Comments:
Wells Fargo has submitted materials which detail the proposed building design. A brief narrative, an architectural site plan, exterior building elevations, and floor plans have been included for the Board's

review and reference purposes.

A summary of the different architectural design elements of the proposal are as follows:

- **4-sided architecture**. Architectural character is provided on all 4-sides of the restaurant project. The building's primary material is light colored brick tile, stone veneer, composite siding, and window. The diverse material palette, glass windows, doors, awnings, and signage features provide a variety of architectural relief and interest that adds dimension to the building facades.
- **Entrances/focus**. The east entrance is an identifiable focal point from the parking lot with signage over the doorway.
- **Building Colors.** The color scheme of the building is comprised of natural colors with beige stone, red-brown brick, and teak brown facades. The color scheme will also be enhanced with future landscaping improvements on all 2-sides of the building consisting of trees and shrubs as shown in the renderings.
- **Building materials.** Building materials include composite wood siding, brick tile, stone cladding, and metal awning which relates to adjacent buildings in Oak Brook Commons. The proposed building elevations are consistent with the provisions of Section C(1) of the planned development ordinance with a focus being masonry materials or materials of comparable quality and durability, 2) no split face concrete block, and 3) no more than 25% of any individual building façade being comprised of EIFS or similar stucco material.
- **Service and Utility Areas** - Roof top mechanical units will be screened by the building structure, a parapet, or other approved screening system. The trash/loading area is proposed to be in the building and not visible to the public. A landscaping plan has been provided, and the applicant is aware of the requirement to screen all exterior mechanical equipment.
- **Wall Signs**. Two (2) wall signs are proposed on the east and west building facades and these signs appear to comply with the sign code. The signs are modest and do not overwhelm any individual building facades and are strategically positioned to be visible from the parking lot and Spring Road. The signs are not located in the uppermost corner as required for wall signs. However, the placement is centered on the upper half of the building. Further details related to these signs will be reviewed as part of a comprehensive sign permit process.
- **Other.** The rendering plans have been provided for reference purposes and to give the Board a better understanding of the overall design and concept layout. Staff notes there are minor inconsistencies in the landscaping and engineering plans which will need to be resolved as part of the building permit.

All of the building design criteria are intended to raise the quality of construction, diversify the color/material palette, and promote high quality architectural design for the bank. The Wells Fargo proposal is consistent with the design prototype that was included as an exhibit to the planned development ordinance labeled Ordinance S-1568 Design Prototype.

If the Corporate Authorities concur with the Applicant's final building plans and determines that these plans are in compliance with the intent and purpose of the planned development ordinance, staff requests that the Corporate Authorities approve the architectural plans submitted by Core States for the bank at 2125 Spring Road project and authorize the applicant to proceed with a building permit submittal once final construction drawings are completed.

Recommendation:
Staff recommends that the Village Board approve the architectural plans submitted by Wells Fargo for the bank at 2125 Spring Road in accordance with the planned development ordinance approved by Ordinance S-1568 for Oak Brook Commons.

Attachments:
1. Exhibits

Project: Wells Fargo
Address: 2125 Spring Road., Oak Brook, IL (Oak Brook Commons - Pad A)
PIN #: 06-23-406-019-000
Zoning: ORA-2 Office Research Assembly District
Building Area: 4,562 Square Feet
Area of Disturbance: 0.31 Acres
Use: Retail Bank

Project Narrative:
The project site is a vacant parcel located at Pad A within Oak Brook Commons. Wells Fargo intends to construct a retail bank with no drive-through or outdoor ATMs. The project scope will include Civil, Landscape & Irrigation, Architectural, Structural, Mechanical, Plumbing, Electrical, Fire Protection and, Fire Alarm design. The 4,562 square foot, single-story building provides a 4-sided design with facade articulation consistent with other buildings within the Planned Development. Building materials include manufactured stacked stone, brick tile, glazing, and Techwood accent panels. Rooftop mechanical units will be fully screened by parapets.

The new Business Use designation will have less parking requirements than the previous Restaurant's Assembly Use; therefore, parking demand will be less for the new project.

The existing parking spaces will be reconfigured to add nine (9) additional parking spaces with an accessible sidewalk around the building entrance. The existing parking lot and lighting will remain untouched.

A trash enclosure has not been provided because the bank does not generate enough trash to require an entire dumpster. Instead, Wells Fargo utilizes a trash collection service to collect refuse inside the branch.

PROPOSED WELLS FARGO PAD

EXISTING PARKING COUNT
FOR AREA: 268

NEW PARKING COUNT
FOR AREA: 276

Development Map provided by Hines

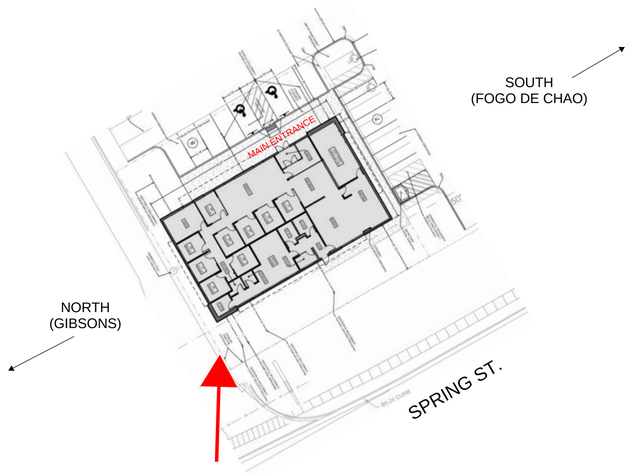
WELLS FARGO

OAK BROOK

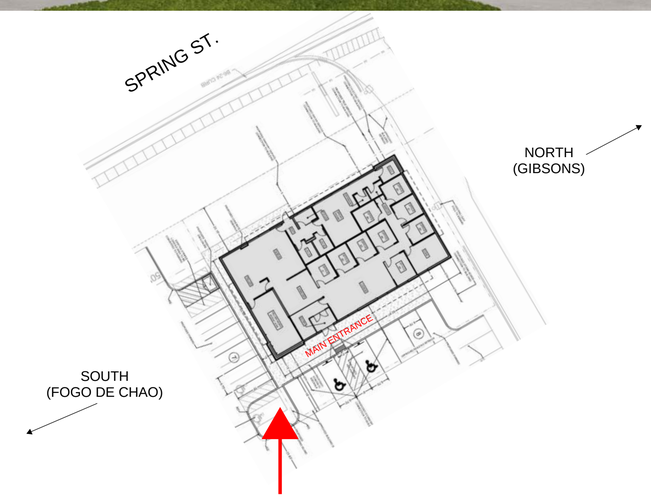
2125 SPRING ROAD
OAK BROOK, IL

CORE STATES GROUP

NORTHWEST VIEW



SOUTHEAST VIEW

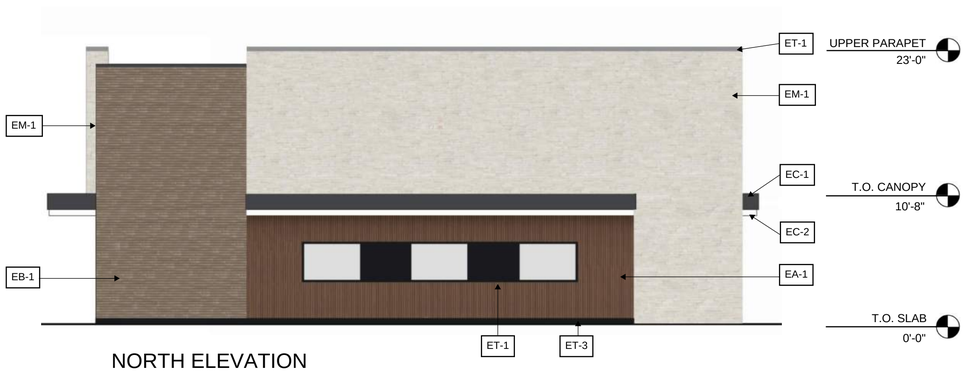


WELLS FARGO

OAK BROOK

2125 SPRING ROAD
OAK BROOK, IL

CORE STATES GROUP



NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION

OAK BROOK

2125 SPRING ROAD
OAK BROOK, IL

EB-1
MANUFACTURED BRICK TILE
ARRISCRAFT ELEVATION SERIES BRICK
PATTERN: RANDOM LENGTHS / EUROPEAN BOND
COLOR: BURNT UMBRA

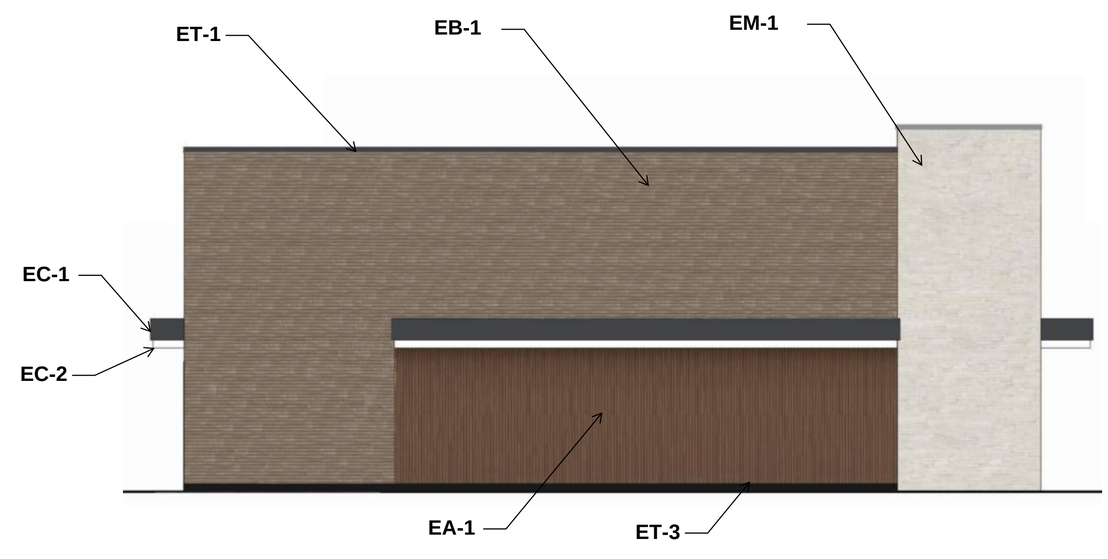
EC-1
ACM CANOPY PANELS
COLOR: MRO ANTHRACITE GREY STOCK

EC-2
ACM CANOPY PANELS
COLOR: SAW WHITE LOTE

EM-1
MANUFACTURED STONE
ARRISCRAFT THIN BED STONE
PATTERN: RANDOM ASHLAR (30/55/15) BOND
COLOR: ICE

EA-1
ACCENT CLADDING
NEWTECHWOOD
PROFILE: EUROPEAN SIDING - BELGIUM
COLOR: PERUVIAN TEAK

ET-1 & ET-3
METAL COPING & TRIM
PAC-CLAD PETERSON
COLOR: MATTE BLACK



WELLS FARGO

OAK BROOK

2125 SPRING ROAD
OAK BROOK, IL

CORE STATES GROUP

5/20/2025 5:22:39 PM

TAG	PRODUCT TYPE	APPLICATION STANDARDS	APPLICATION GUILDINES	PRIMARY SPECIFICATION	CONTACT INFORMATION
MASSING					
EM-1	MANUFACTURED STONE	PREFERRED	FOLLOW SUPPLIER SPECIFICATIONS & APPLICATION GUIDES	ARRISCRAFT FORT VALLEY, GEORGIA SPEC.: ARRISTACK THIN BED BUILDING STONE W/ RETURN CORNERS COLOR: ICE PATTERN: RANDOM ASHLAR (30/55/15) BOND ADHESIVE: LATICRETE MVIS™ HI-BOND VENEER MORTAR POINTING MORTAR: NONE	ARRISCRAFT MICHAEL BEAL 1-720-560-1481 MICHAEL.BEAL@ARRISCRAFT.COM NOTE: G.C/MASON TO BUILD A 4'X4' MOCK UP OF STONE PANEL ON SITE TO REVIEW WITH LOCAL ARRISCRAFT REP. AND ARCHITECT'S APPOVAL BEFORE INSTALLATION OF STONE / MASONRY ON BUILDING.
BUILDING BODY					
EB-1	MANUFACTURED BRICK TILE	PREFERRED	FOLLOW SUPPLIER SPECIFICATIONS & APPLICATION GUIDES	ARRISCRAFT FORT VALLEY, GEORGIA SPEC.: ELEVATION SERIES BRICK W/ RETURN CORNERS COLOR: BURNT UMBRA PATTERN: RANDOM LENGTHS (~70% FULL LENGTH) EUROPEAN BOND ADHESIVE: LATICRETE MVIS™ HI-BOND VENEER MORTAR POINTING MORTAR: 3/8" WEATHERED JOINT MORTAR: GLEN-GERY COLOR MORTAR BLEND G-402 OR SIMILAR APPROVED MORTAR TYPE: N	ARRISCRAFT MICHAEL BEAL 1-720-560-1481 MICHAEL.BEAL@ARRISCRAFT.COM NOTE: G.C/MASON TO BUILD A 4'X4' MOCK UP OF STONE PANEL ON SITE TO REVIEW WITH LOCAL ARRISCRAFT REP. AND ARCHITECT'S APPOVAL BEFORE INSTALLATION OF STONE / MASONRY ON BUILDING.
ACCENT FINISH					
EA-1	ACCENT CLADDING	PREFERRED	PREFERRED FINISH. "WARM" TEXTURE FINISH APPLIED NEW ENTRANCES/WINDOWS	NEWTECHWOOD PROFILE: EUROPEAN SIDING - BELGIUM BOARD MODEL: UH58 COLOR: PERUVIAN TEAK PATTERN: STRAIGHT GRAIN	NEWTECHWOOD AMERICA RICHARD LAM 281-788-0260 (CST) RICHARD@NEWTECHWOOD.COM
CANOPY					
EC-1	ACM	PREFERRED	PREFERRED FINISH FOR FASCIA OF BUILDING CANOPIES AND DRIVE-THRU CANOPY FASCIA	ALPOLIC COLOR: MRO ANTHRACITE GREY STOCK	MITSUBISHI CHEMICAL - ALPOLIC DIVISION OCTAVIO DIAZ 281-541-4268 (EST) OCTAVIO.DIAZ@M-CHEM.COM
EC-2	ACM	PREFERRED	PREFERRED FINISH FOR UNDERSIDE OF BUILDING CANOPIES AND LIMITED USE APPLICATIONS FOR DRIVE THROUGH CANOPY FASCIA FOR TYPE 2-4 SITES EMPLOYING WHITE ACM MASSING (TAG EM-2)	ALPOLIC COLOR: SAW WHITE LOTE# 011821	
TRIM					
ET-1	BREAK METAL	PREFERRED	PREFRRED FINISH - PARAPET COPING TO BASE BUILDING MATERIAL FINISH	SUPPLIER: PAC-CLAD PETERSEN OR SIMILAR APPROVED COLOR: MATTE BLACK	
ET-2	SMOOTH FLUSH WALL PANEL (WITH CLIP OPTION)	PREFERRED	PREFERRED FINISH - ACCENT METAL TRIM, D.U. ND & TELLER WINDOW PANELS. HOLLOW METAL EXTERIOR DOORS & FRAMES (MATCH PAC-CLAD COLOR MIDNIGHT BRONZE ON EXTERIOR SIDE AND WF-1 ON INTERIOR SIDE)	SUPPLIER: PAC-CLAD PETERSEN OR SIMILAR APPROVED COLOR: MIDNIGHT BRONZE MATTE FINISH COLOR MATCH TO BE SENT FOR APPROVAL TO WELLS FARGO	
ET-3	BREAK METAL / PAINT	PREFERRED	PREFERRED FINISH - UNDER STOREFRONT GLAZING & ACCENT	SUPPLIER: PAC-CLAD PETERSEN OR SIMILAR APPROVED COLOR: MATTE BLACK MATTE FINISH COLOR MATCH TO BE SENT FOR APPROVAL TO WELLS FARGO	
STOREFRONT & GLAZING					
ES-1	STRUCTURAL SILICONE GLAZED CURTAINWALL SYSTEM	PREFERRED	PREFERRED - FLUSH GLAZED SYSTEM WITH STRUCTURAL SILICONE	KAWNEER PRODUCT: 1600 WALL SYSTEM 2 CURTAIN WALL EXTERIOR FRAME COLOR: BLACK INTERIOR FRAME COLOR: BLACK	KAWNEER KYLE JONES 214-475-3417
ES-2	STRUCTURAL SILICONE GLAZED CURTAINWALL SYSTEM	ALTERNATE (COST / LEAD TIME)	ALTERNATE - FLUSH GLAZED SYSTEM WITH STRUCTURAL SILICONE	OLD CASTLE PRODUCT: FINWALL EXTERIOR FRAME COLOR: BLACK INTERIOR FRAME COLOR: BLACK	PENDING
ES-3	NOT USED				
ES-4	STOREFRONT SYSTEM W/ STRUCTURAL SILICONE GLAZED	ALTERNATE (COST / LEAD TIME)	LIMITED USE- TYPICAL STOREFRONT WALL SYSTEM	KAWNEER TRIFAB 601/601T/601UT FRAMING SYSTEM SSG STICK FRAMING DETAILS (SSG STICK WITH SSG RECEPTORS) BUTT GLAZED WITH STRUCTURAL SEALANT COLOR: BLACK	KAWNEER KYLE JONES 214-475-3417
ES-5	CURTAINWALL SYSTEM	LIMITED USE	LIMITED USE- HIGH WIND LOAD SITES PROVIDE STEEL REINFORCING AS NEEDED	KAWNEER PRODUCT: 1600 CURTAIN WALL SYSTEM EXTERIOR FRAME COLOR: BLACK INTERIOR FRAME COLOR: BLACK	KAWNEER KYLE JONES 214-475-3417
ES-6	GLASS TYPE	PREFERRED	PREFERRED - LOW-E, INSULATED GLASS, FULLY TEMPERED REFER TO IECC AND LOCAL CODE REQUIRMENTS FOR EXTERIOR GLASS	VITRO ARCHITECTURAL GLASS PRODUCT: 1" SOLARBAN 60 (2) SOLARGRAY + CLEAR VLT.:35% (EXT:6% & INT:10%) NFRC U-VALUE: 0.29 SHGC: 0.25	PENDING
MISCELLANEOUS					
EX-1	BOLLARD	PREFERRED	EXTERIOR BOLLARD AT: ATM (REFER TO CUT SHEET), AHU/N.D. DEAL DRAWER & STRUCTURE TOO CLOSE TO VEHICULAR TRAFFIC	1-800-BOLLARDS / SETON-POST GUARD 4.5" DIAMETER X 52" HEIGHT BOLLARD SLEEVE/COVER MADE OF HDPE COLOR: YELLOW WITH WHITE REFLECTIVE STRIPES.	PENDING
EX-2	BIKE RACK	PREFERRED	REQUIRED BY LOCAL CODE / ALLOWED BY DEVELOPMENT/ AVAILABLE AREA TO INSTALL ON SITE. INSTALLED: SURFACE FLANGE ANCHORED TO SIDEWALK/CONCRETE	DERO BIKE RACK COMPANY MODEL: SWERVE RACK (3 OR PER DRAWING) FRAME: GALVANIZED STEEL STYLE: DOUBLE SIDE PARKING COLOR: LIGHT GRAY NO. RAL 7042	PENDING

TAG	PRODUCT TYPE	APPLICATION STANDARDS	APPLICATION GUILDINES	PRIMARY SPECIFICATION	CONTACT INFORMATION
EXTERIOR PAINT					
P-1	EXTERIOR PAINT (DARK)	PREFERRED	MAY BE APPLIED AS TRIM COLOR OR ACCENT DETAIL	SHERWIN WILLIAMS COLOR: DOVETAIL / SW 7018 FINISH: SATIN	SHERWIN WILLIAMS CUSTOMER SERVICE 1-800-474-3794
P-2	EXTERIOR PAINT (MIDTONE)	PREFERRED	MAY BE APPLIED AS AN OVERALL BASE BUILDING COLOR - BEHIND RED STAGING PANEL SIGNAGE, WHITE, OR RED LETTERS	SHERWIN WILLIAMS COLOR: DORIAN GRAY / SW 7017 FINISH: SATIN	
P-3	EXTERIOR PAINT (LIGHT)	PREFERRED	MAY BE APPLIED AS THE BUILDING TRIM COLOR, ON COLUMNS, UNDERNEATH SIDE OF EXTERIOR SOFFITS, OVERALL BASE BUILDING COLOR, OR BEHIND RED STAGING PANEL SIGNAGE, WHITE, OR RED LETTERS	SHERWIN WILLIAMS COLOR: ORIGINIAL WHITE / SW 7077 FINISH: SATIN	
P-4	EXTERIOR PAINT (VERY DARK)	PREFERRED	MAY BE APPLIED AS THE TRIM COLOR AND ON THE UNDERNEATH SIDE OF EXTERIOR SOFFITS	SHERWIN WILLIAMS COLOR: GAUNTLET GRAY / SW 7019 FINISH: SATIN	

WELLS FARGO

OAK BROOK

2125 SPRING RD.
OAK BROOK, IL 60523

PROTOTYPE VERSION 2023 - Q4 - 00

CORE STATES GROUP

135 Water Street
Suite 201
Naperville, IL 60540
312.718.5415
www.core-states.com

CORESTATES, INC.
ILLINOIS
C.O.A.
NO. 184005748-0007

NOT FOR CONSTRUCTION

JAMES T. LALLI
ILLINOIS
LICENSE NO. 001-022968

REVISIONS

REV	REASON FOR ISSUE	DATE
	PERMIT SET	XX/XX/20XX
	BID SET	XX/XX/20XX

SET ISSUED: PROJECT STATUS

DATE ISSUED: XX/XX/20XX

REVIEWED BY: C.PAFFORD

DRAWN BY: D.WHITEHOUSE

WF BE NUMBER #XXXXXX

WF PROJECT #XXXXXX

SHEET TITLE

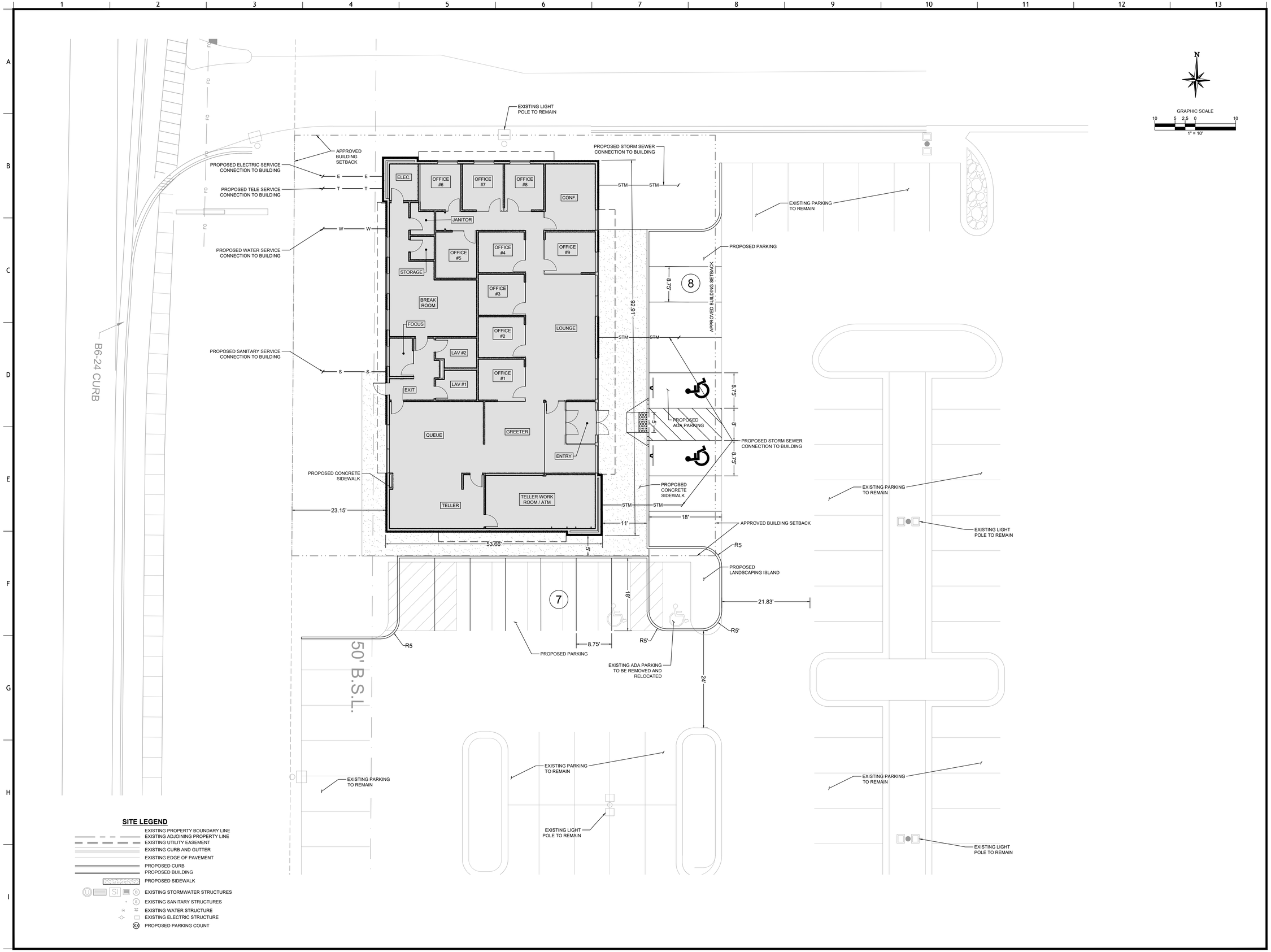
EXTERIOR FINISH SCHEDULE

SHEET NUMBER

G0.15

ARCHITECT PROJECT NUMBER
WFB.39534

Autodesk Docs://Oak Brook, IL (2125 Spring Rd.)/WFB.39534_Oak Brook, IL (2125 Spring Rd.).rvt



N

GRAPHIC SCALE
10 5 2.5 0 10
1" = 10'

CORE STATES GROUP

1315 Walnut Street
Suite 600
Philadelphia, PA 19107
215.609.4609

www.core-states.com

CORESTATES, INC.

NOT FOR CONSTRUCTION

811 Know what's below. Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

Project:
OAK BROOK
2125 SPRING ROAD,
OAK BROOK, IL 60523

Client:
WELLS FARGO BANK
P.O. BOX 49630
CHARLOTTE, NC 28277

Revision/Issue:

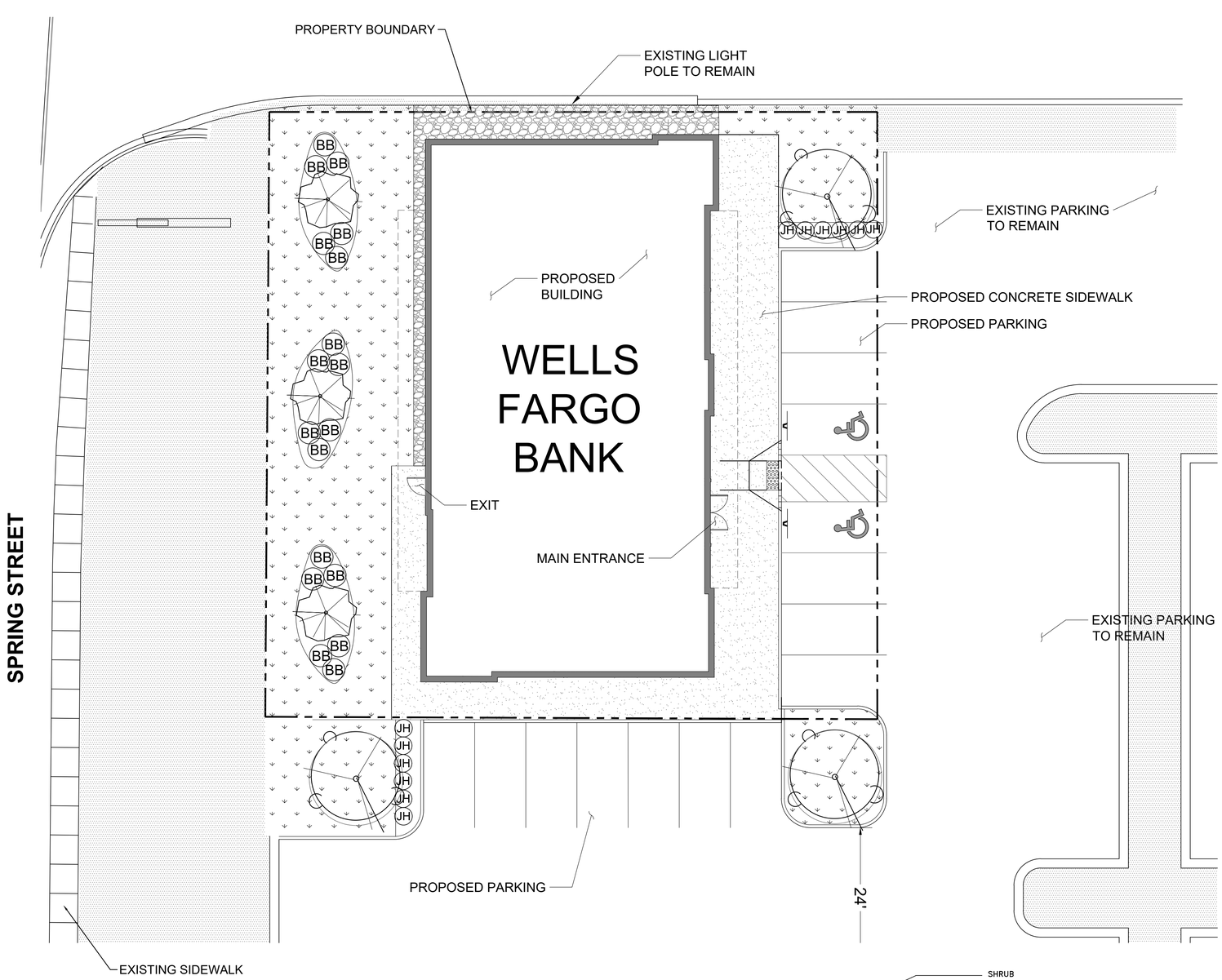
REV	DATE	COMMENT	BY
-	-	-	-

Drawn: V. MOOR
Reviewed: M.DIMONTE
Sheet Date: 7/10/2025
Proj. Number: WFB.39534

Sheet Title:
SITE PLAN

Sheet Number:
C-1.0

LANDSCAPE PLANTING PLAN



N

0 5' 10' 20'
SCALE: 1"=10'

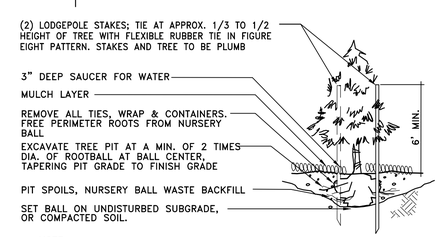
LEGEND

LANDSCAPING TO BE DETERMINED. SEE ANY ADDITIONAL LANDSCAPE PLANS PREPARED BY OTHERS

PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAMES	SIZE CONDITION	QTY	REMARKS
	TREES:			
	GLEDITSIA TRI. INERMIS 'MORRAINE' / THORNLESS HONEYLOCUST BROAD CANOPY SHADE TREE	2.5" CAL.	3	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN, BRANCHED AT 5'
	PICEA PUNGENS 'HOOPSI' / COLORADO BLUE SPRUCE	5' HT.	3	STAKE & GUY ONE GROWING SEASON; NURSERY GROWN
	SHRUBS:			
BB	EUONYMUS ALATA 'COMPACTA' / COMPACT BURNING BUSH	1 GALLON	8	FULL & BUSHY
JH	ILEX CRENATA 'CONVEXA' / JAPANESE HOLLY	36" HT.	12	FULL & BUSHY
	GROUND COVER:			
	TURFGRASS SOD, BERMUDA GRASS CYNODON DACTYLON 'tif419'			
	MULCH			
	2"-3" DEPTH 3/8-INCH WASHED DRAIN ROCK INSTALLED OVER WEED BARRIER FABRIC			

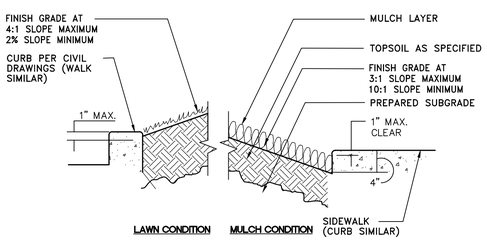
-WITHIN WORK LIMITS, WEED AND GRUB LANDSCAPE BEDS AND OLD LAWN,
-LANDSCAPE CONTRACTOR TO EVALUATE EXISTING LAWN TO DETERMINE WHETHER IT CAN BE RETAINED,
-INSTALL 4" DEPTH IMPORTED TOPSOIL IN ALL NEW LAWN AND LANDSCAPE BEDS,
-INSTALL 2"-3" MEDIUM BARK MULCH IN NEW LANDSCAPE BEDS ONCE PLANTS ARE INSTALLED,
-36" DIAMETER BARK MULCH RING AROUND DECIDUOUS TREES LOCATED IN LAWN,
-COORDINATE ALL WORK WITH GENERAL CONTRACTOR AS NECESSARY,



NOTE:
LIGHT FERTILIZER OVER PLANTING BED AFTER BACKFILL ONLY; NO FERTILIZER IN PLANTING PIT.
WORK PERIMETER ROOTS FREE OF NURSERY BALL.
BALL & PIT TO BE COURSELY SCARIFIED.

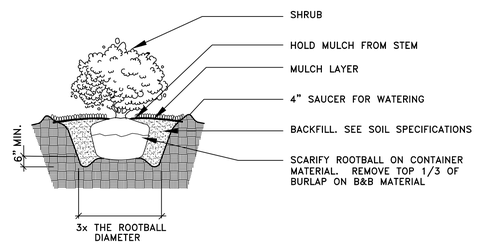
EVERGREEN TREE PLANTING/STAKING DETAIL

NOT TO SCALE



PLANTER SECTION DETAIL

NOT TO SCALE

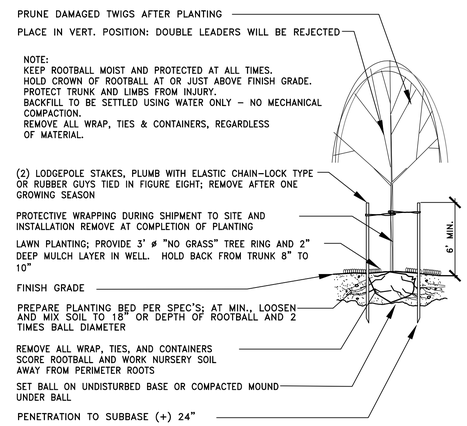


NOTE:
APPLY ADDITIONAL 4 OZ. 8-32-16 FERTILIZER INTO TOP 2" OF PLANTING MIX.

PLANT SHRUB HIGH ENOUGH TO ALLOW POSITIVE DRAINAGE AWAY FROM ROOTBALL. ROUGHEN ALL SURFACES OF PIT.

SHRUB AND ORNAMENTAL GRASS PLANTING DETAIL

NOT TO SCALE



NOTE:
KEEP ROOTBALL MOIST AND PROTECTED AT ALL TIMES.
HOLD CROWN OF ROOTBALL AT OR JUST ABOVE FINISH GRADE.
PROTECT TRUNK AND LIMBS FROM INJURY.
BACKFILL TO BE SETTLED USING WATER ONLY - NO MECHANICAL COMPACTION.
REMOVE ALL WRAP, TIES & CONTAINERS, REGARDLESS OF MATERIAL.

DECIDUOUS TREE PLANTING/STAKING DETAIL

NOT TO SCALE

CORE STATES GROUP

1315 Walnut Street
Suite 600
Philadelphia, PA 19107
215.609.4609

www.core-states.com

CORESTATES, INC.

811 Know what's below. Call before you dig.

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Project:
OAK BROOK
2125 SPRING ROAD
OAK BROOK, IL 60523

Client:
WELLS FARGO BANK
P.O. BOX 49630
CHARLOTTE, NC 28277

Revision/Issue:

REV	DATE	COMMENT	BY

Drawn: J. VARLEY
Reviewed: J. VARLEY
Sheet Date: 06/25/2025
Proj. Number: WFB.39534

Sheet Title:

LANDSCAPE PLANTING PLAN

Sheet Number:

LP-1

7/8/2025 10:39:42 AM

1 COORDINATION PLAN

3/16" = 1'-0"

PROJECT N

WELLS FARGO

OAK BROOK

2125 SPRING RD.
OAK BROOK, IL 60523

PROTOTYPE VERSION 2023 - Q4 - 00

CORE STATES GROUP

135 Water Street
Suite 201
Naperville, IL 60540
312.718.5415
www.core-states.com

CORESTATES, INC.
ILLINOIS
C.O.A.
NO. 184005748-0007

NOT FOR CONSTRUCTION

JAMES T. LALLI
ILLINOIS
LICENSE NO. 001-022968

REVISIONS

REV	REASON FOR ISSUE	DATE
	PERMIT SET	XX/XX/20XX
	BID SET	XX/XX/20XX

SET ISSUED: PROJECT STATUS

DATE ISSUED: XX/XX/20XX

REVIEWED BY: C.PAFFORD

DRAWN BY: D.WHITEHOUSE

WF BE NUMBER #XXXXXX

WF PROJECT #XXXXXX

SHEET TITLE

COORDINATION PLAN (FOR REFERENCE ONLY)

SHEET NUMBER

A1.06

ARCHITECT PROJECT NUMBER
WFB.39534

Autodesk Docs://Oak Brook, IL (2125 Spring Rd)/WFB.39534_Oak Brook, IL (2125 Spring Rd.).rvt

ITEM 5.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
August 12, 2025

SUBJECT: Regular Executive Meeting Minutes of June 10, 2025

FROM: Netasha Scarpiniti, Clerk

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to Approve the Executive Meeting Minutes of June 10, 2025

Background/History:
The Open Meetings Act requires that all public bodies shall keep written minutes of all their meetings, whether open or closed. The public body shall periodically, but no less than semi-annually, meet to review minutes of all closed sessions that had not been released to the public. At this time the Executive Minutes of June 10, 2025 are ready to be approved as written on August 12, 2025 but are not ready to be released to the Public.

To review this set of minutes please refer to the July 23, 2025 Closed Meeting Agenda Packet.

Recommendation:
Staff Recommends the Approval of the Executive Meeting Minutes of June 10, 2025.

Attachments:
None

Proclamation

Arts DuPage

A DuPage Foundation Initiative

WHEREAS, Arts DuPage has regularly issued official proclamations to all the cities and villages in DuPage County on an annual basis, designating October as Arts DuPage Month; and

WHEREAS, the arts embody much of the accumulated wisdom, intellect, and imagination of humankind; and

WHEREAS, the arts enrich us as individuals and play a unique role in the lives of our families and our communities; and

WHEREAS, the arts promote a better understanding of the diversified cultures within our communities and unify us regardless of age, race, and ethnicity; and

WHEREAS, the arts sector in DuPage County consists of 2,272 arts-related businesses and accounts for 4.2 percent of the total number of businesses in the region – a larger share of the economy than transportation, tourism, agriculture, and construction; and

WHEREAS, the arts provide full-time employment for over 15,000 workers in DuPage County; and

WHEREAS, the arts improve our economy, enrich our civic life, drive tourism and commerce, and exert a profound positive influence on the education of our children; and

WHEREAS, the arts helped lead us through the darkest times by lifting our spirits, unifying communities, and providing entertainment. They also play a vital role in enlivening our public spaces, driving the economy, and elevating the appeal of our County.

NOW, THEREFORE, BE IT RESOLVED, that I/we [name and title of elected official/body/or organization] do hereby proclaim October 2025 as Arts DuPage Month in [name of city/town/village, state] and call upon our community members to celebrate and promote the arts in DuPage County.

PROCLAIMED this _____ of _____, 2025

_____

Mayor/President

_____

City Clerk

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

AGENDA ITEM

Board of Trustees Regular Meeting
of
August 12, 2025

SUBJECT: Burton Design – Planned Development - 714 Enterprise Drive

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move that the Village Board refer the Burton Design request for a proposed event venue to the Planning & Zoning Commission for review and recommendation.

Background/History:
Burton Design, with the consent of the property owner, is proposing to operate an event venue at 714 Enterprise. The request is to utilize the renovated interior to accommodate events of 30-40 people in the evenings and weekends.

Staff Comments:

1. A Planned Development is required for this proposal. The intent and purpose of the planned development regulations is to provide an alternate zoning procedure under which land can be developed or redeveloped with innovation, imagination, and creative architectural design when sufficiently justified under the provisions of this chapter. The objective of the planned development is to encourage a higher level of design and amenity than is possible to achieve under standard zoning regulations.

2. The subject property is currently zoned ORA-1 Office, Research, and Assembly District. Banquet facilities or event venues are not listed as a Permitted or Special Use in the ORA-1 District. Banquet and event venues are listed as a Permitted Use within the B-2, Regional Shopping Center District.

3. The use is not specifically listed in any other district. However, historically banquet facilities have been permitted as an accessory use within the CR, Conservation Recreation District and the commercial districts, which permit hotels.

4. If a Planned Development were approved for this use, an Occupancy Permit will be required

prior to holding events.

5. The property is not located in either the regulatory floodway or regulatory floodplain and any development proposal shall comply with the Village's adopted stormwater ordinance requirements.

6. The applicant has been asked to consider signage, exterior façade improvements, trash location and collection, food delivery operations, and a market analysis as part of the Planned Development application.

7. A separate neighborhood meeting will not be required as part of the outreach for this project. The neighborhood meeting is an optional element of the Planned Development process (13-15-5.B.1d).

At the July 23, 2025 Village Board meeting, the applicant presented the project. Please see the project presentation slides provided by the applicant for additional information and background.

Recommendation:
Staff recommends that the Village Board refer Burton Design's request for a proposed event venue to the Planning & Zoning Commission for review and recommendation.

Attachments:
1. Exhibits

Diana Burton
Burton & Co. Design Studio
714 Enterprise Drive
Oak Brook, IL 60523
708.567.6817
diana@burtondesignstudio.com

07.31.2025

To Members of the Village of Oak Brook Board:

Tucked away from the bustle of Oak Brook Center, Burton & Company Design Studio occupies a 2,500-square-foot space at 714 Enterprise Drive. We are a boutique firm specializing in full-service interior design, with a particular focus on kitchens and baths. From its inception, the studio was thoughtfully designed not only as a workspace, but also as a venue for intimate private gatherings.

Unlike traditional kitchen and bath showrooms, our material samples are tucked away, allowing the space to feel warm and inviting — more like a beautifully appointed private home than a commercial showroom. The result is a unique environment well-suited for events such as small celebrations, cooking classes, book clubs, and holiday gatherings.

Hosting events at The Studio is a key part of our business plan. Not only would it help offset significant overhead expenses — critical for the sustainability of a small business — but it would also provide invaluable exposure, attracting potential design clients who experience the studio firsthand.

The Studio features an elegant entryway with a stylish bar and lounge seating, a chef's kitchen with luxury appliances and a generous dining table, a cozy banquette, and two inviting living areas. The space can comfortably accommodate 38 guests for a seated dinner using our existing furnishings. Larger dinner groups can be accommodated by setting up extra tables and chairs. For events with passed appetizers, the capacity increases to approximately 50–60 guests.

There is currently nothing quite like The Studio in Oak Brook. Existing event venues in the area are primarily large hotel banquet halls or restaurant private rooms — options that often lack the intimacy and flexibility our space offers. We believe The Studio fills a valuable niche, providing Oak Brook residents with a unique, upscale space for small, private events. We would also be honored to make the venue available for Village-sponsored gatherings or community initiatives.

In addition to serving local residents, The Studio has the potential to draw visitors from surrounding communities, helping to generate business for Oak Brook's hotels, shops, and restaurants. We plan to provide each event guest with a curated map of local accommodations and attractions, encouraging them to explore and enjoy the area.

Furthermore, our event strategy will promote and support other local businesses — including caterers, florists, musicians, photographers, and rental companies. We intend to recommend a network of trusted Oak Brook-area vendors to our clients, contributing to a collaborative and mutually supportive small business ecosystem.

Lastly, I'd like to emphasize the broader importance of supporting small businesses like ours. Independent businesses are vital to the economic and cultural health of a community. They create local jobs, reinvest in the community, and offer services tailored to the needs and values of residents. They also foster a sense of connection, providing spaces where people can come together, collaborate, and build meaningful relationships. Strengthening and sustaining small businesses ultimately contributes to the resilience, vibrancy, and long-term prosperity of the Village of Oak Brook.

Thank you for considering our request to approve Burton & Company Design Studio for use as a private event venue. We would be happy to provide additional details, answer any questions, or meet with Village representatives to discuss our vision further.

Kindly,

Burton & Co.
DESIGN STUDIO

Diana Burton

Founder/Principal Designer

708.567.6817

diana@burtondesignstudio.com

burtonandcodesignstudio.com

Certification
SURROUNDING PROPERTY OWNERS

I (we) certify that the names and addresses of all the surrounding property owners including certified mailing submitted with this application are located within a minimum distance of 500 feet in all directions from the perimeter of the subject property, excluding all streets and right-of-ways.

Said names and addresses are as they appear from the authentic tax records of the Township Assessor's Office of this County. The property owners as listed have been obtained from the Township Assessors office within 30 days of the filing of this application.

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

I (we) give permission to the Village to install public hearing sign(s) on the lot frontages of the subject property as described in the Village Code. In addition to the required application fees, applicant/owner agrees to reimburse the Village for all costs/fees, publication costs, recording fees, and any other associated costs or fees as contained in Section 13-15-C within 30 days of billing.

RELEASE: By submitting the application and related information, applicant is aware that all information submitted is subject to FOIA rules (Freedom of Information Act).

AA-G714 LLC

GEORGE EVANGELOPOULS
Printed Name of Owner (MEMBER)

DIANA BURTON
Printed Name of Applicant

Signature of Owner — Date: 7.29.25

Signature of Applicant — Date: 7.29.25

BILL TO INFORMATION:

BURTON & CO. DESIGN STUDIO
Print Name/Company

DIANA BURTON
Contact Person

708.567.6817
Contact Phone

714 ENTERPRISE DR STE 101 OAK BROOK IL 60523
Address To be Billed

diana@burton design studio.com
Email Address

NOTE: If the applicant/owner has not complied with these requirements and as a result the notification has not been sent to a neighboring property owner within the 500-foot requirement less than 10 days prior to the scheduled hearing, the hearing on this matter will be postponed to the next regular meeting, or until such time as all neighbors within the 500-foot requirement have been sent proper notification.

NAMES OF SURROUNDING PROPERTY OWNERS

Following are the names and addresses of all surrounding property owners from the property in question for a distance of **at least 500 feet in all directions.** The number of feet occupied by all public roads, streets, alleys, and public ways have been **excluded** in computing the 500-foot requirement. Said names are as recorded in the office of the County Recorder of Deeds (or the Registrar of Titles of the County) and as they appear from the authentic tax records of this County (Township Assessor's Office) within 30 days of the filing of this application. Also provide a mailing label for each Property Owner listed.

* PLEASE SEE ATTACHED PAGE *

NAME OF PROPERTY OWNER	MAILING ADDRESS OF PROPERTY OWNER	PROPERTY ADDRESS	PARCEL NUMBER

(Attach additional sheets if necessary)

BILLNAME	BILLSTNAME	BILLCITY	BILLSTATE	BILLZIP
K&G VENTURE PROP LLC	625 ENTERPRISE DR	OAK BROOK	IL	60523
721 ENTERPRISE LLC	715 ENTERPRISE DR	OAK BROOK	IL	60523
JAR MANAGEMENT LLC	708 ENTERPRISE DR	OAK BROOK	IL	60523
PHILLIPS FLOWERS & GIFTS	524 N CASS AVE	WESTMONT	IL	60559
AAG 714 LLC	714 ENTERPRISE DR NO 100	OAK BROOK	IL	60523
VILLAGE OF OAK BROOK	1200 OAK BROOK RD	OAK BROOK	IL	60523
WALKER PARTNERS LLC	815 COMMERCE DRUNIT 100	OAK BROOK	IL	60523
CBRE	700 COMMERCE DR UNIT 170	OAK BROOK	IL	60523
VILLAGE OF OAK BROOK	1200 OAK BROOK RD	OAK BROOK	IL	60523
LEH ENTERPRISES LLC	715 ENTERPRISE DR	OAK BROOK	IL	60523
CARVANA LLC	2424 RIDGE RD	ROCKWALL	TX	75087
WEESPERZIJDE LLC	709 ENTERPRISE DR	OAK BROOK	IL	60523
PEAK MIDWEST PROPERTIES	800 ENTERPRISE DR	OAK BROOK	IL	60523
FALCON INSURANCE CO	724 ENTERPRISE DR	OAK BROOK	IL	60523
CBRE - MGMT OFFICE	700 COMMERCE DR UNIT 170	OAK BROOK	IL	60523
FALCON INSURANCE CO	724 ENTERPRISE DR	OAK BROOK	IL	60523
OGDEN OB LLC	529 N GRANT ST	WESTMONT	IL	60559
ENTERPRISE OAK BROOK LLC	6677 NORTH LINCOLN AVE, STE 4	LINCOLNWOOD	IL	60712
FOREST PRESERVE DISTR	P O BOX 5000	WHEATON	IL	60189

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 24 305 002
2. Common Address: 714 ENTERPISE DR STE 101 OAK BROOK IL 60523
3. Type the Complete Legal Description below or attach a separate page with the legal

   Note: Legal Description is to be emailed in Word format to: cchiarelli@oak-brook.org

LEGAL DISCRIPTION FOR PROPERTY AT:

714 ENTERPRISE DRIVE OAK BROOK, IL 60523

The legal description is:
LOT 5 IN CENTRAL INDUSTRIAL PLAZA SUBDIVISION, BEING A SUBDIVISION, IN THE SOUTH EAST 1/ 4 OF SECTION 23 AND IN THE SOUTHWEST 1/ 4 OF SECTION 24, TOWNSHIP 39
NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF
RECORDED JUNE 1, 1965 AS DOCUMENT R65-18254, 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
First Name Only: _____

Date called: _____

I verify that the information provided above is accurate.

DIANA BURTON
Printed Name

Diana Burton
Signature

Date: 7-30-25 **Relationship to Applicant:** APPLICANT

WAIVERS and VARIATIONS
(Site Development Departures)

Zoning Ordinance Section	Brief description of each waiver or variation sought	Fee Each
		$ 500.00
	NO WAIVERS REQUESTED	

(To continue copy or retype form and Attach additional sheets if necessary)

13-15-5: PROCEDURES:

The following procedures are required to assure the orderly review of every planned development application in a timely and equitable manner:

A. Preliminary Board Review:

1. A prospective applicant, prior to meeting with village staff for a formal prefiling review, shall appear before the corporate authorities for a preliminary board review. At a minimum, the applicant shall provide the following materials to the corporate authorities for its preliminary review: a) a preliminary concept plan of the development, and b) a brief narrative describing the overall character, intensity, uses, and nature of the proposed planned development. Prior to submission to the corporate authorities, the Director of Development Services will review the materials to confirm that the materials provide sufficient information to adequately inform the corporate authorities of the nature and scope of the proposed planned development. If sufficient information is provided, the applicant shall coordinate with the village manager to be placed on a corporate authorities agenda and scheduled for the earliest appropriate corporate authorities meeting.

2. The purpose of the preliminary board review shall be to broadly acquaint the corporate authorities with the applicant's proposal and to provide the applicant with any preliminary views or concerns that members of the corporate authorities may have at a time in the process when positions are still flexible and adjustment is still possible and prior to the time when the applicant is required to expend the funds necessary to prepare the complete documentation required for a formal application.

3. At the meeting at which the preliminary board review is conducted, any member of the corporate authorities may make any comments, suggestions or recommendations regarding the preliminary development concept plan deemed necessary or appropriate by that member; provided, however, that no final or binding action shall be taken with respect to any preliminary application. Any views expressed in the course of the corporate authorities' review of any preliminary development concept plan shall be deemed to be only preliminary and advisory and only the individual views of the member expressing them. Nothing said or done in the course of such review shall be deemed to create, or to prejudice, any rights of the applicant or to obligate the corporate authorities, or any member of it, to approve or deny any formal application following full consideration as required by this chapter.

COMPLETED DATE: _____

B. Prefiling Review And Transmittal Of Application:

1. Conference:

a. Following the preliminary board review, a prospective applicant, prior to submitting a formal application for a planned development, shall meet for a prefiling review conference with the village manager, the Director of Development Services, and any other village official or employee designated by the village manager. The purpose of the conference is to assist the applicant in understanding the commercial areas revitalization master plan, the requirements of this chapter, the zoning regulations, the site development allowances, the standards by which the application will be evaluated, and the application requirements.

b. After reviewing the planned development process, the applicant may request a waiver of any application requirement which in the applicant's judgment should not apply to the proposed planned development. The justification for a waiver must be that the application requirement should not apply because it does not relate and is not necessary given the nature and scope of the proposed planned development. All requests for application waivers shall be made in writing to the community development director prior to the submission of the formal application documents.

c. All requests for waiver shall be reviewed by the Director of Development Services, who will make a final determination regarding the waiver within fifteen (15) working days of receipt of the request.

d. If deemed appropriate by the Director of Development Services, the applicant, prior to submitting a formal application for a planned development, will schedule a public meeting to discuss the proposed planned development and the nature and extent of impact, if any, on area residents. If a meeting is required, the applicant shall send a written notice of the meeting via certified mail to all taxpayers of record and residents for all property within five hundred feet (500') of the proposed planned development. The notice shall be mailed not more than thirty (30) nor less than fifteen (15) days prior to the date of the meeting. A copy of the notice and mailing list shall be provided to the Director of Development Services. A written summary of comments made at the meeting shall be maintained and submitted by the applicant with the application.

2. Filing Of Application: Following the completion of the prefiling review conference, the applicant shall file an application for a planned development in accordance with this chapter. The Director of Development Services shall deliver copies of the application to other appropriate village departments for review and comment.

3. Deficiencies: The Director of Development Services shall determine whether the application is complete. If the Director of Development Services determines that the application is not complete, then the Director of Development Services shall notify the applicant in writing of the deficiencies and shall take no further steps to process the application until the deficiencies are remedied.

4. Report On Compliance: A copy of the complete application and a written report incorporating the comments of village staff and other agencies regarding the compliance of the proposed planned development with the requirements and standards of this chapter shall be delivered to the planned development commission prior to the public hearing required by subsection C of this section.

5. Determination Not Binding: Neither the development services director's determination that an application is complete nor any comment made by the Director of Development Services or village staff at a prefiling review conference or as part of the review process shall be intended or construed as a formal or informal recommendation for or against the approval of a proposed planned development, or any component part thereof, nor shall they be intended or construed as a binding decision of the village, the planning & Zoning commission, or village staff.

6. The application will be referred to the P&Z Commission by the Village Board.

COMPLETED DATE:_____

C. Review And Action By The Planning & Zoning Commission:

1. Upon receiving the report from the Director of Development Services, and referral from the Village Board, the planning & Zoning commission shall hold a public hearing on the proposed planned development.

2. Notice of the required public hearing shall be published by the village, at the applicant's expense, not more than thirty (30) nor less than fifteen (15) days before the scheduled hearing in a newspaper of general circulation in the village and shall contain the following information:

a. The identification number designation of the application;

b. The date and time of the public hearing;

c. The location of the public hearing; and

d. The general location of the property, the legal description of the property and its street address, if applicable, and a short description of the proposed planned development and purpose of the public hearing.

3. Notice of the required public hearing shall also be provided by the village, at the applicant's expense, by posting a sign or signs on the property not more than thirty (30) days nor less than fifteen (15) days prior to the public hearing. The sign shall be weatherproof and contain the information as is required in subsection C2 of this section. Failure to post the sign(s) and/or the inadvertent removal or knocking down (by the village or others) of the sign after posting but before the public hearing shall not invalidate, impair, or otherwise affect any planned development subsequently granted following the public hearing, nor shall it require a postponement of the public hearing.

4. Notice of the required public hearing shall also be provided by the applicant by certified U.S. mail, return receipt requested, to the taxpayers of record and owners of record of the property which is the subject of the application (if different than the applicant), and the taxpayers of record and residents of all property within five hundred feet (500') of the subject property. The notice shall contain the information as is required in subsection C2 of this section and shall be mailed not more than thirty (30) nor less than fifteen (15) days prior to the date of the public hearing. The notice shall also include the name and address and phone number of the applicant for the planned development.

5. The transcript of testimony, if any, the commission's minutes, all applications, requests, exhibits, and papers filed in the proceeding before the commission, and the decision and report, or reports, of the commission shall constitute the record for that particular application.

6. The planning & Zoning commission shall review the application, the standards and requirements established by this chapter, the report of the community development director, and any oral and written comments and testimony received by the planning & Zoning commission before and at the public hearing. The planning & Zoning commission shall recommend approval, approval with conditions, or disapproval of the proposed planned development.

7. Every recommendation of the commission upon any application filed pursuant to this chapter shall be by a written resolution and shall include such findings of fact and conclusions as the commission shall deem necessary. The findings shall generally refer to the evidence in the record and to the exhibits, plans, or specifications upon which the recommendation is based. The findings shall generally specify the reason or reasons for the recommendation and shall contain a conclusion or statement separate from the findings setting forth the recommendation of the commission.

The findings shall expressly set forth any limitations or conditions recommended by the commission. In order to make a recommendation to approve (with or without conditions) or a recommendation to deny a proposed planned development or an amendment to an existing planned development, the affirmative vote of a majority of all members of the commission then holding office shall be required.

D. Review And Action By The Corporate Authorities:

1. Within sixty (60) days of receipt of the report and recommendation of the planning & Zoning commission, and without further public hearing, the corporate authorities shall, at a minimum, commence consideration of the proposed planned development. The corporate authorities will attempt to conclude its consideration and render a final decision as soon as possible within that sixty (60) day time period, but may extend its consideration as necessary to allow a full and complete review and consideration of the proposed planned development. Following its consideration, the corporate authorities shall: a) deny the application; b) refer the application back to the planned development commission for further review and, if necessary, additional public hearings; c) postpone further consideration pending the submittal of additional information, including any application requirement previously waived but deemed necessary by the village for its consideration; or d) adopt an ordinance approving the planned development.

2. Any action taken by the corporate authorities pursuant to subsection D1 of this section shall require the concurrence of a majority of the corporate authorities; provided, however, that any proposed planned development that does not receive a recommendation of approval (with or without conditions) from the planned development commission shall not be approved by the corporate authorities except by the affirmative vote of two-thirds ($^2/_3$) of the corporate authorities.

3. In approving a planned development, the corporate authorities may attach such conditions to the approval as it deems necessary to have the proposed use or combination of uses meet the standards set forth in this chapter and to prevent or minimize adverse effects on other property in the immediate vicinity. The conditions may include, but are not limited to: impact donations and other related fees or property or monetary contributions; limitations on size, bulk, location, and setbacks; requirements for landscaping, signage, and outdoor lighting; provisions for adequate ingress and egress; hours of operation; and such other conditions as the corporate authorities may deem necessary in furtherance of the objectives of this chapter.

E. Exemptions: At the election of the applicant, the planned development provisions of this chapter shall not apply to an existing development or a proposed development project that satisfies all of

the underlying zoning regulations applicable to the property. In such case, the proposed development will be subject to the processes of the village that are applicable to any new construction project. (Ord. G-890, 7-14-2009; Ord. G-904, 11-10-2009)

VILLAGE OF OAK BROOK

PLANNED DEVELOPMENT STANDARDS:
Section: 13-15-3

A. Planned Developments Are Not Permitted As Of Right: Planned developments shall be approved by the village only in direct response to the accrual of tangible public benefits from the planned development to the village and its residents, along with the neighborhood and area in which the planned development is proposed. These benefits shall include, without limitation, exceptional amenities, landscape features, architectural or site design, or the conservation of special manmade or natural features of the site, all as more specifically set forth in the standards set forth in subsection B of this section.

B. General Design Standards: No application for a planned development shall be approved by the corporate authorities unless the proposed planned development satisfies the standards set forth in this subsection B and subsection C of this section. All of these standards shall not be regarded as inflexible, but shall be used as a framework by the village to test the quality of the amenities, benefits to the community, and design and desirability of the proposal.

1. **Comprehensive Plan:** The planned development shall not be inconsistent with the planning policies, goals, objectives, and provisions of the village's comprehensive plan. A planned development must also not be inconsistent with the intent and spirit of the village of Oak Brook comprehensive plan.

RESPONSE: EXISTING BUILDING IS NOT INCONSISTENT WITH THE PLANNING POLICIES, GOALS, OBJECTIVES, OR PROVISIONS OF THE VILLAGE'S COMPREHENSIVE PLAN.

EXISTING BUILDING IS NOT INCONSISTENT WITH THE INTENT & SPIRIT OF THE VILLAGE OF OAK BROOK COMPREHENSIVE PLAN.

2. **Public Welfare:** The Planned Development shall be designed, located, and proposed to be operated and maintained so that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health, safety and welfare.

RESPONSE: EXISTING BUILDING DOES NOT IMPAIR AN ADEQUATE SUPPLY OF LIGHT & AIR TO ADJACENT PROPERTY & DOES NOT SUBSTANTIALLY INCREASE THE DANGER OF FIRE OR OTHERWISE ENDANGER PUBLIC HEALTH, SAFETY, & WELFARE.

3. **Impact on Other Property:** The Planned Development shall not be unnecessarily injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted pursuant to the applicable zoning district, shall not prevent the normal and orderly development and improvement of surrounding properties for permitted uses, shall not be inconsistent with the community character of the neighborhood, shall not alter the essential character of the neighborhood, and shall not substantially diminish or impair property values within the neighborhood, or be incompatible with other property in the immediate vicinity. The uses permitted in a Planned Development must be of a type and so located so as to exercise no undue detrimental influence upon surrounding properties. The Planned Development must also address compliance with the Village's noise, lighting, and other performance standards.

RESPONSE: _____

EXISTING BUILDING IS NOT unnecessarily injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted pursuant to the applicable zoning district, shall not prevent the normal and orderly development and improvement of surrounding properties for permitted uses, IS NOT inconsistent with the community character of the neighborhood, does not alter the essential character of the neighborhood, and does not substantially diminish or impair property values within the neighborhood, or be incompatible with other property in the immediate vicinity. The uses permitted in a Planned Development must be of a type and so located so as to exercise no undue detrimental influence upon surrounding properties. The existing building complies with the Village's noise, lighting, and other performance standards.

4. **Impact on Public Facilities and Resources:** The Planned Development shall be designed so that adequate utilities, road access, drainage, and other necessary facilities will be provided to serve the development. The Planned Development shall include such impact donations as may be reasonably determined by the Corporate Authorities. The required impact donations, including, without limitation, obligations under the Village's subdivision regulations, shall be calculated in reasonable proportion to the impact of the Planned Development on public facilities and infrastructure to the extent permitted by law.

RESPONSE: _____

THE EXISTING BUILDING WAS designed so that adequate utilities, road access, drainage, and other necessary facilities are provided to serve the development.

5. **Archaeological, Historical or Cultural Impact:** The Planned Development shall not substantially and adversely affect a known archaeological, historical, or cultural resource located on or off of the parcel proposed for development.

RESPONSE: _____

THE EXISTING BUILDING DOES NOT substantially and adversely affect a known archaeological, historical, or cultural resource located on or off of the parcel proposed for development.

6. **Parking and Traffic:** The Planned Development shall have or make adequate provision to provide ingress and egress to the proposed use in a manner that minimizes traffic congestion in the public streets, provides appropriate cross access to adjacent properties and parking areas, and provides adequate access for emergency vehicles.

RESPONSE: THE EXISTING BUILDING PROVIDES INGRESS & EGRESS THAT MINIMIZES TRAFFIC CONGESTION IN THE PUBLIC STREETS, PROVIDES APPROPRIATE CROSS ACCESS TO ADJACENT PROPERTIES & PARKING AREAS, & PROVIDES ADEQUATE ACCESS FOR EMERGENCY VEHICLES.

7. **Adequate Buffering:** The Planned Development shall have adequate landscaping, public open space, and other buffering features to protect uses within the development and surrounding properties.

RESPONSE: THE EXISTING BUILDING HAS ADEQUATE LANDSCAPING, PUBLIC OPEN SPACE, & OTHER BUFFERING FEATURES TO PROTECT USES WITHIN THE DEVELOPMENT & SURROUNDING PROPERTIES.

8. **Signage:** Signage on the site of the Planned Development shall generally be in conformity with the Village's Sign Regulations (Chapter 11 of the Zoning Regulations), except as may otherwise be specifically provided in the ordinance approving a Planned Development.

RESPONSE: ANY NEW SIGNAGE WILL BE IN CONFORMITY WITH THE VILLAGE'S SIGN REGULATIONS.

9. **Ownership/Control Area:** The site of the Planned Development must be under ownership and/or unified control of the applicant.

RESPONSE: THE EXSITING SPACE, 714 ENTERPRISE DRIVE, SUITE 101, IS UNDER UNIFIED CONTROL OF THE APPLICANT, DIANA BURTON OF BURTON & CO DESIGN STUDIO.

10. **Need:** A clear showing of need for the Planned Development must be made by means of an economic feasibility, land utilization and marketing study.

RESPONSE: HOSTING EVENTS AT THE STUDIO IS A KEY PART OF OUR BUSINESS PLAN. NOT ONLY WOULD IT HELP OFFSET SIGNIFICANT OVERHEAD EXPENSES, - CRITICAL FOR THE SUCCESS OF OUR BUSINESS - BUT IT WOULD ALSO PROVIDE INVALUABLE EXPOSURE, ATTRACTING POTENTIAL CLIENTS WHO EXPERIENCE THE STUDIO FIRSTHAND.

11. **Compliance with Subdivision Regulations and Plat Act**: All Planned Developments, whether or not they are by definition subject to the Village's subdivision regulations or the Illinois Plat Act, shall comply with all standards, regulations and procedures of the Village's subdivision regulations and the Plat Act except as is expressly provided otherwise in this Chapter, or as otherwise provided by the Corporate Authorities pursuant to the ordinance approving the Planned Development, or the applicable sections of the Village's subdivision regulations.

RESPONSE: EXISTING BUILDING COMPLIES WITH ALL STANDARDS, REGULATIONS, & PROCEDURES OF THE VILLAGES SUBDIVISION REGULATIONS & THE PLAT ACT.

12. **Covenants and Restrictions to be Enforceable by Village:** All covenants, deed restrictions, easements, and similar restrictions to be recorded in connection with the Planned Development shall provide that they may not be modified, removed, or released without the express consent of the Corporate Authorities and that they may be enforced by the Village as well as by future landowners within the proposed development.

RESPONSE: NO CHANGES TO EXISTING BUILDING EXTERIOR.

13. **Security and Site Control:** The Planned Development shall include the plans necessary to describe, establish, and maintain appropriate property and building security and site control measures for the Planned Development and the property on which the Planned Development is located. These plans shall also include measures to prevent adverse impacts on neighboring properties.

RESPONSE: NO CHANGES TO EXISTING BUILDING EXTERIOR

C. **Additional Standards:** In addition to the standards required in Subsection B of this Section, the following standards shall be considered in reviewing all proposed and amended Planned Developments, particularly with regard to elements of Planned Development proposals that do not satisfy the otherwise applicable provisions of the underlying zoning and subdivision regulations.

1. **Integrated Design:** A Planned Development shall be laid out and developed as a unit in accordance with an integrated overall design. This design shall provide for safe, efficient, convenient and harmonious grouping of structures, uses and facilities, and for appropriate relation of space inside and outside buildings to intended uses and structural features.

RESPONSE: NO CHANGES TO EXISTING BUILDING EXTERIOR

2. **Beneficial Common Open Space:** Any common open space in the Planned Development shall be integrated into the overall design. These open spaces shall have a direct functional or visual relationship to the main building(s) and shall not be of isolated or leftover character.

RESPONSE: NO CHANGES TO COMMON OPEN SPACES.

The following would not be considered usable common open space:

a. Areas reserved for the exclusive use or benefit of an individual tenant or owner.

b. Dedicated streets, alleys and other public rights-of-way.

c. Vehicular drives, parking, loading and storage areas.

d. Irregular or unusable narrow strips of land.

3. **Functional and Mechanical Features:** Exposed storage areas, trash and garbage retainers, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be accounted for in the design of the Planned Development and made as unobtrusive as possible. These features shall be subject to such setbacks, special planting or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

RESPONSE: NO CHANGES TO FUNCTIONAL & MECHANICAL FEATURES.

4. **Visual and Acoustical Privacy:** The Planned Development shall provide reasonable visual, and acoustical privacy. Fences, insulations, walks, barriers and landscaping shall be used as appropriate for the protection and aesthetic enhancement of property and the privacy of its occupants, screening of objectionable view or uses, and reduction of noises.

RESPONSE: NO CHANGES TO EXISTING FENCES, INSULATIONS, WALKS, BARRIERS, OR LANDSCAPING.

5. **Energy Efficient Design:** A Planned Development shall be designed with consideration given to various methods of site design and building location, architectural design of individual structures, and landscaping design capable of reducing energy consumption within the Planned Development. The applicant will be encouraged, to the extent feasible, to obtain Leadership in Energy and Environmental Design ("LEED") certification for the project. A Planned Development applicant may also undertake the following:

a. Having at least one member of the applicant's project team be a "LEED Accredited Professional" -- a person who has received the LEED Accredited Professional designation from the United States Green Building Council ("USGBC"), the Green Building Certification Institute, or another entity authorized by the USGBC to grant that designation.

RESPONSE: NO CHANGES TO EXISTING BUILDING EXTERIOR OR LANDSCAPING.

b. Having its application materials include a "LEED Checklist" developed by the U.S. Green Building Council indicating the credits pursued and total points anticipated for a project under the most appropriate LEED rating system, in consultation with the Director of Community Development.

RESPONSE: NO CHANGES TO EXISTING BUILDING EXTERIOR OR LANDSCAPING.

6. **Drives, Parking and Circulation:** Principal vehicular access shall be from dedicated public streets, and access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic. With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, adequate provision for service by emergency vehicles, and arrangement of parking areas that are safe and convenient, and insofar as feasible, do not detract from the design of proposed buildings and structures and the neighboring properties. To the extent practical, Planned Developments shall provide connections to and from existing bike and walking paths so as to ensure a continuous route without gaps or disconnections.

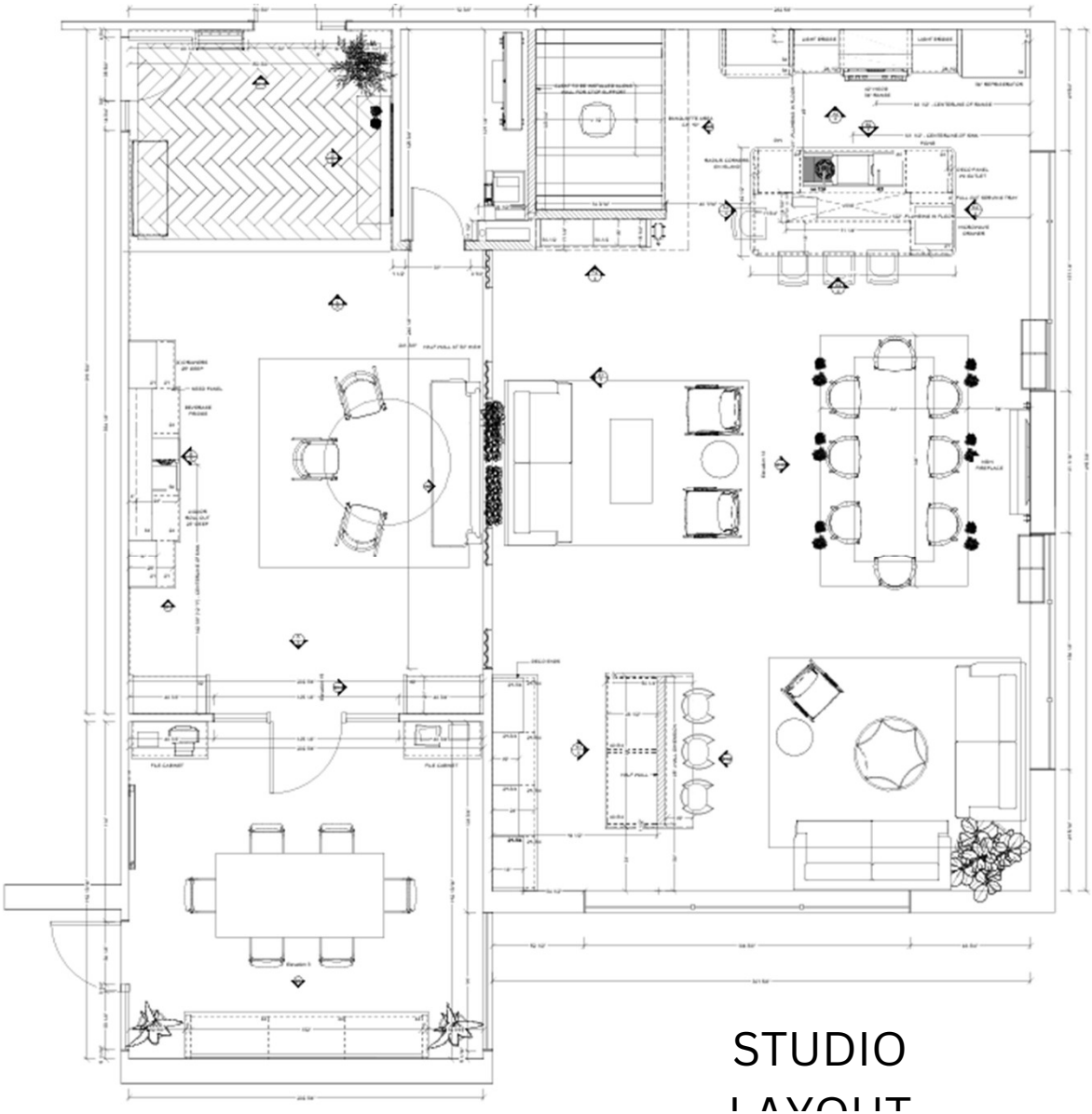
RESPONSE: NO CHANGES TO DRIVEWAYS OR PARKING AREAS.

7. **Surface Water Drainage:** Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic.

RESPONSE: NO CHANGES TO PAVED AREAS.

Burton & Co.

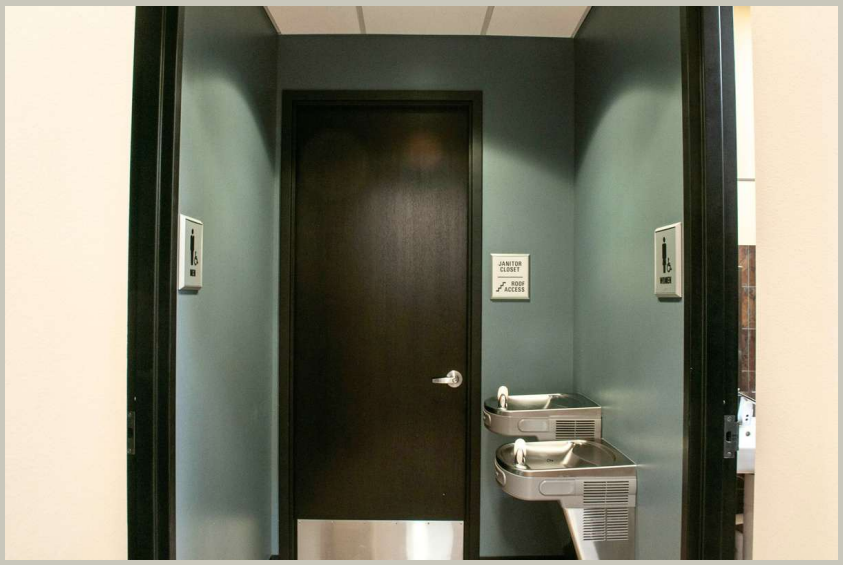
DESIGN STUDIO



STUDIO
LAYOUT

EXIT

EXIT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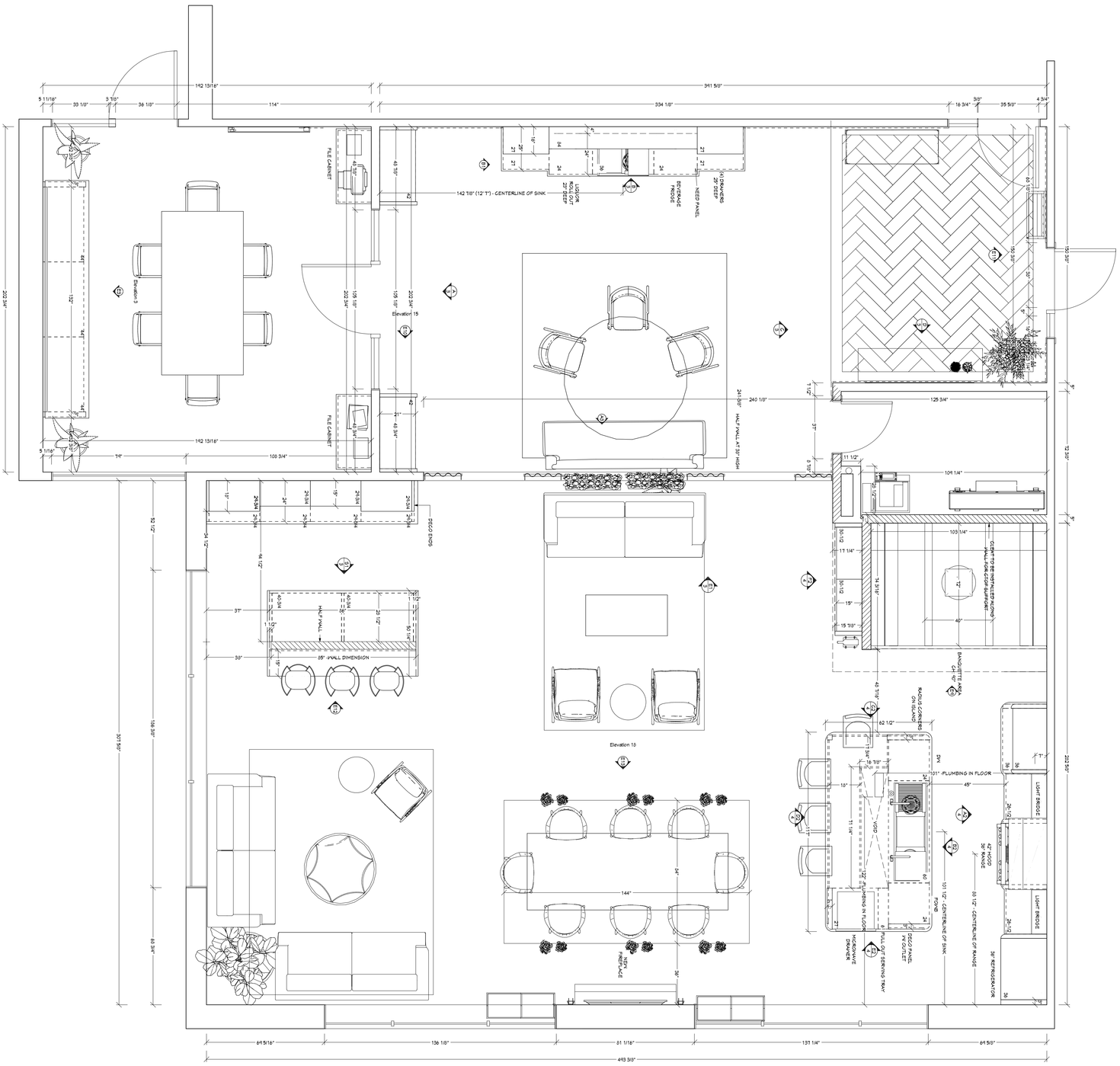

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REVISION TABLE

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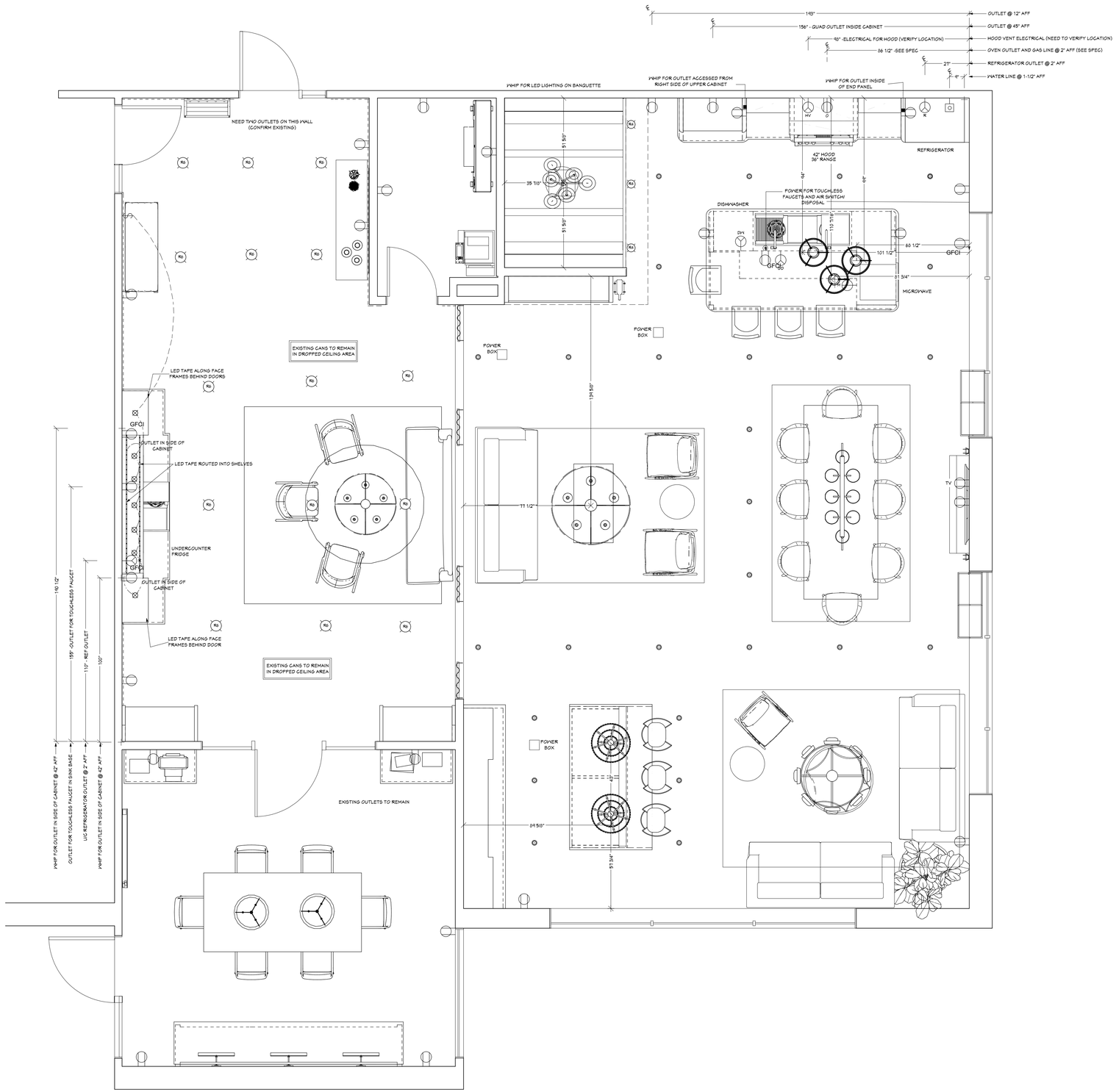

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3/17/2025

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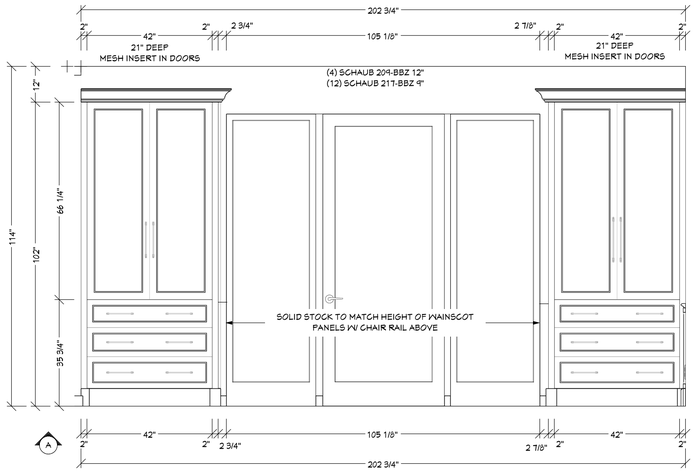

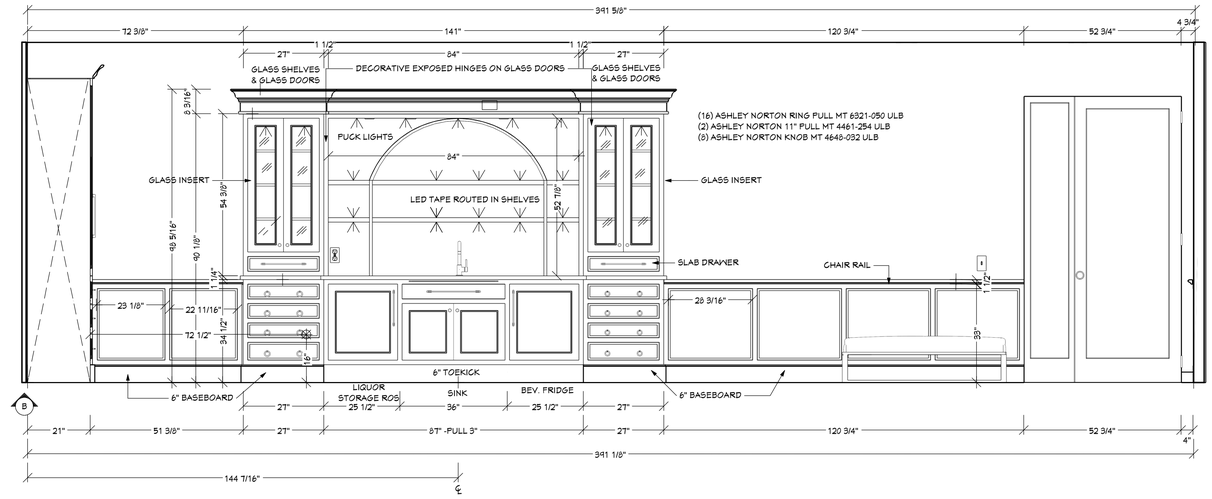

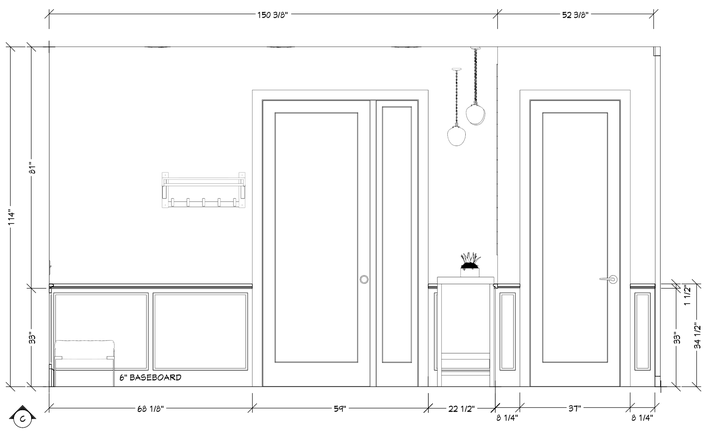

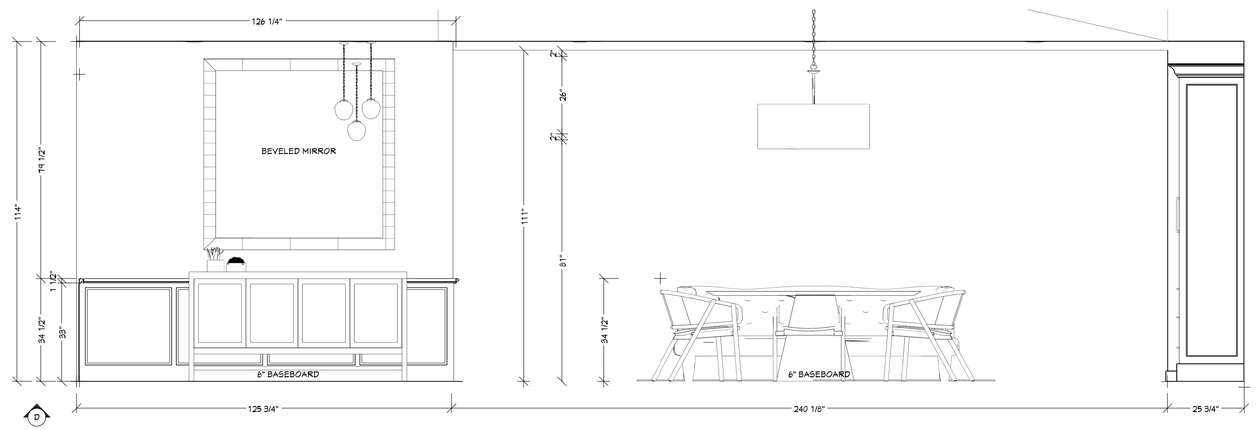

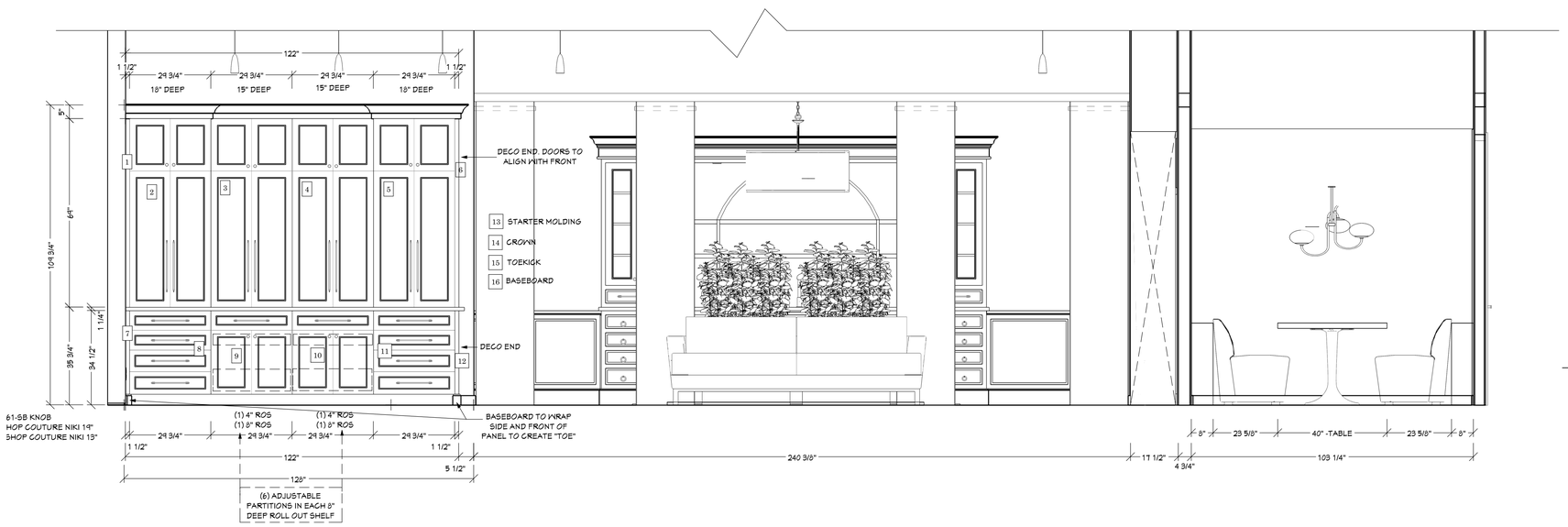

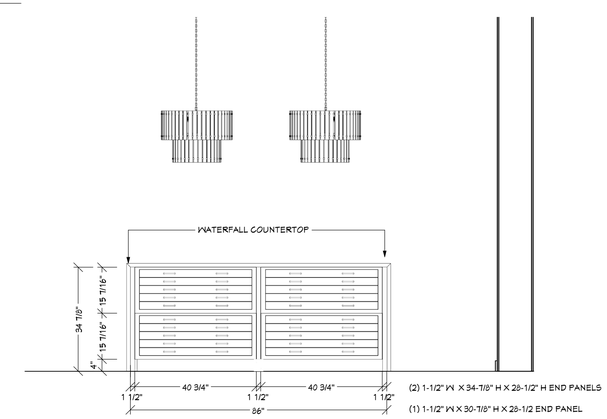

(2) 1-1/2" W X 34-7/8" H X 28-1/2" H END PANELS

(1) 1-1/2" W X 30-7/8" H X 28-1/2 END PANEL

(1) PLATFORM FOR FILE CABINETS TO SIT ON 86" X 25-1/2"

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

STUDIO

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3/17/2025

SCALE:

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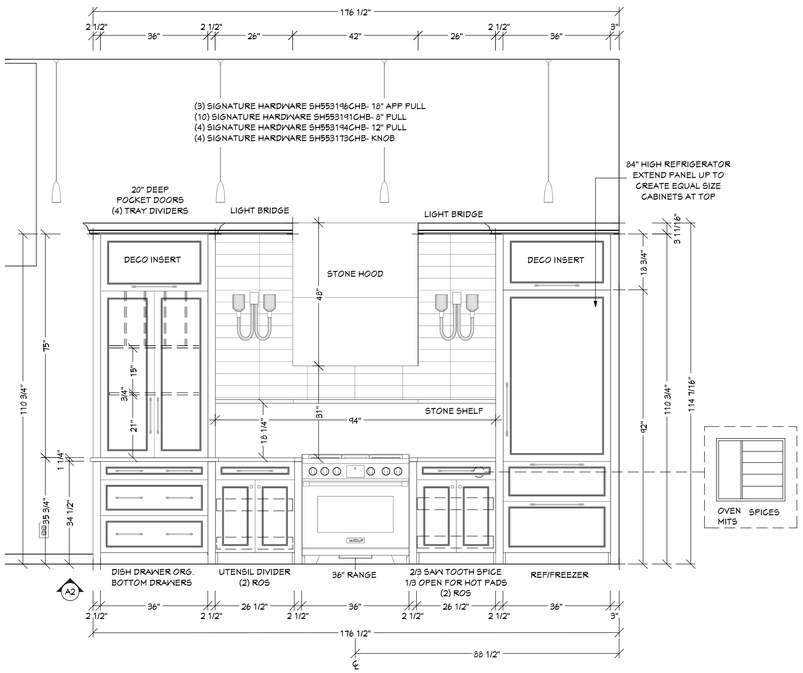

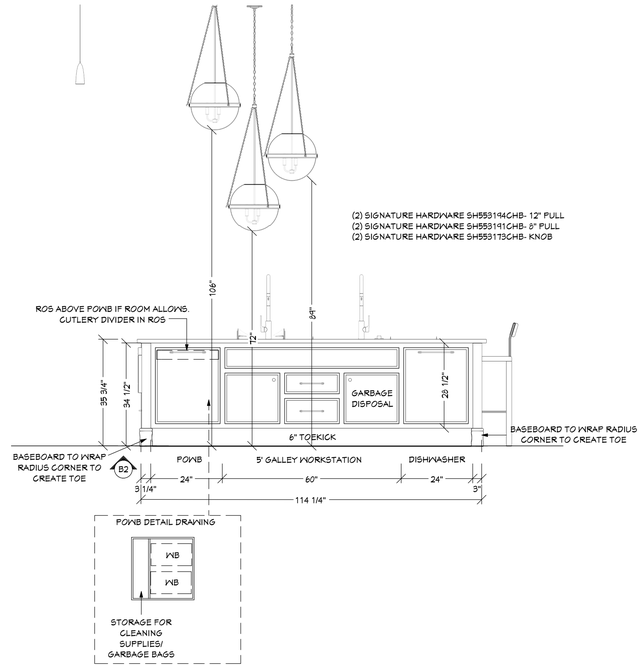

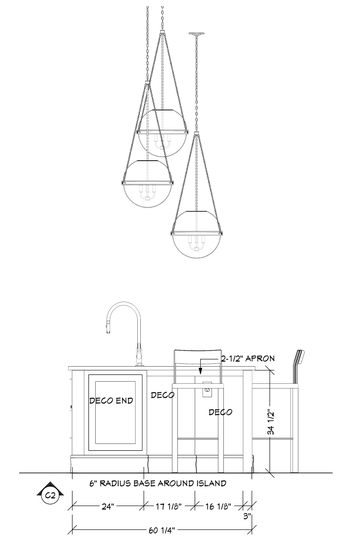

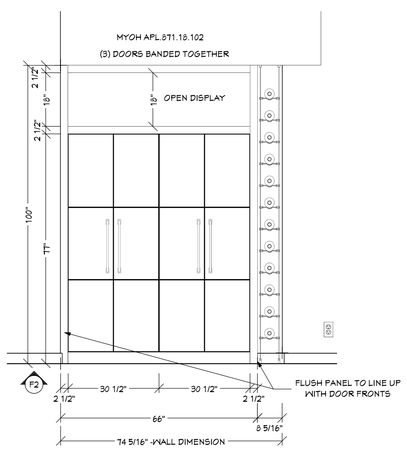

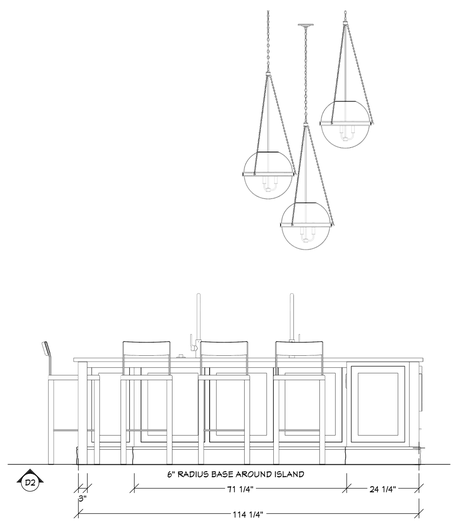

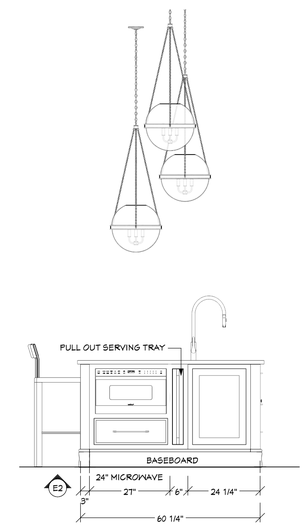

REVISION TABLE

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STUDIO

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DATE:

3/17/2025

SCALE:

SHEET:

A.L.T.A./A.C.S.M. LAND TITLE SURVEY

LOT 5 IN CENTRAL INDUSTRIAL PLAZA SUBDIVISION, BEING A SUBDIVISION, IN THE SOUTH EAST 1/4 OF SECTION 23 AND IN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 1, 1965 AS DOCUMENT R65-18254, IN DUPAGE COUNTY, ILLINOIS.

TO:
TICOR TITLE INSURANCE COMPANY
STRATEGIC CAPITAL BANK, AN ILLINOIS STATE BANK
ANVAN/MIDWEST REALTY MANAGEMENT CO., AN ILLINOIS CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 7b-1, 7c, 8, 9, 10, AND 11a OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATED THIS 20th DAY OF September, 2007.

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2689
LICENSE EXPIRES: NOVEMBER 30, 2008
WEBSTER, McGRATH & AHLBERG, LTD.
207 SOUTH NAPERVILLE ROAD
WHEATON, ILLINOIS 60187
630-668-7603

GARY L. AHLBERG 2689 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WHEATON, IL

SCHEDULE B SURVEY ITEMS

(PER TICOR TITLE INSURANCE COMPANY COMMITMENT ORDER NUMBER 2000 000785366 DW, WITH AN EFFECTIVE DATE OF AUGUST 15, 2007)

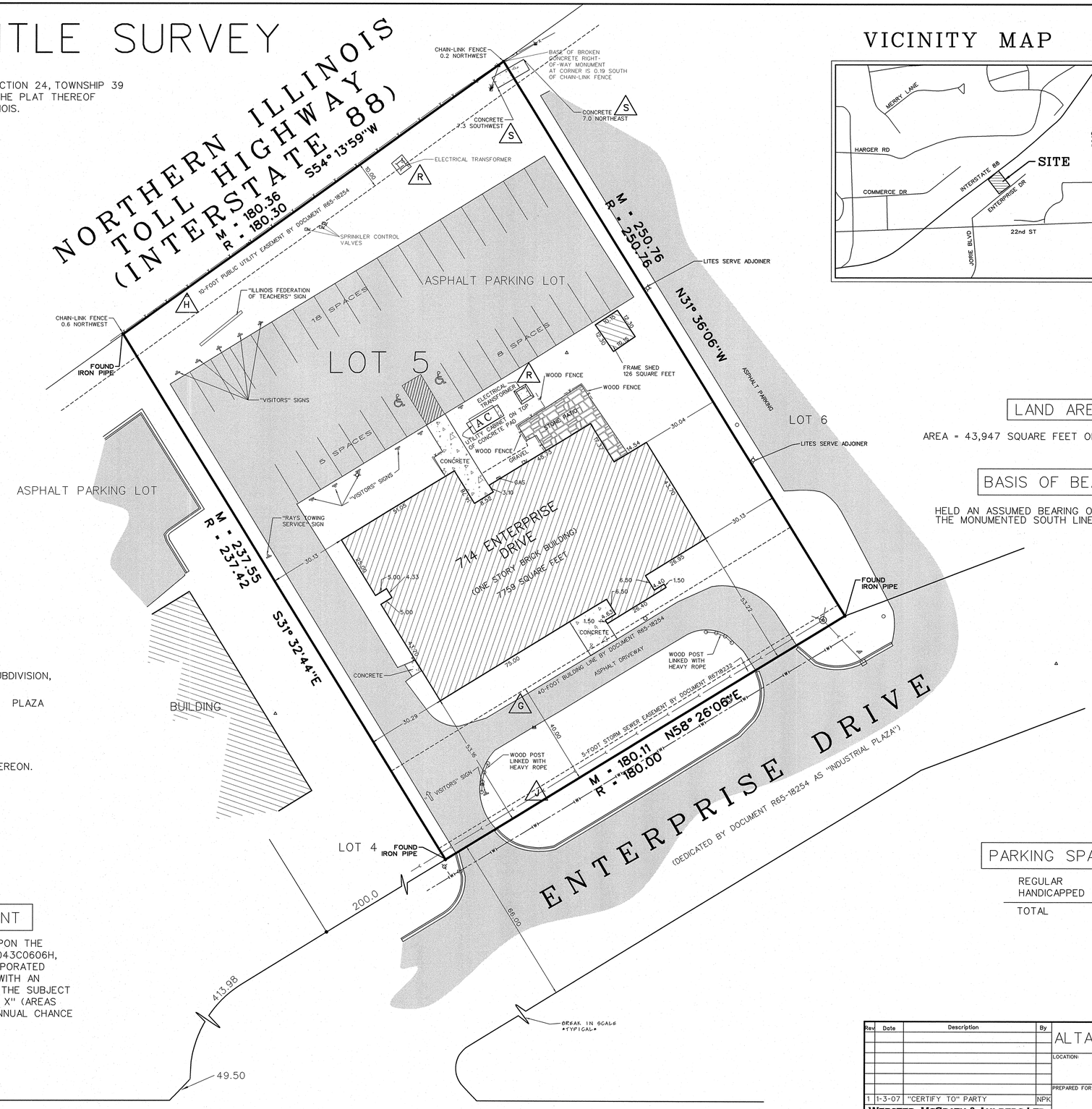
- G — 40-FOOT BUILDING LINE AS SHOWN ON THE PLAT OF CENTRAL INDUSTRIAL PLAZA SUBDIVISION, RECORDED AS DOCUMENT R65-18254, IS SHOWN HEREON.
- H — 10-FOOT PUBLIC UTILITY EASEMENT AS SHOWN ON THE PLAT OF CENTRAL INDUSTRIAL PLAZA SUBDIVISION, RECORDED AS DOCUMENT R65-18254, IS SHOWN HEREON.
- J — 5-FOOT SEWER EASEMENT BY DOCUMENT R67-18232 IS SHOWN HEREON.
- R — ELECTRICAL TRANSFORMER IS SHOWN HEREON.
- S — CONCRETE PAD AT THE NORTH CORNER STRADDLES THE PROPERTY LINE AS SHOWN HEREON.

LEGEND

SANITARY MANHOLE	MAILBOX
SANITARY CLEANOUT	LIGHT POLE
STORM MANHOLE	OVERHEAD LIGHT POLE
STORM CATCH BASIN	ELECTRIC MANHOLE
STORM INLET	TRAFFIC SIGNAL POLE
FLARED END SECTION	TRAFFIC SIGNAL VAULT
TRANSFORMER	RAILROAD SIGNAL POLE
ELECTRICAL BOX	RAILROAD SIGNAL VAULT
CABLE T.V. BOX	UTILITY POLE
TELEPHONE BOX	OVERHEAD WIRES
TELEPHONE MANHOLE	UNDERGROUND ELECTRIC
ELECTRIC METER	UNDERGROUND GAS
GAS METER	UNDERGROUND TELEPHONE
GAS VALVE	UNDERGROUND CABLE T.V.
B-BOX	WATER MAIN
WATER VALVE	SANITARY SEWER
WATER VALVE VAULT	STORM SEWER
FIRE HYDRANT	FENCE LINE
POST INDICATOR VALVE	GUARD RAIL
SIGN	DECIDUOUS TREE
FLAG POLE	PINE TREE
R - RECORD DIMENSION	DROVE IRON PIPE
M - MEASURED DIMENSION	FOUND IRON PIPE

FLOOD ZONE STATEMENT

BY SCALE MEASUREMENT ONLY, BASED UPON THE FLOOD INSURANCE RATE MAP NUMBER 17043C0606H, FOR DuPAGE COUNTY, ILLINOIS, AND INCORPORATED AREAS, FOR COMMUNITY NUMBER 170214, WITH AN EFFECTIVE DATE OF DECEMBER 16, 2004, THE SUBJECT PROPERTY LIES WITHIN ZONE "UNSHADED X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).



VICINITY MAP

N — GRAPHIC SCALE - FEET (20 0 20 40)

LAND AREA

AREA = 43,947 SQUARE FEET OR 1.0088 ACRES

BASIS OF BEARINGS

HELD AN ASSUMED BEARING OF S58° 26'06"W ON THE MONUMENTED SOUTH LINE OF LOT 5

PARKING SPACE DATA

REGULAR	= 31
HANDICAPPED	= 2
TOTAL	33

Rev	Date	Description	By
1	1-3-07	"CERTIFY TO" PARTY	NPK

WEBSTER, McGRATH & AHLBERG LTD.
WMA
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
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Design Firm License No. 184-000301

ALTA/ACSM SURVEY

LOCATION: 714 ENTERPRISE DRIVE, OAK BROOK, IL

PREPARED FOR: ARTHUR G. JAROS JR., 1200 HARGER ROAD, SUITE 830, OAK BROOK, ILLINOIS 60525, 630-574-0525

JOB:	DATE:	SCALE:
40458	9-20-07	1" = 20'
SURV: AF/GA	DRAWN: AF/NK	DESIGN:
FILE: D-31704-ALTA		SHEET: 1 OF 1

E:\ACTIVE-PROJECTS\40458-233911-DUPAGE\SURV-XX\40458A.DGN 1/3/2008 12:00:30 PM

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

AGENDA ITEM

Board of Trustees Regular Meeting
of
August 12, 2025

SUBJECT: Engagement Agreement with Croke Fairchild Duarte & Beres

FROM: Greg Summers, Village Manager

BUDGET SOURCE/BUDGET IMPACT: TBD, Based Upon Hourly Billables, From The Sports Core Fund

RECOMMENDED MOTION: I move to approve Resolution R-2311, A Resolution Authorizing and Approving the Execution of an Engagement Agreement with Croke Fairchild Duarte & Beres

Background/History:
Earlier this year, based upon Village Board discussion in Executive Session, there was consensus for the Village Manager to retain Attorney Gerard Kelly from Croke Fairchild Duarte & Beres for legal services relative to the Sports Core, subject to the Village Manager's spending authority limit. With the filing of litigation against the Village regarding the OBBT Chic Chef Agreement, it has become evident that expenditures will exceed the Village Code authority, so the Village Board must now authorize a further Engagement Agreement with Croke Fairchild Duarte & Beres for the balance of these services.

Recommendation:
Staff recommends that the Village Board approve Resolution R-2311, A Resolution Authorizing and Approving the Execution of an Engagement Letter with Croke Fairchild Duarte & Beres

Attachments:
None

ITEM 6.E.2.
BOARD OF TRUSTEES MEETING
SAMUEL E. DEAN BOARD ROOM
BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS
630-368-5000

AGENDA ITEM

Board of Trustees Regular Meeting
of
August 12, 2025

SUBJECT: Engagement Agreement with Attorney Kenneth Anspach

FROM: Greg Summers, Village Manager

BUDGET SOURCE/BUDGET IMPACT: TBD, Based Upon Hourly Billables, Budgeted As Legal Contingency In General Fund

RECOMMENDED MOTION: I move to approve Resolution R-2310, A Resolution Authorizing and Approving the Execution of an Engagement Agreement with Anspach Law Office

Background/History:
Earlier this year, based upon Village Board discussion in Executive Session, there was consensus for the Village Manager to retain Attorney Ken Anspach of Anspach Law Office for legal services relative to an insurance issue, subject to the Village Manager's spending authority limit. As the matter develops, it has become evident that expenditures will exceed the Village Code authority, so the Village Board must now authorize a further Engagement Agreement with Attorney Anspach for the balance of his services.

Recommendation:
Staff recommends that the Village Board approve Resolution R-2310, A Resolution Authorizing and Approving the Execution of an Engagement Agreement with Anspach Law Office

Attachments:
None

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
August 12, 2025

SUBJECT: Ordinance S-1731, An Ordinance Approving the Annexation of Certain Territory to the Village of Oak Brook, DuPage and Cook Counties, Illinois (15W321 Roosevelt Road, Elmhurst, IL 60126 & 1S105 York Road, Elmhurst, IL 60126)

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move that the Village Board approve Ordinance S-1731, approving the Annexation of Certain Territory to the Village of Oak Brook, DuPage and Cook Counties, Illinois (15W321 Roosevelt Road and 1S105 York Road, Elmhurst, IL 60126).

Background/History:

The subject property is located southeast of the intersection of Roosevelt Road and York Road. The common addresses are 15W321 Roosevelt Road, Elmhurst, IL 60126, and 1S105 York Road, Elmhurst, IL 60126. The property is approximately 4.59 acres and accessed via Old York Road, which is approximately 0.12 miles long and connected to the realigned York Road. Former attempts to develop the property proposed storage facilities, quasi-industrial users, and multi-family housing. The site abuts both Oak Brook and Elmhurst and had the potential to be annexed to either community. The purchase was approved by the Village Board on February 25, 2025, and finalized on May 8, 2025. Acquisition of this parcel facilitated the Village's ability to self-annex the parcel, closing the boundary with Elmhurst and solidifying Oak Brook's control over uses on its perimeter.

Following the purchase, the Village now seeks to annex the property within the community boundaries. Staff engaged with land surveyor, Carradus Land Survey Inc., to survey the property and draft the attached annexation plat. The Village attorney drafted the attached Ordinance, which, along with the plat, will be recorded with DuPage County and annexed into the Village of Oak Brook.

By State Statute (65 ILCS 5/7), when annexing property, a community will include portions of surrounding roadways. Staff sent notices to the surrounding municipal districts by Certified Mail informing them of the annexation. The Village Attorney is preparing the application to exempt the property from future property tax bills. Upon annexation, any additions of an unincorporated area to the

Village shall be automatically classified as in the R1 single-family residence district (13-4-4).

The annexation of this property marks a significant milestone for the Village of Oak Brook, ensuring greater control over land use and development on its borders. This strategic move not only strengthens the Village's jurisdictional boundaries but also aligns with long-term planning goals. Moving forward, the Village will continue to engage with stakeholders and residents to ensure the successful integration of this parcel into the Oak Brook community.

Recommendation:

Staff recommends that the Village Board approve Ordinance S-1731, approving the Annexation of Certain Territory to the Village of Oak Brook, DuPage and Cook Counties, Illinois (15W321 Roosevelt Road and 1S105 York Road, Elmhurst, IL 60126).

Attachments:

1. Ordinance S-1731

THE VILLAGE OF OAK BROOK

COOK AND DUPAGE COUNTIES, ILLINOIS

ORDINANCE

NUMBER 2025-AN-EX-S-1731

AN ORDINANCE
APPROVING THE ANNEXATION OF CERTAIN TERRITORY TO THE VILLAGE OF OAK BROOK, DUPAGE AND COOK COUNTIES, ILLINOIS; (15W321 ROOSEVELT ROAD, ELMHURST, ILLINOIS 60126 & 1S105 YORK ROAD, ELMHURST, IL 60126)

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 this12th day of August 2025

ORDINANCE NO. 2025-AN-EX-S-1731

AN ORDINANCE
APPROVING THE ANNEXATION OF CERTAIN TERRITORY TO THE VILLAGE OF OAK BROOK, DUPAGE AND COOK COUNTIES, ILLINOIS; (15W321 ROOSEVELT ROAD, ELMHURST, ILLINOIS 60126 & 1S105 YORK ROAD, ELMHURST, IL 60126)

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 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, 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 (the “Village Code”);

WHEREAS, the Village is the owner of the real estate commonly referred to as 15W321 Roosevelt Road, Elmhurst, Illinois 60126 and 1S105 York Road, Elmhurst, IL 60126, located in unincorporated DuPage County, identified as PIN(s) 06-24-200-002, 06-24-200-003, and 06-24-200-004, and legally described in Exhibit A, attached hereto and made a part hereof (hereinafter collectively referred to as the "Subject Property");

WHEREAS, Article 7 Division 1 of the Illinois Municipal Code (65 ILCS 5/7-1-1, *et. seq.*) sets forth the authorities granted to municipalities to annex certain territory;

WHEREAS, Article 7 Division 1 Section 7-1-9 of the Illinois Municipal Code (65 ILCS 5/7-1-9) provides “[w]henever any contiguous, uninhabited, unincorporated territory is owned by any municipality, that territory may be annexed by that municipality by the passage of an ordinance to that effect, describing the territory to be annexed”;

WHEREAS, Article 7 Division 1 Section 7-1-10 of the Illinois Municipal Code (65 ILCS 5/7-1-10) provides “[a]ny municipality by ordinance may annex any territory contiguous to it even though the annexed territory is dedicated or used for street or highway purposes under the jurisdiction of the Department of Transportation of the State of Illinois, or a county or township highway department if no part of the annexed territory is within any other municipality”;

WHEREAS, the Subject Property is uninhabited, unincorporated, and contiguous to the corporate limits of the Village of Oak Brook;

WHEREAS, recognizing that a toll highway or connection between parcels via an overpass bridge over a toll highway shall not be considered a deterrent to the definition of contiguous territory and that the new boundary shall extend to the far side of any adjacent highway and shall include all of every highway within the area annexed, the Village President and Board of Trustees (collectively the “Corporate Authorities”) of the Village of Oak Brook desire to annex the Subject Property legally described in Exhibit A, and further identified by the Plat of Annexation attached to this Ordinance and made a part hereof as Exhibit B;

WHEREAS, the Village has complied with all statutory procedures regarding the annexation of territory pursuant to 65 ILCS 5/7-1-1, *et. seq.,* namely, the trustees of the affect fire protection district has be notified in writing by certified mail not less than ten days prior to the adoption of this Ordinance, a true and accurate copy of the Notice of Annexation and the related Affidavit of Service is attached hereto as Exhibit C; and

WHEREAS, the Corporate Authorities of the Village of Oak Brook have considered the annexation of the Subject Property and have determined that it is in the best interests of the Village that the Subject Property be annexed to the Village of Oak Brook.

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 – Annexation of Subject Property

Pursuant to §7-1-9 of the Illinois Municipal Code, 65 ILCS 5/7-1-9, the Village of Oak Brook will, and does hereby, annex the Subject Property legally described in Exhibit A, and any adjacent highways, as depicted on the Plat of Annexation attached hereto and made a part hereof as Exhibit B.

Section Three – Authorization and Direction

The Village Clerk is hereby authorized and directed to cause a certified copy of this Ordinance together with its exhibits to be recorded with the Office of the Recorder of Deeds of DuPage County, Illinois and filed with the Office of the Clerk of DuPage County, Illinois. Owner to bear the full cost for such recordation.

The Village Clerk is further authorized and directed within thirty days after passage of this Ordinance to notify by certified or registered mail any and all post office branches serving the Subject Property, the Department of Transportation, and the DuPage County Election Commission having jurisdiction over the Subject Property.

Section Four - Other Actions Authorized

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

Section Five - Acts of Village Officials

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

Section Six – Effective Date

This Ordinance shall be in full force and effect upon, but not before all of the following conditions have been satisfied: (i) passage by the Corporate Authorities by a majority vote and publication in pamphlet form in the manner required by law; and (ii) the recordation of this Ordinance and exhibits.

Section Seven – Publication

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

Section Eight – Conflict Clause

All Ordinances and Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section Nine – Saving Clause

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

Section Ten – 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 12th day of August 2025.

Ayes: _____

Nays: _____

Absent: _____

APPROVED THIS 12th day of August 2025.

_____
LAURENCE E. HERMAN,
Village President

ATTEST:

_____
NETASHA SCARPINITI,
Village Clerk

EXHIBIT A

[Legal Description]

Legal Description

The Land is described as follows:

PARCEL 1: PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT A POINT OF INTERSECTION OF CENTER LINE OF ELMHURST-FULLERSBURG ROAD AND CENTER LINE OF OLD ROOSEVELT ROAD; THENCE NORTHEASTERLY ON THE CENTER LINE OF SAID OLD ROOSEVELT ROAD, 417.6 FEET TO THE NORTH LINE OF SECTION 24 AFORESAID; THENCE EAST ON SAID NORTH LINE, 470.6 FEET TO THE DIVISION LINE CORNER; THENCE SOUTH ON DIVISION LINE, 666.6 FEET; THENCE SOUTH 88 DEGREES WEST ALONG JOHN TORODE'S LAND, 868.6 FEET TO THE CENTER LINE OF THE ELMHURST-FULLERSBURG ROAD; THENCE NORTHERLY ALONG THE CENTER LINE OF SAID ROAD, 413.6 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND DESCRIBED BY COMMENCING AT SAID INTERSECTION OF THE CENTER LINE OF THE ELMHURST-FULLERSBURG WITH THE CENTER LINE OF ROOSEVELT ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ELMHURST-FULLERSBURG ROAD, 351.8 FEET FOR A POINT OF BEGINNING; THENCE NORTH 88 DEGREES EAST 157.5 FEET; THENCE SOUTH 2 DEGREES EAST 61.00 FEET; THENCE SOUTH 88 DEGREES WEST ALONG JOHN TORODEIS LAND, 171.5 FEET TO A POINT IN THE CENTER LINE OF SAID ELMHURST-FULLERSBURG ROAD; THENCE NORTHEASTERLY ALONG SAID LINE, 61.8 FEET TO THE POINT OF BEGINNING; AND ALSO EXCEPTING THE FOLLOWING DESCRIBED PARCELS OF LAND: (1) THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF YORK AND OLD ROOSEVELT ROADS; THENCE NORTHEASTERLY 268.03 FEET ALONG THE CENTER LINE OF OLD ROOSEVELT ROAD TO THE SOUTH BOUNDARY LINE OF ROOSEVELT ROAD; THENCE EASTERLY 337.68 FEET ALONG SAID SOUTH BOUNDARY LINE AT A RIGHT DEFLECTION OF 41 DEGREES 06 MINUTES 53 SECONDS WITH THE LAST DESCRIBED COURSE EXTENDED FOR A POINT OF BEGINNING; THENCE CONTINUING EASTERLY 235.24 FEET ALONG THE LAST DESCRIBED COURSE TO THE EAST LINE OF THE WEST 1/2 OF SAID NORTHEAST 1/4; THENCE SOUTHERLY 577.25 FEET ALONG SAID EASTERLY LINE AT A RIGHT DEFLECTION OF 89 DEGREES 45 MINUTES 09 SECONDS WITH THE LAST DESCRIBED COURSE EXTENDED TO A POINT 666.60 FEET SOUTH OF THE NORTH LINE OF SAID SECTION; THENCE WESTERLY 669.37 FEET AT A RIGHT DEFLECTION OF 90 DEGREES 06 MINUTES 13 SECONDS WITH THE LAST DESCRIBED COURSE EXTENDED; THENCE NORTHEASTERLY 722.05 FEET AT A RIGHT DEFLECTION OF 126 DEGREES 51 MINUTES 20 SECONDS WITH THE LAST DESCRIBED COURSE EXTENDED TO THE POINT OF BEGINNING; (2) THAT PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF YORK AND OLD ROOSEVELT ROADS; THENCE NORTHEASTERLY 181.49 FEET ALONG THE CENTER LINE OF OLD ROOSEVELT ROAD FOR A POINT OF BEGINNING; THENCE

CONTINUING NORTHEASTERLY 86.54 FEET ON THE LAST DESCRIBED COURSE TO THE SOUTH BOUNDARY LINE OF ROOSEVELT ROAD; THENCE EASTERLY 337.68 FEET ALONG SAID SOUTH BOUNDARY AT A RIGHT DEFLECTION OF 41 DEGREES 06 MINUTES 53 SECONDS WITH THE LAST DESCRIBED COURSE EXTENDED; THENCE SOUTHWESTERLY 79.24 FEET AT A RIGHT DEFLECTION OF 126 DEGREES 42 MINUTES 42 SECONDS WITH THE LAST DESCRIBED COURSE EXTENDED; THENCE WESTERLY 224.91 FEET AT A RIGHT DEFLECTION OF 52 DEGREES 12 MINUTES 27 SECONDS WITH THE LAST DESCRIBED COURSE EXTENDED; THENCE WESTERLY 224.91 FEET AT A RIGHT DEFLECTION OF 52 DEGREES 12 MINUTES 27 SECONDS WITH THE LAST DESCRIBED COURSE EXTENDED; THENCE NORTHWESTERLY 131.02 FEET AT A RIGHT DEFLECTION OF 6 DEGREES 00 MINUTES 18 SECONDS WITH THE LAST DESCRIBED COURSE EXTENDED, TO THE POINT OF BEGINNING), IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHICH IS THE NORTHEASTERLY CORNER OF YORKSHIRE WOODS, A SUBDIVISION IN THE WEST ½ OF SAID SECTION 24, RECORDED AS DOCUMENT 534056, SAID POINT BEING ON A SOUTHERLY LINE OF YORK PARK FOREST PRESERVE NO. 1; THENCE NORTH 89 DEGREES 25 MINUTES 01 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID YORK PARK FOREST PRESERVE NO. 1, A DISTANCE OF 913.41 FEET TO A POINT, SAID POINT BEING THE SOUTHWESTERLY CORNER OF TRACT 2 OF COUNTY CLERK'S YORK ROAD ASSESSMENT PLAT; THENCE NORTH 00 DEGREES 27 MINUTES 35 SECONDS WEST ALONG THE WEST LINE OF TRACT 2 OF COUNTY CLERK'S YORK ROAD ASSESSMENT PLAT, A DISTANCE OF 419.11 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT 2; THENCE NORTH 89 DEGREES 14 MINUTES 17 SECONDS EAST ALONG THE NORTHERLY LINE OF TRACTS 2 AND 1 OF COUNTY CLERK'S YORK ROAD ASSESSMENT PLAT AND SAID NORTH LINE AS EXTENDED EASTERLY, A DISTANCE OF 567.28 FEET TO A POINT ON THE CENTER LINE OF OLD YORK ROAD, FOR A PLACE OF BEGINNING; THENCE NORTH 12 DEGREES 40 MINUTES 05 SECONDS EAST ALONG THE CENTER LINE OF OLD YORK ROAD, A DISTANCE OF 227.05 FEET TO A POINT; THENCE NORTH 89 DEGREES 19 MINUTES 22 SECONDS EAST, A DISTANCE OF 205.33 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY AS PRESENTLY MONUMENTED; THENCE SOUTH 31 DEGREES 08 MINUTES 12 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY, A DISTANCE OF 594.43 FEET TO A POINT ON THE CENTER LINE OF OLD YORK ROAD; THENCE NORTH 9 DEGREES 33 MINUTES 50 SECONDS EAST ALONG THE CENTER LINE OF OLD YORK ROAD, A DISTANCE OF 75.0 FEET TO A POINT; THENCE NORTH 12 DEGREES 40 MINUTES 05 SECONDS EAST ALONG THE CENTER LINE OF OLD YORK ROAD, A DISTANCE OF 214.45 FEET TO THE POINT OF BEGINNING, (EXCEPT THE WESTERLY 33 FEET THEREOF AS PRESENTLY OCCUPIED FOR OLD YORK ROAD) IN DU PAGE COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING THE THE INTERSECTION OF THE CENTER LINE OF ELMHURST-

FULLERSBURG ROAD WITH THE CENTER LINE OF OLD ROOSEVELT ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ELMHURST-FULLERSBURG ROAD, 351.8 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 01 MINUTE 45 SECONDS EAST, 191.41 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 34 SECONDS WEST, 61.0 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 22 SECONDS WEST, 205.89 FEET TO THE CENTER LINE OF SAID ELMHURST-FULLERSBURG ROAD; THENCE NORTHEASTERLY ALONG SAID CENTER LINE 61.80 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS

Permanent Index Numbers: 06-24-200-002; 06-24-200-003 and 06-24-200-004

Address of Real Estate: 15W321 Roosevelt Rd., Elmhurst, IL 60126 and 1S105 York Rd., Elmhurst, IL 60126

EXHIBIT B

[Plat of Annexation]

PLAT OF ANNEXATION

SURVEY LEGEND
- ● Monumentation Found
- ○ Monumentation Set (IRLS 35-2551)
- (50') Record Dimension
- —X— Fence Line

AREA TABLE

AREA OF PARCEL 1–	144,482 SQ.FT.	3.3168	ACRES
AREA OF PARCEL 2–	35,881 SQ.FT.	0.8237	ACRES
AREA OF PARCEL 3–	9,809 SQ.FT.	0.2252	ACRES
AREA OF PARCEL 4–	73,693 SQ.FT.	1.6918	ACRES
AREA OF PARCEL 5–	595,212 SQ.FT.	13.6621	ACRES
TOTAL AREA OF SITE–	857,048 SQ.FT.	19.6730	ACRES

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

APPROVED BY THE PRESIDENT AND VILLAGE BOARD OF VILLAGE OF OAK BROOK, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____ 2025.

I, _____, VILLAGE CLERK OF VILLAGE OF OAK BROOK, ILLINOIS DO HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF OAK BROOK, AT ITS MEETING HELD ON _____, 2025. IN WITNESS WHEREOF I HAVE HEREUNTO SET THE SEAL OF THE VILLAGE OF OAK BROOK, ILLINOIS.

_____
VILLAGE PRESIDENT

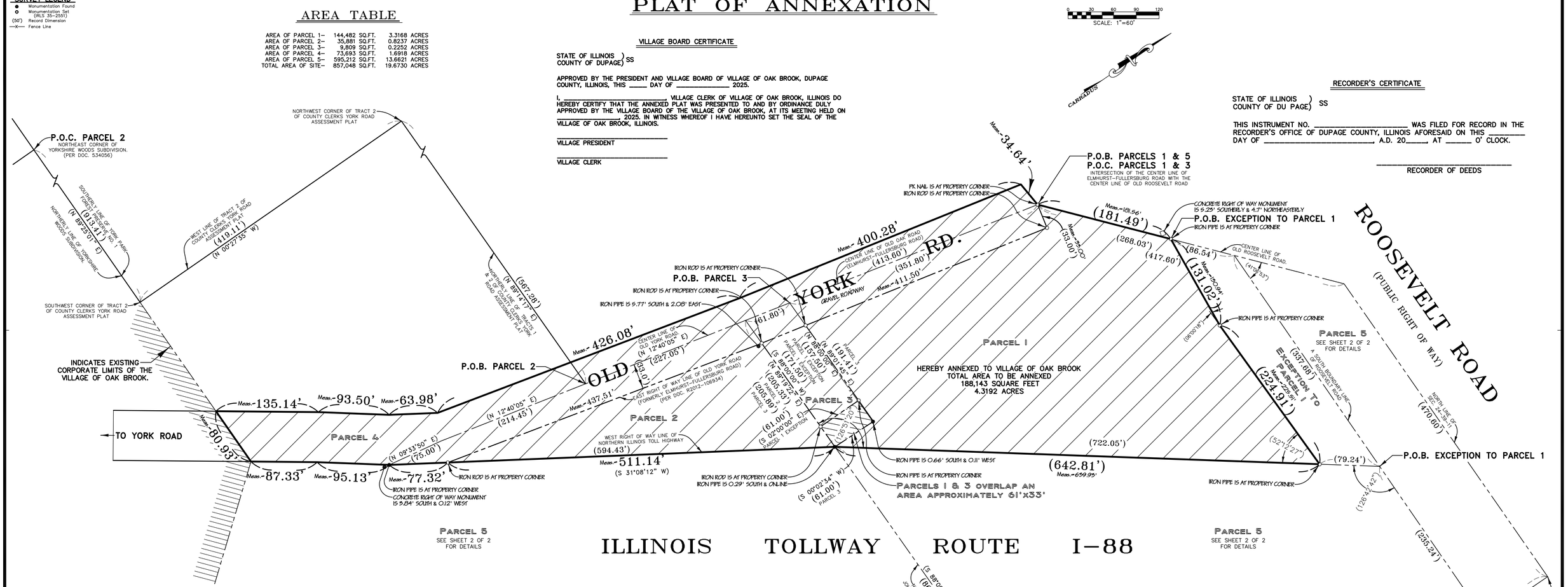
_____
VILLAGE CLERK

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

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

_____
RECORDER OF DEEDS



LEGAL DESCRIPTION

PARCEL 1:
PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT A POINT OF INTERSECTION OF CENTER LINE OF ELMHURST–FULLERSBURG ROAD AND CENTER LINE OF OLD ROOSEVELT ROAD; THENCE NORTHEASTERLY ON THE CENTER LINE OF SAID OLD ROOSEVELT ROAD, 417.6 FEET TO THE NORTH LINE OF SECTION 24 AFORESAID; THENCE EAST ON SAID NORTH LINE, 470.6 FEET TO THE DIVISION LINE CORNER; THENCE SOUTH ON DIVISION LINE, 666.6 FEET; THENCE SOUTH 88 DEGREES WEST ALONG JOHN TORODE'S LAND, 868.6 FEET TO THE CENTER LINE OF THE ELMHURST–FULLERSBURG ROAD; THENCE NORTHERLY ALONG THE CENTER LINE OF SAID ROAD, 413.6 FEET TO THE POINT OF BEGINNING (EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND DESCRIBED BY COMMENCING AT SAID INTERSECTION OF THE CENTER LINE OF THE ELMHURST–FULLERSBURG WITH THE CENTER LINE OF ROOSEVELT ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ELMHURST–FULLERSBURG ROAD, 351.8 FEET FOR A POINT OF BEGINNING; THENCE NORTH 88 DEGREES EAST 157.5 FEET; THENCE SOUTH 2 DEGREES EAST 61.00 FEET; THENCE SOUTH 88 DEGREES WEST ALONG JOHN TORODE'S LAND, 171.5 FEET TO A POINT IN THE CENTER LINE OF SAID ELMHURST–FULLERSBURG ROAD; THENCE NORTHEASTERLY ALONG SAID LINE, 61.8 FEET TO THE POINT OF BEGINNING; AND ALSO EXCEPTING THE FOLLOWING DESCRIBED PARCELS OF LAND: (1) THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF YORK AND OLD ROOSEVELT ROADS; THENCE NORTHEASTERLY 268.03 FEET ALONG THE CENTER LINE OF OLD ROOSEVELT ROAD TO THE SOUTH BOUNDARY LINE OF ROOSEVELT ROAD; THENCE EASTERLY 337.68 FEET ALONG SAID SOUTH BOUNDARY LINE AT A RIGHT DEFLECTION OF 41 DEGREES 06 MINUTES 53 SECONDS WITH THE LAST DESCRIBED COURSE EXTENDED FOR A POINT OF BEGINNING; THENCE CONTINUING EASTERLY 235.24 FEET ALONG THE LAST DESCRIBED COURSE TO THE EAST LINE OF THE WEST 1/2 OF SAID NORTHEAST 1/4; THENCE SOUTHERLY 577.25 FEET ALONG SAID EASTERLY LINE AT A RIGHT DEFLECTION OF 89 DEGREES 45 MINUTES 09 SECONDS WITH THE LAST DESCRIBED COURSE EXTENDED TO A POINT 666.60 FEET SOUTH OF THE NORTH LINE OF SAID SECTION; THENCE WESTERLY 669.37 FEET AT A RIGHT DEFLECTION OF 90 DEGREES 06 MINUTES 13 SECONDS WITH THE LAST DESCRIBED COURSE EXTENDED; THENCE NORTHEASTERLY 722.05 FEET AT A RIGHT DEFLECTION OF 126 DEGREES 51 MINUTES 20 SECONDS WITH THE LAST DESCRIBED COURSE EXTENDED TO THE POINT OF BEGINNING; (2) THAT PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF YORK AND OLD ROOSEVELT ROADS; THENCE NORTHEASTERLY 181.49 FEET ALONG THE CENTER LINE OF OLD ROOSEVELT ROAD FOR A POINT OF BEGINNING; THENCE CONTINUING NORTHEASTERLY 86.54 FEET ON THE LAST DESCRIBED COURSE TO THE SOUTH BOUNDARY LINE OF ROOSEVELT ROAD; THENCE EASTERLY 337.68 FEET ALONG SAID SOUTH BOUNDARY AT A RIGHT DEFLECTION OF 41 DEGREES 06 MINUTES 53 SECONDS WITH THE LAST DESCRIBED COURSE EXTENDED; THENCE SOUTHWESTERLY 79.24 FEET AT A RIGHT DEFLECTION OF 126 DEGREES 42 MINUTES 42 SECONDS WITH THE LAST DESCRIBED COURSE EXTENDED; THENCE WESTERLY 224.91 FEET AT A RIGHT DEFLECTION OF 52 DEGREES 12 MINUTES 27 SECONDS WITH THE LAST DESCRIBED COURSE EXTENDED; THENCE NORTHWESTERLY 131.02 FEET AT A RIGHT DEFLECTION OF 6 DEGREES 00 MINUTES 18 SECONDS WITH THE LAST DESCRIBED COURSE EXTENDED, TO THE POINT OF BEGINNING), IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHICH IS THE NORTHEASTERLY CORNER OF YORKSHIRE WOODS, A SUBDIVISION IN THE WEST 1/2 OF SAID SECTION 24, RECORDED AS DOCUMENT 534056, SAID POINT BEING ON A SOUTHERLY LINE OF YORK PARK FOREST PRESERVE NO. 1; THENCE NORTH 89 DEGREES 25 MINUTES 01 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID YORK PARK FOREST PRESERVE NO. 1, A DISTANCE OF 913.41 FEET TO A POINT, SAID POINT BEING THE SOUTHWESTERLY CORNER OF TRACT 2 OF COUNTY CLERK'S YORK ROAD ASSESSMENT PLAT; THENCE NORTH 00 DEGREES 27 MINUTES 35 SECONDS WEST ALONG THE WEST LINE OF TRACT 2 OF COUNTY CLERK'S YORK ROAD ASSESSMENT PLAT, A DISTANCE OF 419.11 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT 2; THENCE NORTH 89 DEGREES 14 MINUTES 17 SECONDS EAST ALONG THE NORTHERLY LINE OF TRACTS 2 AND 1 OF COUNTY CLERK'S YORK ROAD ASSESSMENT PLAT AND SAID NORTH LINE AS EXTENDED EASTERLY, A DISTANCE OF 567.28 FEET TO A POINT ON THE CENTER LINE OF OLD YORK ROAD, FOR A PLACE OF BEGINNING; THENCE NORTH 12 DEGREES 40 MINUTES 05 SECONDS EAST ALONG THE CENTER LINE OF OLD YORK ROAD, A DISTANCE OF 227.05 FEET TO A POINT; THENCE NORTH 89 DEGREES 19 MINUTES 22 SECONDS EAST, A DISTANCE OF 205.33 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY AS PRESENTLY MONUMENTED; THENCE SOUTH 31 DEGREE 08 MINUTES 12 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE OF THE NORTHERN ILLINOIS TOLL HIGHWAY, A DISTANCE OF 594.43 FEET TO A POINT ON THE CENTER LINE OF OLD YORK ROAD; THENCE NORTH 9 DEGREES 33 MINUTES 50 SECONDS EAST ALONG THE CENTER LINE OF OLD YORK ROAD, A DISTANCE OF 75.0 FEET TO A POINT; THENCE NORTH 12 DEGREES 40 MINUTES 05 SECONDS EAST ALONG THE CENTER LINE OF OLD YORK ROAD, A DISTANCE OF 214.45 FEET TO THE POINT OF BEGINNING, (EXCEPT THE WESTERLY 33 FEET THEREOF AS PRESENTLY OCCUPIED FOR OLD YORK ROAD) IN DU PAGE COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING THE THE INTERSECTION OF THE CENTER LINE OF ELMHURST–FULLERSBURG ROAD WITH THE CENTER LINE OF OLD ROOSEVELT ROAD; THENCE SOUTHWESTERLY ALONG THE CENTER LINE OF SAID ELMHURST–FULLERSBURG ROAD, 351.8 FEET FOR A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 01 MINUTE 45 SECONDS EAST, 191.41 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 34 SECONDS WEST, 61.0 FEET; THENCE SOUTH 89 DEGREES 19 MINUTES 22 SECONDS WEST, 205.89 FEET TO THE CENTER LINE OF SAID ELMHURST–FULLERSBURG ROAD; THENCE NORTHEASTERLY ALONG SAID CENTER LINE 61.80 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF THE 66' RIGHT OF WAY OF OLD YORK ROAD LYING WESTERLY OF SAID PARCELS 1, 2 AND 3, BOUNDED ON THE NORTH BY THE INTERSECTION OF THE CENTER LINE OF ELMHURST FULLERSBURG ROAD WITH THE CENTER LINE OF OLD ROOSEVELT ROAD AND BOUNDED ON THE SOUTH BY THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF YORKSHIRE WOODS SUBDIVISION.

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

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

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

BY: _____

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

BY: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

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

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

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DU PAGE } SS

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35–2551 HAS PLATTED FROM PUBLIC RECORD THE PROPERTY DESCRIBED IN THE ABOVE CAPTION, AS SHOWN IN THE AFFIXED PLAT FOR THE PURPOSES OF ANNEXATION TO THE VILLAGE OF OAK BROOK AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION OF SAID PROPERTY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS THIS 18th DAY OF July, A.D. 2025

ALLEN D. CARRADUS 35-2551 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WHEATON, ILLINOIS

BY: Allen D. Carradus
ALLEN D. CARRADUS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO.35–2551
MY LICENSE EXPIRES NOVEMBER 30, 2026

CARRADUS LAND SURVEY, INC. PROFESSIONAL DESIGN FIRM NO. 184–007086 FOR LAND SURVEYING & PROFESSIONAL ENGINEERING EXPIRES 04/30/2027

PREPARED FOR:
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, Illinois 60523
(630) 368-5020

SUBMITTED BY & RETURN TO
Village of Oak Brook
1200 Oak Brook Road
Oak Brook, Illinois 60523
(630) 368-5020

P.I.N.: 06–24–200–002
06–24–200–003
06–24–200–004

Date Of Field Work:	03/21/25	Drawn By:	CMG
Scale:	1" = 60'	Checked By:	EAC
Fld Bk Pg:	48–00	Approved:	ADC

Date:	Revision:
06/16/25	ADD PARCEL 4
06/16/25	ADD PARCEL 5

PLAT OF ANNEXATION
15 W 321 ROOSEVELT ROAD, ELMHURST
DU PAGE COUNTY, ILLINOIS

Prepared For: VILLAGE OF OAK BROOK

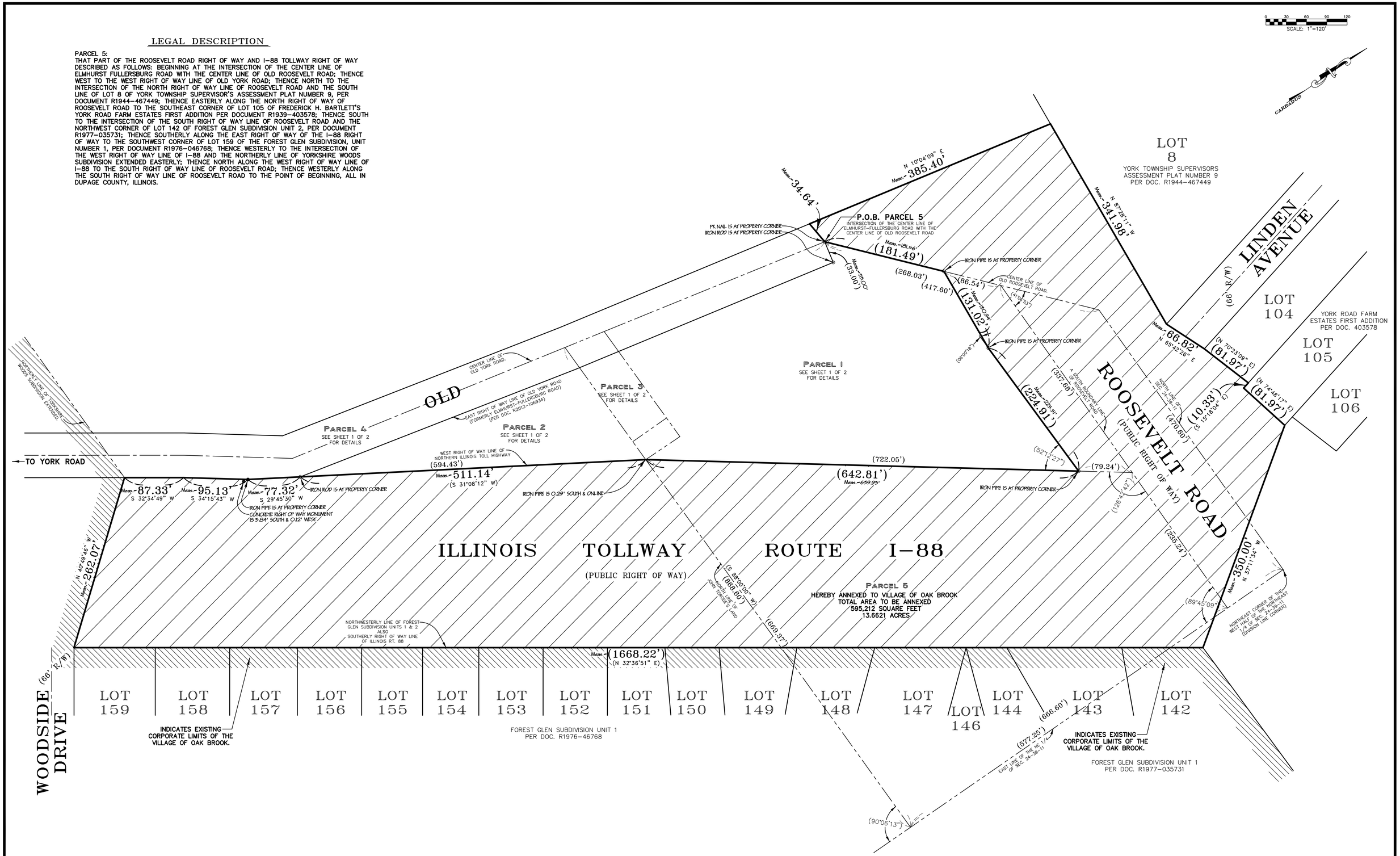
Prepared By: CARRADUS LAND SURVEY, INC.
191 S. Gary Avenue Suite 180, Carol Stream, ILLINOIS 60188
(630) 588–0416 (Fax) 653–7682 OFFICE@CARRADUSLANDSURVEY.com

Sheet 1 of 2

Project # 41451–ANX

LEGAL DESCRIPTION

PARCEL 5:
THAT PART OF THE ROOSEVELT ROAD RIGHT OF WAY AND I-88 TOLLWAY RIGHT OF WAY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF ELMHURST FULLERSBURG ROAD WITH THE CENTER LINE OF OLD ROOSEVELT ROAD; THENCE WEST TO THE WEST RIGHT OF WAY LINE OF OLD YORK ROAD; THENCE NORTH TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF ROOSEVELT ROAD AND THE SOUTH LINE OF LOT 8 OF YORK TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NUMBER 9, PER DOCUMENT R1944-467449; THENCE EASTERLY ALONG THE NORTH RIGHT OF WAY OF ROOSEVELT ROAD TO THE SOUTHEAST CORNER OF LOT 105 OF FREDERICK H. BARTLETT'S YORK ROAD FARM ESTATES FIRST ADDITION PER DOCUMENT R1939-403578; THENCE SOUTH TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF ROOSEVELT ROAD AND THE NORTHWEST CORNER OF LOT 142 OF FOREST GLEN SUBDIVISION UNIT 2, PER DOCUMENT R1977-035731; THENCE SOUTHERLY ALONG THE EAST RIGHT OF WAY OF THE I-88 RIGHT OF WAY TO THE SOUTHWEST CORNER OF LOT 159 OF THE FOREST GLEN SUBDIVISION, UNIT NUMBER 1, PER DOCUMENT R1976-046768; THENCE WESTERLY TO THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF I-88 AND THE NORTHERLY LINE OF YORKSHIRE WOODS SUBDIVISION EXTENDED EASTERLY; THENCE NORTH ALONG THE WEST RIGHT OF WAY LINE OF I-88 TO THE SOUTH RIGHT OF WAY LINE OF ROOSEVELT ROAD; THENCE WESTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF ROOSEVELT ROAD TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.



Date Of Field Work:	03/21/25	Drawn By:	CMG
Scale:	1" = 60'	Checked By:	EAC
Fld Bk Pg:	48-00	Approved:	ADC

Date:	Revision:
07/18/25	ADD PARCEL 5

PLAT OF ANNEXATION

15 W 321 ROOSEVELT ROAD, ELMHURST
DU PAGE COUNTY, ILLINOIS

Prepared For: VILLAGE OF OAKBROOK

Prepared By: CARRADUS LAND SURVEY, INC.
191 S. Gary Avenue Suite 180, Carol Stream, ILLINOIS 60188
(630) 588-0416 (Fax) 653-7682 OFFICE@CARRADUSLANDSURVEY.com

Sheet 2 of 2

Project # 41451-ANX

EXHIBIT C

[Notice Of Annexation & Affidavit of Service]

Village Of
Oak Brook
1200 Oak Brook Road
Oak Brook, IL 60523-2255
Website
www.oak-brook.org

Administration
630.368.5000
FAX 630.368.5045

Development Services
630.368.5101
FAX 630.368.5128

Fire Department
630.368.5130
FAX 630.368.5128

Police Department
630.368.8700
FAX 630.368.8739

Public Works Department
630.368.5270
FAX 630.368.5295

Oak Brook Public Library
600 Oak Brook Road
Oak Brook, IL 60523
630.368.7700
FAX 630.368.7704

Oak Brook Sports Core

Bath & Tennis Club
700 Oak Brook Road
Oak Brook, IL 60523
630.368.6420
FAX 630.368.6439

Golf Club
2606 York Road
Oak Brook, IL 60523
630.368.6400
FAX 630.368.6419

July 31, 2025

VIA CERTIFIED MAIL

County of DuPage
Attn: Jean Kaczmarek, Clerk
421 N. County Farm Road
Wheaton, IL 60187

York Township
Attn: Highway Commissioner
19W475 Roosevelt Rd
Lombard, IL 60148

Yorkfield Fire Protection District
1517 S Meyers Rd
Lombard, IL 60148

Yorkfield Fire Protection District
Attn: Patrick Hogan
P.O. Box 1305
Elmhurst, IL 60126

Yorkfield Fire Protection District
Attn: John Fennell Jr.
158 Avon Road and 324 E. McKenna Ct.
Elmhurst, IL 60126

York Township
Attn: Clerk, Board of Trustees
1502 S. Meyers Rd
Lombard, IL 60148

York Township
Attn: Supervisor
1502 S. Meyers Rd
Lombard, IL 60148

Yorkfield Fire Protection District
Attn: Elisa Flynn
P.O. Box 1305
Elmhurst, IL 60126

Yorkfield Fire Protection District
Attn: James Flynn
15W252 Lexington
Elmhurst, IL 60126

Elmhurst Fire Department
Chief Dick Dufort
404 N York Street
Elmhurst, IL 60126

RE: NOTICE OF ANNEXATION

To whom it may concern:

Please take notice that on the 12th day of August 2025, the Village Board of the Village of Oak Brook, DuPage and Cook Counties, Illinois, will convene a public meeting at the hour of 7:00 p.m. in the Samuel E. Dean Board Room of the Butler Government Center, Village of Oak Brook, 1200 Oak Brook Road, Oak Brook, Illinois 60523 for the purpose of considering the adoption of an ordinance approving the annexation of certain territories commonly referred to as 15W321 Roosevelt Road, Elmhurst, Illinois 60126 and 1S105 York Road, Elmhurst, IL 60126, located in unincorporated DuPage County, identified as PIN(s) 06-24-200-002, 06-24-200-003, and 06-24-200-004.

Please contact me if you have any questions at 630-368-5104.

Sincerely,

Rebecca Von Drasek,
Development Services Director

cc: Village of Oak Brook
Attn: Greg Summers, Village Manager
1200 Oak Brook Road,
Oak Brook, Illinois 60523

AFFIDAVIT

July 31, 2025

The undersigned, Rebecca Von Drasek, certifies that she has served written notice on July 31, 2025, by certified USPS first class mail to all required parties regarding the adoption of an ordinance approving an annexation. The proposed annexation of certain territories commonly referred to as 15W321 Roosevelt Road, Elmhurst, Illinoi 60126 and 1S105 York Road, Elmhurst, IL 60126, located in unincorporated DuPage Couty, identified as PIN(s) 06-24-200-002, 06-24-200-003, and 06-24-200-004.

Rebecca Von Drasek

Subscribed and sworn before me this 31st day of July, 2025

Notary Public

Official Seal
MARY ANN MCLAIN
Notary Public, State of Illinois
Commission No. 835307
My Commission Expires April 27, 2028

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
August 12, 2025

SUBJECT: Ordinance Increasing the Number of Class B Authorized Liquor Licenses by One

FROM: Netasha Scarpiniti, Clerk

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to approve Ordinance G-1276, An Ordinance Amending Title 4, Chapter 1, Section 8A of the Village Code of the Village of Oak Brook, Illinois by Increasing by One to Twenty the Number of Authorized Class B Liquor Licenses for Life Time Oak Brook, 2000 Oakbrook Ctr., Oak Brook, IL.

Background/History:
The Village Code requires that any changes in the number of liquor licenses being held in the Village of Oak Brook must be passed by ordinance.

Life Time Oak Brook currently holds a Class A-1 Liquor License. They are requesting a second Class B License, which will allow them to sell pre-packaged liquor in its original packaging for consumption off-premises. Life Time Oak Brook has submitted the required application and has paid the mandatory fee to acquire a Class B Liquor License.

Recommendation:
Staff recommends that the Village Board evaluate the need for a Class B Liquor License at Life Time Oak Brook and consider approving Ordinance G-1276, An Ordinance Amending Title 4, Chapter 1, Section 8A of the Liquor Control Ordinance To Increase the Number of Authorized Class B Liquor Licenses by One to Twenty for Life Time Oak Brook.

Attachments:
1. Ordinance-LC-AL-G-1276 - Increase B by one for Lifetime Fitness

THE VILLAGE OF OAK BROOK

COOK AND DUPAGE COUNTIES, ILLINOIS

ORDINANCE

2025-LC-AL-G-1276

AN ORDINANCE AMENDING THE VILLAGE OF OAK BROOK CODE OF ORDINANCES, AS AMENDED, TITLE 4 (BUSINESS AND LICENSE REGULATIONS), CHAPTER 1 (LIQUOR CONTROL), SECTION 8A (FEES AND NUMBER OF LICENSES AUTHORIZED) TO INCREASE THE NUMBER OF AUTHORIZED CLASS B LIQUOR LICENSES BY ONE TO TWENTY FOR LIFETIME FITNESS.

LIFE TIME OAK BROOK
2000 OAKBROOK CTR, OAK BROOK, IL

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

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

Village Board

Published in pamphlet form by authority of the
President and the Board of Trustees of the
Village of Oak Brook
On this the 12th day of August 2025

ORDINANCE 2025-LC-AL-G-1276

AN ORDINANCE AMENDING THE VILLAGE OF OAK BROOK CODE OF ORDINANCES, AS AMENDED, TITLE 4 (BUSINESS AND LICENSE REGULATIONS), CHAPTER 1 (LIQUOR CONTROL), SECTION 8A (FEES AND NUMBER OF LICENSES AUTHORIZED) TO INCREASE THE NUMBER OF AUTHORIZED CLASS B LIQUOR LICENSES BY ONE TO TWENTY FOR LIFE TIME OAK BROOK.

LIFE TIME OAK BROOK, 2000 OAKBROOK CTR., OAK BROOK, IL

WHEREAS, the Village of Oak Brook (hereinafter referred to as the "Village") is an Illinois Municipal Corporation organized pursuant to the laws of the State of Illinois;

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

WHEREAS, Title 4 (Business And License Regulations), Chapter 1 (Liquor Control), Section 8a (Fees And Number Of Licenses Authorized) of the Village Code of the Village of Oak Brook authorizes certain numbers of liquor licenses and the number of such licenses issued for each class of license may be increased or decrease from time to time by ordinance approved by the Village President and Village Board of Trustees (collectively the "Corporate Authorities") due to changes in ownership of licensed premises, the creation of a new and deserving business enterprise, or the abandonment, revocation, surrender or other termination of an existing license; and

WHEREAS, the Corporate Authorities deem it advisable and in the best interest and in furtherance of the general welfare of the citizens of the Village that the Village Code of the Village of Oak Brook be amended to increase the number of authorized Class B Liquor Licenses by One to Twenty.

Life Time Oak Brook, 2000 Oakbrook Ctr., Oak Brook, IL

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

Section 1: The Corporate Authorities hereby find that all the recitals hereinbefore stated as contained in the preamble to this ordinance are full, true, and correct and do hereby, by reference, incorporate and make them part of this ordinance as legislative findings.

Section 2: That Section 8A of Chapter 1 (Liquor Control) of Title 4 (Business and License Regulations) (4-1-8A) of the Village Code of the Village of Oak Brook, Illinois be amended pursuant to the following table:

Class Of License	Application Fee	Annual License Fee	Number Issued
A-1	$2,000.00	$2,750.00	42
A-2	2,000.00	2,750.00	0
A-3	2,000.00	2,750.00	1
A-4	2,000.00	2,750.00	1
A-5	2,000.00	2,750.00	1
A-6	2,000.00	2,750.00	1
B	2,000.00	2,750.00	~~19~~ **20**
C	2,000.00	2,200.00	1
D	2,000.00	2,200.00	6

E	2,000.00	4,950.00	7
F	No Fee	$50 per event	Not Applicable
G	No Fee	No Fee	1
H	No Fee	No Fee	1
I	2,000.00	2,750.00	2
J	2,000.00	500.00	0
K	2,000.00	2,750.00	0
L	2,000.00	2,750.00	1
M	----	500.00	3
N	2,000.00	2,750.00	1
O	2,000.00	2,750.00	1
P	2,000.00	2,750.00	1

Additions are bold and double-underlined: ~~deletions are struck through~~.

Section 3: The title, chapter(s), and section(s) adopted by this Ordinance shall be numbered and placed in an appropriate title, chapter(s), and section(s) when and during the codification of the Oak Brook Municipal Code.

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

Section 5: This Ordinance shall be published in book or pamphlet form as provided by the Illinois Municipal Code.

Section 6: That all ordinances or parts of ordinances in conflict with the terms of this Ordinance shall be repealed to the extent of said conflict.

Section 7: If any section, paragraph, clause, or provision of this Ordinance is declared by a court of law to be invalid or unconstitutional, the invalidity or unconstitutionality thereof shall not affect the validity of the remaining provisions of the Village's Municipal Code, which are hereby declared to be separable.

Section 8: This Ordinance shall be entered into the minutes and upon the journals of the Board of Trustees of the Village of Oak Brook.

[Remainder of Page Intentionally left blank; Roll Call to follow]

APPROVED THIS 12th day of August 2025.

_____
Laurence E. Herman
Village President

PASSED THIS 12th day of August 2025.

Ayes: _____

Nays: _____

Absent: _____

ATTEST:

_____
Netasha Scarpiniti
Village Clerk

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
August 12, 2025

SUBJECT: Municipal Grocery Retailers' Occupation Tax Discussion

FROM: Greg Summers, Village Manager
Marilyn Fumero, Finance Director

BUDGET SOURCE/BUDGET IMPACT: Neutral to revenue loss of approximately $1,000,000.00, depending on Village Board directive

RECOMMENDED MOTION: Discussion only at this time

Background/History:
Since 1990, Illinois has imposed a uniform 1% tax on groceries. While this revenue was collected by the state, it was allocated to local governments, providing a steady source of funding for essential municipal operations and services. Last year, Governor Pritzker signed Public Act 103-0781 which will, effective beginning January 1, 2026, eliminate this state collection, transferring the authority to impose this tax directly to local municipalities. To continue receiving these funds, the Village must act by October 1 to reestablish the local grocery tax.

Reestablishing the local grocery tax maintains:

- Revenue Diversification: It broadens the tax base by including a different set of everyday items that are less subject to economic condition variation;
- Shifts Tax Burden to Non-Residents: Without a typical grocery store in the community, the primary collector of this tax is Costco. Staff estimates that Costco accounts for greater than 95% of this collection and greater than 95% of Costco's shoppers do not reside within Oak Brook;
- Funding for Essential Services: The revenue supports day-to-day services residents rely on such as public safety, road maintenance, public works, and community programs.
- Financial Stability: Continuing this revenue stream provides stability and ensures continued funding for vital projects and services.
- Community Investment: By investing local tax dollars back into the community, we meet community needs and plan effectively for the future.

Potential Consequences of Not Instituting the Tax

Without this revenue, local officials would face difficult decisions, including:

- Seeking alternative funding sources, which may be more burdensome, less stable, and may more directly allocate costs to our residents.
- Potentially reducing essential services, negatively impacting residents.

Fiscal Impact

- A 1% local grocery tax is proposed to reinstate the upcoming loss of the 1% state grocery tax. Without this local tax, the village is projected to lose up to $1,000,000 in sales tax revenue, significantly impacting the Village's ability to maintain current service levels.

Competitive Positioning

- As of August 6, 2025, 427 municipalities across Illinois have passed ordinances to continue the grocery tax locally, according to the Illinois Municipal League (IML)
- As of that same date 16 municipalities in DuPage County have passed ordinances to continue the grocery tax locally, including our immediate neighbors in Downers Grove, Hinsdale, Oakbrook Terrace and Westmont (our immediate neighbor to the east, Westchester in Cook County, has also adopted the same).

Recommendation:

Staff recommends that the Village Board discuss the proposed ordinance to replace the 1% state grocery tax and provide direction to staff on whether to place the ordinance on a September Village Board meeting for adoption.

Attachments:

1. DMMC Grocery Tax

Grocery Tax
Frequently Asked Questions (FAQs)

➢ WHAT IS THE GROCERY TAX?

In 1990, the State of Illinois introduced a standardized 1% tax on groceries as part of a statewide tax reform effort. Although the revenue was collected by the state, it was distributed to local governments, establishing a consistent and reliable funding source to support municipal operations and provide essential services.

➢ IS THIS A NEW TAX?

No, this tax has been in place for decades. The state is shifting the implementation of this revenue to municipalities, giving communities the ability to sustain this stable, long-term funding source for local programs and projects.

➢ WHY IS THIS REVENUE NOW A LOCAL DECISION?

Effective January 1, 2026, Illinois will no longer collect this revenue that has long provided essential funding to local governments under Public Act 103-0781. Now, municipalities face a critical decision: take action by October 1 to continue this vital funding source or risk losing it permanently. Municipalities must evaluate their community's specific needs and budget priorities to determine the best course forward.

➢ WHY CONTINUE THE GROCERY TAX?

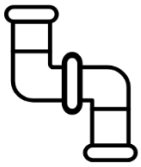
The grocery tax is collected from everyone who shops in the community, including non-residents. This broader reach helps share the cost of funding local services, reducing pressure on revenues such as property taxes generated by residents alone. By investing local tax dollars back into the community, this revenue supports the day-to-day services residents rely on and allows local governments to meet community needs and plan for the future effectively.

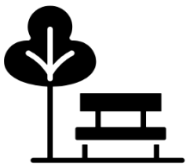
Without this essential revenue, local officials would face difficult decisions, including seeking alternative funding sources or potentially reducing services. Choosing to continue this revenue is choosing stability—ensuring continued funding for the projects and services that communities depend on.

Public Safety

Snow Removal

Road Maintenance


Public Works


Parks & Recreation

Community Programs

Emergency Services

Code Enforcement

Environmental Services

➢ ARE OTHER MUNICIPALITITES CONSIDERING CONTINUING THE GROCERY TAX?

Yes. As of June 17, 2025, **225 municipalities** across Illinois have passed ordinances to continue the grocery tax locally, according to the Illinois Municipal League (IML).