



PLANNING & ZONING COMMISSION
SAMUEL E. DEAN BOARD ROOM
BUTLER GOVERNMENT CENTER
1200 OAK BROOK ROAD
OAK BROOK, ILLINOIS
630-368-5000

Regular Meeting
Wednesday, October 1, 2025
5:15 PM

1. CALL TO ORDER - 5:15 PM @ 714 ENTERPRISE DRIVE
2. ROLL CALL
3. CALL TO ORDER - 6:30 PM @ SAMUEL E. DEAN BOARD ROOM - 1200 OAK BROOK ROAD
4. ROLL CALL
5. APPROVAL OF MINUTES
 - A. Regular Planning & Zoning Commission Meeting Minutes dated May 7, 2025
6. UNFINISHED BUSINESS
7. NEW BUSINESS
 - A. The Studio - 714 Enterprise Drive - Planned Development
8. PUBLIC COMMENT
9. 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.

VILLAGE OF OAK BROOK
Planning & Zoning Commission

STAFF REPORT

DATE: October 1, 2025

CASE FILE NO: 2025-10-ZO-PUD

DESCRIPTION: Planned Development proposal for Burton & Company Design Studio to operate as an event venue in ORA-1 District.

PETITIONER: Diana Burton
714 Enterprise Drive, Suite 101
Oak brook, IL 60523

ADDRESS: 714 Enterprise Drive, Suite 101, Oak Brook, IL 60523

EXISTING ZONING/USE: ORA-1, Office-Research-Assembly District, the 1.01-acre property is currently improved with an existing office building.

ZONING/USE OF SURROUNDING PROPERTY:

North: Tollway and ORA-1, Office-Research-Assembly District, office building.

South: ORA-1, Office-Research-Assembly District, office building.

East: Same.

West: Same, approved Planned Development for Carvana.

LOCATION: The subject property is located north of Enterprise Drive and south of Tollway, accessed from north of 22nd Street.



714 Enterprise Drive

**STAFF REPORT – PLANNED DEVELOPMENT
714 ENTERPRISE DRIVE
CASE NO. 2025-10-ZO-PUD**

BACKGROUND:

Burton & Company Design Studio (Burton Design), with the consent of the property owner, has submitted an application requesting approval of a Planned Development (“PD”) to operate an event venue at 714 Enterprise Drive. The request is to utilize the renovated interior to accommodate events of 50-60 people (38 seated) in the evenings and weekends. Burton Design currently operates as a full-service interior design firm in a 2,500 SF area within the building.

A Preliminary Board Review of the application was conducted by the Village Board on August 12, 2025, as required in the Village’s PD regulations. The preliminary Board review is the first step in the process outlined in the PD regulations and is intended to provide an applicant with early feedback.

A separate neighborhood meeting was not required as part of the outreach for this redevelopment project. Since the 1.01-acre property is surrounded solely by non-residential land uses such as offices, it was determined that a public hearing before the Planning & Zoning Commission would be adequate and provide the necessary and legally required forum for public feedback/comment on this redevelopment project.

Planned Development. The event venue use by Burton & Company Design Studio is proposed as a Planned Development. The intent and purpose of the planned development regulations, standards and criteria is to provide an alternate zoning procedure under which land can be developed or redeveloped with innovation, imagination, and creative architectural design when sufficiently justified under the provisions of this chapter. The objective of the planned development is to encourage a higher level of design and amenity than is possible to achieve under standard zoning regulations. The end result is intended to be a product which fulfills the objectives of the Village of Oak Brook’s Comprehensive Plan and planning policies while allowing flexibility from the standard application of the use and bulk regulations. The planned development is intended to permit and encourage flexibility and to accomplish the following:

1. To stimulate creative approaches to commercial, nonsingle-family residential, and commercial/mixed-use development of land;
2. To provide more efficient use of land;
3. To preserve natural features and provide open space areas and recreation in excess of those required under standard zoning regulations;
4. To develop and implement new approaches to the living environment through variety in type, design and layout of buildings, transportation systems, and public facilities;
5. To unify building and structures through design; and
6. To promote long-term planning pursuant to the village’s plan, intended to allow harmonious and compatible land uses or combination of uses with surrounding areas.

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714 ENTERPRISE DRIVE
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Proposed Departures. Section 13-15-2E of the PD regulations acknowledges that proposed planned developments need not comply with the density, dimension, area, bulk, use, and other zoning regulations that, but for the provisions of this chapter, would otherwise apply to the property on which the proposed planned development is intended. Modifications and departures from the standard provisions may be provided in accordance with the provisions of this chapter and to the extent that they will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The departures from standard being proposed as part of this PD application are identified at the end of the “Application Forms” Tab 11, in the petitioner’s materials and are as follows:

1. Use: To allow the interior design studio to operate as an event venue use.
2. *Monument Sign.* Section 13-11.5.B. 7. To allow a free standing sign with support poles.
3. *Landscaping.* Section 13-11-4. B. To allow for a monument sign without the required landscaping all around.

STAFF ANALYSIS:

As part of this review, the following commentary should be considered as part of the PD Commission’s analysis and deliberations on the request.

Planned Development. The subject property is currently zoned ORA-1 Office-Research-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.

Three (3) waivers are being requested from the strict application of the zoning code. Instead of processing this case with multiple requests for variations before the Planning & Zoning Commission, the planned development submittal incorporates all of these elements into a single request that can be reviewed and evaluated as a unified development project.

Section 13-15-2A General Provisions of the PD regulations does allow redevelopment within a planned development overlay district. Section 13-15-2B further indicates that each PD shall be presented and reviewed on its own merits. The project must still be reviewed on a case-by-case basis and provide tangible benefits to the community.

As such, a PD application has been submitted for this event venue use. The improvements will consist of exterior ground sign only.

Consistency with the Planned Development Regulations. The applicant has provided documentation, plans, and other review materials for their PD application that are included in the packet.

Planned Development Standards. The applicant has addressed and responded in detail to the Planned Development Standards as required in Section 13-15-3 of the Regulations.

**STAFF REPORT – PLANNED DEVELOPMENT
714 ENTERPRISE DRIVE
CASE NO. 2025-10-ZO-PUD**

Building setbacks. The event venue is proposed within an existing building.

Consistency with Commercial Areas Revitalization Plan. The Commercial Areas Revitalization Master Plan of 2019 was superseded by the adoption of Ordinance S-1647 on April 12, 2022. The event use is not listed as a Permitted Use or Special use in ORA-1 District and is not specifically listed in any other district. Historically, banquet facilities have been permitted as an accessory use within the CR, Conservation Recreation District and the commercial districts, which permit hotels.

Stormwater and Floodplain. The property is not located within the regulatory floodway or floodplain. The proposed use shall comply with the Village's adopted stormwater ordinance requirements.

Water and Sanitary Utilities. During the permit review it will be confirmed if the existing water service for the building is sufficient for the proposed use. Sanitary service is being provided by the Flag Creek Water Reclamation District (FCWRD).

Site Lighting. There are no additional exterior lighting being proposed.

Building Architecture. There are no changes proposed to the existing building exterior. The applicant submitted a permit for interior demolition (BP-24-433). Interior renovations were completed and a certificate of occupancy was issued in July 2025.

Signs. The applicant is proposing a monument sign at the west driveway entrance to the building and is requesting two (2) waivers from the Village sign regulations. A detailed review will be conducted by staff following a sign permit submittal.

Landscaping and Open Space. No changes are proposed to the existing landscaping and open space. Existing landscaping related to the parking lot will remain as is.

Traffic Access and Parking Considerations. The applicant proposes approximately 8 events per month, scheduled on weekday evenings after office hours and on weekends. The existing parking facilities comply with Village Code requirements.

Pedestrian Access and Circulation. The commercial areas in the Village are generally auto oriented but do include some pedestrian circulation. However, there is currently no pedestrian access along Enterprise Drive.

DuPage County Health Department. The applicant has received approval from the DuPage County Health Department to operate without a food permit subject to certain conditions.

RESPONSIBILITIES OF HEARING BODY:

As part of the Planned Development Regulations, the Planning & Zoning Commission shall review the application, the standards and requirements, the report of the Development Services Director, and any oral and written comments and testimony received by the Planning & Zoning Commission before and

**STAFF REPORT – PLANNED DEVELOPMENT
714 ENTERPRISE DRIVE
CASE NO. 2025-10-ZO-PUD**

at the public hearing. The Planning & Zoning Commission shall recommend approval, approval with conditions, or denial of the proposed planned development.

Every recommendation of the Commission upon any application filed pursuant to the Planned Development Regulations shall include such findings of fact and conclusions as the Commission shall deem necessary. The 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 setting forth the recommendation of the commission. Every recommendation shall expressly set forth any limitations or conditions. In order to make a recommendation to approve (with or without conditions) or a recommendation to deny a proposed planned development or an amendment to an existing planned development, the affirmative vote of a majority of all members of the commission then holding office shall be required.

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

CONCLUSION:

Staff would like the Planning & Zoning Commission's feedback on the proposed petition and the departures from the standards that are being requested. As part of this discussion, staff has provided a series of additional conditions that can be included in a recommendation to ensure that applicable considerations are memorialized for the development.

As such, staff is providing the accompanying conditions for Planning & Zoning Commission review and discussion. If the Commission is prepared to make a recommendation, I would ask that you consider the conditions, incorporate any new recommendations and include the planned development findings (as identified in the petitioner's application materials) in your motion.

1. The Fire Department and Development Services shall issue an Occupancy Permit prior to operation of the event venue.
2. Sign proposals shall comply with applicable sign code regulations of the Oak Brook zoning ordinance unless otherwise modified or varied.
3. Compliance with Plans: The event venue use and operation will be in substantial compliance with the plans and documents as submitted, except for minor changes approved by the Development Services Director and Village Manager in accordance with Section 13-15-8 of the Zoning Ordinance.

Please contact staff if you have any questions.

**STAFF REPORT – PLANNED DEVELOPMENT
714 ENTERPRISE DRIVE
CASE NO. 2025-10-ZO-PUD**

Respectfully Submitted,

Rama Raman
Village Planner

Respectfully Submitted,

Rebecca Von Drasek
Development Services Director

From: [Rama Raman](#)
To: sarah@burtondesignstudio.com; diana@burtondesignstudio.com
Cc: [Rebecca Von Drasek, MPA](#); [Cathy Chiarelli](#)
Subject: 714 Enterprise
Date: Wednesday, September 10, 2025 10:35:13 AM


Good morning,

Following the pre-filing meeting for the change of use at 714 Enterprise, please see staff comments below.

- Based off the given square footage of approximately 2500 sq ft and the proposed assembly use, the required restroom facilities needed would be a 2-toilet female restroom and a 1-toilet, 1-urinal male restroom. Both would need to be accessible. The other option would be to provide 2 additional single use restrooms. 1 being accessible and 1 containing a urinal. This is based off the 2018 Illinois Plumbing code 890.Appendix A. and 410 ILCS 35 of the Equitable Restrooms Act
- Based off the installation of kitchen equipment in the space, the range hood would need to be verified to match the BTU output of the 6-burner range and have an Ansul system installed per 2021 IFC or NFPA (FD to verify)
- Based off the banquet assembly use and full kitchen being in the space, a triple basin sink, and corresponding grease interceptor may need to be installed. DuPage County Health Department and IDPH will need to be consulted for verification based on applicants proposed catering use.
- Based off the change of use from business to assembly, egress and exiting requirements will need to be reviewed and verified by an Illinois licensed design professional.
- Based on the need for additional restroom facilities for the proposed change of use, Public Works advised the building only has a 1" meter. With the additional fixture units, a new WSFU calculation will need to be provided to verify if a water meter upgrade will be necessary.

Sincerely,

Rama Raman

	<p>Rama Raman MURP, AICP Village Planner Village of Oak Brook 1200 Oak Brook Rd Oak Brook, IL 60523 Phone: 630-368-5120 Email: rraman@oak-brook.org Web: http://www.oak-brook.org Follow us: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p>
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Electronic messages sent to and from the Village of Oak Brook may be subject to discovery under the IL Freedom of

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that a public hearing before the Planning & Zoning Commission of the Village of Oak Brook, DuPage and Cook Counties, Illinois, will be held on Wednesday, October 1, 2025 beginning at 714 Enterprise Drive at 5:15 pm for a preview of the facility. The public hearing will then move to the Samuel E. Dean Board Room of the Butler Government Center, Village of Oak Brook, 1200 Oak Brook Road, Oak Brook, Illinois 60523 at 6:30 pm for the purpose of considering the application from the Petitioner, Diana Burton of Burton Design Studio 714 Enterprise Drive, Oak Brook, IL 60523. The petitioner is seeking a planned development as provided for under Chapter 15 of Title 13, the Zoning Ordinance of the Village of Oak Brook, Illinois, Ordinance G-60 as amended.

Project Description: Petitioner has applied to the Village for Planned Development for approval to allow the operation of an event venue (case number 2025-10-ZO-PUD). The newly renovated space would accommodate approximately 50-60 people in the evening and on weekends. In accordance with the zoning regulations, as part of the Planned Development, the Petitioner has requested departures from the standard zoning provisions.

The subject property may be generally described as 714 Enterprise Drive, Oak Brook, Illinois 60523, with the legal description as follows:

PARCEL NUMBER: 06-24-305-002
The petitioner's application including all supporting documents is on file with the Development Services Department. Persons wishing to examine the application documents may arrange to do so with the Development Services Department, Village of Oak Brook, 1200 Oak Brook Road, Oak Brook, IL 60523, telephone 630-368-5106.

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

Netasha Scarpiniti
Village Clerk

Published at the direction of the Corporate Authorities and the Planning & Zoning Commission of the Village of Oak Brook, DuPage and Cook Counties, Illinois.
Published in Daily Herald Sept. 12, 2025 (305349)

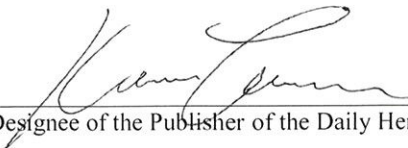
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Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DuPage County DAILY HERALD**. That said **DuPage County DAILY HERALD** is a secular newspaper, published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

I further certify that the **DuPage County DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 09/12/2025 in said **DuPage County DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY 
Designee of the Publisher of the Daily Herald

Control # 305349 *DUPAGE*



NOTICE OF PUBLIC HEARING

VILLAGE OF OAK BROOK PLANNING & ZONING COMMISSION

OCTOBER 1ST, 2025 FROM 5:15 PM TO 6:00 PM AT

BURTON & CO. DESIGN STUDIO 714 ENTERPRISE DRIVE, SUITE 101, OAK BROOK IL 60523.

MEETING TO RECONVENE AT THE VILLAGE OF OAKBROOK AT 6:30 P.M.

Samuel E. Dean Board Room of the Butler Government Center, Village of Oak Brook, 1200 Oak Brook Road, Oak Brook, Illinois 60523

NOTICE IS HEREBY GIVEN that a public hearing before the Planning & Zoning Commission of the Village of Oak Brook, DuPage and Cook Counties, Illinois, will be held on October 1, 2025 at 5:15 p.m. in the Samuel E. Dean Board Room of the Butler Government Center, Village of Oak Brook, 1200 Oak Brook Road, Oak Brook, Illinois 60523 for the purpose of considering the application from the Applicant, Burton & Co Design Studio, LLC, 714 Enterprise Drive, Suite 101, Oak Brook IL 60523 seeking a new planned development to use the space as a small event venue.

Applicant/Owner have submitted an application, case number 2025-10-ZO-PUD seeking approval of a planned development on property located at 714 Enterprise Drive, Suite 101, Oak Brook, Illinois 60523 as described below:

Project Description: Applicant/Owner have applied to the Village for planned development approval to allow their space to be utilized as a small event venue. In accordance with the zoning regulations, as part of the planned development, Applicant/Owner have requested certain departures as provided in the Zoning Ordinance.

The subject property is generally described as 714 Enterprise Drive, Oak Brook, Illinois 60523

(Permanent index number: located at 714 Enterprise Drive, Suite 101, 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 RESUBDIVISION OF LOTS 1 AND 2 IN OAK BROOK HOTEL COS RESUBDIVISION IN SECTION 23, TOWNSHIP 39. NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 27, 2018, AS DOCUMENT NO. R2018-036669 IN DUPAGE COUNTY, ILLINOIS.

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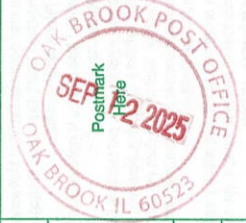
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City, State, ZIP+4® **Oak Brook IL 60523**

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Street and Apt. No., or PO Box No. **1300 Oak Brook Road**

City, State, ZIP+4® **Oak Brook IL 60523**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only**

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees

\$

Sent To **Phillips Flowers: Gifts**

Street and Apt. No., or PO Box No. **545 N. Cass Ave**

City, State, ZIP+4® **Westmont IL 60589**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees

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Sent To **Walker Partners LLC**

Street and Apt. No., or PO Box No. **85 Commerce Dr. #100**

City, State, ZIP+4® **Oak Brook IL 60523**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees

\$

Sent To **AAE 714 LLC**

Street and Apt. No., or PO Box No. **114 Enterprise Dr. #100**

City, State, ZIP+4® **Oak Brook IL 60523**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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

08.20.2025

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, 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](tel:708.567.6817)

diana@burtondesignstudio.com

burtonandcodesignstudio.com



MARKET ANALYSIS

Market Analysis: Potential Tax Revenue for the Village of Oak Brook from Burton & Co. Design Studio Events

Proposed Event Frequency: 96 events per year (average of 8 events per month)

I. Introduction

This market analysis aims to estimate the potential tax revenue generated for the Village of Oak Brook, as well as the economic benefit to local businesses, should Burton & Co. Design Studio be granted the rights to host events at its studio. Based on a proposed schedule of 96 events annually, this analysis will project the impact on sales tax, hotel tax, and overall economic activity within the village.

II. Assumptions for Revenue Projection

To provide a conservative yet realistic projection, the following assumptions have been made:

- Average Event Attendance: 50 guests per event.
- Guest Origin: 30% of guests are from outside Oak Brook and require overnight accommodation.
- Average Guest Spend (Per Event):
- Event-Related Spend (On-site/Direct): \$20 per guest (e.g., small retail purchases, event-specific fees subject to sales tax).
- Restaurant Spend: \$40 per guest (for out-of-town guests and local guests utilizing local dining options).
- Hotel Spend: \$150 per room per night (for out-of-town guests).
- Tax Rates (Village of Oak Brook):
- Sales Tax: 1% (Village portion of Illinois sales tax).
- Hotel Tax: 6% (Village portion of hotel/motel tax).

III. Projected Annual Revenue Generation

A. Direct Event-Related Revenue (Subject to Sales Tax)

- Total Annual Attendees: 96 events/year * 50 guests/event = 4,800 guests
- Total Annual Event-Related Spend: 4,800 guests * \$20/guest = \$96,000
- Potential Village Sales Tax Revenue: \$96,000 * 1% = \$960.00

B. Local Restaurant Revenue (Subject to Sales Tax)

- Total Annual Restaurant Spend: 4,800 guests * \$40/guest = \$192,000
- Potential Village Sales Tax Revenue from Restaurants: \$192,000 * 1% = \$1,920.00

C. Local Hotel Revenue (Subject to Hotel Tax)

- Out-of-Town Guests per Event: 50 guests * 30% = 15 guests.
- Assumed Hotel Occupancy: 2 guests per room (requiring 7-8 rooms per event, rounded to 8 for projection).
- Total Hotel Room Nights per Year: 96 events * 8 rooms/event = 768 room nights
- Total Annual Hotel Revenue Generated: 768 room nights * \$150/room = \$115,200
- Potential Village Hotel Tax Revenue: \$115,200 * 6% = \$6,912.00

IV. Summary of Potential Annual Tax Revenue for the Village of Oak Brook

- Sales Tax (Direct Event-Related): \$960.00
- Sales Tax (Restaurant Spend): \$1,920.00
- Hotel Tax: \$6,912.00

Total Estimated Annual Tax Revenue for the Village of Oak Brook: \$9,792.00

V. Broader Economic Impact on Local Businesses

Beyond direct tax revenue, hosting 96 events annually at Burton & Co. Design Studio will provide significant economic stimulus to other local businesses:

- Restaurants & Bars: An estimated \$192,000 in additional annual revenue for Oak Brook restaurants and bars, driven by both local and out-of-town event attendees. This increased foot traffic and spending can lead to higher wages for employees, potential new hires, and greater profitability for establishments.
- Hotels: An estimated \$115,200 in additional annual revenue for Oak Brook hotels, supporting local hospitality jobs and contributing to the overall vibrancy of the hotel sector.
- Retailers: While not specifically quantified for sales tax beyond direct event-related spend, event attendees, particularly out-of-town guests, are likely to patronize other local retail establishments before or after events, contributing further to local sales tax revenue.
- Service Providers: Increased activity may also indirectly benefit local service providers such as transportation services, florists, and other event-related vendors.

VI. Conclusion

Based on the projections, granting Burton & Co. Design Studio the right to host events would generate an estimated average of III. Projected Annual Revenue Generation

A. Direct Event-Related Revenue (Subject to Sales Tax)

- Total Annual Attendees: $96 \text{ events/year} * 50 \text{ guests/event} = 4,800 \text{ guests}$
- Total Annual Event-Related Spend: $4,800 \text{ guests} * \$20/\text{guest} = \$96,000$
- Potential Village Sales Tax Revenue: $\$96,000 * 1\% = \960.00

B. Local Restaurant Revenue (Subject to Sales Tax)

- Total Annual Restaurant Spend: $4,800 \text{ guests} * \$40/\text{guest} = \$192,000$
- Potential Village Sales Tax Revenue from Restaurants: $\$192,000 * 1\% = \$1,920.00$

C. Local Hotel Revenue (Subject to Hotel Tax)

- Out-of-Town Guests per Event: $50 \text{ guests} * 30\% = 15 \text{ guests}$.
- Assumed Hotel Occupancy: 2 guests per room (requiring 7-8 rooms per event, rounded to 8 for projection).
- Total Hotel Room Nights per Year: $96 \text{ events} * 8 \text{ rooms/event} = 768 \text{ room nights}$
- Total Annual Hotel Revenue Generated: $768 \text{ room nights} * \$200/\text{room} = \$153,600$
- Potential Village Hotel Tax Revenue: $\$153,600 * 6\% = \$9,216.00$

IV. Summary of Potential Annual Tax Revenue for the Village of Oak Brook

- Sales Tax (Direct Event-Related): \$960.00
- Sales Tax (Restaurant Spend): \$1,920.00
- Hotel Tax: \$9,216.00

Total Estimated Annual Tax Revenue for the Village of Oak Brook: \$12,096.00

V. Broader Economic Impact on Local Businesses

Beyond direct tax revenue, hosting 96 events annually at Burton & Co. Design Studio will provide significant economic stimulus to other local businesses:

- Restaurants & Bars: An estimated \$192,000 in additional annual revenue for Oak Brook restaurants and bars, driven by both local and out-of-town event attendees. This increased foot traffic and spending can lead to higher wages for employees, potential new hires, and greater profitability for establishments.
- Hotels: An estimated \$153,600 in additional annual revenue for Oak Brook hotels, supporting local hospitality jobs and contributing to the overall vibrancy of the hotel

sector.

- Retailers: While not specifically quantified for sales tax beyond direct event-related spend, event attendees, particularly out-of-town guests, are likely to patronize other local retail establishments before or after events, contributing further to local sales tax revenue.
- Service Providers: Increased activity may also indirectly benefit local service providers such as transportation services, florists, and other event-related vendors.

VI. Conclusion

Based on the projections, granting Burton & Co. Design Studio the right to host 96 events annually would generate an estimated \$12,096.00 in direct tax revenue for the Village of Oak Brook. More significantly, it would inject an additional \$345,600 annually into the local economy through increased patronage of premium restaurants and luxury hotels. This consistent influx of visitors and spending would provide substantial economic benefits, supporting local businesses, fostering job growth, and enhancing the overall vitality of the Oak Brook community. Therefore, approval of this request is anticipated to yield a positive and measurable economic impact for the Village.



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



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 Special Meeting
of
July 23, 2025

SUBJECT: Burton Design – Preliminary Board Review of a Planned Development for 714 Enterprise Drive

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: Provide comments, suggestions, and recommendations to Burton Design regarding the proposed operation of an event venue at 714 Enterprise Drive within the ORA-1 District.

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

Background/History:

Burton Design, with the consent of the property owner, proposes to operate a small-scale event venue at 714 Enterprise Drive. Currently, Burton Design operates an interior design studio in the recently renovated interior space. The request is to host private events with the expected capacity of 30-40 guests 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. A separate neighborhood meeting will not be required as part of the outreach for this project. The neighborhood meeting is an optional element of the Planned Development process (13-15-5.B.1d).

Please see the project presentation slides provided by the applicant for additional information and background.

Recommendation:

Staff requests the Village Board discuss the business concept and provide the applicant with direction as to if the land use is appropriate in this location. Please provide comments, suggestions, and recommendations to the applicant concerning the proposed land use and the proposed location.

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

Attachments:

1. Exhibits for Preliminary Board Review

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 DR UNIT 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 ENTERPRISE DR STE 101 OAK BROOK IL
3. Type the Complete Legal Description below or attach a separate page with the legal 60523

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

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 prefilling 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: August 12, 2025

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 prefilling 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 pre-filing 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 pre-filing 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: September 9, 2025

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 ($\frac{2}{3}$) 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)

PLANNED DEVELOPMENT - SITE DEVELOPMENT ALLOWANCES:
Section: 13-15-4

WAIVERS and VARIATIONS
(Site Development Departures)

Proposed site development characteristics that are not consistent with the Zoning Regulations otherwise applicable to the property on which a Planned Development or Planned Development amendment is proposed, may be approved in accordance with this Chapter as part of the ordinance approving the Planned Development or Planned Development amendment. The applicant shall specifically identify each site development departure and demonstrate how each departure will be compatible with surrounding development and is not inconsistent with the Planned Development standards set forth in Section 13-15-3 of this Chapter. Each departure shall be specifically stated and approved in the ordinance approving the Planned Development or Planned Development amendment. Any approved departures from the otherwise applicable Zoning Regulations shall not be deemed a nonconformity and shall not require a variation.

Identify each waiver below and if applicable refer to the page(s) of the site development plan that the departure can be found.

Code Section 13-11-5 B.7 Relief Sought To install a freestanding lighted sign supported by 2 low to the ground poles

RESPONSE: _____

Code Section 13-11-4 B Relief Sought To install our sign in close proximity to existing landscape in grass.

RESPONSE: Not to add additional landscaping

(To continue, Copy or retype form and attach additional sheets if necessary)



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 VILLAGES 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 EXISTING 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, walls, 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, WALLS, BARRIERS,
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.

Please Deposit Check(s) in: Zoning Account 10-4302

For:

714 Enterprise Dr - PUD

\$1,500.00

Escrow Account 2306

For:

714 Enterprise Dr - PUD - Escrow

\$500.00

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

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

MISCELLANEOUS PAYMENT RECPT#: 779200
DATE: 08/14/25 TIME: 14:09:16
CLERK: pstone DEPT:
CUSTOMER#:

MISCELLANEOUS PAYMENT RECPT#: 779198
DATE: 08/14/25 TIME: 14:03:20
CLERK: pstone DEPT:
CUSTOMER#:

COMMENT: 714 ENTERPRISE DR-PU

COMMENT: 714 ENTERPRISE DR-PU

REVENUE:

1 10 2306 500.00
ESCROW DEPOSITS
ESCROW DEPOSIT

CASH:

99 1105 500.00
CASH -PLD

REVENUE:

1 10 43020 1500.00
ZONING/SUBDIV APPLICATION
ZONING/SUBDIVISION

CASH:

99 1105 1500.00
CASH -PLD

AMOUNT PAID: 500.00

AMOUNT PAID: 1500.00

PAID BY: BURTON AND CO DESIGN
PAYMENT METH: CHECK
894678705

PAID BY: BURTON AND CO DESIGN
PAYMENT METH: CHECK
894678711

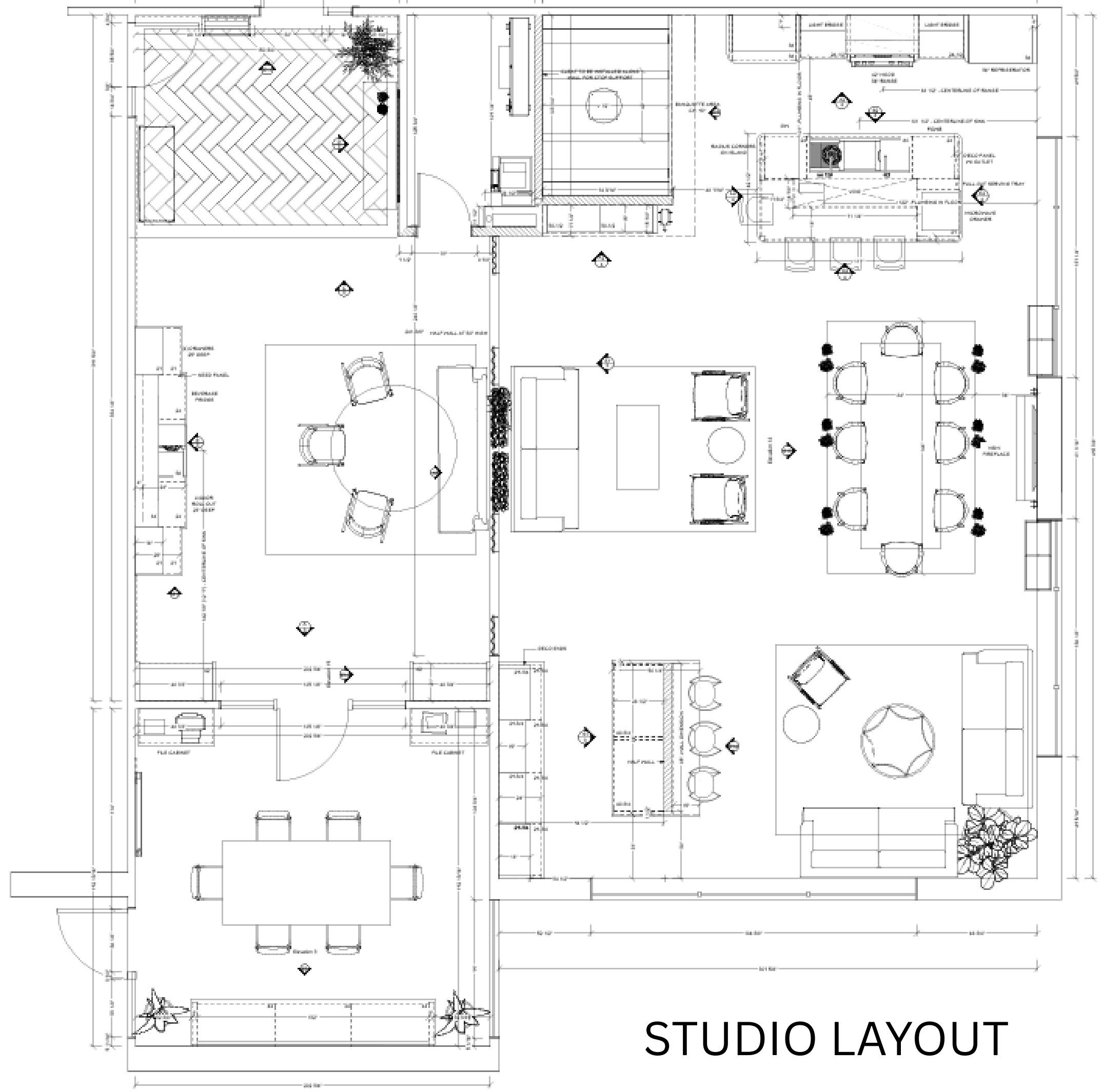
REFERENCE: BURTON AND C

REFERENCE: BURTON AND C

AMT TENDERED: 500.00
AMT APPLIED: 500.00
CHANGE: .00

AMT TENDERED: 1500.00
AMT APPLIED: 1500.00
CHANGE: .00

Burton & Co.
DESIGN STUDIO



STUDIO LAYOUT





























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. 2687
 LICENSE EXPIRES: NOVEMBER 30, 2008
 WEBSTER, McGRATH & AHLBERG, LTD.
 207 SOUTH NAPERVILLE ROAD
 WHEATON, ILLINOIS 60187
 630-668-7603



NORTHERN ILLINOIS
 TOLL HIGHWAY
 (INTERSTATE 88)
 S54° 13' 59" W
 M = 180.36
 R = 180.36

ASPHALT PARKING LOT

ASPHALT PARKING LOT

LOT 5

71A ENTERPRISE DRIVE

ONE STORY BRICK BUILDING
 1758 SQUARE FEET

ENTERPRISE

SCHEDULE B SURVEY ITEMS

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

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

48 Parking Spots

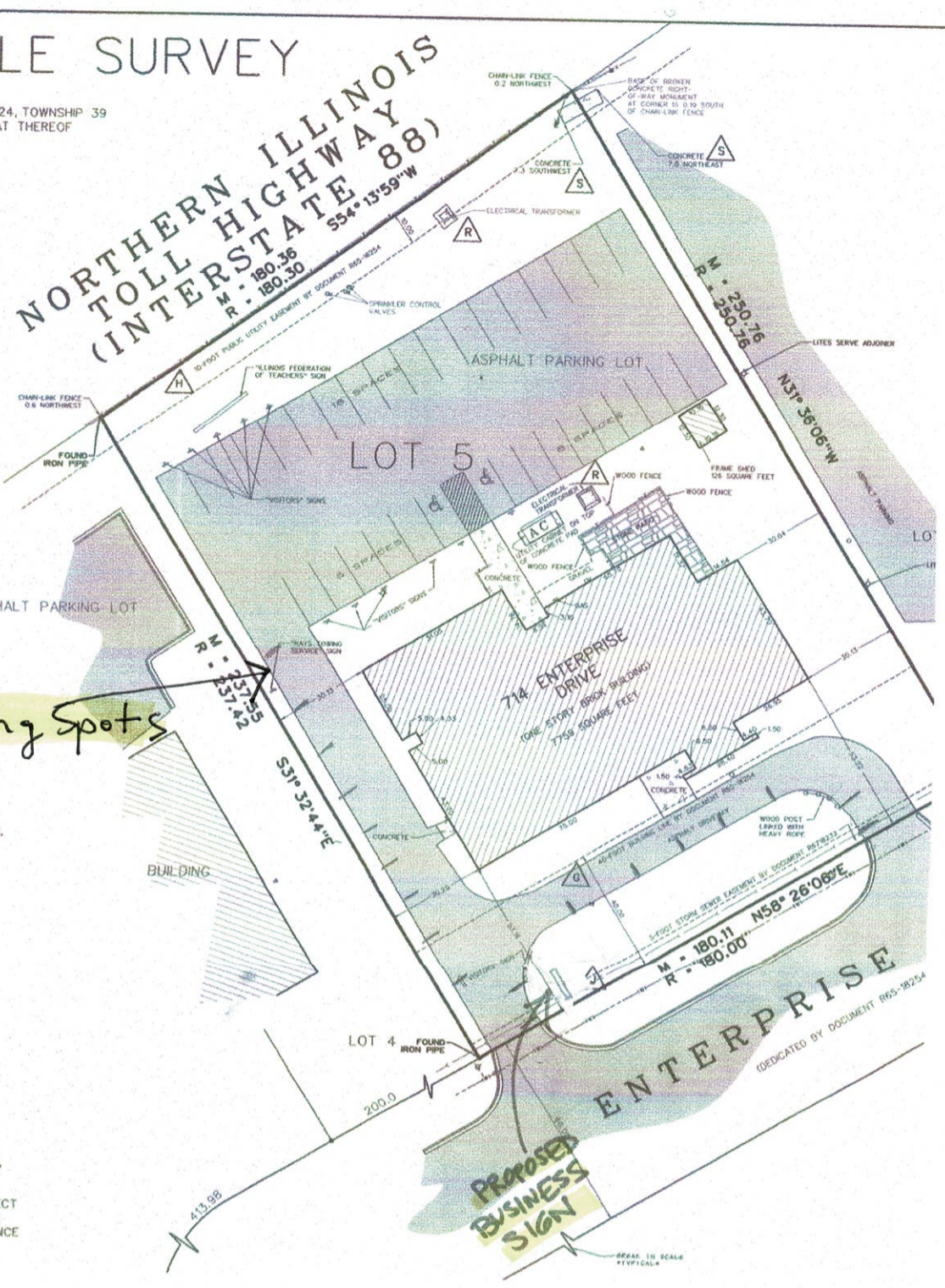
FLOOD ZONE STATEMENT

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).

LEGEND

	STANDARD MIDDLE		WELDER
	STANDARD CLEAROUT		LIGHT POLE
	STORM MANHOLE		OVERHEAD LIGHT POLE
	STORM CATCH BASIN		ELECTRIC MANHOLE
	STORM EXLET		TRAFFIC SIGNAL POLE
	FLANGED 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.

Proposed Business Sign





Sign Dimensions: 48" wide x 36" high