



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

Regular Meeting
Tuesday, November 11, 2025
7:00 PM

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

1. CALL TO ORDER
2. ROLL CALL
3. PRESIDENT’S OPENING COMMENTS
4. PUBLIC COMMENTS
5. 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: November 5, 2025 - \$1,139,150.94

1. LEGAL SERVICES:

- a) Croke Fairchild Duarte & Beres - Legal Services - August & September 2025 - \$64,886.75
(FY2025 YTD - \$99,592.50)

TOTAL LEGAL BUDGET FOR 2025 - \$325,287.96

TOTAL LEGAL BILLS PAID FOR 2025 - YTD - \$423,429.12

2. Civiltech Engineering, Inc. - In-House Civil Engineering Services from August 30, 2025 to September 26, 2025 - \$20,405.30
3. BCBSIL - Health Care Services - November 2025 - \$239,599.00
4. Baxter & Woodman - 2025 Streets Improvement Project - \$24,937.30
5. Cerniglia Co. - Woodside & Forest Glen Watermain Improvements - Pay Application No. 7 - \$417,005.93
6. EZA Engineering PLLC - Professional Engineering Services - October 2025 - \$24,350.47
7. Currie Motors Commercial Center - Public Works Administration Vehicle - \$47,130.00
8. Engineering Resource Associates, Inc. - Ginger Creek WM Storm Sewer Improvements - \$29,284.20

- B. Approval of Payroll Paydate: October 30, 2025 - \$885,276.00
- C. Authorization to Seek Bids or Proposals or Negotiate Contracts:
 - 1. Ginger Creek Watermain Project
- D. Development Services Referrals
 - 1. 3118 White Oak Lane – Plat of Consolidation
- E. Cancellation of the Second Meeting in November
- F. Authorization to Pay Bills a Second Time in November and December Due to No Second Board Meeting in those Months
- 6. ITEMS REMOVED FROM CONSENT AGENDA
- 7. ACTIVE BUSINESS
 - A. Ordinances & Resolutions
 - 1. Ordinance S-1733, An Ordinance Approving a Planned Development as it Pertains to Suite 101 Located at 714 Enterprise Drive, Oak Brook, Illinois
 - 2. Resolution R-2324, A Resolution Approving an Award of Contract for Public Relations and Social Media Services to Zapwater Communications
- 8. BOARD UPDATES
- 9. ADJOURN TO CLOSED SESSION

For the Purpose of Discussing (1) Litigation Probable or Imminent or Pending Against, Affecting, or on Behalf of the Village, (2) To Consider the Compensation and/or performance of a specific employee or employees of the Village Pursuant to 2(C)(11), and 2(C)(1) of the Illinois Open Meetings Act Respectively
- 10. ADJOURNMENT

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



ITEM 5.C.1.

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

AGENDA ITEM

Board of Trustees Regular Meeting
of
November 11, 2025

SUBJECT: Authorization to Seek Bids - Ginger Creek Watermain Replacement Project

FROM: Tim O'Malley, Public Works Director

BUDGET SOURCE/BUDGET IMPACT: \$5,600,000 is allocated for water main in account # 451-91000, and \$600,000 is allocated in account # 421-90800 for the storm water improvements in the FY2026 Budget.

RECOMMENDED MOTION: I move that the Village Board authorize staff to seek bids for the 2026 Ginger Creek Watermain Project.

Background/History:

The Village is seeking construction services for the replacement of water mains and installation of storm sewers in, and adjacent to, the Ginger Creek subdivision. As part of the 5-year Capital Improvement Plan, a water main quality assessment for replacement was performed within the Ginger Creek subdivision. Using predictive modeling methods based on factors like age, material, break history, and cathodic corrosion, this water system qualifies for replacement.

It is estimated that the work includes approximately 350 feet of 6-inch water main, 2,050 feet of 8-inch water main, 10,550 feet of 12-inch water main, 37 hydrants, 25 valve vaults, providing service to 98 residences. All services will be replaced from the main to the b-box with a new b-box to be installed. A section of the existing 10-inch main along the west side of Arden Court and a section of the existing 12-inch main along the west side of Midwest Road will be lined.

In addition to the water main improvements, a storm sewer is proposed along a segment of Royal Vale Drive. The existing storm sewer will be replaced with a larger sewer pipe to handle the 10-year storm event. The existing culverts will be replaced with storm sewers and a series of inlets to capture runoff upstream of driveway crossings. It is anticipated that the scope of work will also include the regrading of the swales and installation of small driveway culverts for flows not captured by the inlets.

Approximately 13,000 feet of water main and 1,500 feet of storm sewer are included in this project. Following bids received, staff will bring the lowest responsive bidder to the Village Board for contract

approval.

Recommendation:

Staff recommends that the Village Board authorize staff approval to seek bids for the 2026 Ginger Creek Water Main Project.

Attachments:

1. 2025-01-08-Ginger Creek RFP
2. W25055_GINGER CREEK__95%

**Request for Proposals
For Professional Consulting Engineering Services**

**GINGER CREEK WATERMAIN AND STORM SEWER IMPROVEMENTS
DESIGN AND CONSTRUCTION ENGINEERING**

Village of Oak Brook

Issued: **Wednesday, January 8, 2025**

Responses Due: **Friday, January 24, 2025, at 3:00 P.M.**

I. Project Information

- A. Statement of Need – The Village of Oak Brook is requesting a proposed scope of services and fee proposal from qualified consulting firms to perform Design Engineering and Construction Inspection for the replacement of watermain and installation of storm sewer in and adjacent to the Ginger Creek subdivision.
- B. Project Description and Requirements – See **Attachment 1** for the project location. Ginger Creek is located in the northwest side of the Village limits. Watermain and appurtenances are intended to be replaced as shown, and some watermain will be upsized in the proposed condition. New watermain shall be constructed to eliminate dead ends in cul-de-sacs and improve the looped system. There will be approximately 350 feet of 6" watermain, 2,050 feet of 8" watermain, 10,550 feet of 12" watermain, 37 hydrants, 25 valve vaults, and 98 houses serviced. All services shall be replaced up to the b-box and a new b-box provided. A section of the existing 10" main along the west side of Arden Court and a section of the existing 12" main along the west side of Midwest Road shall be lined.

In addition to the watermain improvements, a storm sewer is proposed along a segment of Royal Vale Drive. The limits for this proposed storm sewer are included in **Attachment 2**. The existing storm sewer will be replaced with a larger sewer to handle the 10-year storm event. The existing culverts will be replaced with storm sewer and a series of inlets that capture runoff upstream of driveway crossings. It is anticipated that the scope of work will also include the regrading of the ditches and installation of small driveway culverts to flows not captured by the inlets.

All work shall be completed within existing Village easements and right-of-way.

The selected consultant will prepare Design Plans, Special Provisions, Estimates, and provide bidding assistance. The selected consultant will also provide Construction Inspection services.

Approximately 13,000 feet of watermain and 1,500 of storm sewer is included in this project. The selected consultant shall obtain pavement cores and soil borings to design the scope of any

pavement removal and replacement that may be required. All phases of the watermain and storm sewer project will be completed using local funds. The project must adhere to Village, AWWA, IEPA, and DuPage County standards as required.

- C. Scope of Services – The selected consultant shall perform survey, design engineering, and construction inspection services as required in a professional and satisfactory manner. The following scope shall be the base scope of services for all proposals. The Village acknowledges that there may be additional recommended activities or that there may be activities listed below that are not recommended. **If a proposer feels that there should be additions or deletions, these should be clearly identified and an explanation must be provided. Increased or decreased costs shall also be clearly quantified and documented in the proposal.** Please use the attached CECS format provided in **Attachment 3**. Respondents may also add to the list of “items not included” as appropriate.

Design Engineering

Item 1 – Field Evaluation. Perform a field evaluation of the condition of existing pavements, drainage features, utilities, and other existing features.

Item 2 – Topographic Survey. Perform a topographic survey along the project limits for the purposes of developing base design drawings and contract plans. Include establishing the approximate limits of existing right-of-way and easements based on available maps and plats from Village records and the DuPage County Recorder.

Item 3 – Preliminary Utility Coordination. Identify private utility companies within the project limits and the locations of their facilities. This information shall be used to determine locations for the proposed watermain and storm sewer that result in minimal to no impacts of the private utility facilities.

Item 4 – Preliminary Design. Develop preliminary design concept alternatives and costs estimates for watermain replacement and retiring of the old main, new storm sewer, and surface restoration methods. Preliminary cost estimates are also required at this level in order to assist the Village with budgeting for the project. Prepare a technical memorandum summarizing and evaluating the alternatives.

Item 5 – Preliminary Design Meetings. Prepare for, coordinate, and attend two Village staff meetings and one neighborhood meeting to present and review the design concepts.

Item 6 – Environmental Coordination and Permitting

- a. Environmental Survey – Prepare EcoCAT and wetland delineations, if required.
- b. NPDES, SWPPP, IEPA – Complete SWPPP and NOI and obtain NPDES permit from IEPA if necessary. Obtain IEPA Water permits.
- c. DuPage County Stormwater – Permit may be required for wetlands, erosion control, and storm water.
- d. Village Permit – Permit may be required through Development Services.

Item 7 – CCDD Documentation. Perform any required testing to classify excavated material as suitable or not suitable for disposal at a Clean Construction and Demolition Debris (CCDD) facility. Results shall include required IEPA LPC 662/663 forms to be included in the bidding documents.

Item 8 – Geotechnical Report. Obtain pavement cores of the surface and base material, evaluate the composition of the existing pavement material and condition within the project limits, and include recommendations for pavement rehabilitation. Evaluate condition of underlying soils to provide information to design the watermain and storm sewer such that future settlement and corrosion are addressed.

Item 9 – Estimates of Cost and Time. Prepare summary of quantities, estimate of time, and an engineer's estimate of cost at Pre-final and Final milestone submittals.

Item 10 – Special Provisions and Bidding Documents. Prepare special provisions in accordance with Village and IEPA guidelines to specify items not covered by the IDOT Standard Specifications for Road and Bridge Construction for inclusion in the bid book that will also include the Village's standard bidding documents.

Item 11 – Watermain Design. Prepare plan and profile sheets for watermain design that consider and include (but not limited to) improvement limits, stations and offset callouts, label construction limit locations and right of way breaks, watermain alignment, restorations, utility structure adjustments, pavement marking, and note special instructions to the Contractor.

Item 12 – Storm Sewer Design. Prepare plan and profile sheets for storm sewer design that consider and include (but not limited to) improvement limits, stations and offset callouts, label construction limit locations and right of way breaks, storm sewer alignment, restorations, utility structure adjustments, pavement marking, and note special instructions to the Contractor.

Item 13 – Contract Plans, Special Provisions, and Bidding Documents. Complete bidding documents to include the required plan sheets. Complete Bid Contract Proposal to include the following forms: Notice to Bidders, Schedule of Prices. Pre-final (95%) and Final (100%) submittals are anticipated for this project. Disposition of review comments shall be provided with all resubmittals.

Item 14 – Utility Coordination. Submit pre-final plans to utility companies so conflicts and relocation efforts can be identified. Coordinate utility relocation for conflicts within public right-of-way. Coordination shall continue until all conflicts are resolved.

Item 15 – QC/QA. Perform in-house peer and milestone reviews by senior staff during project initiation, preliminary, pre-final, and final submittals. Provide ongoing reviews of permitting and utility coordination efforts. Conduct milestone reviews of sub-consultants and provide feedback throughout the progress of work.

Item 16 – Bidding Assistance. Provide electronic PDF documents for bidding and assist the Village in solicitation of bids. Provide 10 usb drives for bidders containing the bidding documents that will be distributed by the Village. Attend bid opening to receive and evaluate bids, tabulate bids, and make a recommendation to the Village for an award. Obtain signed contracts, bonds, and other documents from the contractor as required to execute the construction contract.

Construction Inspection

Item 1 – Pre-Construction Services. Facilitate pre-construction meetings, prepare and circulate minutes. Review contractor's construction schedule for compliance with contract documents.

Item 2 – Submittal Review. Review submittals from the contractor for conformance with plans and specifications.

Item 3 – Construction Observation. Provide one full-time Resident Engineer for the duration of construction. For the purposes of this fee proposal, estimate 9 hours per day for 110 working days. This is a rough estimate subject to revision depending on the scope of work developed in the Design Engineering phase.

Item 4 – Material Testing/Geotechnical Services. Ensure QC/QA for asphalt, concrete, and other construction materials.

Item 5– Post-Construction Services. Finalize a set of record/as-built drawings. After all Contractor obligations are fulfilled, prepare a final pay request for the Village's approval.

Items Not Included:

- Plats, appraisals, and/or negotiations for easements
- Items to be listed by respondents as necessary

II. Submittal Requirements

- A. Terms and Conditions – **Attachment 4** contains the terms and conditions that will apply to this contract, for information only, to be completed by the selected consultant after selection.

- B. Scope and Fee Estimate Format – The following items are required as part of this RFP. Maximum numbers of pages are listed in parentheses. If used, cover pages and dividers do not count against page limits.
- Cover Letter (2 pages)
 - Project Understanding and Approach (5 pages)
 - Scope of Services (as listed in Section I.C. above)
 - List of Key Personnel and Roles and Project Organization Chart (3 pages)
 - List of three representative projects with contact names (1 page)
 - Project Schedule with Milestones (1 page)
 - Cost Estimate of Consultant Services (using format provided in **Attachment 3**)
 - Direct Costs and Subconsultant Expenses Table (using format provided in **Attachment 3**)
 - If necessary, Subconsultant Qualifications, Scopes, Personnel, CECS, etc. to be included in appendices.
- C. Consultant Intent to Submit an RFP – The Village requests that invited consultants provide their intent to submit or not to submit on this proposal. Please e-mail this intent to OBPW-Proposals@oak-brook.org by the date listed in the timeline below
- D. Submittal Format and Address – Responses shall be addressed to Timothy O’Malley, Public Works Director, Village of Oak Brook Public Works, 3003 Jorie Boulevard, Oak Brook, IL 60523, and submitted electronically only via e-mail or before the closing date and time to OBPW-Proposals@oak-brook.org. The e-mail subject line shall be “Ginger Creek Watermain and Storm Sewer Improvements Design and Construction Engineering - Scope and Fee Proposal - (Consultant Name)”. The body of the e-mail shall bear then name of the individual, firm, or corporation submitting the Proposal.
- E. Closing Date – The closing date and time for receipt of proposals is listed in the timeline below. After this time, additional submittals will not be accepted.
- F. Questions – Questions are strongly encouraged. All questions regarding this RFP shall be submitted in writing via e-mail to OBPW-Proposals@oak-brook.org. Questions will be accepted until the date and time listed in the timeline below. All questions and responses will then be compiled and e-mailed to each of the invited firms in one general response memorandum by the date and time listed in the timeline below.

I. Review and Selection Process

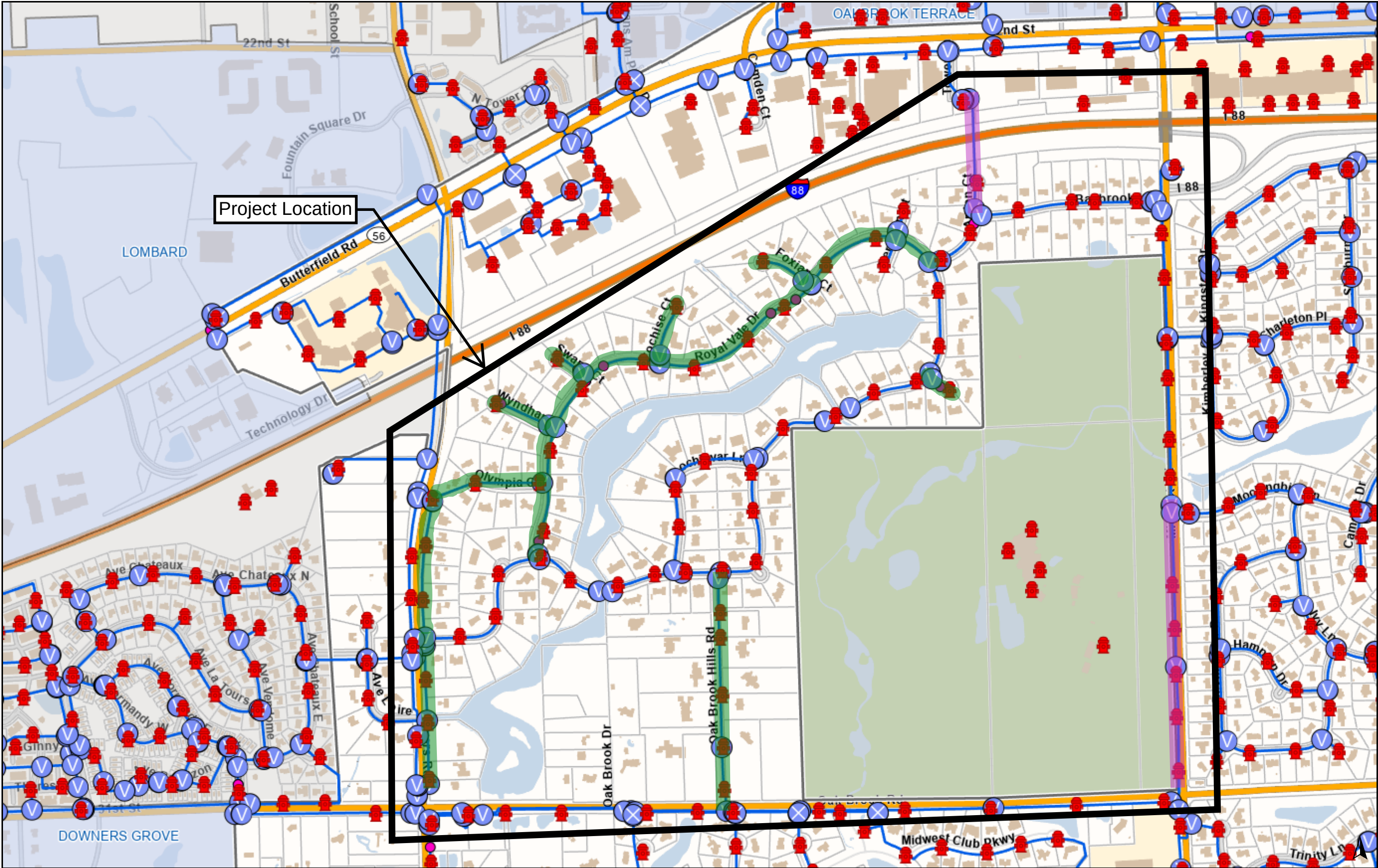
Village staff will review submitted proposals and consider the most responsive and responsible consultant with the lowest fee proposal. The Village reserves the right to reject any or all proposals, to waive technical or legal deficiencies, to proceed or not to proceed with any subsequent process, or to negotiate, without further process, any contract as may be in the best interest of the Village. The Village reserves the right to request clarification of information submitted, request additional information, and make such inquiries regarding the firms' qualifications and reputation as it deems necessary to evaluate the proposal. The Village will develop a contract agreement that will be brought to the Village Board for approval. **Attachment 4** contains the contract template to be completed by the selected consultant.

Anticipated RFP Timeline:

- | | |
|--|--|
| • RFP Released | Wednesday, January 8, 2025 |
| • Questions Due | Wednesday, January 15, 2025, 3:00 P.M. |
| • Issuance of Responses to Questions | Friday, January 17, 2025, 3:00 P.M. |
| • Consultant Intent to Submit Notification | Monday, January 20, 2025, 3:00 P.M. |
| • Proposal Due | Friday, January 24, 2025, 3:00 P.M. |
| • Staff Selection/Start Contract Negotiation | Monday, January 27, 2025 |
| • Draft Board Recommend/Agenda Packet | Friday, January 31, 2025 |
| • Final Board Recommend/Agenda Packet Due | Wednesday, February 5, 2025 |
| • Board Approval | Tuesday, February 11, 2025 |
| • Verbal Notice to Proceed | Wednesday, February 12, 2025 |
| • Contract Signatures Finalized By | Wednesday, February 19, 2025 |

ATTACHMENT 1

Location Map



Legend

Water Utilities

Hydrant

Water Valve

Water Main Break

Water Main

Watermain to be Replaced

Watermain to be Lined

Open

Closed

Active

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Notes

ATTACHMENT 2

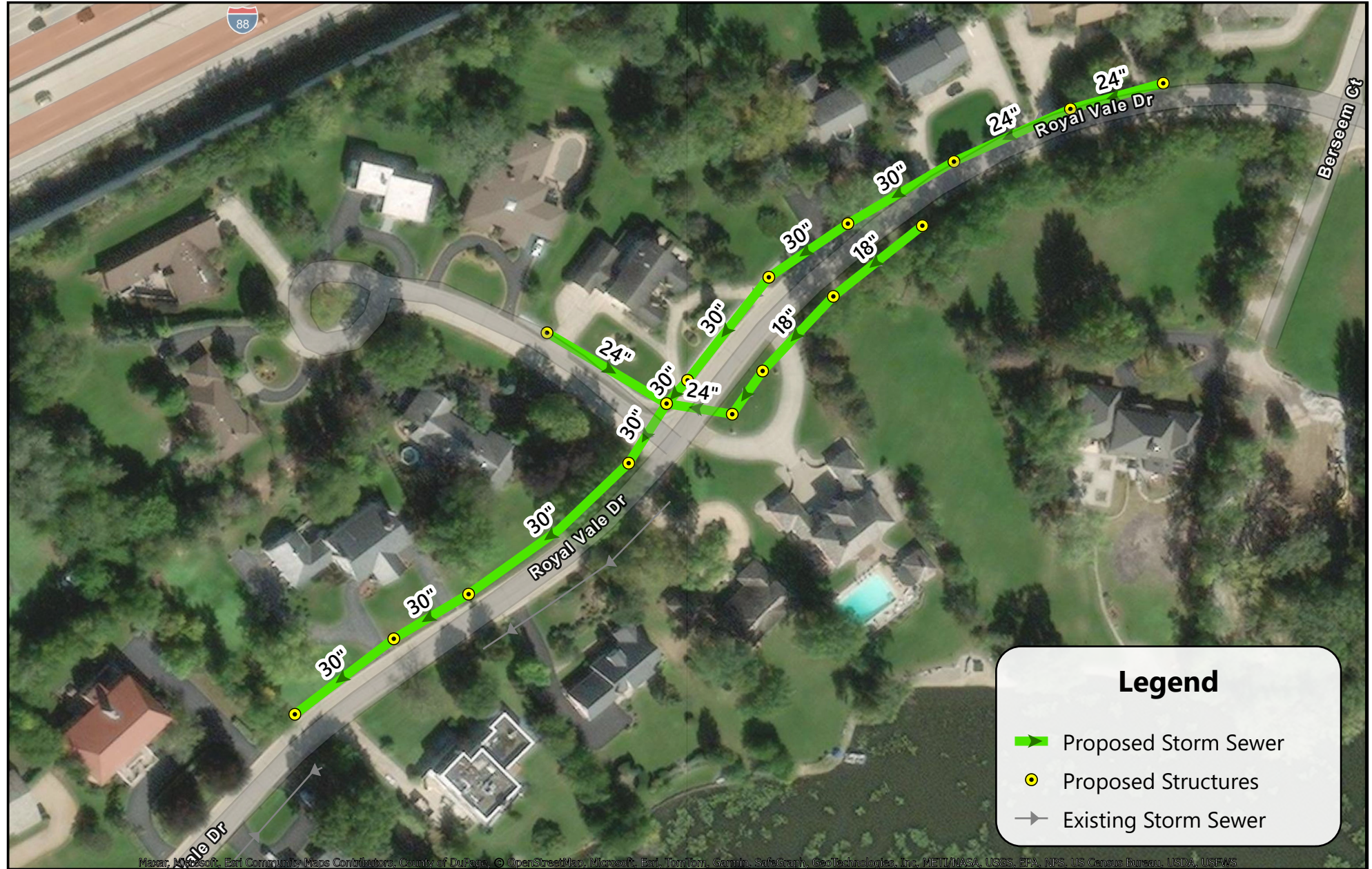
Storm Sewer Exhibit

EXHIBIT 3 - ROYAL VALE LANE ALTERNATIVE 1

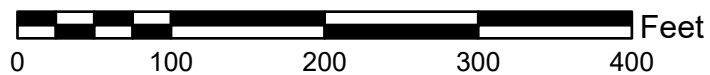
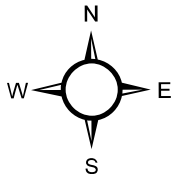
UPSIZE STORM SEWER NORTH OF GINGER CREEK

Village of Oak Brook

Stormwater Master Plan



Source(s):



ATTACHMENT 3

CECS Template

Ginger Creek Watermain & Storm Sewer Improvements Design and Construction Engineering
Village of Oak Brook

Cost Estimate of Consultant Services

Item No.	Task	Staff Classifications & Workhours							Total Workhours	% of Workhours	Labor Fee	
		Employee Class	Employee Class	Employee Class	Employee Class	Employee Class	Employee Class	Employee Class				
Billing Rate		\$0	\$0	\$0	\$0	\$0	\$0	\$0				
PRELIMINARY AND DESIGN ENGINEERING												
1	Field Evaluation											
a.	Sub-item	0	0	0	0	0	0	0	0			
b.	Sub-item	0	0	0	0	0	0	0	0			
c.	Sub-item	0	0	0	0	0	0	0	0			
Item 1 Subtotal		0	0	0	0	0	0	0	0	0.0%	\$0.00	
2	Topographic Survey											
a.	Sub-item	0	0	0	0	0	0	0	0			
b.	Sub-item	0	0	0	0	0	0	0	0			
c.	Sub-item	0	0	0	0	0	0	0	0			
Item 2 Subtotal		0	0	0	0	0	0	0	0	0.0%	\$0.00	
3	Preliminary Utility Coordination											
a.	Sub-item	0	0	0	0	0	0	0	0			
b.	Sub-item	0	0	0	0	0	0	0	0			
c.	Sub-item	0	0	0	0	0	0	0	0			
Item 3 Subtotal		0	0	0	0	0	0	0	0	0.0%	\$0.00	
4	Preliminary Design											
a.	Sub-item	0	0	0	0	0	0	0	0			
b.	Sub-item	0	0	0	0	0	0	0	0			
c.	Sub-item	0	0	0	0	0	0	0	0			
Item 4 Subtotal		0	0	0	0	0	0	0	0	0.0%	\$0.00	
5	Preliminary Design Meetings											
a.	Sub-item	0	0	0	0	0	0	0	0			
b.	Sub-item	0	0	0	0	0	0	0	0			
c.	Sub-item	0	0	0	0	0	0	0	0			
Item 5 Subtotal		0	0	0	0	0	0	0	0	0.0%	\$0.00	
6	Environmental Coordination and Permitting											
a.	Sub-item	0	0	0	0	0	0	0	0			
b.	Sub-item	0	0	0	0	0	0	0	0			
c.	Sub-item	0	0	0	0	0	0	0	0			
Item 6 Subtotal		0	0	0	0	0	0	0	0	0.0%	\$0.00	
7	CCDD Documentation											
a.	Sub-item	0	0	0	0	0	0	0	0			
b.	Sub-item	0	0	0	0	0	0	0	0			
c.	Sub-item	0	0	0	0	0	0	0	0			
Item 7 Subtotal		0	0	0	0	0	0	0	0	0.0%	\$0.00	
8	Geotechnical Report											
a.	Sub-item	0	0	0	0	0	0	0	0			
b.	Sub-item	0	0	0	0	0	0	0	0			
c.	Sub-item	0	0	0	0	0	0	0	0			
Item 8 Subtotal		0	0	0	0	0	0	0	0	0.0%	\$0.00	
9	Estimates of Cost and Time											
a.	Sub-item	0	0	0	0	0	0	0	0			
b.	Sub-item	0	0	0	0	0	0	0	0			
c.	Sub-item	0	0	0	0	0	0	0	0			
Item 9 Subtotal		0	0	0	0	0	0	0	0	0.0%	\$0.00	

Cost Estimate of Consultant Services

[illegible]

Ginger Creek Watermain & Storm Sewer Improvements Design and Construction Engineering
Village of Oak Brook

Cost Estimate of Consultant Services

Item No.	Task	Staff Classifications & Workhours							Total Workhours	% of Workhours	Labor Fee
		Employee Class	Employee Class	Employee Class	Employee Class	Employee Class	Employee Class	Employee Class			
3	Construction Observation										
	a. Sub-item	0	0	0	0	0	0	0	0		
	b. Sub-item	0	0	0	0	0	0	0	0		
	c. Sub-item	0	0	0	0	0	0	0	0		
	Item 3 Subtotal	0	0	0	0	0	0	0	0	0.0%	\$0.00
4	Material Testing/Geotechnical Services										
	a. Sub-item	0	0	0	0	0	0	0	0		
	b. Sub-item	0	0	0	0	0	0	0	0		
	c. Sub-item	0	0	0	0	0	0	0	0		
	Item 4 Subtotal	0	0	0	0	0	0	0	0	0.0%	\$0.00
5	Post-Construction Services										
	a. Sub-item								0		
	b. Sub-item								0		
	c. Sub-item								0		
	Item 5 Subtotal	0	0	0	0	0	0	0	0	0.0%	
	Project Totals	0	0	0	0	0	0	0	0	0.0%	
	% of Workours:	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%		
										Total Labor Fee	\$0.00
										Total Direct Costs	\$0.00
										Total Subconsultants	\$0.00
										TOTAL PROJECT COST	\$0.00

**Ginger Creek Watermain & Storm Sewer Improvements Design and Construction Engineering
Village of Oak Brook**

Summary of In-House Direct & Subconsultant Costs

Item No.	Task	In-House Direct Cost	Sub-Consultant Cost
1	Field Evaluation		
	Description		
	Description		
			Item 1 Subtotal
2	Topographic Survey		
	Description		
	Description		
			Item 2 Subtotal
3	Preliminary Utility Coordination		
	Description		
	Description		
			Item 3 Subtotal
4	Preliminary Design		
	Description		
	Description		
			Item 4 Subtotal
5	Preliminary Design Meetings		
	Description		
	Description		
			Item 5 Subtotal
6	Environmental Coordination and Permitting		
	Description		
	Description		
			Item 6 Subtotal

**Ginger Creek Watermain & Storm Sewer Improvements Design and Construction Engineering
Village of Oak Brook**

Summary of In-House Direct & Subconsultant Costs

Item No.	Task	In-House Direct Cost	Sub-Consultant Cost
7	CCDD Documentation		
Description			
Description			
	Item 7 Subtotal		
8	Geotechnical Report		
Description			
Description			
	Item 8 Subtotal		
9	Estimates of Cost and Time		
Description			
Description			
	Item 9 Subtotal		
10	Special Provisions and Bidding Documents		
Description			
Description			
	Item 10 Subtotal		
11	Watermain Design		
Description			
Description			
	Item 11 Subtotal		
12	Storm Sewer Design		
Description			
Description			
	Item 12 Subtotal		

**Ginger Creek Watermain & Storm Sewer Improvements Design and Construction Engineering
Village of Oak Brook**

Summary of In-House Direct & Subconsultant Costs

Item No.	Task	In-House Direct Cost	Sub-Consultant Cost
----------	------	----------------------	---------------------

13	Contract Plans, Special Provisions, and Bidding Documents
-----------	--

Description

Description

Item 13 Subtotal

14	Utility Coordination
-----------	-----------------------------

Description

Description

Item 14 Subtotal

15	QC/QA
-----------	--------------

Description

Description

Item 15 Subtotal

16	Item 1 Subtotal
-----------	------------------------

Description

Description

Item 16 Subtotal

1	Pre-Construction Services
----------	----------------------------------

Description

Description

Item 1 Subtotal

2	Submittal Review
----------	-------------------------

Description

Description

Item 2 Subtotal

Ginger Creek Watermain & Storm Sewer Improvements Design and Construction Engineering
Village of Oak Brook

Summary of In-House Direct & Subconsultant Costs

Item No.	Task	In-House Direct Cost	Sub-Consultant Cost
----------	------	----------------------	---------------------

3	Construction Observation
---	--------------------------

Description
Description

Item 3 Subtotal

4	Material Testing/Geotechnical Services
---	--

Description
Description

Item 4 Subtotal

5	Post-Construction Services
---	----------------------------

Description
Description

Item 5 Subtotal

Total In-House Direct Costs:	-
Total Subconsultant Costs:	-
TOTAL IN-HOUSE DIRECT & SUBCONSULTANT COSTS:	

ATTACHMENT 4

Future Agreement Template

CONTRACT BETWEEN
THE VILLAGE OF OAK BROOK AND _____ FOR
PROFESSIONAL ENGINEERING SERVICES FOR _____
_____ PROJECT

In consideration of the agreements set forth below, the **Village of Oak Brook, Illinois**, 1200 Oak Brook Road, Oak Brook, Illinois 60523, a unit of local government created and existing under the laws of the State of Illinois (the “Owner” or “Village”), and _____, an engineering firm (the “Consultant”), make this Contract as of _____, 2024, and hereby agree as follows:

ARTICLE I
THE SERVICES

1.1 Performance of the Services

Consultant shall, at its sole cost and expense, provide, perform, and complete all of the following services, all of which is herein referred to as the “Services”:

A. Labor, Equipment, Materials, and Supplies. Provide, perform, and complete, in the manner described and specified in this Contract, all professional services necessary to accomplish the “Project,” as defined in the following:

1. The Consultant’s Proposal attached to this Contract as **Attachment A**, and
2. With the insurance coverage listed in **Attachment B** attached to this Contract.

B. Insurance. Procure and furnish all required certificates and policies of insurance specified in Attachment B.

C. Standard of Performance. Provide, perform, and complete all of the foregoing in a professional manner, consistent with the professional standards of care of qualified engineers doing similar service in the Chicago Metropolitan Area and in full compliance with this Contract (the “Standard of Performance”).

1.2 Completion Date

Consultant shall diligently and continuously perform the Services at such a rate as will allow all Services to be fully performed and completed in compliance with this Contract not later than _____ (“Completion Date”). The rate of

progress and time of completion are referred to in this Contract as the “Contract Time.”

1.3 Required Submittals

A. Submittals Required. Consultant shall submit to Owner all reports, documents, data, and information required to be submitted by Consultant under this Contract (the “Required Submittals”).

B. Time of Submission and Owner’s Review. All Required Submittals shall be provided to Owner no later than the time, if any, specified in Attachment A, or otherwise in this Contract. If no time for submission is specified for any Required Submittal, then that Submittal shall be submitted within a reasonable time in light of its purpose and, in all events, in sufficient time, in Owner’s opinion, to permit Owner to review that Submittal same prior to the commencement of any part of the Services to which that Submittal may relate. Owner shall have the right to require such corrections as may be necessary to make any Required Submittal conform to this Contract. Consultant shall perform no Services related to any Required Submittal until Owner has completed review of such Required Submittal with no exception noted. Owner’s review and approval of any Required Submittal shall not relieve Consultant of the entire responsibility for the performance of the Services in full compliance with, and as required by or pursuant to this Contract, and shall not be regarded as any assumption of risk or liability by Owner. The Consultant shall not be held liable for claims of delay caused by the Owner’s failure to timely review and approve any Required Submittal.

1.4 Review and Incorporation of Contract Provisions

Consultant represents and declares that it has carefully reviewed, and fully understands, this Contract, including all of its Attachments, all of which are by this reference incorporated into and made a part of this Contract.

1.5 Financial and Technical Ability to Perform

Consultant represents and declares that it is financially solvent, and has the financial resources necessary, and has sufficient experience and competent, and has the necessary capital, facilities, organization, and staff necessary to provide, perform, and complete the Services in full compliance with, and as required by or pursuant to, this Contract.

1.6 Time

Consultant represents and declares that the Contract Time is sufficient time to permit completion of the Services in full compliance with, and as required by or pursuant to, this Contract for the Contract Price.

1.7 Consultant's Personnel and Sub-Consultants

A. Consultant's Personnel. Consultant shall provide all personnel necessary to complete the Services.

B. Approval and Use of Sub-Consultants. Consultant shall perform the Services with its own personnel and under the management, supervision, and control of its own organization unless otherwise approved by Owner in writing. All subconsultants and subcontracts used by Consultant shall be acceptable to, and approved in advance by, Owner. Owner's approval of any sub-consultant or subcontract shall not relieve Consultant of full responsibility and liability for the provision, performance, and completion of the Services in full compliance with, and as required by or pursuant to, this Contract. All Services performed under any subcontract shall be subject to all of the provisions of this Contract in the same manner as if performed by employees of Consultant. Every reference in this Contract to "Consultant" shall be deemed also to refer to all sub-consultants of Consultant. Every subcontract shall include a provision binding the sub-consultant to all provisions of this Contract.

C. Removal of Personnel and Sub-Consultants. If any personnel or sub-consultant fails to perform the part of the Services undertaken by it in compliance with this Contract or in a manner reasonably satisfactory to Owner, Consultant, immediately upon notice from Owner, shall remove and replace such personnel or sub-consultant. Consultant shall have no claim for damages, for compensation in excess of the Contract Price, or for a delay or extension of the Contract Time as a result of any such removal or replacement.

1.8 Owner's Responsibilities

Owner shall, at its sole cost and expense: (a) designate in writing a person with authority to act as Owner's representative and on Owner's behalf with respect to the Services except those matters that may require approval of Owner's Board of Trustees; (b) provide to Consultant all criteria and full information as to Owner's requirements for the Project or work to which the Services relate, including Owner's objectives and constraints, schedule, space, capacity and performance requirements, and budgetary limitations relevant to the Project; (c) provide to Consultant existing studies, reports, and other available data relevant to the Project; (d) arrange for access to and make all provisions for Consultant to enter upon public and private property as reasonably required for Consultant to perform the Services; (e) provide surveys describing physical characteristics, legal limitations, and utility locations for the Project and the services of geotechnical engineers or other consultants when such services are reasonably requested by Consultant and are necessary for the performance of the Services; (f) provide structural, mechanical, chemical, air and water pollution tests, test for hazardous materials, and other laboratory and environmental tests, inspections, and reports required by law to be provided by Owner in connection with the Project; (g) review Required Submittals and other

reports, documents, data, and information presented by Consultant as appropriate; (h) provide approvals from all governmental authorities having jurisdiction over the Project when such services are reasonably requested by Consultant; (i) except as provided in Article IV of this Contract, provide all accounting, insurance, and legal counseling services as may be necessary from time to time in the judgment of Owner to protect Owner's interests with respect to the Project; (j) attend Project related meetings; and (k) give written notice to Consultant whenever Owner observes or otherwise becomes aware of any development that affects the scope or timing of the Services, provided, however, that failure to give such notice shall not relieve Consultant of any of its responsibilities under this Contract.

1.9 Owner's Right to Terminate or Suspend Services for Convenience

A. Termination or Suspension for Convenience. Owner shall have the right, at any time and for its convenience, to terminate or suspend the Services in whole or in part at any time by written notice to Consultant. Every such notice shall state the extent and effective date of such termination or suspension. On such effective date, Consultant shall, as and to the extent directed, stop Services under this Contract, cease all placement of further orders or subcontracts, terminate or suspend Services under existing orders and subcontracts, and cancel any outstanding orders or subcontracts that may be canceled.

B. Payment for Completed Services. In the event of any termination pursuant to Subsection 1.9A above, Owner shall pay Consultant (1) such direct costs, including overhead, as Consultant shall have paid or incurred for all Services done in compliance with, and as required by or pursuant to, this Contract up to the effective date of termination; and (2) such other costs pertaining to the Services, exclusive of overhead and profit, as Consultant may have reasonably and necessarily incurred as the result of such termination. Any such payment shall be offset by any prior payment or payments and shall be subject to Owner's rights, if any, to withhold and deduct as provided in this Contract.

ARTICLE II

CHANGES AND DELAYS

2.1 Changes

Owner shall have the right, by written order executed by Owner, to make changes to the timing or scope of the Services to be provided pursuant to this Contract (a "Services Change Order"). When a Services Change Order causes an increase or decrease in Services, an equitable adjustment in the Contract Price or Contract Time may be made. No decrease in Services caused by any Services Change Order shall entitle Consultant to make any claim for damages, anticipated profits, or other compensation. Consultant shall not undertake any change in the Services without receipt of an executed Services Change Order from Owner.

2.2 Delays

For any delay that may result from causes that could not be avoided or controlled by Consultant, Consultant, upon timely written application, shall be entitled to an extension of the Contract Time for a period of time equal to the delay resulting from such unavoidable cause. No extension of the Contract Time shall be allowed for any other delay in completion of the Services. In the event of a delay in the project outside of the control of Consultant that affects Consultant's ability to perform the Services, the Contract Price shall be adjusted for any actual increase in costs necessarily incurred by Consultant in the performance of the Services.

2.3 No Constructive Service Change Orders

No claim for an equitable adjustment in the Contract Price or Contract Time shall be made or allowed unless it is embodied in a Services Change Order agreed to by Owner and Consultant. If Consultant believes it is entitled to an equitable adjustment in the Contract Price or Contract Time that has not been included, or fully included, in a Services Change Order, then Consultant shall submit to Owner a written request for the issuance of, or revision of, a Services Change Order, including the equitable adjustment, or the additional equitable adjustment, in the Contract Price or Contract Time that Consultant claims has not been included, or fully included, in a Services Change Order. Such request shall be submitted before Consultant proceeds with any Services for which Consultant claims an equitable adjustment is due.

ARTICLE III

CONSULTANT'S RESPONSIBILITY FOR DEFECTIVE SERVICES

3.1 Representation of Compliance

A. Scope of Representation. The Services and all of its components shall conform to the requirements of this Contract and shall be performed in accordance with Standard of Performance as defined in Subsection 1.1D of this Contract (the "Representation of Compliance").

B. Opinions of Cost. It is recognized that neither Consultant nor Owner has control over the costs of labor, material, equipment, or services furnished by others or over competitive bidding, market or negotiating conditions, or construction contractors' methods of determining their prices. Accordingly, any opinions of probable Project costs or construction costs provided for herein are estimates only, made on the basis of Consultant's experience and qualifications, and represent Consultant's best judgment as an experienced and qualified professional, familiar with the industry. Consultant does not guaranty that proposals, bids or actual Project costs or construction costs will not vary from opinions of probable cost prepared by Consultant.

3.2 Corrections

Consultant shall be responsible for the quality, technical accuracy, completeness, and coordination of all Services under this Contract. Consultant shall, promptly and without charge, correct all errors in any Services provided by Consultant.

3.3 Risk of Loss

The Services shall be provided, performed, and completed at the risk and cost of Consultant. Consultant shall be responsible for damages to property or persons to the extent caused by Consultant's errors, omissions, or negligent acts and for any losses or costs to repair or remedy any work undertaken by Owner based on the Services as a result of any such errors, omissions, or negligent acts. Notwithstanding any other provision of this Contract, Consultant's obligations under this Section 3.3 shall exist without regard to, and shall not be construed to be waived by, the availability or unavailability of any insurance, either of Owner or Consultant, to indemnify, hold harmless, or reimburse Consultant for such damages, losses, or costs.

ARTICLE IV

INSURANCE; INDEMNIFICATION

4.1 Insurance

Contemporaneous with Consultant's execution of this Contract, Consultant shall provide certificates and policies of insurance evidencing at least the minimum insurance coverage and limits set forth in Attachment B. For good cause shown, Owner may extend the time for submission of the required policies of insurance upon such terms, and with such assurances of complete and prompt performance, as Owner may impose in the exercise of its sole discretion. Such policies shall be in a form reasonably acceptable to Owner. Such insurance shall provide that no change to or cancellation of any insurance, nor any reduction in limits or coverage or other modifications affecting this Agreement, shall become effective until the expiration of 30 days after written notice thereof shall have been given by the insurance company to Owner. Consultant shall, at all times while providing, performing, or completing the Services, including without limitation at all times while providing corrective Services pursuant to Section 3.2 of this Contract, maintain and keep in force, at Consultant's expense, at least the minimum insurance coverage and limits set forth in Attachment B.

4.2 Indemnification

Consultant, without regard to the availability or unavailability of any insurance, either of Owner or Consultant, shall, to the fullest extent permitted by law, indemnify, save harmless, and reimburse Owner against any and all lawsuits, claims, demands, damages, liabilities, losses, and expenses, including reasonable

attorneys' fees, that may arise or be alleged to have arisen out of or in connection with Consultant's failure to meet its obligations or representations in this Contract or Consultants negligent acts, errors, or omissions except only to the extent caused by the sole negligence of Owner.

ARTICLE V

PAYMENT

5.1 Contract Price

Owner shall pay to Consultant, in accordance with and subject to the terms and conditions set forth in this Article V and Attachment A, and Consultant shall accept in full satisfaction for providing, performing, and completing the Services, the amount or amounts in the schedule of prices set forth in Attachment A ("Contract Price"), subject to any additions, deductions, or withholdings provided for in this Contract. If the price for the Contract in Attachment A is stated as an estimated price based upon the hours actually spent in the project or some other uncertain price standard and the Consultant finds that the estimated price stated in Attachment A will be exceeded, the Consultant shall be required to present in writing to the Owner, a letter indicating that the projected price will not cover all of the work and a new projected price shall be inserted. The Consultant shall not do any work in excess of the initially estimated or later approved maximum price without having received the written approval of the Village Manager. This provision shall not apply in situations in which the Owner requests additional services not covered by this Contract and the Village Manager has authorized an agreed-upon price for such services in writing.

5.2 Taxes, Benefits and Royalties

The Contract Price includes applicable federal, state, and local taxes of every kind and nature applicable to the Services as well as all taxes, contributions, and premiums for unemployment insurance, old age or retirement benefits, pensions, annuities, or other similar benefits. Consultant shall have no claim or right to claim additional compensation due to the payment of any such tax, contribution, premium, costs, royalties, or fees.

5.3 Progress Payments

A. Payment in Installments. The Contract Price shall be paid in monthly installments in the manner set forth in Attachment A ("Progress Payments").

B. Pay Requests. Consultant shall, as a condition precedent to its right to receive each Progress Payment, submit to Owner an invoice accompanied by such receipts, vouchers, and other documents as may be necessary to reasonably establish Consultant's prior payment for all labor, material, and other things covered by the invoice and the absence of any lien or other interest of any party in regard to the Services performed under this Contract. In addition to the foregoing, such invoice

shall include (a) employee classifications, rates per hour, and hours worked by each classification, and, if the Services are to be performed in separate phases, for each phase; (b) total amount billed in the current period and total amount billed to date, and, if the Services are to be performed in separate phases, for each phase; (c) the estimated percent completion, and, if the Services are to be performed in separate phases, for each phase; and (d) Consultant's certification that, to the best of Consultant's knowledge, information, and belief, all prior Progress Payments have been properly applied to the Services with respect to which they were paid. Owner may, by written notice to Consultant, designate a specific day of each month on or before which pay requests must be submitted.

5.4 Final Acceptance and Final Payment

The Services or, if the Services are to be performed in separate phases, each phase of the Services, shall be considered complete on the date of final written acceptance by Owner of the Services or each phase of the Services, as the case may be, which acceptance shall not be unreasonably withheld or delayed. The Services or each phase of the Services, as the case may be, shall be deemed accepted by Owner if not objected to in writing within 30 days after submission by Consultant of the Services or such phase of Services for final acceptance and payment plus, if applicable, such additional time as may be considered reasonable for obtaining approval of governmental authorities having jurisdiction to approve the Services, or phase of Services, as the case may be. Within 30 days after final acceptance, Owner shall pay to Consultant the balance of the Contract Price or, if the Services are to be performed in separate phases, the balance of that portion of the Contract Price with respect to such phase of the Services, after deducting therefrom charges, if any, against Consultant as provided for in this Contract ("Final Payment"). The acceptance by Consultant of Final Payment with respect to the Services or a particular phase of Services, as the case may be, shall operate as a full and complete release of Owner of and from any and all lawsuits, claims, or demands for further payment of any kind for the Services or, if the Services are performed in separate phases, for that phase of the Services.

5.5 Deductions

A. Owner's Right to Withhold. Notwithstanding any other provision of this Contract, Owner shall have the right to deduct and withhold from any Progress or Final Payment that may be or become due under this Contract such amount as may reasonably appear necessary to compensate Owner for any loss due to (1) Services that are defective, nonconforming, or incomplete; (2) liens or claims of lien; (3) claims of Consultant's sub-consultants, suppliers, or other persons regardless of merit; (4) delay by Consultant in the completion of the Services; (5) the cost to Owner, including reasonable attorneys' fees, of correcting any of the aforesaid matters or exercising any one or more of Owner's remedies set forth in Section 6.1 of this Contract. Owner shall notify Consultant in writing given in accordance with Section 7.8 of this Contract of Owner's determination to deduct and withhold funds, which

notice shall state with specificity the amount of, and reason or reasons for, such deduction and withholding.

B. Use of Withheld Funds. Owner shall be entitled to retain any and all amounts withheld pursuant to Subsection 5.5A above until Consultant shall have either performed the obligations in question or furnished security for such performance satisfactory to Owner. Owner shall be entitled to apply any money withheld or any other money due Consultant under this Contract to reimburse itself for any and all costs, expenses, losses, damages, liabilities, suits, judgments, awards, and reasonable attorneys' fees (collectively "Costs") incurred, suffered, or sustained by Owner and chargeable to Consultant under this Contract. Owner shall notify Consultant in writing given in accordance with Section 7.8 of this Contract of each application by Owner of money to reimburse such Costs.

5.6 Accounting

Consultant shall keep accounts, books, and other records of all its billable charges and costs incurred in performing the Services in accordance with generally accepted accounting practices, consistently applied, and in such manner as to permit verification of all entries. Consultant shall make all such material available for inspection by Owner, at the office of Consultant during normal business hours during this Contract and for a period of three years after termination of this Contract. Copies of such material shall be furnished, at Owner's expense, upon request.

ARTICLE VI

REMEDIES

6.1 Owner's Remedies

If it should appear at any time prior to Final Payment for all work that Consultant has failed or refused to perform, or has delayed in the performance of, the Services ("Event of Default"), and has failed to cure any such Event of Default within five business days after Consultant's receipt of written notice of such Event of Default, then Owner shall have the right, at its election and without prejudice to any other remedies provided by law or equity, to pursue any one or more of the following remedies:

1. Owner may require Consultant, within such reasonable time as may be fixed by Owner, to complete or correct all or any part of the Services that are defective, nonconforming, or incomplete and to such other action as is necessary to bring Consultant and the Services into compliance with this Contract.
2. Owner may terminate this Contract without liability for further payment of amounts due or to become due under this Contract.

3. Owner may recover from Consultant any and all costs, including reasonable attorneys' fees, incurred by Owner as the result of any Event of Default or as a result of actions taken by Owner in response to any Event of Default.

6.2 Consultant's Remedy

Consultant may terminate this Contract upon for failure of Owner to make Progress Payments to which Consultant is entitled if Owner has failed to cure such failure within five business days after Owner's receipt of written notice from Consultant of such failure.

6.3 Terminations and Suspensions by Owner Deemed for Convenience

Any termination or suspension by Owner of Consultant's rights under this Contract for an alleged default that is ultimately held unjustified shall automatically be deemed to be a termination or suspension for the convenience of Owner under Section 1.9 of this Contract.

ARTICLE VII

LEGAL RELATIONSHIPS AND REQUIREMENTS

7.1 Binding Effect

This Contract shall be binding on Owner and Consultant and on their respective heirs, executors, administrators, personal representatives, and permitted successors and assigns. Every reference in this Contract to a party shall also be deemed to be a reference to the authorized officers, employees, agents, and representatives of such party.

7.2 Relationship of the Parties

Consultant shall act as an independent contractor in providing and performing the Services. Nothing in, nor done pursuant to, this Contract shall be construed (1) to create the relationship of principal and agent, partners, or joint venturers between Owner and Consultant or (2) to create any relationship between Owner and any sub-consultant of Consultant.

7.3 No Collusion

Consultant hereby represents and certifies that Consultant is not barred from contracting with a unit of state or local government as a result of (i) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless Consultant is contesting, in accordance with the procedures established by the appropriate revenue Act, its liability for the tax or the amount of the tax, as set forth in 65 ILCS 5/11-42.1-1; or (ii) a violation of either Section 33E-3 or Section 33E-4 of

Article 33E of the Criminal Code of 1961, 720 ILCS 5/33E-1 *et seq.* Consultant hereby represents that the only persons, firms, or corporations interested in this Contract as principals are those disclosed to Owner prior to the execution of this Contract, and that this Contract is made without collusion with any other person, firm, or corporation. If at any time it shall be found that Consultant has, in procuring this Contract, colluded with any other person, firm, or corporation, then Consultant shall be liable to Owner for all loss or damage that Owner may suffer thereby, and this Contract shall, at Owner's option, be null and void.

7.4 Assignment

Consultant shall not (1) assign this Contract in whole or in part, (2) assign any of Consultant's rights or obligations under this Contract, or (3) assign any payment due or to become due under this Contract without the prior express written approval of Owner, which approval may be withheld in the sole and unfettered discretion of Owner; provided, however, that Owner's prior written approval shall not be required for assignments of accounts, as defined in the Illinois Commercial Code, if to do so would violate Section 9-318 of the Illinois Commercial Code, 810 ILCS 5/9-318. Owner may assign this Contract, in whole or in part, or any or all of its rights or obligations under this Contract, without the consent of Consultant.

7.5 Confidential Information

All information supplied by Owner to Consultant for or in connection with this Contract or the Services shall be held confidential by Consultant and shall not, without the prior express written consent of Owner, be used for any purpose other than performance of the Services.

7.6 No Waiver

No act, order, approval, acceptance, or payment by Owner, nor any delay by Owner in exercising any right under this Contract, shall constitute or be deemed to be an acceptance of any defective, damaged, flawed, unsuitable, nonconforming, or incomplete Services, nor operate to waive any requirement or provision of this Contract or any remedy, power, or right of Owner.

7.7 No Third-Party Beneficiaries

No claim as a third-party beneficiary under this Contract by any person, firm, or corporation (other than Owner and Consultant) shall be made or be valid against Owner or Consultant.

7.8 Notices

All notices required or permitted to be given under this Contract shall be in writing and shall be deemed received by the addressee thereof when delivered in person on a business day at the address set forth below or after being deposited in

the United States mail, for delivery at the address set forth below by properly addressed, postage prepaid, certified or registered mail, return receipt requested.

Notices and communications to Owner shall be addressed to, and delivered at, the following address:

Village of Oak Brook
1200 Oak Brook Road
Oak Brook, Illinois 60523
Attention: _____

Notices and communications to Consultant shall be addressed to, and delivered at, the following address:

Attention: _____

The foregoing shall not be deemed to preclude the use of other non-oral means of notification or to invalidate any notice properly given by any such other non-oral means.

By notice complying with the requirements of this Section 7.8, Owner and Consultant each shall have the right to change the address or addressee or both for all future notices to it, but no notice of a change of address or addressee shall be effective until actually received.

7.9 Governing Laws

This Contract and the rights of Owner and Consultant under this Contract shall be interpreted according to the internal laws, but not the conflict of laws rules, of the State of Illinois; the venue for any legal action arising in connection with this Contract shall be in the Circuit Court of DuPage County, Illinois.

7.10 Changes in Laws

Unless otherwise explicitly provided in this Contract, any reference to laws shall include such laws as they may be amended or modified from time to time.

7.11 Compliance with Laws and Grants

The Services shall be provided, performed, and completed in accordance with all required governmental permits, licenses, or other approvals and authorizations, and with applicable statutes, ordinances, rules, and regulations. This requirement

includes, but is not limited to, compliance with the Fair Labor Standards Act; any statutes regarding qualification to do business; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification, including, without limitation, the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12101 *et seq.*, and the Illinois Human Rights Act, 775 ILCS 5/1-101 *et seq.* Consultant shall also comply with applicable conditions of any federal, state, or local grant received by Owner or Consultant with respect to this Contract or the Services. The prevailing rate of wages are revised by the Department of Labor, and they are available on the Department's official website.

Consultant shall be liable for any fines or civil penalties that may be imposed or incurred by a governmental agency with jurisdiction over the Services as a result of Consultant's or its sub-consultants' improper performance of, or failure to properly perform, the Services or any part thereof.

Every provision of law required by law to be inserted into this Contract shall be deemed to be inserted herein.

7.12 Ownership of Documents

Consultant and Consultant's sub-consultants shall be deemed the original authors and owners respectively of materials produced pursuant to this Contract and shall retain all common law, statutory and other reserved rights, including copyrights. Consultant hereby grants and conveys to Owner perpetual, irrevocable non-exclusive rights, and license to use all Required Submittals and other materials produced under this Contract for Village purposes and no other purposes.

7.13 Time

Except where otherwise stated, references in this Contract to days shall be construed to refer to calendar days.

7.14 Severability

The provisions of this Contract shall be interpreted, when possible, to sustain their legality and enforceability as a whole. In the event any provision of this Contract shall be held invalid, illegal, or unenforceable by a court of competent jurisdiction, in whole or in part, neither the validity of the remaining part of such provision, nor the validity of any other provisions of this Contract shall be in any way affected thereby.

7.15 Entire Agreement

This Contract sets forth the entire agreement of Owner and Consultant with respect to the accomplishment of the Services and the payment of the Contract Price therefor, and there are no other understandings or agreements, oral or written,

between Owner and Consultant with respect to the Services and the compensation therefor. The proposal attached as Attachment A is attached hereto for reference only and other than as specifically referred to and incorporated herein, the terms and conditions set forth in the proposal do not form part of this Agreement.

7.16 Amendments

No modification, addition, deletion, revision, alteration, or other change to this Contract shall be effective unless and until such change is reduced to writing and executed and delivered by Owner and Consultant.

7.17 Attachments

There may be Attachments attached to and made a part of this contract. Some of the Attachment forms may be contract terms or other documents submitted by or involving the duties and obligations of the contractor. Both the Owner and the Contractor agree that any terms or conditions contained within Article VII of this contract supersede and reflect the duties and obligations of the Parties without regard to any contrary provision set forth within any Attachment or exhibit. The exception would be a term or condition specified as superseding this contract and physically initialed by both the Owner and the Contractor.

IN WITNESS WHEREOF, Owner and Consultant have caused this Contract to be executed in two original counterparts as of the day and year first written above.

VILLAGE OF OAK BROOK

By:

Greg Summers
Village Manager

Attest:

By:

Netasha Scarpiniti
Village Clerk

COMPANY NAME

By: _____

Name: _____

Title: _____

Attest:

By: _____

Name: _____

Title: _____

ATTACHMENT A

PROPOSAL SUBMITTED BY _____
DATED _____

ATTACHMENT B

INSURANCE REQUIREMENTS

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

Each contractor performing any work pursuant to a contract with the Village of Oak Brook and each permittee working under a permit as required pursuant to the provisions of Title 1 of Chapter 8 of the Code of Ordinances of the Village of Oak Brook (hereinafter referred to as "Insured") shall be required to carry such insurance as specified herein. Such contractor and permittee shall procure and maintain for the duration of the contract or permit insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work under the contract or permit, by either the contractor, permittee, or their agents, representatives, employees or subcontractors.

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

- A. General Liability - \$2,000,000 combined single limit per occurrence for bodily injury, personal injury and property damage, provided that when the estimated cost of the work in question does not exceed \$25,000, the required limit shall be \$1,000,000;
- B. Automobile Liability (if applicable) - \$1,000,000 combined single limit per accident for bodily injury and property damage;
- C. Worker's Compensation and Employer's Liability - Worker's Compensation limits as required by the Labor Code of the State of Illinois and Employer's Liability limits of \$1,000,000 per accident.

Any deductibles or self-insured retention must be declared to and approved by the Village. At the option of the Village, either the insurer shall reduce or eliminate such deductible or self-insured retention as respects the Village, its officers, officials, employees and volunteers; or the Insured shall procure a bond guaranteeing payment of losses and related investigations, claim administration and defense expenses to the extent of such deductible or self-insured retention.

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

- D. General Liability and Automobile Liability Coverage -

- (1) The Village, its officers, officials, employees, and volunteers are to be covered as **additional insureds** as respects: liability arising out of activities performed by or on behalf of the Insured; premises owned, occupied, or used by the Insured. The coverage shall contain no special limitations on the scope of protection afforded to the Village, its officers, officials, employees, volunteers, or agents.
- (2) The Insured's insurance coverage shall be primary insurance as respects the Village, its officers, officials, employees, volunteers, and agents. Any insurance or self-insurance maintained by the Village, its officers, officials, employees, volunteers, or agents shall be in excess of the Insured's insurance and shall not contribute with it.
- (3) Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Village, its officers, officials, employees, volunteers, or agents.
- (4) The Insured's insurance shall apply separately to each covered party against whom claim is made or suit is brought except with respect to the limits of the insurer's liability.

E. Worker's Compensation and Employer's Liability Coverage

The policy shall waive all rights of subrogation against the Village, its officers, officials, employees, volunteers, and agents for losses arising from work performed by the insured for the Village.

Each insurance policy shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits except after thirty (30) days prior written notice by certified mail has been given to the Village. Each insurance policy shall name the Village, its officers, officials and employees, volunteers, and agents as additional Insureds. Insurance is to be placed with insurers with a Best's rating of no less than A: VII.

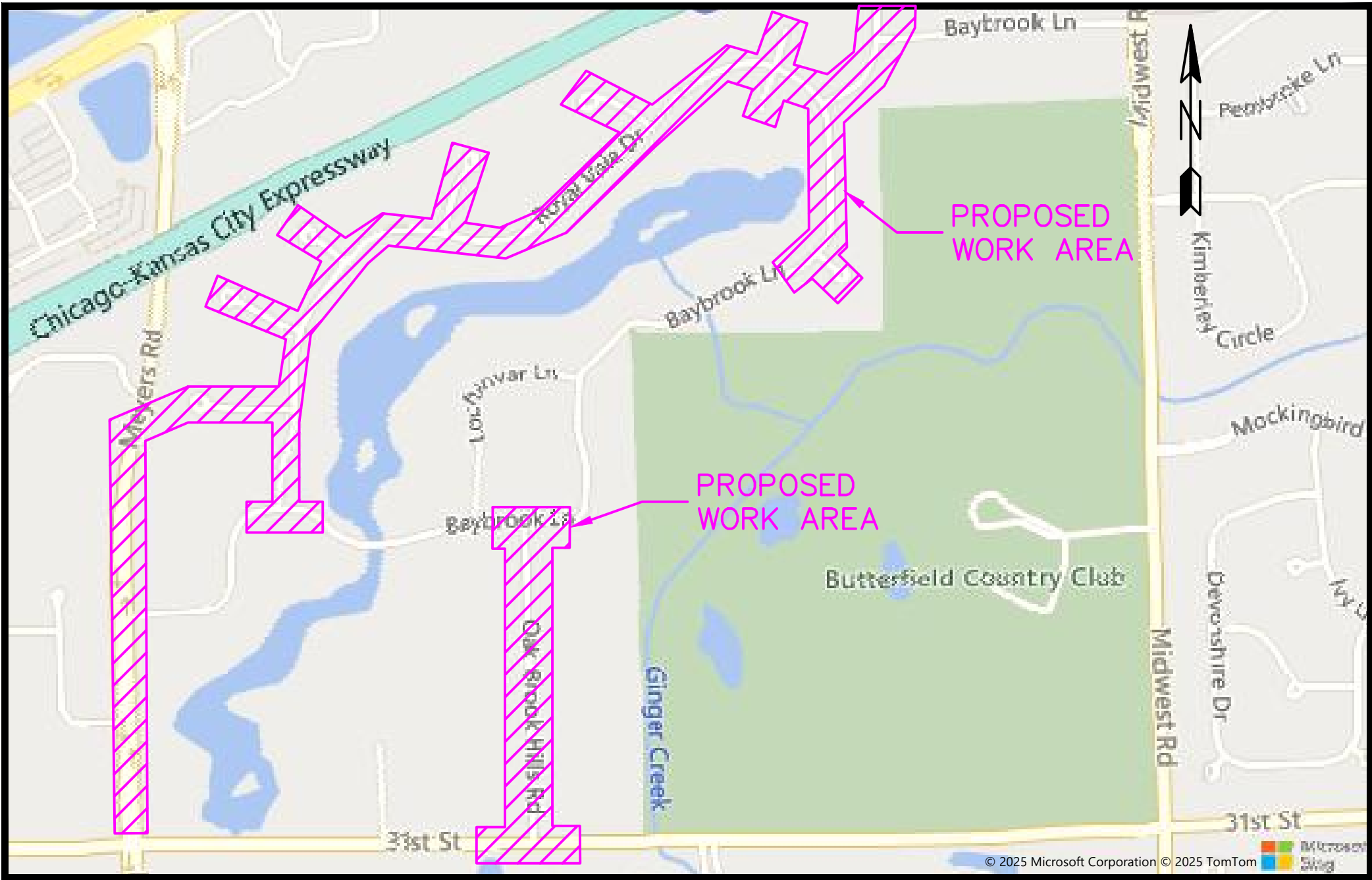
Each Insured shall furnish the Village with certificates of insurance and with original endorsements effecting coverage required by this provision. The certificate and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be on forms approved by the Village and shall be subject to approval by the Village Attorney before work commences. The Village reserves the right to require complete, certified copies of all required insurance policies, at any time.

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



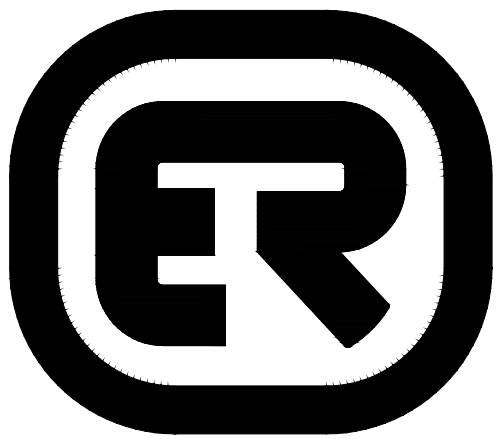
WATERMAIN AND STORM SEWER IMPROVEMENTS OAK BROOK, ILLINOIS

SITE LOCATION MAP



INDEX TO SHEETS	
SHEET	TITLE
1	COVER SHEET
2	GENERAL NOTES AND LEGEND
3	SUMMARY OF QUANTITIES
4A-4B	ALIGNMENT, TIES & BENCHMARKS
5	LAYOUT PLAN
6-15	ROYAL VALE DR PLAN AND PROFILE VIEW - EXT & PROP
16-19	BAYBROOK LN PLAN AND PROFILE VIEW - EXT & PROP
20	BAYBROOK CT PLAN AND PROFILE VIEW - EXT & PROP
21	BAYBROOK LN PLAN AND PROFILE VIEW - EXT & PROP
22	ARDEN CT PLAN AND PROFILE VIEW - EXT & PROP
23	ARDEN CT & I-88 - WATER MAIN LINING PLAN
24	BERSEEM CT PLAN AND PROFILE VIEW - EXT & PROP
25	FOXIANA CT PLAN AND PROFILE VIEW - EXT & PROP
26	COCHISE CT PLAN AND PROFILE VIEW - EXT & PROP
27	SWAPS CT CT PLAN AND PROFILE VIEW - EXT & PROP
28	WYNDHAM CT PLAN AND PROFILE VIEW - EXT & PROP
29	OLYMPIA CT PLAN AND PROFILE VIEW - EXT & PROP
30-34	OAKBROOK HILLS RD PLAN AND PROFILE VIEW - EXT & PROP
35-39	MEYERS RD PLAN AND PROFILE VIEW - EXT & PROP
40	MEYERS RD & OLYMPIA CT PLAN AND PROFILE VIEW - EXT & PROP
41-50	ROYAL VALE DR RESTORATION / EROSION CONTROL PLAN VIEW
51-54	BAYBROOK LN RESTORATION / EROSION CONTROL PLAN VIEW
55	BAYBROOK CT RESTORATION / EROSION CONTROL PLAN VIEW
56	BAYBROOK LN RESTORATION / EROSION CONTROL PLAN VIEW
57	ARDEN CT RESTORATION / EROSION CONTROL PLAN VIEW
58	BERSEEM CT RESTORATION / EROSION CONTROL PLAN VIEW
59	FOXIANA CT RESTORATION / EROSION CONTROL PLAN VIEW
60	COCHISE CT RESTORATION / EROSION CONTROL PLAN VIEW
61	SWAPS CT RESTORATION / EROSION CONTROL PLAN VIEW
62	WYNDHAM CT RESTORATION / EROSION CONTROL PLAN VIEW
63	OLYMPIA CT RESTORATION / EROSION CONTROL PLAN VIEW
64-68	OAKBROOK HILLS RD RESTORATION / EROSION CONTROL PLAN VIEW
69-73	MEYERS RD RESTORATION / EROSION CONTROL PLAN VIEW
74	MEYERS RD & OLYMPIA CT RESTORATION / EROSION CONTROL PLAN VIEW
75-86	DETAILS

PREPARED FOR:
PUBLIC WORKS DIRECTOR
3003 JORIE BOULEVARD
OAK BROOK, ILLINOIS 60523
PHONE: (630) 368-5270



ENGINEERING
RESOURCE ASSOCIATES

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA , SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

Marty J. Michalisko, P.E.
IL. P.E. NO. 062-058762
Expires: November 30, 2025

ERA JOB NO.: W25055.00



GENERAL NOTES

SPECIFICATIONS, STANDARDS, SPECIAL PROVISIONS AND MISCELLANEOUS

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," LATEST EDITION (HEREINAFTER REFERRED TO AS THE STANDARD SPECIFICATIONS OR ABBREVIATED SSR&BC); THE "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS" LATEST ADDITION; THE LATEST EDITION OF THE "ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (IMUTCD) THE "STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL ITEMS," (SSTCI), THE DETAILS IN THE PLANS AND THE "SPECIAL PROVISIONS" INCLUDED IN THE CONTRACT DOCUMENTS.

ANY REFERENCE TO STANDARDS THROUGHOUT THE PLANS OR SPECIAL PROVISIONS SHALL BE INTERPRETED AS THE LATEST IDOT STANDARD.

THE CONTRACTOR SHALL PROVIDE ACCESS TO ABUTTING PROPERTY AT ALL TIMES DURING THE CONSTRUCTION OF THIS PROJECT. EXCEPT FOR PERIODS OF SHORT DURATION, THIS ITEM SHALL BE INCLUDED IN ITEM "AGGREGATE FOR TEMPORARY ACCESS".

VOIDS IN THE SUBGRADE CREATED BY THE REMOVAL OF EXISTING PAVEMENT SHALL BE BACKFILLED WITH SUITABLE EMBANKMENT MATERIAL AT NO ADDITIONAL COST TO THE CONTRACT.

A SMOOTH TRANSITION SHALL BE EFFECTED BETWEEN NEW AND EXISTING CONSTRUCTION, DIFFERENT PHASES OF CONSTRUCTION AND TEMPORARY CONSTRUCTION.

INTERSECTIONS SHOULD BE GRADED TO DRAIN TO EXISTING STRUCTURES AND TO PROVIDE A SMOOTH SURFACE FOR VEHICLES ON ANY LEG OF THE INTERSECTION.

SAWCUTTING OF REMOVAL ITEMS AS NOTED ON THE PLANS, SPECIFIED IN ARTICLE 440.02 OF THE STANDARD SPECIFICATIONS OR AS REQUIRED BY THE ENGINEER, SHALL BE CONSIDERED TO BE INCIDENTAL TO THE COST OF THE ITEM BEING REMOVED OR UTILITY CONSTRUCTED AND NO EXTRA COMPENSATION WILL BE ALLOWED. A FULL DEPTH SAWCUT JOINT SHALL BE PROVIDED AT THE PROJECT LIMITS , AT ALL CROSS STREETS BETWEEN THE EXISTING AND PROPOSED PAVEMENT AND AT LIMITS OF REMOVAL.

THE CONTRACTOR SHALL ADHERE TO LIMITS OF RESTORATION SHOWN. AREAS OUTSIDE THESE LIMITS THAT ARE DAMAGED OR DISTURBED BY THE CONTRACTOR, SHALL BE RESTORED BY THE CONTRACTOR AT HIS EXPENSE, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

EXISTING GROUND CONTOURS AND ELEVATIONS WERE DETERMINED FROM AVAILABLE PLANS AND FIELD SURVEYS. AS DIRECTED BY THE ENGINEER, PROPOSED GROUND ELEVATIONS MAY BE REVISED TO MEET FIELD CONDITIONS.

SIDEWALK RAMPS AND/OR DEPRESSED CURBS SHALL BE PROVIDED AT ALL INTERSECTION LOCATIONS, AT THE LOCATIONS SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER. SIDEWALK RAMPS AND/OR DEPRESSED CURBS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE STATE AND LOCAL STANDARDS, THE DETAILS SHOWN OR AS DIRECTED BY THE ENGINEER.

ALL WASTE MATERIAL SHALL LEGALLY BE DISPOSED OF OUTSIDE THE LIMITS OF THE RIGHT-OF-WAY AT THE CONTRACTOR'S EXPENSE.

THE CONTRACTOR IS RESPONSIBLE FOR THE RE-ERECTION OF THE STREET NAME AND OTHER SIGNS REMOVED DURING CONSTRUCTION. THIS WORK WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCIDENTAL TO THE CONTRACT. ANY AND ALL SIGNS LOST OR DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH NEW MATERIALS. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THIS WORK.

THE CONTRACTOR SHALL EXERCISE CARE IN GRADING. ANY BUFFALO BOXES DAMAGED SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER AND AT THE CONTRACTOR'S EXPENSE.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS EXISTING IN THE FIELD PRIOR TO CONSTRUCTION AND ORDERING MATERIALS.

UTILITIES

THE LOCATIONS OF PUBLIC OR PRIVATE UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. THE CONTRACTOR WILL BE REQUIRED TO ASCERTAIN THE EXACT HORIZONTAL & VERTICAL LOCATIONS OF SUCH UTILITIES AND EXERCISE CARE DURING CONSTRUCTION OPERATIONS SO AS NOT TO DAMAGE THEM. PRIOR TO EXCAVATING, CALL JOINT UTILITIES LOCATION INFORMATION (J.U.L.I.E.) AT 1-800-892-0123.

ALL EXISTING PRIVATE UTILITY FACILITIES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE ADJUSTED OR RELOCATED AS NECESSARY, BY THE UTILITY COMPANY THAT OWNS THEM.

THE EXISTING UTILITIES SHOWN ON THESE DRAWNGS ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES.

THE CONTRACTOR SHALL RECEIVE NO ADDITIONAL COMPENSATION FOR CONSTRUCTION STAGING NECESSARY TO ACCOMMODATE UTILITY RELOCATION OR ADJUSTMENT AND/OR FOR DELAYS CAUSED BY UTILITY RELOCATION OR ADJUSTMENT.

FOR WATER MAIN SHUT OFFS, THE CONTRACTOR SHALL GIVE THE VILLAGE A MINIMUM OF 24 HOURS NOTICE. THE VILLAGE WILL PROVIDE NOTIFICATION FORMS AND DETERMINE THE LIMITS OF THE AFFECTED AREAS.

THE CONTRACTOR SHALL NOT OPEN OR SHUT ANY WATER VALVES OR FIRE HYDRANTS. UNAUTHORIZED USE SHALL SUBJECT THE OFFENDER TO ARREST AND PROSECUTION. CONTACT THE VILLAGE WATER DISTRIBUTION SUPERVISOR FOR DIRECTION.

STAKING

THE ELEVATIONS SHOWN ON THE PLANS ARE FINISHED GRADES OF PROPOSED PAVEMENT OR SURFACE COURSE, UNLESS OTHERWISE INDICATED.

WHERE SECTIONS OR SUBSECTION MONUMENTS ARE ENCOUNTERED, THE ENGINEER SHALL BE NOTIFIED BEFORE SUCH MONUMENTS ARE REMOVED. THE CONTRACTOR SHALL PROTECT AND CAREFULLY PRESERVE ALL PROPERTY MARKS AND MONUMENTS UNTIL THE OWNER, AN AUTHORIZED SURVEYOR OR AGENT, HAS WITNESSED OR OTHERWISE REFERENCED THEIR LOCATION.

ALL OFFSET LOCATIONS GIVEN ON THE DETAILED PLANS FOR STRUCTURES, BACK OF CURBS, ETC. ARE FROM THE CENTERLINE OF CONSTRUCTION UNLESS OTHERWISE NOTED.

ELEVATION SHOWN ARE NORTH AMERICAN VERTICAL DATUM 1929 UNLESS OTHERWISE NOTED.

STORM AND SANITARY SEWERS

GRADES OF SEWER LINES WERE DETERMINED FROM AVAILABLE PLANS AND SURVEY. ACCORDINGLY ELEVATIONS AND LOCATIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING MATERIALS. PROPOSED DRAINAGE ELEVATIONS AND GRADES MAY BE REVISED TO MEET FINAL CONDITIONS; NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THESE REVISIONS.... THE WORK INVOLVED IN CONNECTING PROPOSED SEWERS TO EXISTING MANHOLES OR CONSTRUCTING PROPOSED MANHOLES OVER EXISTING SEWERS OR RECONNECTING EXISTING LATERALS TO PROPOSED SEWERS SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE ITEM BEING CONSTRUCTED.

ALL STORM SEWER LATERALS WILL BE CONSTRUCTED AT A MINIMUM SLOPE OF 0.45 PERCENT UNLESS OTHERWISE NOTED ON PLANS.

WHEN REPLACING A SECTION OF AN EXISTING SEWER, THE FLOW IN THE SEWER MUST BE MAINTAINED. THIS WORK SHALL BE INCIDENTAL TO THE COST OF THE INSTALLED SEWER.

DEBRIS DEPOSITED IN THE FLOW LINE OF ANY STRUCTURES SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY. AT THE CLOSE OF CONSTRUCTION OPERATIONS, ALL STRUCTURES SHALL BE FREE FROM DIRT AND DEBRIS. THIS WORK WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCIDENTAL TO THE CONTRACT.

WHEN EXISTING DRAINAGE FACILITIES ARE DISTURBED, THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY OUTLETS AND CONNECTIONS FOR ALL PRIVATE OR PUBLIC DRAINS, SEWERS OR CATCH BASINS. HE SHALL PROVIDE FACILITIES TO TAKE IN ALL STORM WATER WHICH WILL BE RECEIVED BY THESE DRAINS AND SEWERS AND DISCHARGE THE SAME. HE SHALL PROVIDE AND MAINTAIN AN EFFICIENT PUMPING PLANT, IF NECESSARY, AND A TEMPORARY OUTLET AND BE PREPARED AT ALL TIMES TO DISPOSE OF THE WATER RECEIVED FROM THESE TEMPORARY CONNECTIONS UNTIL SUCH TIME AS THE PERMANENT CONNECTIONS WITH SEWERS ARE BUILT AND IN SERVICE. THIS WORK WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE CONTRACT.

"BUTTER" ALL JOINTS IN EVERY STRUCTURE WITH HYDRAULIC CEMENT. USE ROPE MASTIC BETWEEN ADJUSTMENT RINGS AND FRAMES.

ALL CAST IRON FRAMES AND LIDS FOR DRAINAGE AND MANHOLE STRUCTURES WHICH ARE SHOWN ON THE PLANS TO BE REMOVED OR FILLED SHALL BE DISPOSED OF BY THE CONTRACTOR.

ALL PROPOSED RCP PIPES SHALL BE RUBBER GASKETED OR AN EXTERNAL GASKET REGARDLESS OF THE PLAN CALL OUT.

PAVEMENT

ALL PAVING MATERIALS INCORPORATED INTO THE PROJECT SHALL BE FROM ILLINOIS DEPARTMENT OF TRANSPORTATION APPROVED STOCKPILES UNLESS OTHERWISE APPROVED BY THE ENGINEER.

SUBBASE SHALL BE MECHANICALLY COMPACTED BEFORE PLACING CURB AND GUTTER.

THE NOMINAL THICKNESS FOR BASE AND SURFACE COURSES ARE SHOWN ON THE TYPICAL SECTIONS, STANDARDS, OR DETAILS. THE CONSTRUCTED THICKNESS OF THE ABOVE ITEMS SHALL NOT BE LESS THAN 90 PERCENT OF THE NOMINAL THICKNESS AT ANY LOCATION. AVERAGE THICKNESS FOR THE JOIST SHALL NOT BE LESS THAN 98% OF NOMINAL THICKNESS.

NO CONCRETE SHALL BE PLACED UNTIL THE FORMS HAVE BEEN INSPECTED FOR LINE, GRADE AND SUBGRADE CONDITIONS BY THE RESIDENT ENGINEER. IT IS SUGGESTED THAT THE INSPECTIONS BE ARRANGED FOR AT LEAST 24 HOURS IN ADVANCE OF THE CONCRETE PLACEMENT.

THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT CURB AND GUTTER TO REMAIN ADJACENT TO RECONSTRUCTED AREAS IS NOT DAMAGED. ANY CURB AND GUTTER NOT SCHEDULED FOR REMOVAL THAT IS DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

TRAFFIC CONTROL

ALL TRAFFIC CONTROL AND OTHER ADVISORY SIGNS NEEDED FOR CONSTRUCTION ARE TO BE FURNISHED BY THE CONTRACTOR IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

THE CONTRACTOR SHALL AT ALL TIMES PROVIDE PROTECTION FOR TRAFFIC AS CALLED FOR IN THE APPLICATION OF TRAFFIC CONTROL DEVICES ALONG THE SHOULDER NEXT TO THE EDGE OF THE PAVEMENT WHERE THERE IS ANY DROP-OFF THREE INCHES OR GREATER.

ALL TRAFFIC CONTROL AND PROTECTION DEVICES SHALL BE CLEANED AS NECESSARY THROUGHOUT THE DURATION OF THE CONTRACT.

BARRICADES: THE CONTRACTOR WILL PROVIDE AND INSTALL TWO WEIGHTED SANDBAGS ON EACH BARRICADE USED, TYPE I OR TYPE II (ONE WEIGHTED SANDBAG ACROSS EACH BOTTOM RAIL).

REFLECTIVE SHEETING: THE REFLECTIVE SHEETING USED ON TRAFFIC CONTROL DEVICES FOR THIS PROJECT SHALL BE NEW WHEN INITIALLY INSTALLED ON THIS PROJECT. THIS REQUIREMENT SHALL APPLY TO THE REFLECTIVE SHEETING USED ON ALL SIGNS, DRUMS, BARRICADES, VERTICAL PANELS, FLEXIBLE DELINEATORS, AND STOP-SLOW PADDLES. THIS REQUIREMENT SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND WILL NOT BE MEASURED SEPARATELY FOR PAYMENT.

SEDIMENT EROSION CONTROL

ALL EROSION CONTROL MEASURES MUST BE INSPECTED WEEKLY AND AFTER EACH 1/2" RAIN EVENT.

IN AREAS WHERE WORK IS COMPLETE, PERMANENT STABILIZATION SHALL OCCUR WITHIN 7 DAYS OF COMPLETION, AND IN AREAS WHERE WORK HAS TEMPORARILY CEASED FOR 14 DAYS OR MORE, TEMPORARY STABILIZATION SHALL OCCUR BY THE 7TH DAY AFTER WORK HAS CEASED.

ALL ADJACENT STREETS MUST BE KEPT CLEAR OF DEBRIS. INSPECTED DAILY AND CLEANED WHEN NECESSARY.

UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS IN THE ILLINOIS URBAN MANUAL REVISED FEBRUARY 2002.

A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

PRIOR TO COMMENCING LAND-DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING BUT NOT LIMITED TO, ADDITIONAL PHASES OF DEVELOPMENT AND OFF-SITE BORROW OR WASTE AREAS) A SUPPLEMENTARY EROSION CONTROL PLAN SHALL BE SUBMITTED TO THE OWNER FOR REVIEW BY THE NCCSWCD.

DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. DEWATERING DIRECTLY INTO FIELD TILES OR STORMWATER STRUCTURES IS PROHIBITED.

GENERAL CONSTRUCTION NOTES:

- CONTRACTOR TO PROTECT EXISTING CURB & GUTTER DURING TRENCHING AND STORM SEWER INSTALLATION. ANY CURB & GUTTER THAT IS DAMAGED DURING THIS WORK, NOT CALLED OUT TO BE REPLACED, SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
- THE CONNECTION OF PROPOSED STORM SEWER TO EXISTING STRUCTURES WILL BE CONSIDERED INCIDENTAL TO STORM SEWER INSTALLATION.
- PAVEMENT RESTORATION SHALL FOLLOW THE NORTHFIELD TOWNSHIP'S TYPICAL LOCAL ROAD PAVEMENT SECTION STANDARD DETAIL SHOWN ON DETAIL SHEET.
- PAVEMENT PATCHING FOR REMOVAL AND/OR REPLACEMENT OF STORM SEWER MAIN AND LATERALS WILL BE PAID FOR AS CLASS D PATCH (MODIFIED).
- THE EXACT LOCATIONS AND INVERTS OF THE EXISTING SANITARY SEWER AND WATER SERVICES ARE UNKNOWN. THE CONTRACTOR SHALL VERIFY THE LOCATIONS AND INVERTS OF THE EXISTING WATER AND SEWER STRUCTURES AND VERIFY THAT THE PROPER CLEARANCES ARE MET BEFORE INSTALLING THE PROPOSED STORM SEWER MAIN. ALL WATER AND SANITARY SERVICE ADJUSTMENTS SHALL BE PERFORMED AND PAID FOR IN ACCORDANCE TO "ADJUSTING SANITARY SEWER SERVICE LINE" AND "ADJUSTING WATER SERVICE LINE".

PATCHING PAY WIDTHS*				
PIPE SIZE	DEPTH < 5'		DEPTH > 5'	
	CLASS D	SURFACE	CLASS D	SURFACE
6"	N/A	N/A	3.58'	4.58'
8"	N/A	N/A	3.78'	4.78'
10"	2.64'	3.64'	4.14'	5.14'
12"	3'	4'	4.5'	5.5'
15"	3.13'	4.13'	4.63'	5.63'
18"	3.42'	4.42'	4.92'	5.92'
24"	4'	5'	5.5'	6.5'
30"	4.58'	5.58'	6.08'	7.08'
36"	5.17'	6.17'	6.67'	7.67'
42"	5.75'	6.75'	7.25'	8.25'
48"	6.33'	7.33'	7.83'	8.83'

* UNLESS OTHERWISE DIRECTED BY ENGINEER

LEGEND

PROPOSED STORM

	PROP STORM SEWER		PROP CURB INLET
	PROP MANHOLE		PROP INLET SPECIAL
	PROP CATCH BASIN		

EXISTING STORM

	EXT STORM SEWER		EXT CURB INLET
	EXT STORM TO BE REMOVED		EXT CATCH BASIN
	EXT STORM TO BE ABANDONED		EXT MANHOLE

PROPOSED SANITARY

	PROP SANITARY SEWER		PROP SANITARY MANHOLE
--	---------------------	--	-----------------------

EXISTING SANITARY

	EXT SANITARY SEWER		EXT SANITARY MANHOLE
	EXT SANITARY TO BE REMOVED		
	EXT SANITARY TO BE ABANDONED		

PROPOSED WATER

	PROP WATER SERVICE		PROP VALVE VAULT
	PROP WATER HYDRANT		PROP WATER VALVE
			PROP WATER B-BOX

EXISTING WATER

	EXT WATER SERVICE		EXT WATER MANHOLE
	EXT 4" WATER MAIN		EXT WATER VALVE
	EXT 6" WATER MAIN		EXT WATER HYDRANT
	EXT 8" WATER MAIN		EXT WATER SHUT OFF
	EXT 10" WATER MAIN		EXT WATER REDUCER
	EXT 12" WATER MAIN		EXT WATER CAP
	EXT WATER MAIN (ABANDON)		
	EXT WATER TO BE REMOVED		
	EXT WATER TO BE ABANDONED		

EXISTING GAS

	EXT GAS		EXT GAS VALVE
	EXT GAS (DEAD)		EXT GAS CAP
	EXT GAS MANHOLE		EXT GAS REDUCER

EXISTING COMED

	EXT COMED		EXT COMED MANHOLE
--	-----------	--	-------------------

EXISTING COMMUNICATION

	EXT ATT		EXT ATT MANHOLE
	EXT ATT (ABANDON)		
	EXT COMCAST		EXT COMCAST MANHOLE
	EXT COMCAST		EXT MCI MANHOLE
	EXT CATV		

MISCELLANEOUS BLOCKS

	FILL STRUCTURE		HANDICAPPED RAMP
	REMOVE STRUCTURE		BORING LOCATION
	ADJUST STRUCTURE		SIGN
	UTILITY POLE		TREE TO BE REMOVED
	EXT CURB		TREE
	EXT ELECTRIC		PROP TREE
	EXT ROW		EXT ELECTRIC MANHOLE
	EXT FENCE		STREET LIGHT POLE
	EXT SIDEWALK		

REVISIONS:						DRAWN BY: SF
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	
1.X/2025	SF	----				
						CHECKED BY: MM
						APPROVED BY: MM



ENGINEERING
RESOURCE ASSOCIATES

35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA , SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

WATERMAIN IMPROVEMENT
VILLAGE OF OAK BROOK, IL

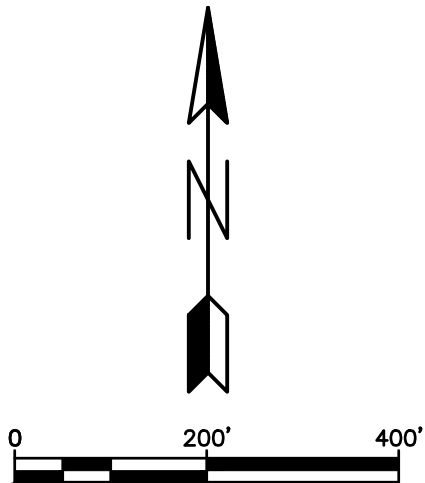
TITLE:	SCALE: N/A
	DATE: 10/2025
	JOB NO: W25055
	SHEET 2 OF 86

GENERAL NOTES

SUMMARY OF QUANTITIES

REVISIONS:						ENGINEERING RESOURCE ASSOCIATES	35701 WEST AVENUE, SUITE 150 WARRENVILLE, ILLINOIS 60555 PHONE (630) 393-3060 FAX (630) 393-2152	10 S. RIVERSIDE PLAZA, SUITE 875 CHICAGO, ILLINOIS 60606 PHONE (312) 474-7841 FAX (312) 474-6099	2416 GALEN DRIVE CHAMPAIGN, ILLINOIS 61821 PHONE (217) 351-6268 FAX (217) 355-1902	WATERMAIN IMPROVEMENT VILLAGE OF OAK BROOK, IL	TITLE: SUMMARY OF QUANTIITES	SCALE: N/A DATE: 10/2025 JOB NO: W25055 SHEET 4 OF 86
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION							
1.X/2025	SF	----										

BM = BENCHMARK
BP = BEGINNING POINT
CP = CONTROL POINT
E = EAST
EP = ENDING POINT
MH = MANHOLE
N = NORTH
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVATURE
PI = POINT OF INTERSECTION
PT = POINT OF TANGENCY
S = SOUTH
SAN = SANITARY
W = WEST



ALIGNMENT COORDINATES - BAYBROOK COURT			
	STATION	NORTHING	EASTING
BP	80+00.00	1,884,403.629	1,080,956.900
EP	82+94.08	1,884,210.328	1,081,178.531

ALIGNMENT COORDINATES - BAYBROOK LANE (3)			
	STATION	NORTHING	EASTING
BP	70+00.00	1,885,102.442	1,080,969.828
PC	71+25.90	1,885,162.377	1,081,080.542
PCC	72+43.10	1,885,224.776	1,081,179.580
PCC	75+01.74	1,885,438.320	1,081,314.785
PT	75+43.66	1,885,480.086	1,081,317.761
EP	82+20.41	1,886,156.697	1,081,303.700

ALIGNMENT COORDINATES - BERSEEM COURT			
	STATION	NORTHING	EASTING
BP	60+00.00	1,885,064.878	1,080,665.634
PI	62+50.86	1,885,297.029	1,080,760.707
PI	63+15.82	1,885,359.063	1,080,779.979
EP	65+37.46	1,885,569.562	1,080,849.355

ALIGNMENT COORDINATES - COCHISE COURT			
	STATION	NORTHING	EASTING
BP	40+00.00	1,884,420.603	1,079,054.582
PC	41+16.20	1,884,534.654	1,079,076.812
EP	45+43.66	1,884,913.637	1,079,261.583

ALIGNMENT COORDINATES - FOXIANA COURT			
	STATION	NORTHING	EASTING
BP	50+00.00	1,885,193.324	1,079,752.532
PC	50+87.62	1,885,178.112	1,079,838.823
PCC	51+77.42	1,885,157.347	1,079,926.138
PT	53+11.92	1,885,094.106	1,080,044.202
EP	54+87.85	1,884,987.586	1,080,184.222

ALIGNMENT COORDINATES - ROYAL VALE DRIVE			
	STATION	NORTHING	EASTING
BP	100+00.00	1,883,009.188	1,078,224.258
PC	100+88.90	1,883,098.078	1,078,223.377
PT	102+80.82	1,883,287.322	1,078,251.977
PC	104+16.29	1,883,417.239	1,078,290.139
PT	105+25.50	1,883,525.237	1,078,304.799
PI	105+27.21	1,883,526.949	1,078,304.743
PC	106+67.34	1,883,667.009	1,078,300.206
PCC	109+65.81	1,883,962.038	1,078,335.227
PCC	112+02.36	1,884,170.926	1,078,444.382
PT	112+34.11	1,884,196.605	1,078,463.048
PC	114+46.51	1,884,363.628	1,078,594.267
PCC	114+99.81	1,884,401.363	1,078,631.844
PCC	117+50.77	1,884,493.929	1,078,860.411
PT	118+85.86	1,884,485.242	1,078,994.760
PC	119+99.86	1,884,463.432	1,079,106.656
PCC	120+68.51	1,884,452.037	1,079,174.343
PCC	123+94.14	1,884,488.123	1,079,493.538
PT	126+42.89	1,884,634.138	1,079,692.113
PC	127+21.79	1,884,693.766	1,079,743.783
PCC	129+05.60	1,884,812.860	1,079,882.819
PRC	130+27.66	1,884,876.928	1,079,986.716
PT	132+59.60	1,885,035.614	1,080,153.541
PC	133+37.87	1,885,100.178	1,080,197.794
PCC	134+54.12	1,885,184.855	1,080,276.923
PCC	137+51.00	1,885,328.145	1,080,534.664
PCC	140+39.97	1,885,313.798	1,080,817.067
PCC	142+70.28	1,885,165.531	1,080,990.287
PCC	143+50.73	1,885,095.656	1,081,029.617
PT	145+36.40	1,884,913.627	1,081,061.812
PC	148+40.38	1,884,609.758	1,081,070.038
PCC	148+99.36	1,884,550.899	1,081,066.681
PCC	150+51.79	1,884,408.261	1,081,016.616
PCC	150+57.49	1,884,403.345	1,081,013.718
PCC	151+14.35	1,884,357.839	1,080,979.830
EP	152+18.24	1,884,298.965	1,080,894.617

ALIGNMENT COORDINATES - SWAPS COURT			
	STATION	NORTHING	EASTING
BP	30+00.00	1,884,522.347	1,078,320.589
EP	33+76.30	1,884,293.955	1,078,619.647

ALIGNMENT COORDINATES - WYNDAH M COURT			
	STATION	NORTHING	EASTING
BP	20+00.00	1,884,192.637	1,077,887.809
EP	25+66.87	1,883,936.199	1,078,393.361

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
1.X/2025	SF	----			
			DRAWN BY: SF		
			CHECKED BY: MM		
			APPROVED BY: MM		



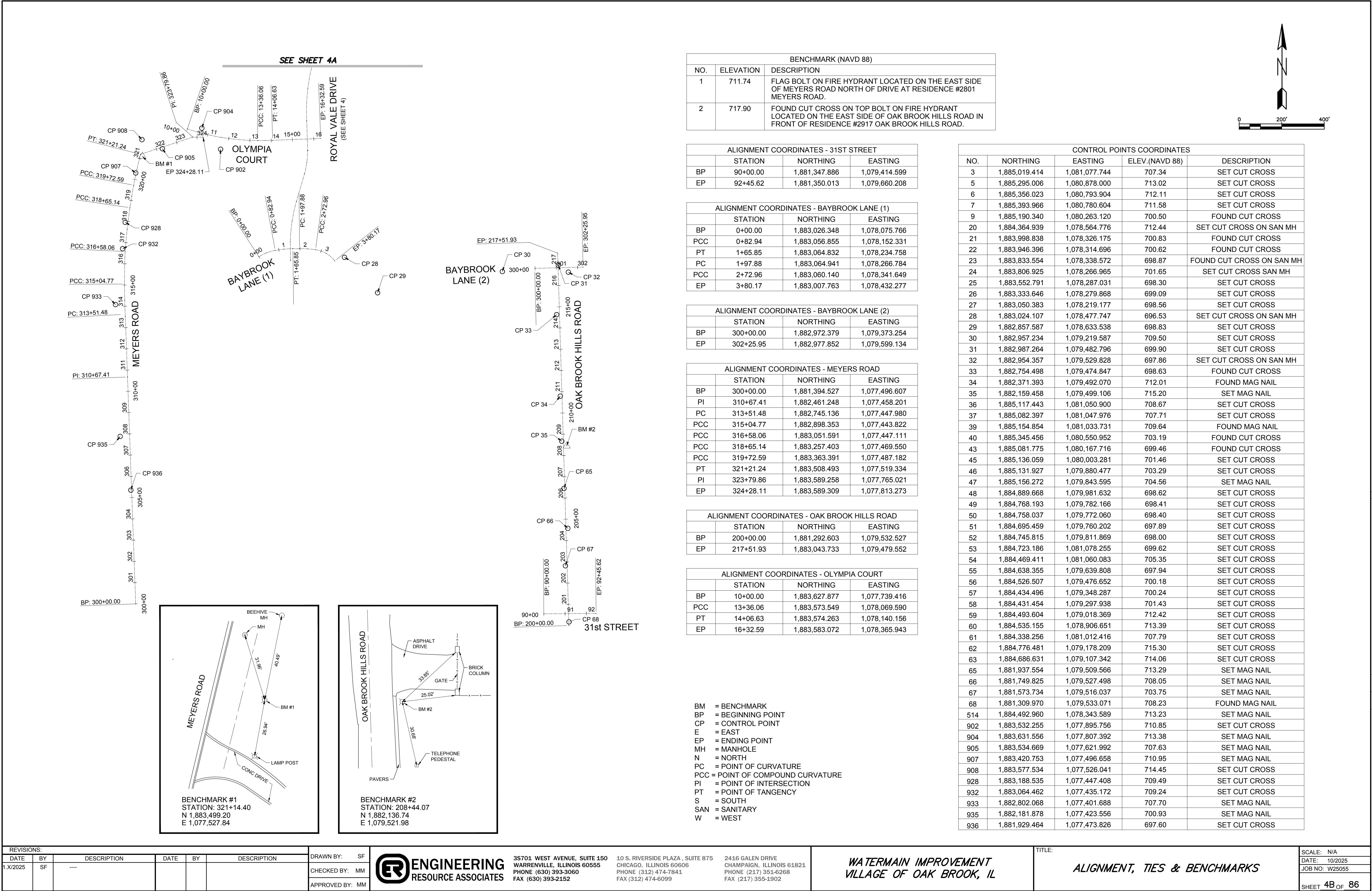
3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

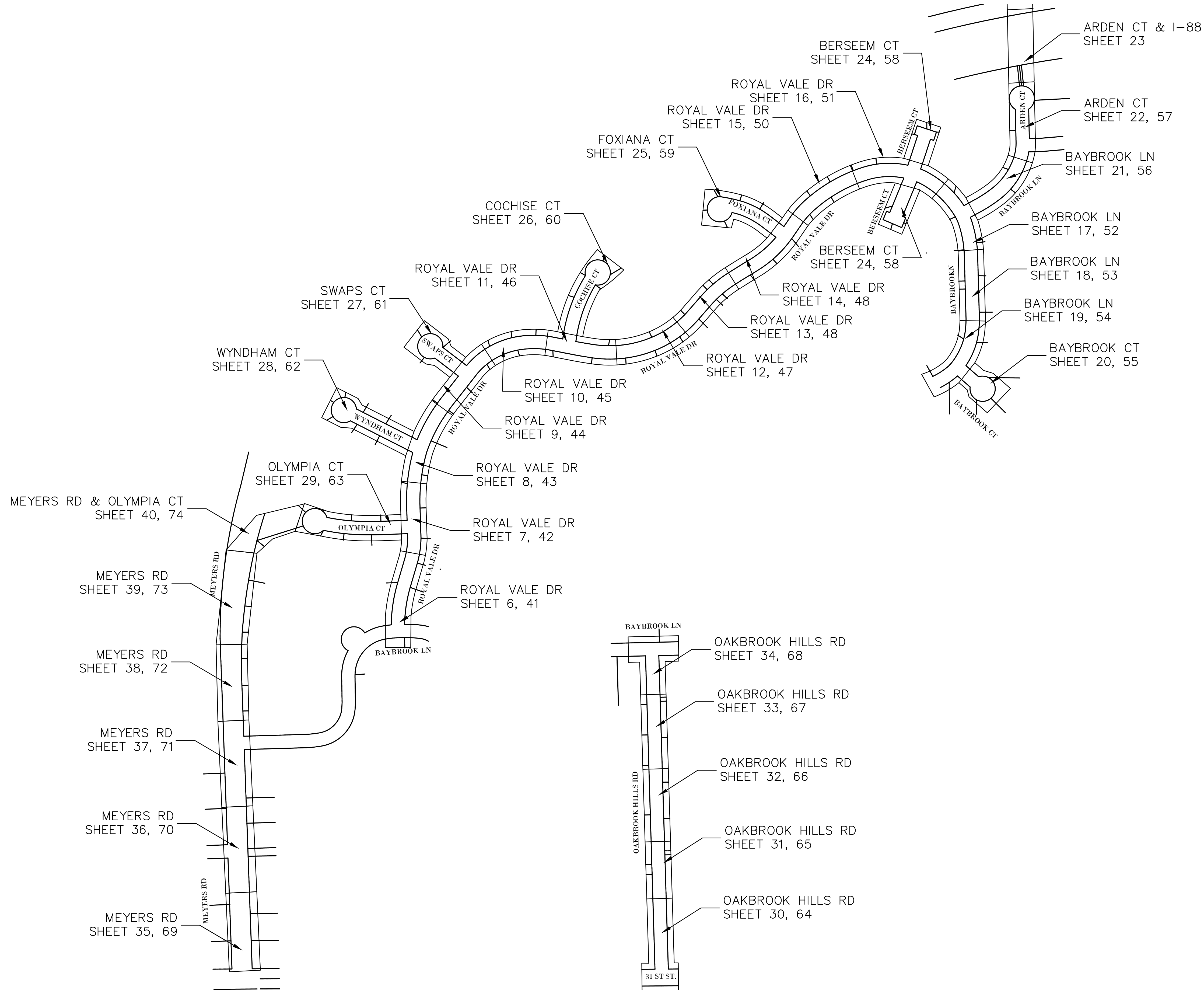
10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

**WATERMAIN IMPROVEMENT
VILLAGE OF OAK BROOK, IL**

TITLE: <i>ALIGNMENT, TIES & BENCHMARKS</i>	SCALE: N/A
	DATE: 10/2025
	JOB NO: W25055
	SHEET 4A OF 86





REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
1.X/2025	SF	----			

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

**WATERMAIN IMPROVEMENT
VILLAGE OF OAK BROOK, IL**

TITLE:		SCALE: N/A
LAYOUT PLAN		DATE: 10/2025
		JOB NO: W25055
		SHEET 5 OF 86

EXISTING STORM
SEWER SCHEDULE

EXISTING SANITARY
SEWER SCHEDULE

20074 ST MH
100+22.66
RIM: 698.46
INV: 696.87 (6.00,S)

20131 ST MH
100+99.54
RIM: 697.67
INV: 696.00 (12.00,W)
INV: 696.02 (12.00,N)
INV: 695.00 (12.00,S)

SAN MH 2 SN MH
102+89.69
RIM: 703.05
INV: NO DATA (8.00,W)
INV: NO DATA (8.00,E)

CONNECTION TO EXISTING WM, 12"
NON-PRESSURE CONNECTION

WM FITTINGS, 12",
12"x12" 90° TEE
STA: 100+64.99, 4.50 L

BEEHIVE MH
DOME: 698.63
RIM: 698.46
INV: 696.87 6" PVC
(S)
B/STRUCT: 696.37
WATER & DEBRIS
FILLED

BEEHIVE MH
DOME: 698.92
RIM: 698.78
INV: 697.58
6" PVC VERT
B/STRUCT: 696.28
WATER & DEBRIS
FILLED

CUT AND CAP EXT 8"
WATER MAIN

STA: 100+66.19, 4.50 L
VALVE VAULT 5'Ø, TY1, F.C.L.
12" GATE VALVE
RIM: 699.04

STORM SEWER (WATER
MAIN REQUIREMENTS)
12", 43 FT

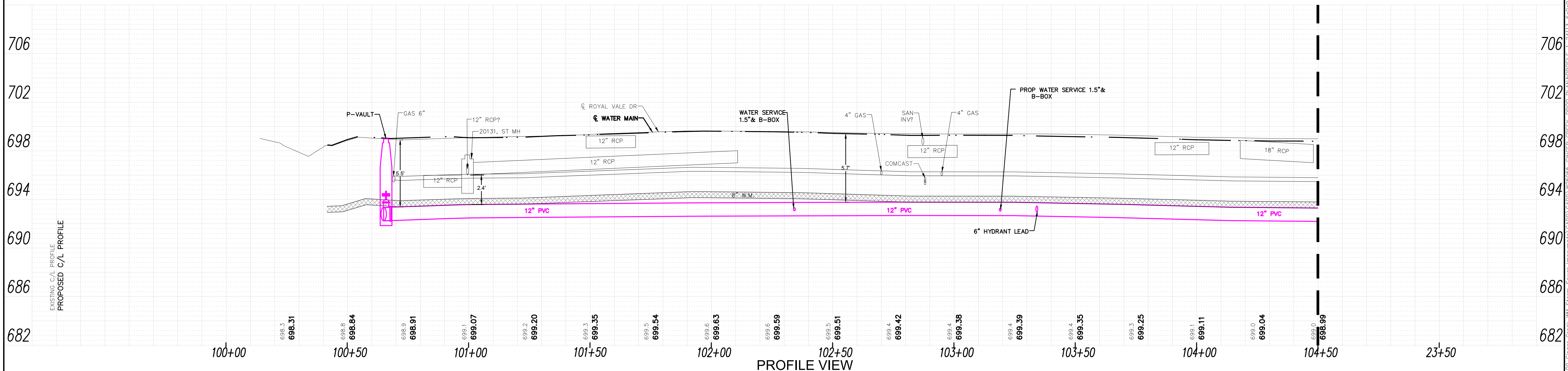
359 FT EXISTING 8" W.M. TO BE
ABANDONED

STA: 103+34.16, 19.0 L
FIRE HYDRANT W/AUXILIARY
VALVE & VALVE BOX

WM FITTINGS, 12",
12"x6" 90° TEE
STA: 103+34.16, 4.50 L

PLAN VIEW
SCALE 1" = 20'

MATCH LINE STA: 104+50
(FOR CONTINUATION SEE SHEET 7)



PROFILE VIEW
SCALE 1" = 4' VERTICAL
SCALE 1" = 20' HORIZONTAL

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM

ENGINEERING
RESOURCE ASSOCIATES

3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

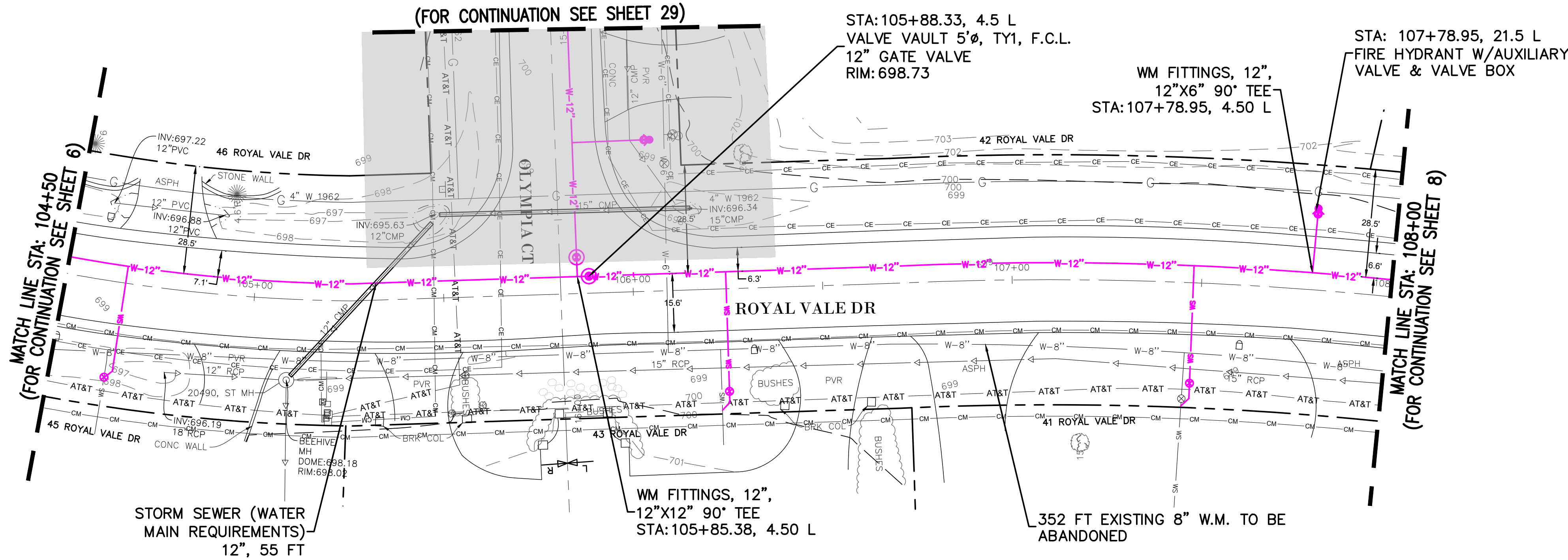
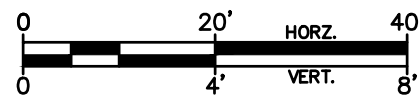
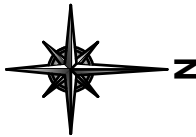
STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL

TITLE:

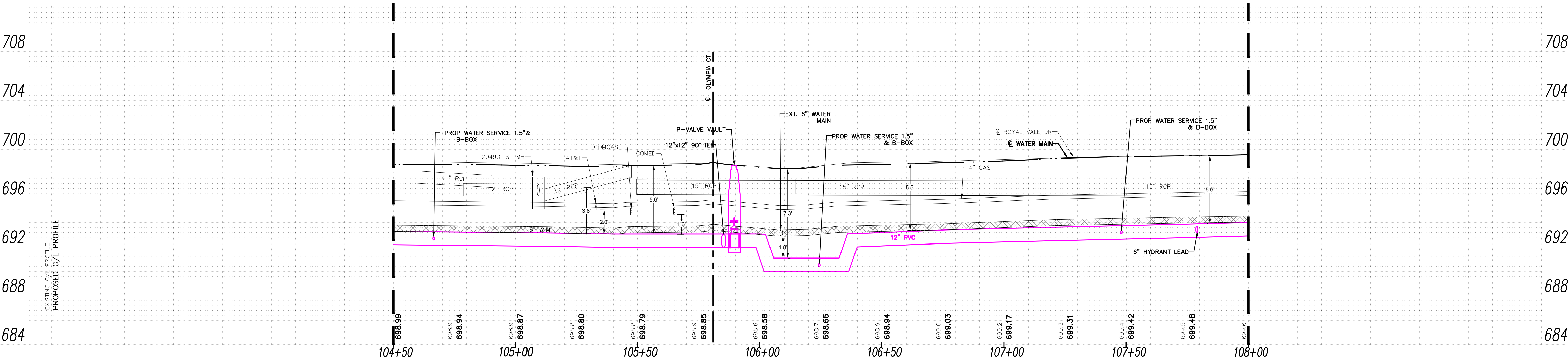
ROYAL VALE DR
PLAN AND PROFILE-EXT & PROP

SCALE: 1"=20' H, 1"=4' V
DATE: 10/2025
JOB NO: W25055
SHEET 6 OF 86

20490 ST MH
105+09.41
RIM: 698.06
INV: 696.16 (12.00,
INV: 696.16 (15.00,
INV: 695.63 (12.00.



PLAN VIEW
SCALE 1" = 20'



PROFILE VIEW
SCALE 1" = 4' VERTICAL
SCALE 1" = 20' HORIZONTAL

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL

TITLE:

ROYAL VALE DR
PLAN AND PROFILE-EXT & PROP

SCALE: 1"=20' H, 1"=4" V
DATE: 10/2025
JOB NO: W25055
SHEET 7 OF 86

EXISTING STORM
SEWER SCHEDULE

30020 ST MH
108+14.93
RIM: 698.20
INV:696.11 (15.00,N)
INV:696.08 (15.00,NW)
INV:696.26 (15.00,S)

30021 ST MH
108+41.96
RIM: 699.20
INV:696.83 (15.00,N)
INV:696.73 (15.00,SE)

30024 ST MH
24+85.98
RIM: 700.46
INV:698.16 (15.00,N)
INV:698.19 (18.00,NW)
INV:698.16 (15.00,S)

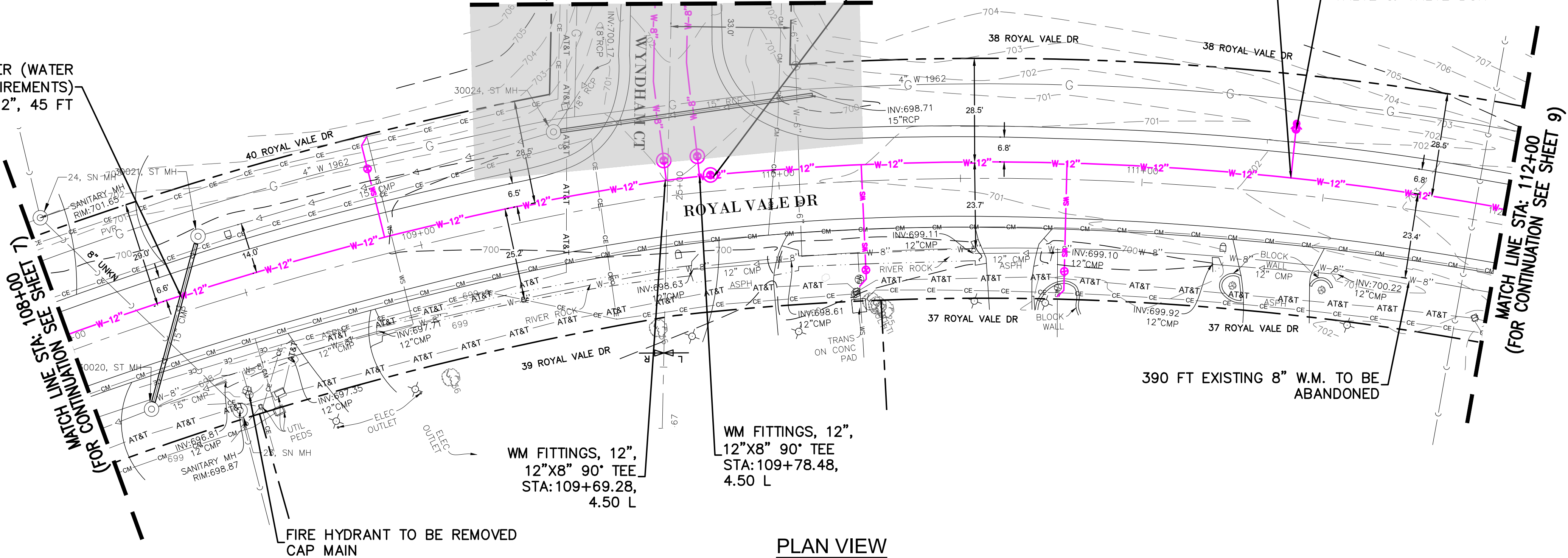
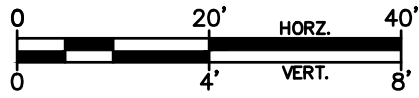
STORM SEWER (WATER
MAIN REQUIREMENTS)
12", 45 FT

(FOR CONTINUATION SEE SHEET 28)

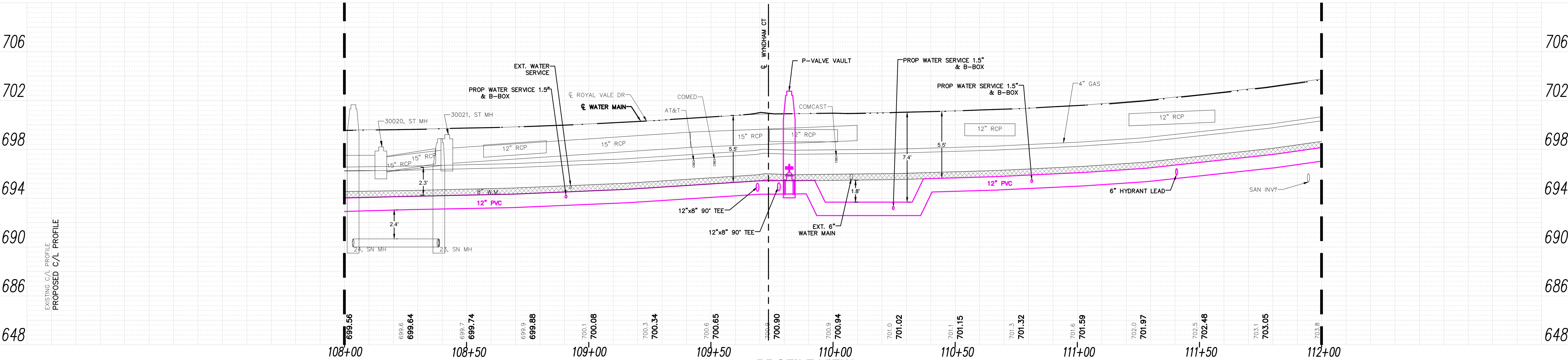
STA:109+81.46, 4.50 L
VALVE VAULT 5'Ø, TY1, F.C.L.
12" GATE VALVE
RIM: 700.91

WM FITTINGS, 12",
12"x6" 90° TEE
STA:111+40.68, 4.50 L

STA: 111+40.68, 19.50 L
FIRE HYDRANT W/AUXILIARY
VALVE & VALVE BOX



PLAN VIEW
SCALE 1" = 20'



PROFILE VIEW
SCALE 1" = 4' VERTICAL
SCALE 1" = 20' HORIZONTAL

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

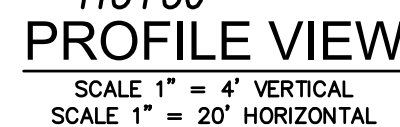
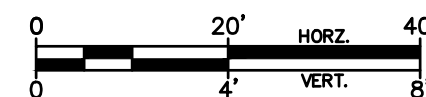
STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL

TITLE:

ROYAL VALE DR
PLAN AND PROFILE-EXT & PROP

SCALE: 1"=20' H, 1"=4" V
DATE: 10/2025
JOB NO: W25055
SHEET 8 OF 86

30040 ST MH
113+78.21
RIM: 710.23
INV:708.64 (12.00,NE)
INV:708.44 (12.00,SW)

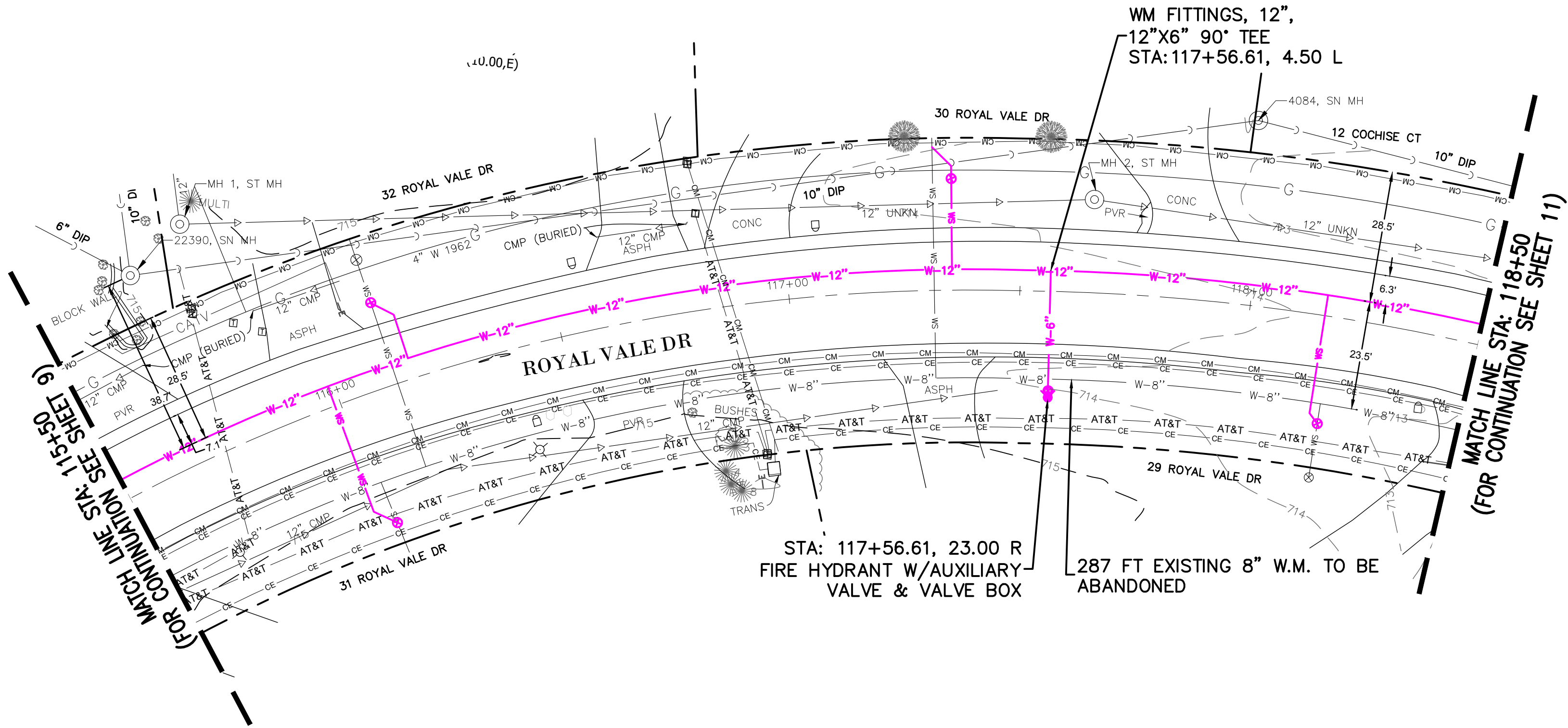


SCALE:	1"-20' H, 1"-4" V
DATE:	10/2025
JOB NO:	W25055
SHEET	9 OF 86

EXISTING STORM
SEWER SCHEDULE

EXISTING SANITARY
SEWER SCHEDULE

MH 1 ST MH 115+83.12 RIM: 714.78 INV:714.28 (12.00,N) INV:712.55 (12.00,E)	4084 SN MH 117+97.30 RIM: 713.36 INV:706.86 (10.00,W) INV:706.96 (10.00,E)
MH 2 ST MH 117+65.28 RIM: 713.90 INV:711.28 (12.00,W) INV:711.28 (12.00,E)	22390 SN MH 115+70.35 RIM: 714.50 INV:707.75 (10.00,N) INV:708.20 (6.00,W) INV:707.50 (10.00,E)



EXISTING STORM
SEWER SCHEDULE

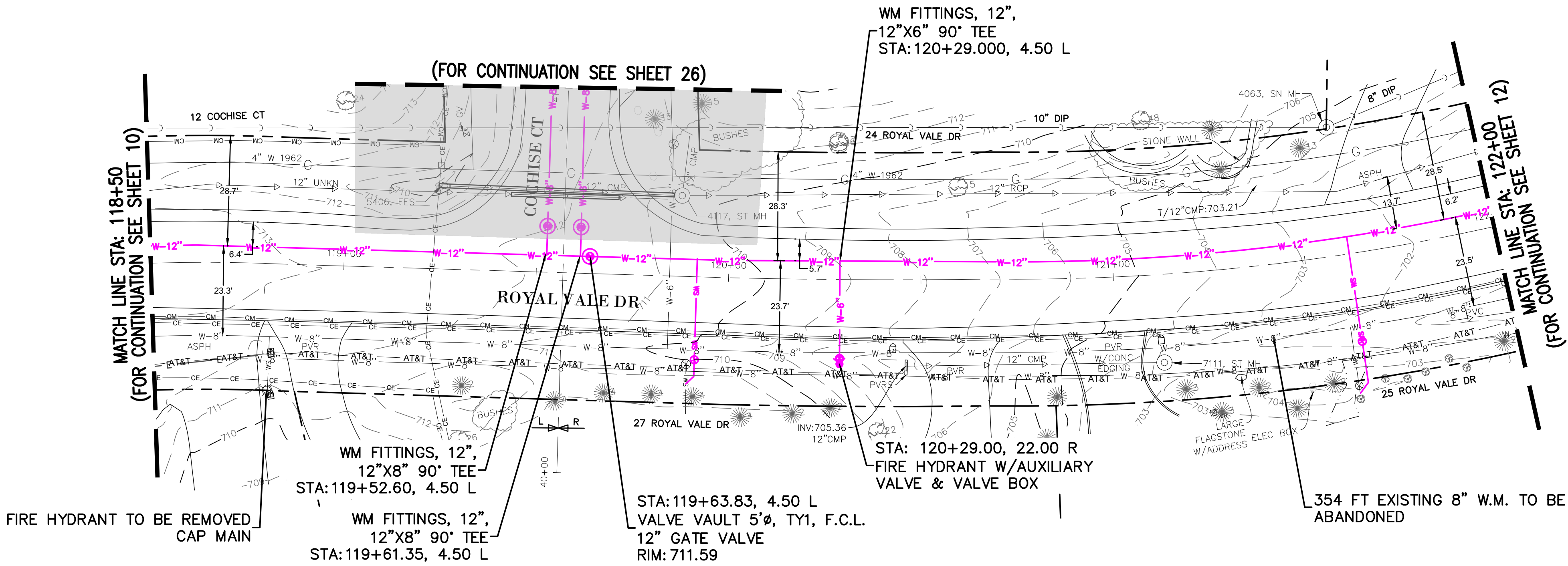
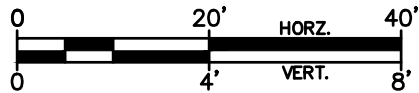
4117 ST MH
119+87.34
RIM: 710.28
INV: 708.57 (12.00,W)
INV: 708.97 (12.00,N)
INV: 708.52 (12.00,E)

5406 FES
119+24.83
RIM: 710.99
INV: 709.32 (12.00,E)

7111 ST MH

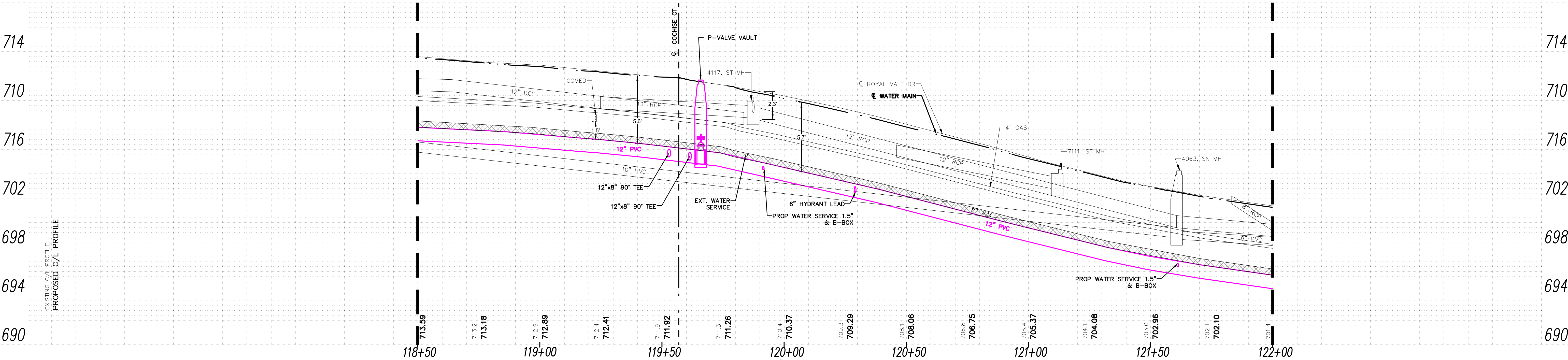
EXISTING SANITARY
SEWER SCHEDULE

4063 SN MH
121+60.69
RIM: 704.25
INV: 698.75 (10.00,W)



PLAN VIEW

SCALE 1" = 20'



PROFILE VIEW

SCALE 1" = 4' VERTICAL
SCALE 1" = 20' HORIZONTAL

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL

TITLE:

ROYAL VALE DR
PLAN AND PROFILE-EXT & PROP

SCALE: 1"=20' H, 1"=4" V
DATE: 10/2025
JOB NO: W25055
SHEET 11 OF 86

EXISTING STORM
SEWER SCHEDULE

3701 ST MH
125+19.11
RIM: 696.83
INV:695.13 (8.00,SW)
INV:695.23 (8.00,NE)

3703 ST MH
124+50.24
RIM: 697.19
INV:695.45 (12.00,SW)
INV:695.60 (8.00,NE)

3713 ST MH
123+28.55
RIM: 698.26
INV:696.36 (8.00,W)
INV:696.41 (8.00,E)

3716 ST MH
123+85.39
RIM: 698.20
INV:695.88 (8.00,W)
INV:695.98 (8.00,NE)

3738 ST MH
124+63.33
RIM: 697.07
INV:695.31 (8.00,SW)
INV:695.36 (8.00,NE)

3752 ST MH
125+08.97
RIM: 697.50
INV:695.08 (8.00,SW)
INV:695.13 (8.00,NE)

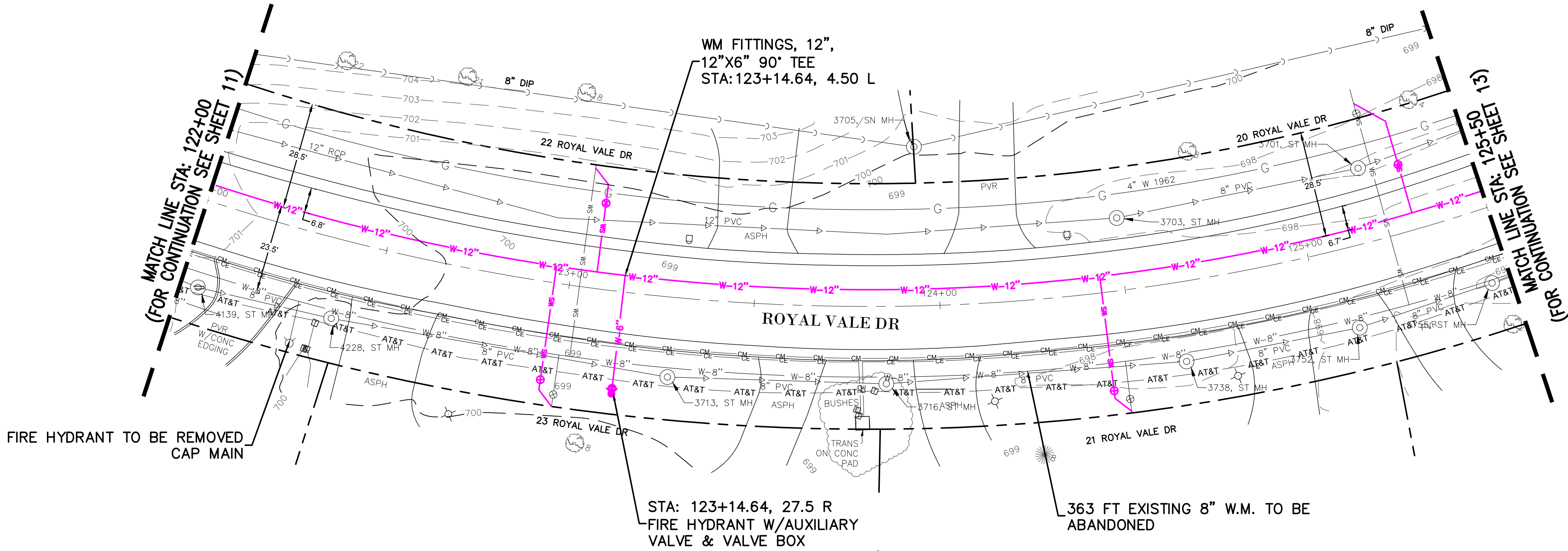
3755 ST MH
125+45.08
RIM: 696.91
INV:695.51 (8.00,SW)
INV:695.56 (12.00,NE)

4139 ST MH
122+04.62
RIM: 700.06
INV:698.73 (8.00,W)
INV:698.83 (8.00,E)

4228 ST MH
122+40.00
RIM: 699.55
INV:697.58 (8.00,W)
INV:697.73 (8.00,E)

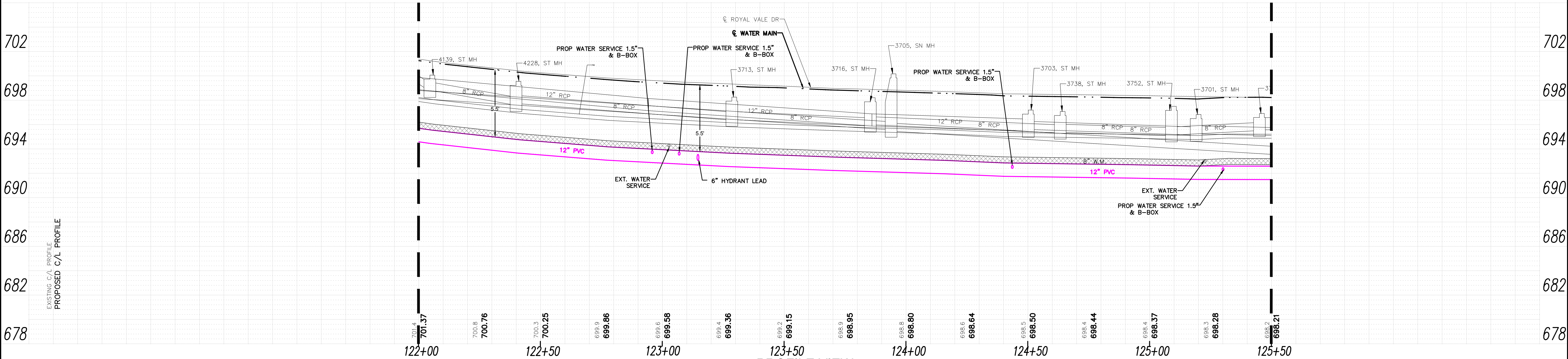
EXISTING SANITARY
SEWER SCHEDULE

3705 SN MH
123+93.93
RIM: 700.16
INV:695.56 (8.00,W)
INV:695.46 (8.00,NE)



PLAN VIEW

SCALE 1" = 20'



PROFILE VIEW

SCALE 1" = 4' VERTICAL
SCALE 1" = 20' HORIZONTAL

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL

TITLE:

ROYAL VALE DR
PLAN AND PROFILE-EXT & PROP

SCALE: 1"=20' H, 1"=4" V
DATE: 10/2025
JOB NO: W25055
SHEET 12 OF 86

EXISTING STORM
SEWER SCHEDULE

3698 ST MH
126+01.73
RIM: 696.43
INV:694.86 (8.00,SW)
INV:694.81 (10.00,SE)

3756 ST MH
126+07.95
RIM: 697.41
INV:695.74 (12.00,SW)
INV:694.69 (10.00,NW)
INV:694.69 (12.00,NE)

3774 ST MH
127+74.43
RIM: 697.07
INV:694.64 (12.00,SW)
INV:694.44 (12.00,E)

EXISTING SANITARY
SEWER SCHEDULE

3493 SN MH
127+71.38
RIM: 697.14
INV:691.99 (8.00,NE)

3697 SN MH
126+09.88
RIM: 697.92
INV:692.82 (8.00,SW)
INV:692.72 (8.00,NE)

PROPOSED STORM
SEWER SCHEDULE

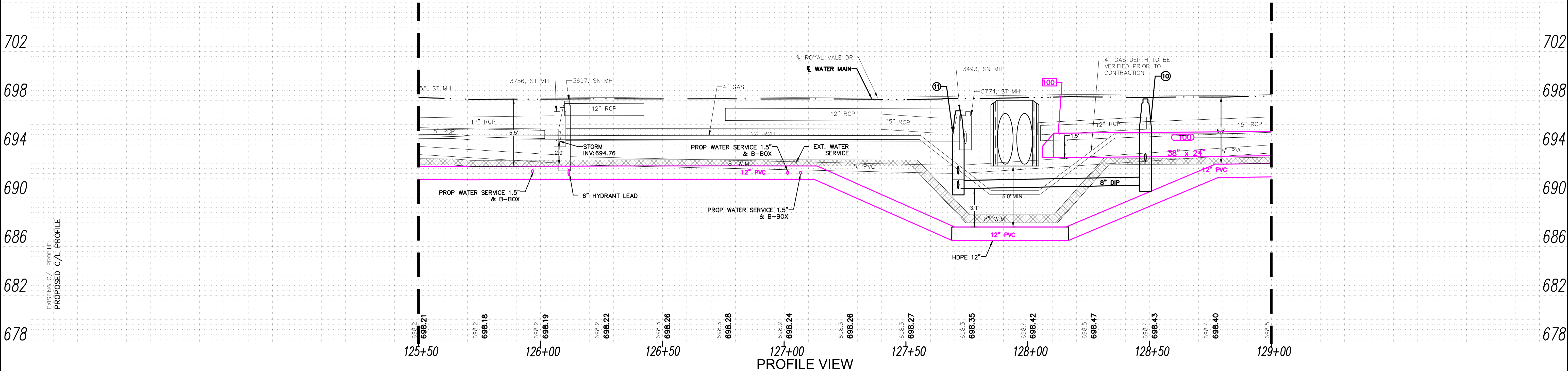
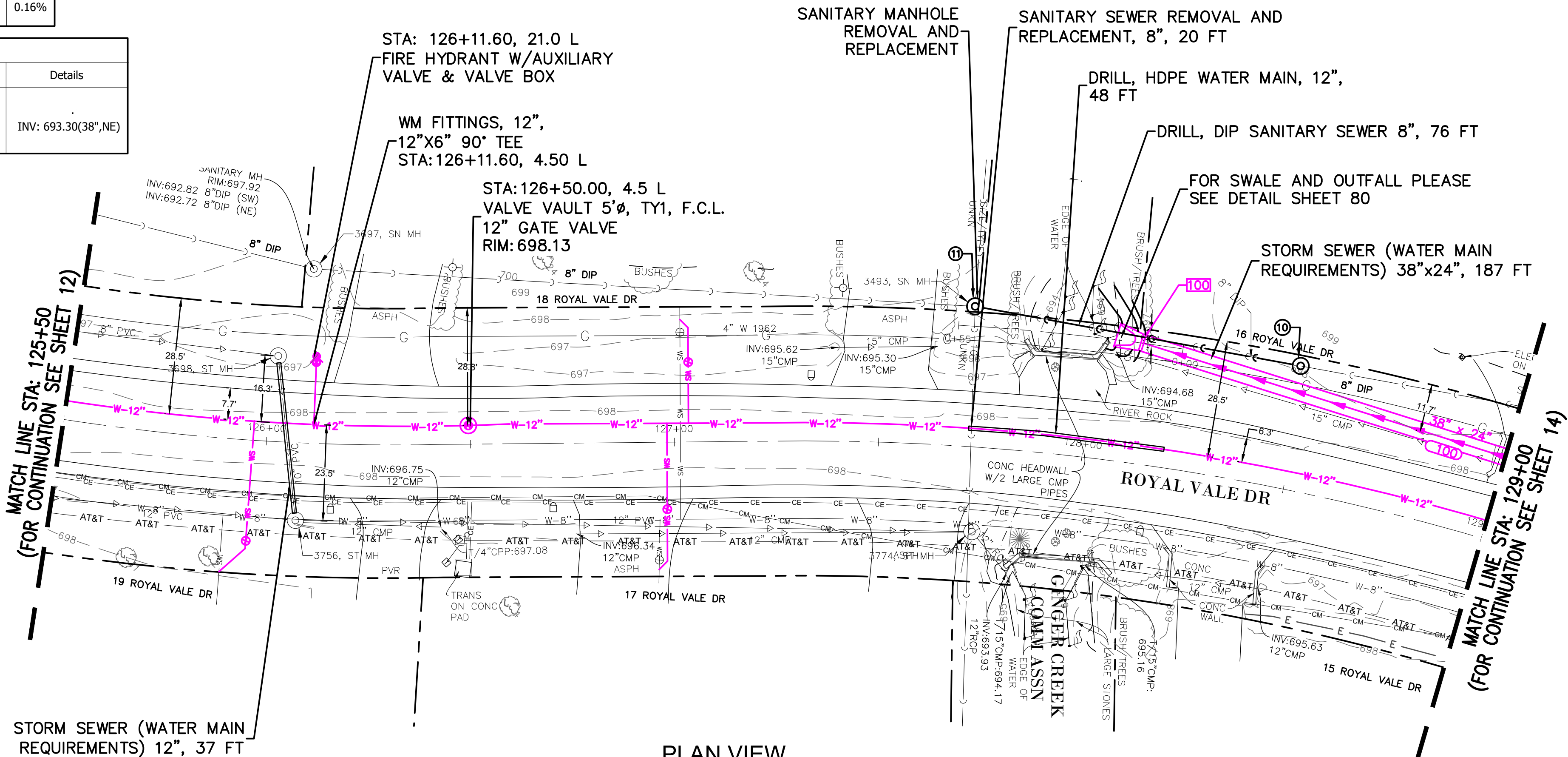
Pipe Table			
Pipe Name	Size	Length	Slope
100	38" x 24" CONC PRESSURE	189LF	0.16%

Structure Table	
Structure Name	Details
100 PRECAST REINFORCED CONC ELLIPTICAL FES 38"x24" 128+10.66, 29.66'L ROYAL VALE DR	INV: 693.30(38",NE)

PROPOSED SANITARY SEWER SCHEDULE

Structure Table	
Structure Name	Details
10 SAN MH TY 1 F.C.L. 4'Ø 128+48.27, 30.39'L ROYAL VALE DR	RIM: 698.11 INV: 692.99(8",NE) INV: 691.04(8",SW)
11 SAN MH TY 1 F.C.L. 4'Ø 127+71.43, 34.37'L ROYAL VALE DR	RIM: 697.14 INV: 690.75(8",NE) INV: 691.99(8",SW) INV: 690.74(8",NW) INV: 691.94(8",SE)

Pipe Table			
Pipe Name	Size	Length	Slope
10	8" DIP	81LF	0.36%



REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

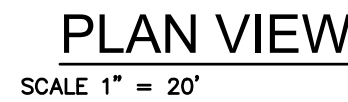
**STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL**

TITLE:

**ROYAL VALE DR
PLAN AND PROFILE-EXT & PROP**

SCALE: 1"=20' H, 1"=4" V
DATE: 10/2025
JOB NO: W25055
SHEET 13 OF 86

EXISTING SANITARY
SEWER SCHEDULE



SCALE: 1"-20' H, 1"-4" V
DATE: 10/2025
JOB NO: W25055
SHEET 14 OF 86

EXISTING STORM SEWER SCHEDULE	EXISTING SANITARY SEWER SCHEDULE
----------------------------------	-------------------------------------

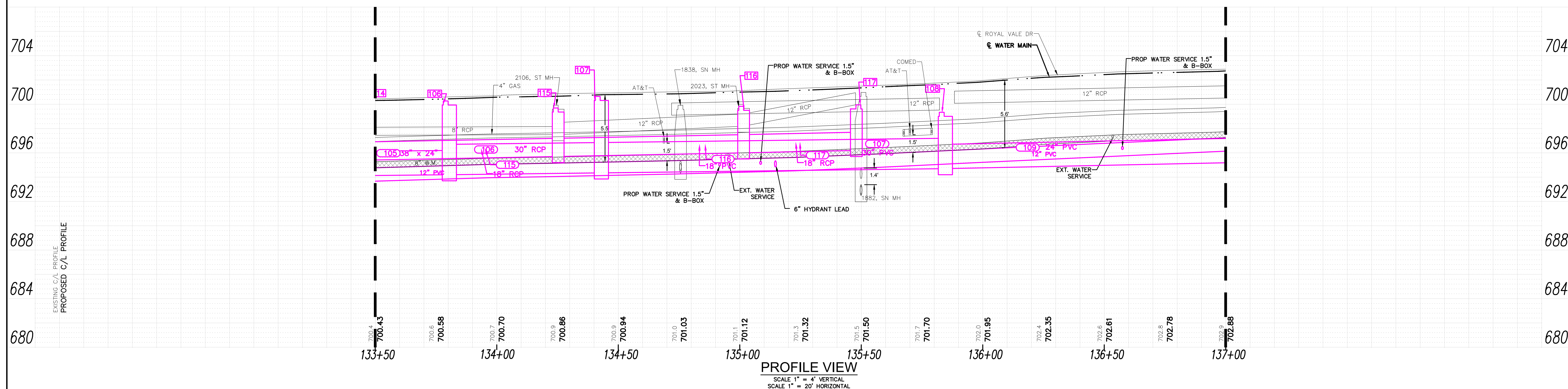
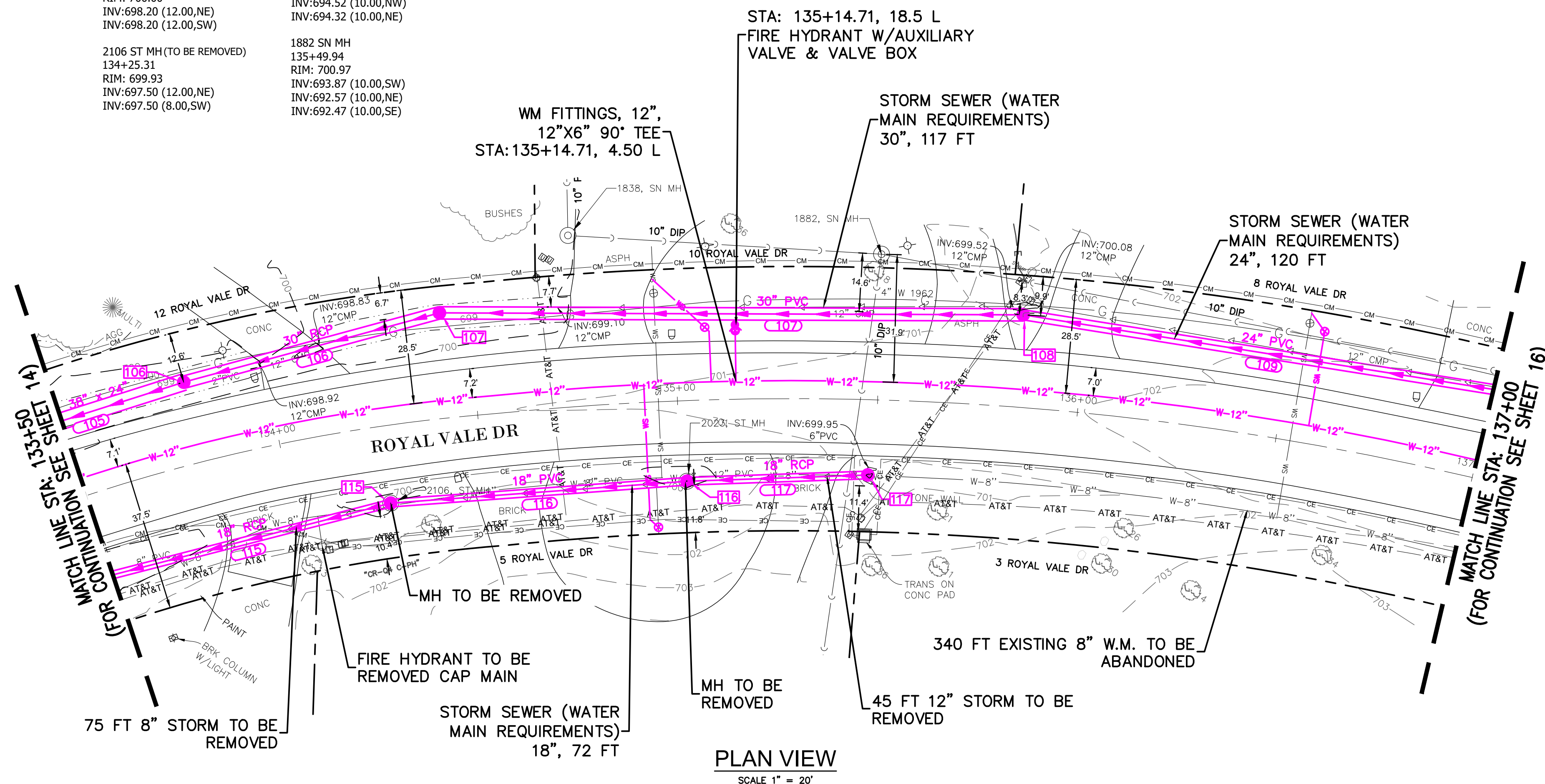
Structure Table	
Structure Name	Details
106 CB TYA 5'0, TY8 G 133+80.53, 20.40'L ROYAL VALE DR	RIM: 698.75 INV: 694.20(30",NE) INV: 694.20(38",SW)
107 CB TYA 5'0, TY8 G 134+43.08, 26.32'L ROYAL VALE DR	RIM: 698.70 INV: 694.35(30",NE) INV: 694.35(30",SW)
108 CB TYA 5'0, TY8 G 135+84.65, 23.10'L ROYAL VALE DR	RIM: 699.34 INV: 694.70(24",NE) INV: 694.70(30",SW)
115 CB TYC 4'0, TY8 G 134+25.30, 19.36'R ROYAL VALE DR	RIM: 699.50 INV: 695.70(18",NE) INV: 695.70(18",SW)
116 CB TYA 4'0, TY8 G 135+01.62, 20.16'R ROYAL VALE DR	RIM: 699.80 INV: 696.00(18",NE) INV: 696.00(18",SW)
117 CB TYA 4'0, TY8 G 135+48.02, 18.84'R ROYAL VALE DR	RIM: 699.95 INV: 696.20(18",SW)

Pipe Table			
Pipe Name	Size	Length	Slope
105	38" x 24" RCP	50LF	0.20%
106	30" RCP	66LF	0.23%
107	30" PVC	146LF	0.24%
109	24" PVC	123LF	0.41%
115	18" RCP	75LF	0.40%
116	18" PVC	74LF	0.40%
117	18" RCP	45LF	0.44%

2023 ST MH (TO BE REMOVED)	1838 SN MH
135+01.62	134+75.67
RIM: 700.00	RIM: 699.92
INV:698.20 (12.00,NE)	INV:694.52 (10.00,NW)
INV:698.20 (12.00,SW)	INV:694.32 (10.00,NE)
2106 ST MH (TO BE REMOVED)	1882 SN MH
134+25.31	135+49.94
RIM: 699.93	RIM: 700.97
INV:697.50 (12.00,NE)	INV:693.87 (10.00,SW)
INV:697.50 (8.00,SW)	INV:692.47 (10.00,NE)
	INV:692.57 (10.00,SE)

1838 SN MH
134+75.67
RIM: 699.92
INV:694.52 (10.00,NW)
INV:694.32 (10.00,NE)

1882 SN MH
135+49.94
RIM: 700.97
INV:693.87 (10.00,SW)
INV:692.57 (10.00,NE)
INV:692.47 (10.00,SE)



REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY:	SF
CHECKED BY:	MM
APPROVED BY:	MM



35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA , SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

*STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL*

TITLE:

ROYAL VALE DR
PLAN AND PROFILE-EXT & PROP

SCALE:	1"-20' H, 1"-4" V
DATE:	10/2025
JOB NO:	W25055
SHEET	15 OF 86

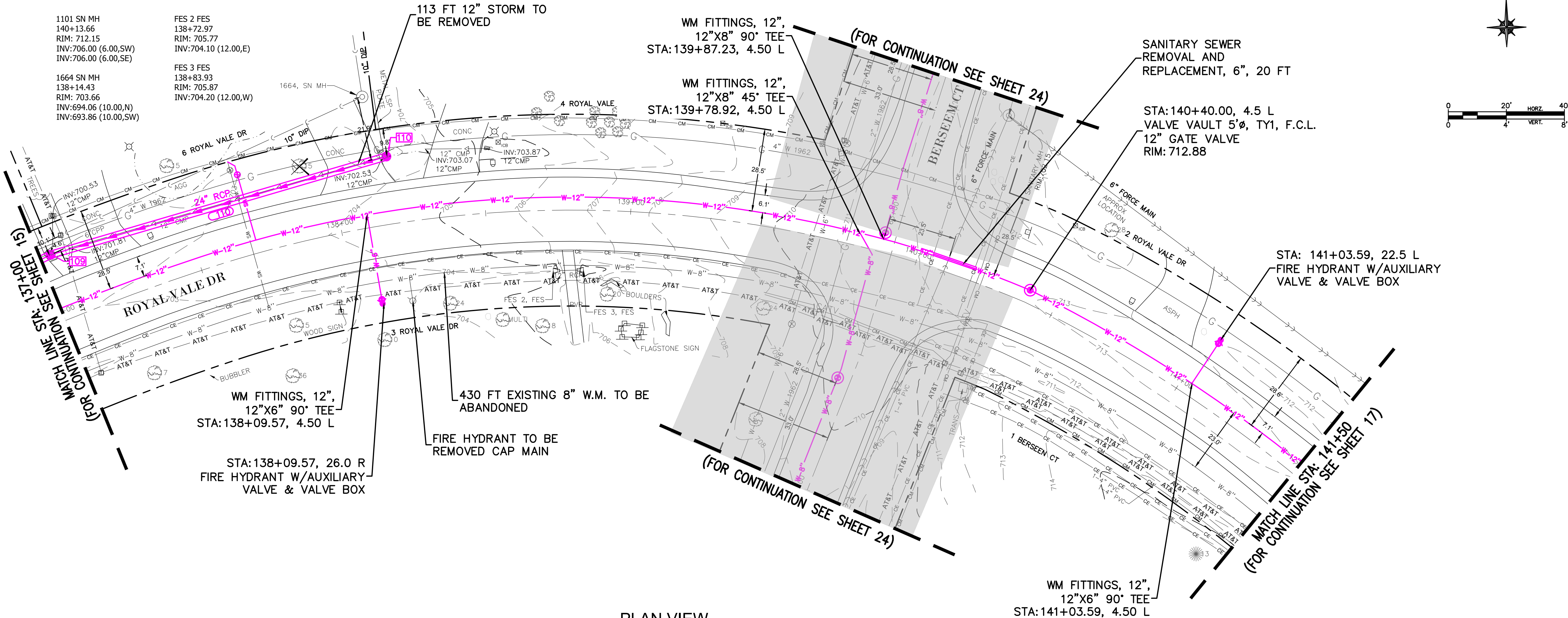
PROPOSED STORM SEWER SCHEDULE

Structure Table	
Structure Name	Details
109 CB TYA 4'Ø, TY8 G 137+03.61, 22.89'L ROYAL VALE DR	RIM: 700.60 INV: 695.20(24",E) INV: 695.20(24",SW)
110 CB TYA 4'Ø, TY8 G 138+19.08, 23.25'L ROYAL VALE DR	RIM: 702.50 INV: 695.70(24",W)

Pipe Table			
Pipe Name	Size	Length	Slope
110	24" RCP	121LF	0.41%

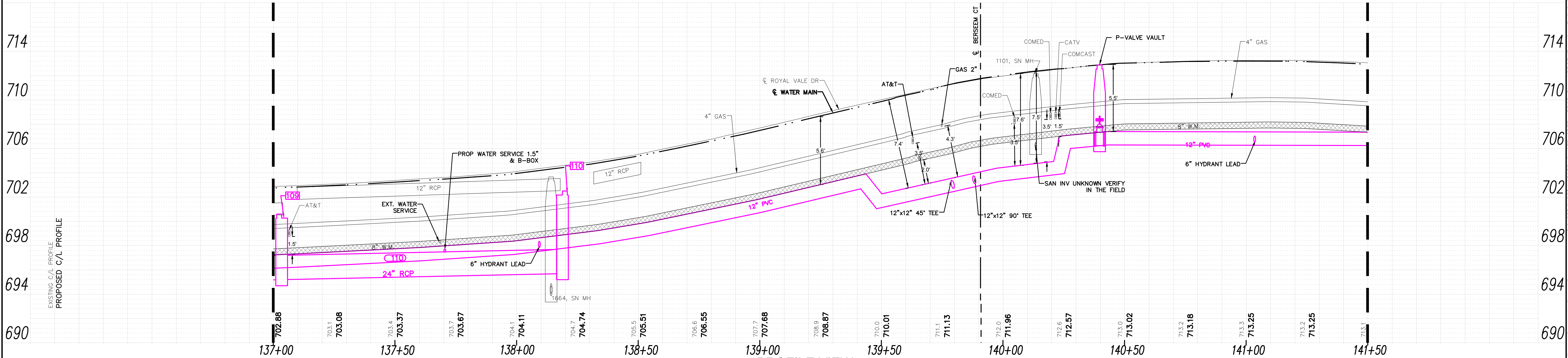
EXISTING STORM
SEWER SCHEDULE

EXISTING SANITARY
SEWER SCHEDULE



PLAN VIEW

SCALE 1" = 20'



PROFILE VIEW

SCALE 1" = 4' VERTICAL
SCALE 1" = 20' HORIZONTAL

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



3S701 WEST AVENUE, SUITE 875
CHICAGO, ILLINOIS 60605
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL

TITLE:

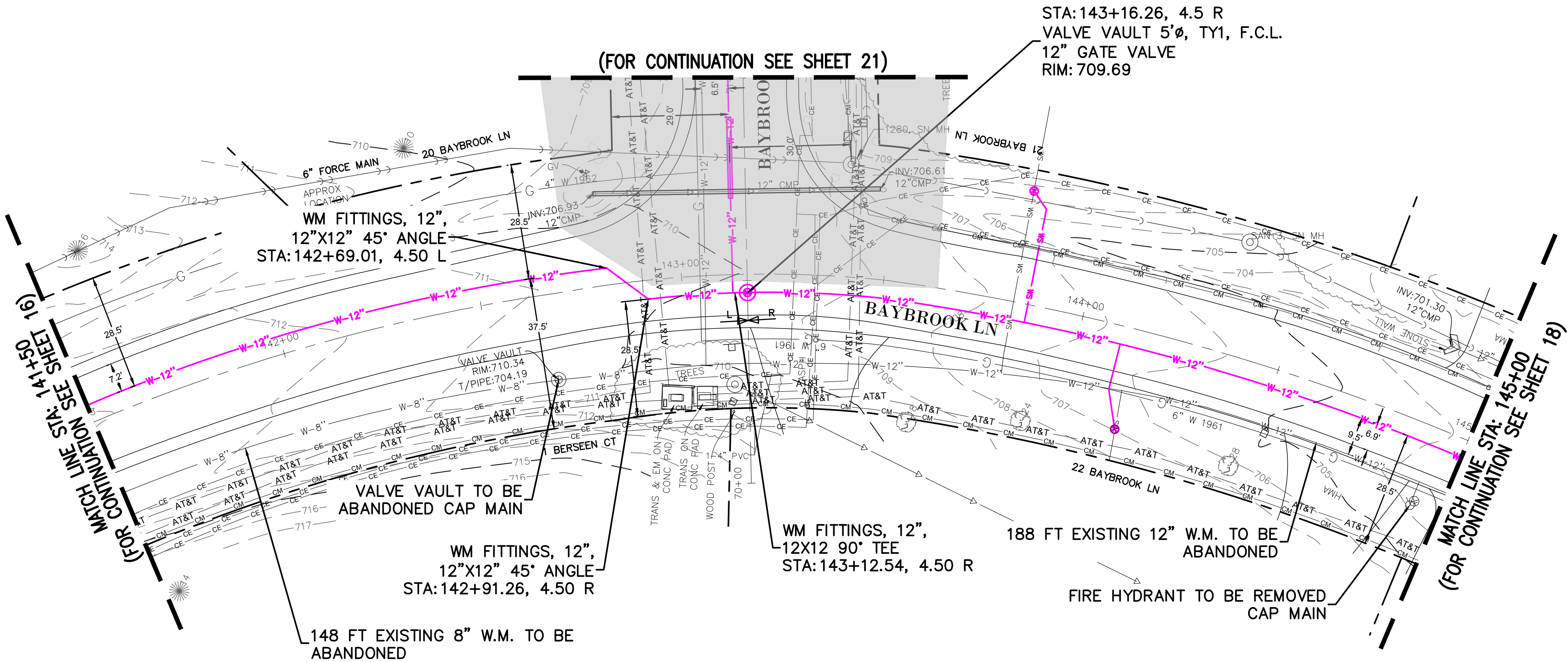
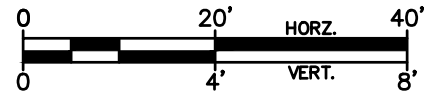
BAYBROOK LN
PLAN AND PROFILE-EXT & PROP

SCALE: 1"=20' H, 1"=4' V
DATE: 10/20/25
JOB NO: W25055
SHEET 16 OF 86

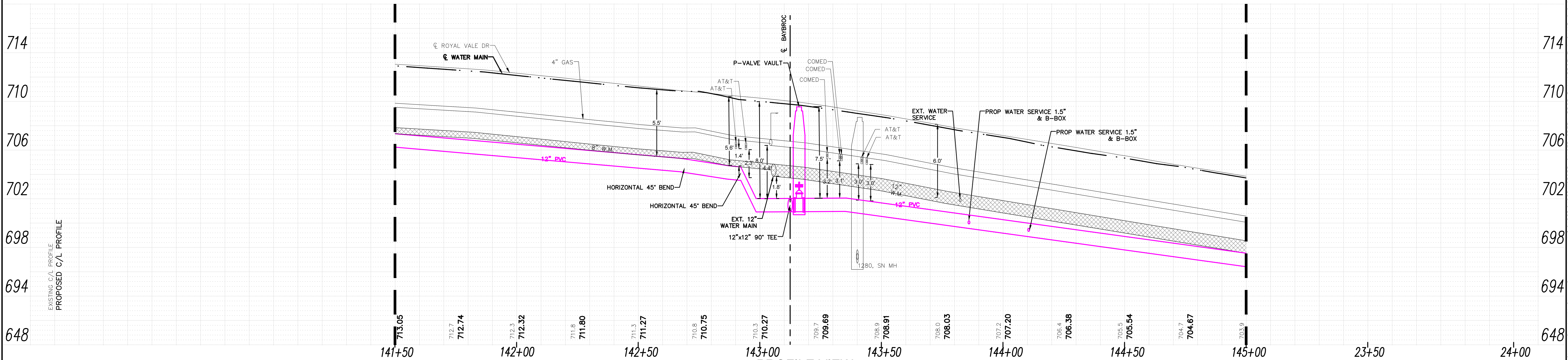
EXISTING SANITARY
SEWER SCHEDULE

1280 SN MH
143+40.11
RIM: 708.69
INV: 698.99 (6.00,N)
INV: 698.89 (6.00,E)

SAN 3 SN MH
144+34.43
RIM: 705.57
INV: 696.20 (10.00,N)
INV: 696.20 (8.00,S)



PLAN VIEW
SCALE 1" = 20'



PROFILE VIEW
SCALE 1" = 4' VERTICAL
SCALE 1" = 20' HORIZONTAL

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

**STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL**

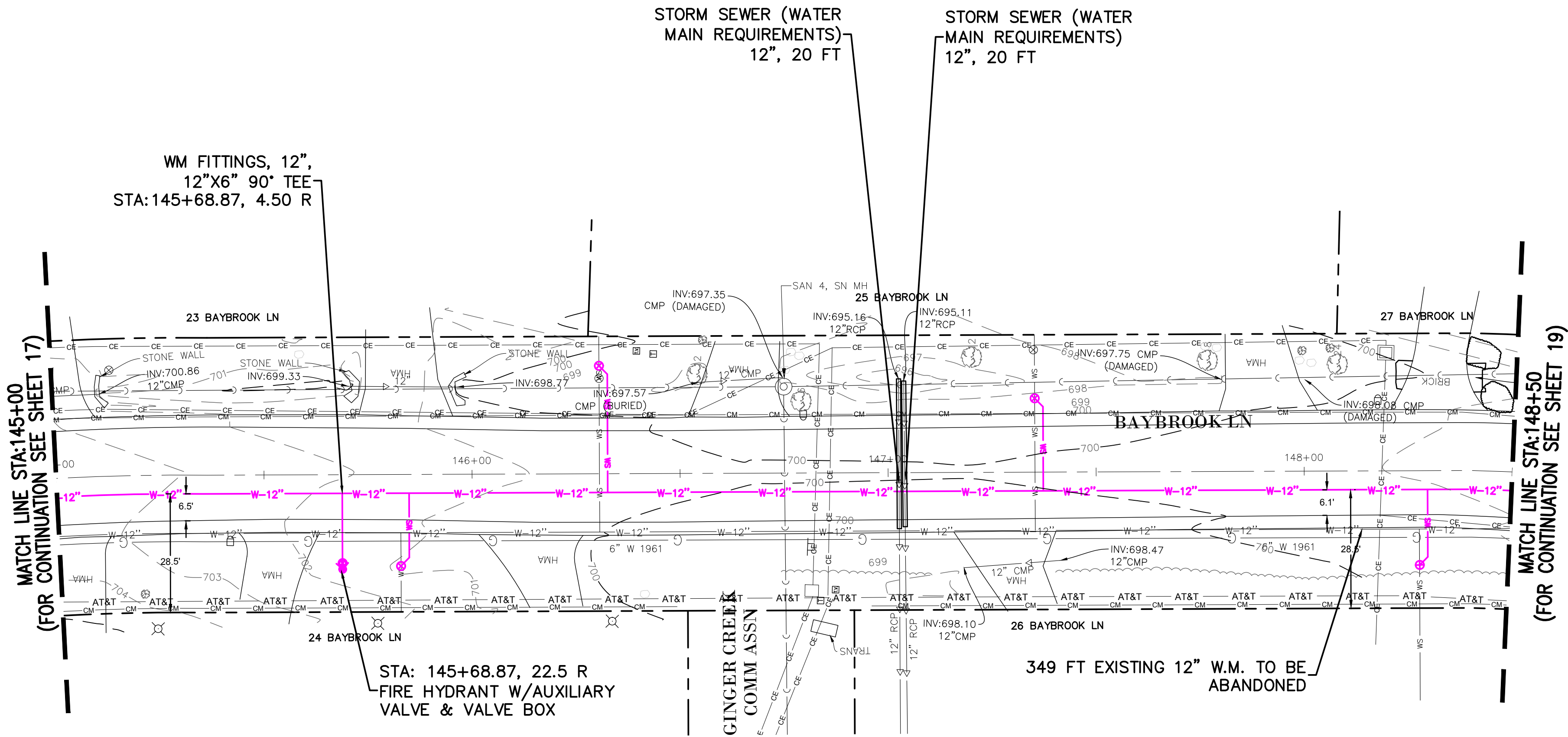
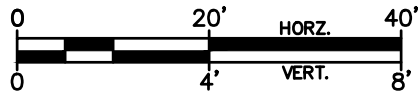
TITLE:

**BAYBROOK LN
PLAN AND PROFILE-EXT & PROP**

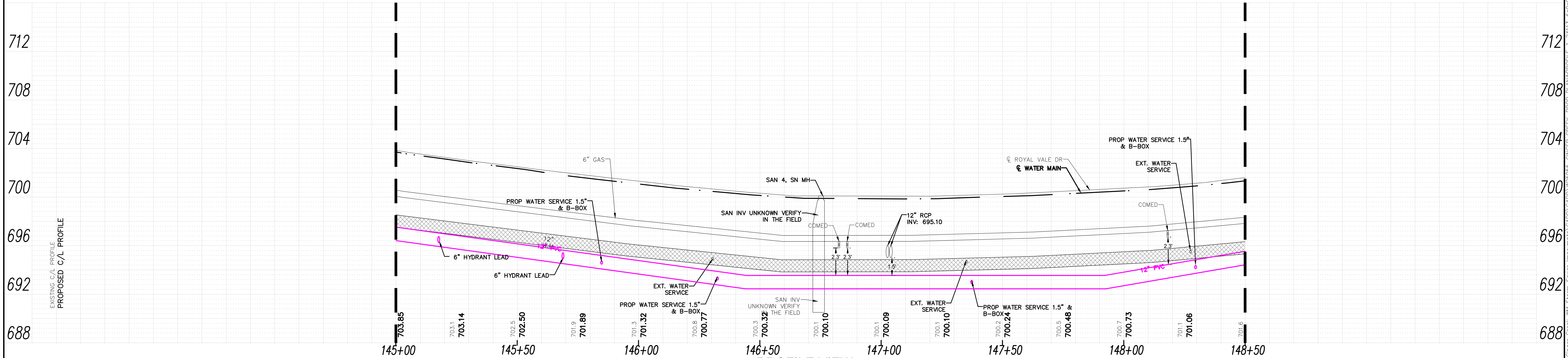
SCALE: 1"=20' H, 1"=4' V
DATE: 10/2025
JOB NO: W25055
SHEET 17 OF 86

EXISTING SANITARY
SEWER SCHEDULE

SAN 4 SN MH
146+74.97
RIM: 698.42
INV: NO DATA (8.00,N)
INV: NO DATA (8.00,S)
INV: NO DATA (8.00,W)



PLAN VIEW
SCALE 1" = 20'



PROFILE VIEW
SCALE 1" = 4' VERTICAL
SCALE 1" = 20' HORIZONTAL

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

**STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL**

TITLE:

**BAYBROOK LN
PLAN AND PROFILE-EXT & PROP**

SCALE: 1"=20' H, 1"=4" V
DATE: 10/20/25
JOB NO: W25055
SHEET 18 OF 86

EXISTING STORM
SEWER SCHEDULE

EXISTING SANITARY
SEWER SCHEDULE

4373 ST MH
80+70.64
RIM: 707.47
INV:705.10 (12.00,SE)
INV:705.10 (12.00,SW)
INV:704.75 (12.00,NE)

4433 ST MH
80+67.36
RIM: 706.44
INV:704.32 (12.00,SW)
INV:704.37 (12.00,NE)

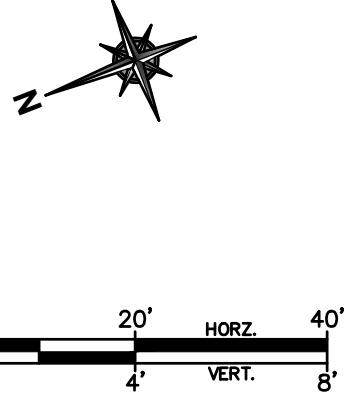
FES 6 FES
81+92.98
RIM: 709.74
INV:708.07 (12.00,W)

FES 7 FES
81+68.46
RIM: 709.30
INV:707.63 (12.00,E)

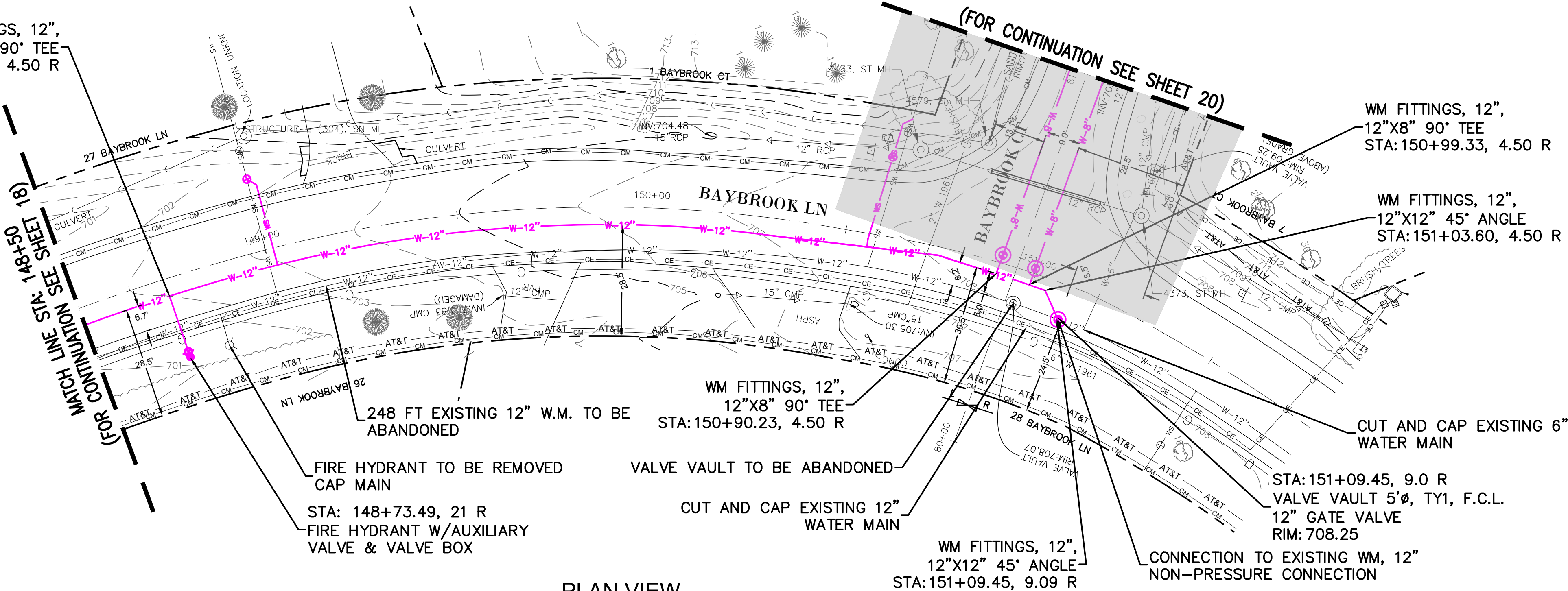
UNKN 3 ST MH
82+41.73
RIM: 709.20
INV:707.53 (12.00,NW)

4579 SN MH
150+80.10
RIM: 707.68
INV:700.00 (8.00,SE)
INV:700.00 (8.00,NE)

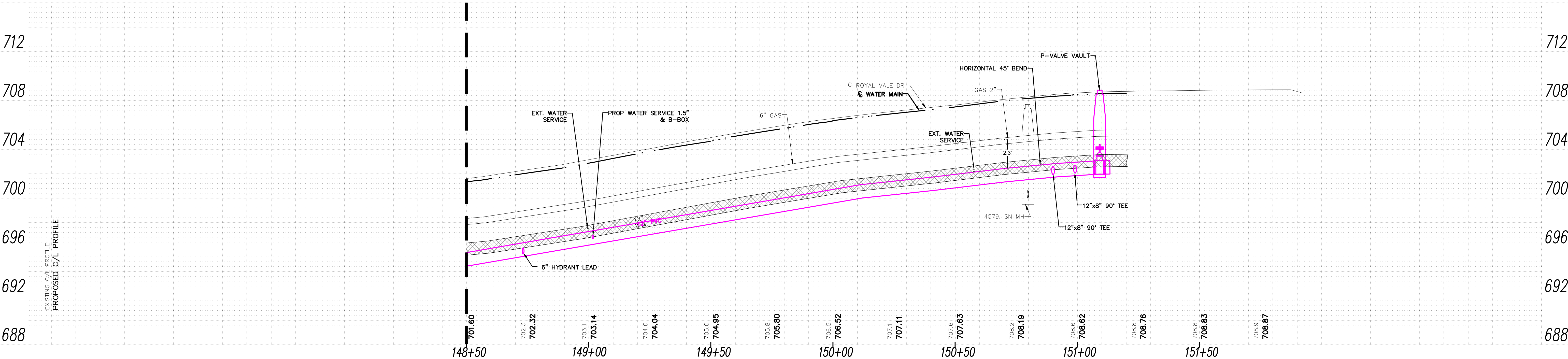
4697 SN MH
82+58.41
RIM: 709.02
INV:700.00 (8.00,NW)



WM FITTINGS, 12",
12"x6" 90° TEE
STA:148+73.49, 4.50 R



PLAN VIEW
SCALE 1" = 20'



PROFILE VIEW
SCALE 1" = 4' VERTICAL
SCALE 1" = 20' HORIZONTAL

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



3S701 WEST AVENUE, SUITE 150
CHICAGO, ILLINOIS 60606
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL

TITLE: <i>BAYBROOK LN PLAN AND PROFILE-EXT & PROP</i>	SCALE: 1"=20' H, 1"=4" V
	DATE: 10/2025
	JOB NO: W25055
	SHEET 19 OF 86

EXISTING STORM
SEWER SCHEDULE

4373 ST MH
80+70.64
RIM: 707.47
INV:705.10 (12.00,SE)
INV:705.10 (12.00,SW)
INV:704.75 (12.00,NE)

4433 ST MH
80+67.36
RIM: 706.44
INV:704.32 (12.00,SW)
INV:704.37 (12.00,NE)

FES 6 FES
81+92.98
RIM: 709.74
INV:708.07 (12.00,W)

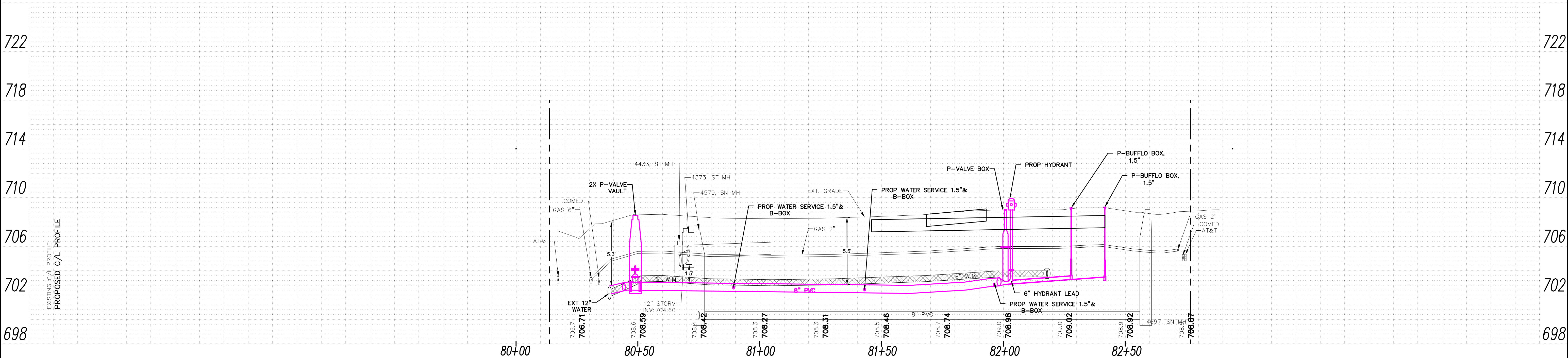
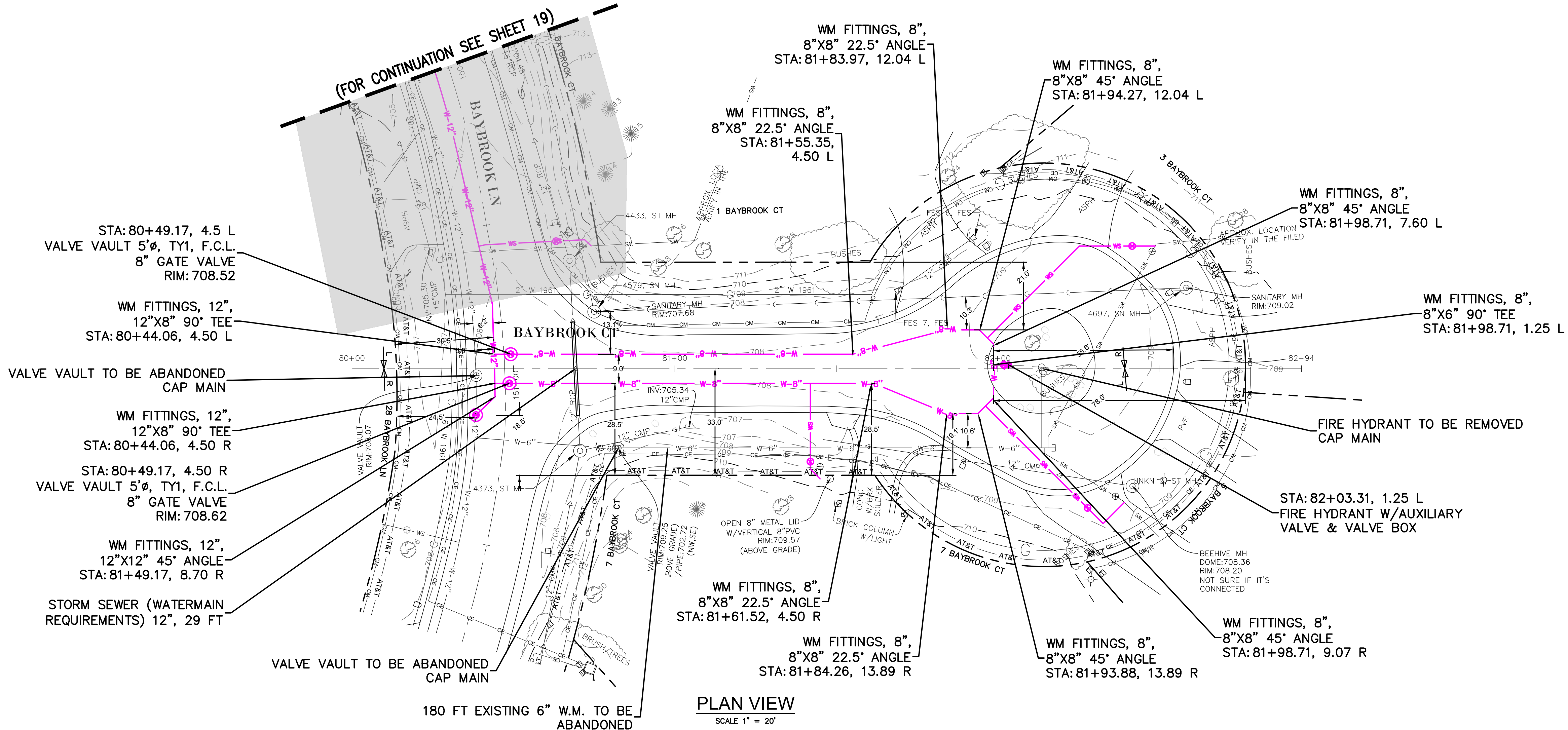
FES 7 FES
81+68.46
RIM: 709.30
INV:707.63 (12.00,E)

UNKN 3 ST MH
82+41.73
RIM: 709.20
INV:707.53 (12.00,NW)

EXISTING SANITARY
SEWER SCHEDULE

4579 SN MH
150+80.10
RIM: 707.68
INV:700.00 (8.00,SE)
INV:700.00 (8.00,NE)

4697 SN MH
82+58.41
RIM: 709.02
INV:700.00 (8.00,NW)



REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

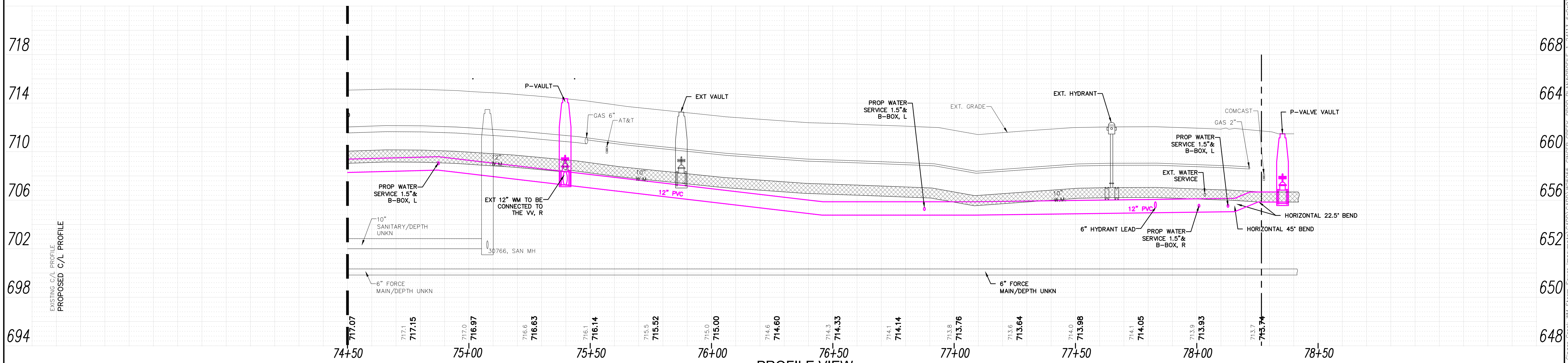
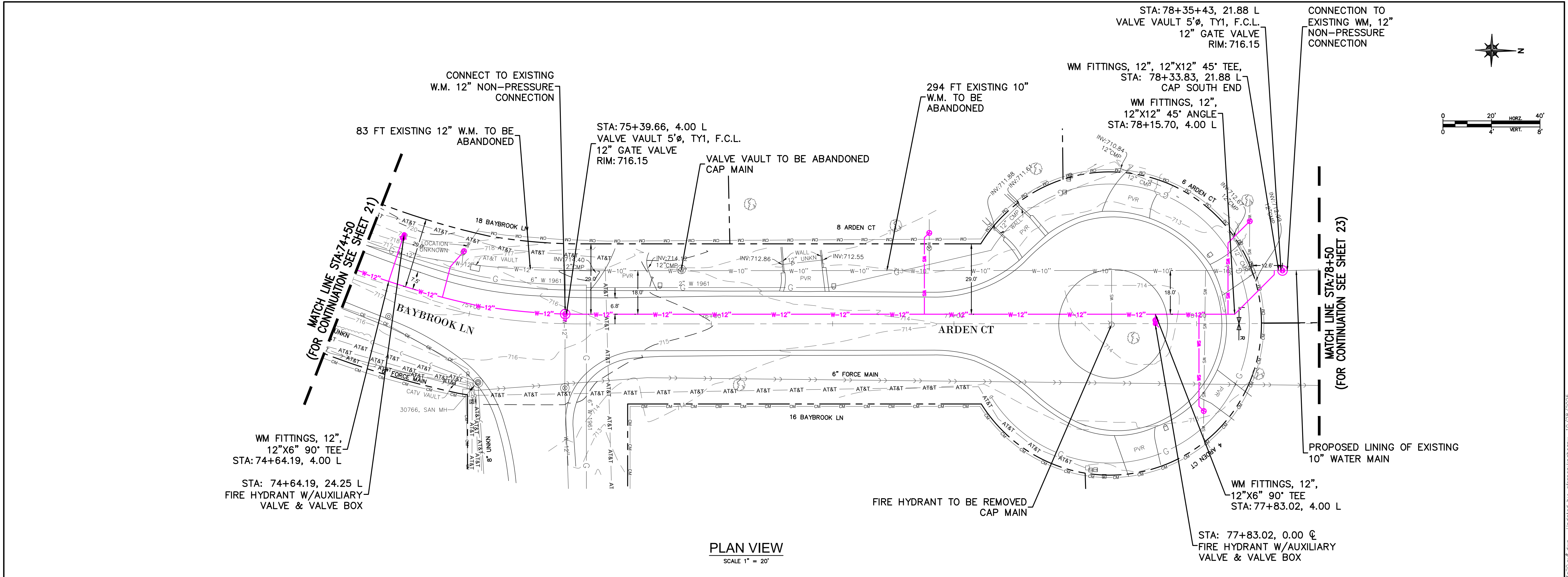
10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL

TITLE:
BAYBROOK CT
PLAN AND PROFILE-EXT & PROP

SCALE: 1"=20' H, 1"=4" V
DATE: 10/2025
JOB NO: W25055
SHEET 20 OF 86



REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

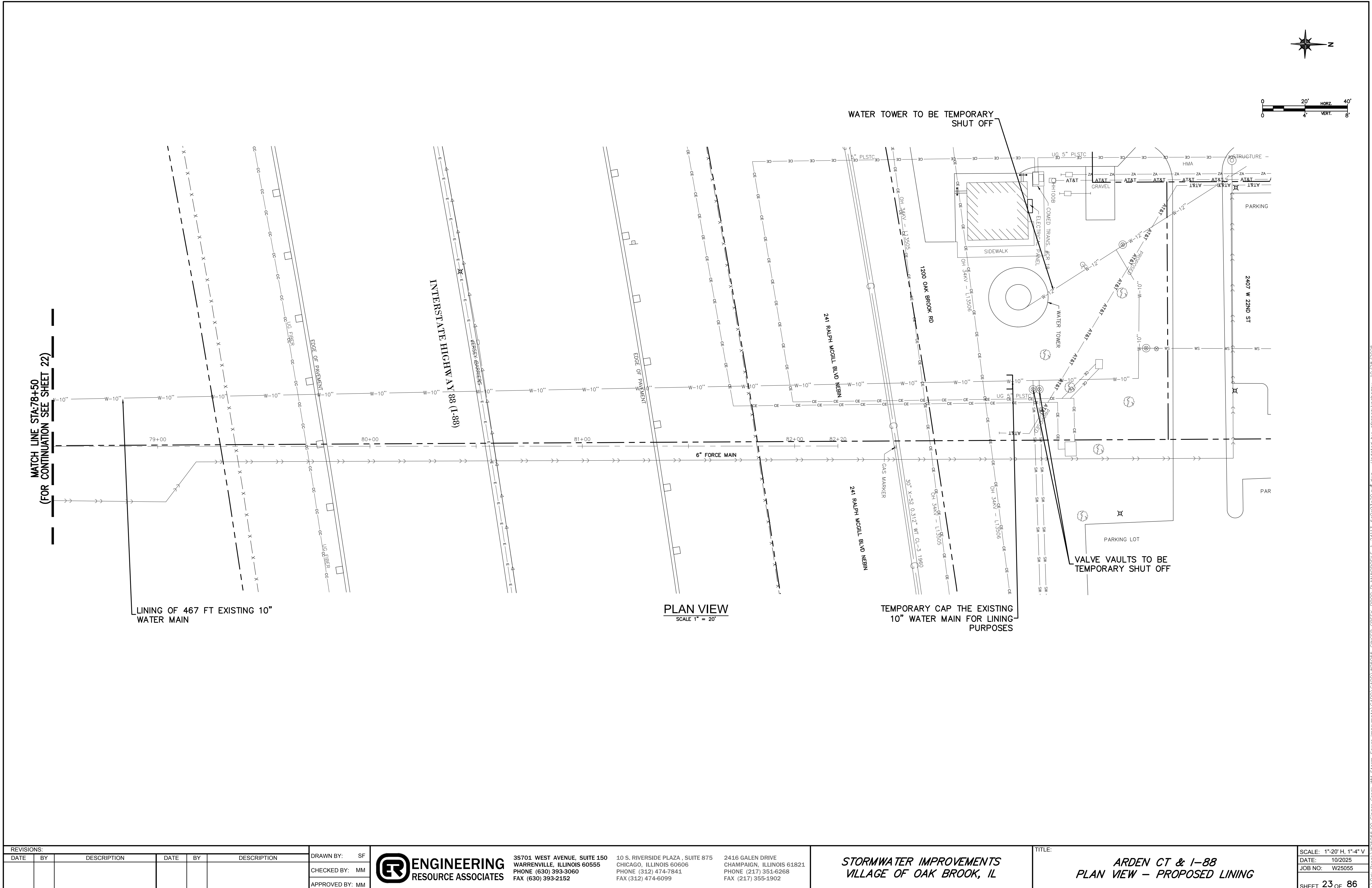
10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL

TITLE: **ARDEN CT**
PLAN AND PROFILE-PROPOSED

SCALE: 1"=20' H, 1"=4' V
DATE: 10/2025
JOB NO: W25055
SHEET 22 OF 86



MATCH LINE STA:78+50
(FOR CONTINUATION SEE SHEET 22)

LINING OF 467 FT EXISTING 10"
WATER MAIN

PLAN VIEW
SCALE 1" = 20'

TEMPORARY CAP THE EXISTING
10" WATER MAIN FOR LINING
PURPOSES

VALVE VAULTS TO BE
TEMPORARY SHUT OFF

WATER TOWER TO BE TEMPORARY
SHUT OFF

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL

TITLE:

ARDEN CT & I-88
PLAN VIEW - PROPOSED LINING

SCALE: 1"=20' H, 1"=4" V
DATE: 10/2025
JOB NO: W25055
SHEET 23 OF 86

EXISTING STORM
SEWER SCHEDULE

EXISTING SANITARY
SEWER SCHEDULE

FES 4 FES
61+22.71
RIM: 706.99
INV: 705.32 (12.00,NE)

FES 5 FES
61+40.44
RIM: 707.12
INV: 705.45 (12.00,SW)

FES 11 FES
60+72.42
RIM: 705.93
INV: 704.26 (12.00,S)

1101 SN MH
140+13.66
RIM: 712.15
INV: NO DATA (6.00,SW)
INV: NO DATA (6.00,SE)

FIRE HYDRANT TO BE
REMOVED CAP MAIN

200 FT EXISTING 6" W.M. TO BE
ABANDONED

WM FITTINGS, 12",
12"x8" 45° ANGLE
STA: 62+90.11, 12.30 L

STA: 62+92.76, 4.00 L
VALVE VAULT 5'Ø, TY1, F.C.L.
8" GATE VALVE
RIM: 711.65

FIRE HYDRANT TO BE
REMOVED CAP MAIN

WM FITTINGS, 8",
8"x8" 45° ANGLE
STA: 64+84.14, 4.50 L

WM FITTINGS, 8",
8"x8" 45° ANGLE
STA: 64+86.21, 2.50 L

WM FITTINGS, 8",
8"x6" 8"x6" REDUCER
STA: 64+86.21, 4.00 R

STA: 61+09.10, 21.50 L
FIRE HYDRANT W/AUXILIARY
VALVE & VALVE BOX

WM FITTINGS, 8",
8"x8" 45° ANGLE
STA: 60+65.94, 4.50 L

WM FITTINGS, 8",
8"x6" 45° ANGLE
STA: 60+62.89, 1.50 L

WM FITTINGS, 8",
8"x6" 8"x6" REDUCER
STA: 60+61.89, 1.50 L

WM FITTINGS, 12",
8"x8" 45° ANGLE
STA: 62+84.22, 6.17 L

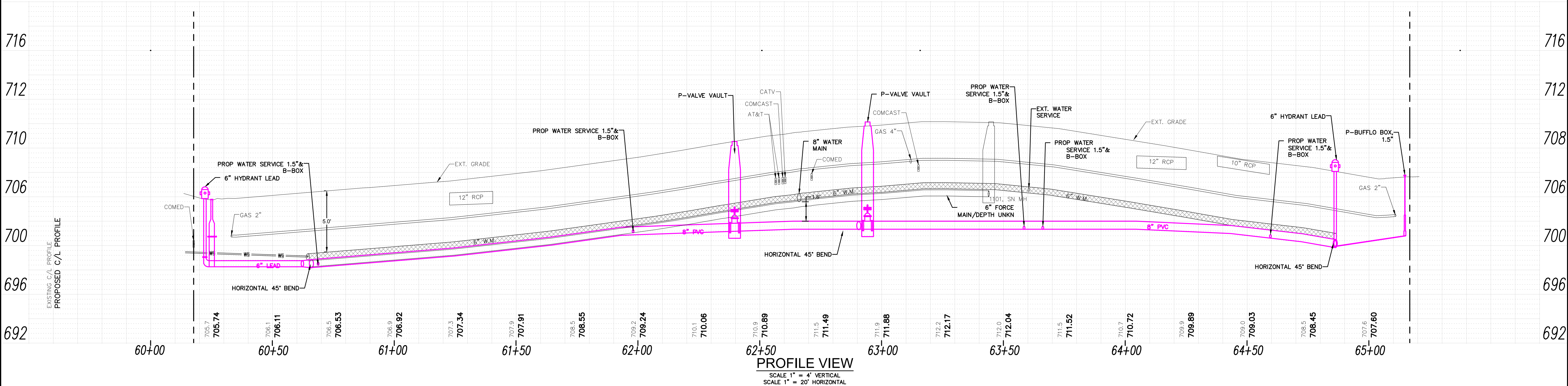
222 FT EXISTING 6"
W.M. TO BE
ABANDONED

WM FITTINGS, 12", 12"x8" 90° TEE
STA: 62+92.76, 4.00 L

STA: 64+86.21, 23.00 R
FIRE HYDRANT W/AUXILIARY
VALVE & VALVE BOX

STA: 62+39.75, 4.50 L
VALVE VAULT 5'Ø, TY1, F.C.L.
8" GATE VALVE
RIM: 710.28

PLAN VIEW
SCALE 1" = 20'



REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM

ENGINEERING
RESOURCE ASSOCIATES

3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL

TITLE:

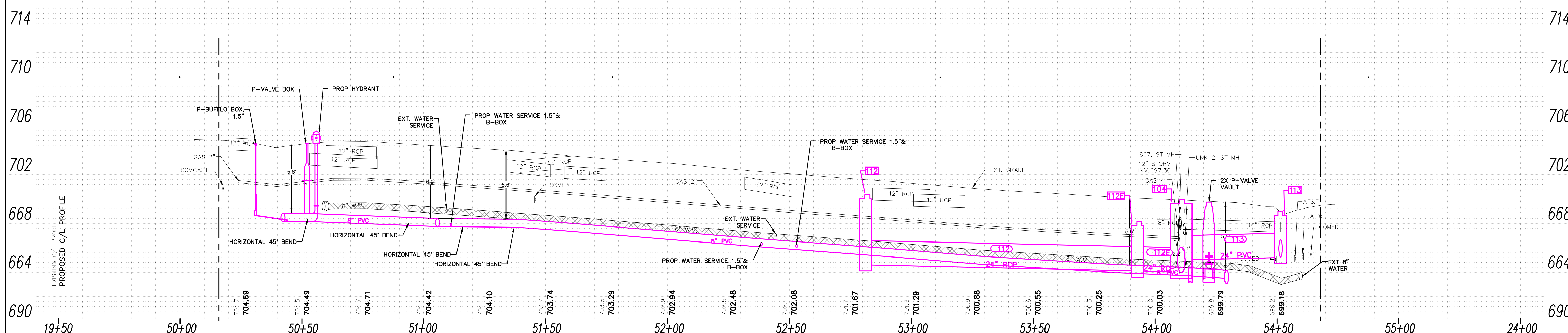
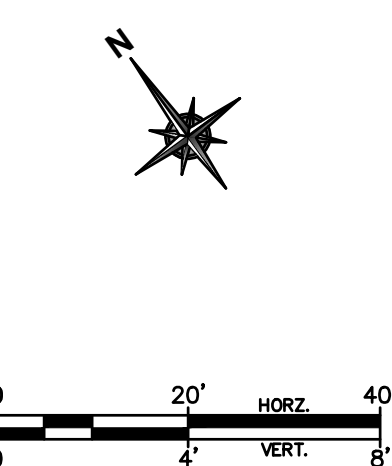
BERSEEM CT
PLAN AND PROFILE-PROPOSED

SCALE: 1"=20' H, 1"=4' V
DATE: 10/2025
JOB NO: W25055
SHEET 24 OF 86

EXISTING STORM
SEWER SCHEDULE

Pipe Table			
Pipe Name	Size	Length	Slope
112E	24" RCP	20LF	0.49%
112	24" RCP	113LF	0.44%
113	24" PVC	47LF	0.42%

2643 ST MH
132+96.03
RIM: 699.06
INV:697.24 (8.00,NE)
INV:697.29 (10.00,W)



DRAWN BY:	SF
CHECKED BY:	MM
APPROVED BY:	MM

TE 875 2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

TITLE: FOXIANA CT PLAN AND PROFILE-PROPOSED	SCALE: 1"=20' H, 1"=4" V
	DATE: 10/2025
	JOB NO: W25055
	SHEET 25 OF 86

EXISTING STORM
SEWER SCHEDULE

4117 ST MH
119+87.34
RIM: 710.28
INV: 708.57 (12.00,W)
INV: 708.97 (12.00,N)
INV: 708.52 (12.00,E)

5406 FES
119+24.83
RIM: 710.99
INV: 709.32 (12.00,E)

(FOR CONTINUATION SEE SHEET 11)

STA: 40+64.00, 4.30 L
VALVE VAULT 5'Ø, TY1, F.C.L.
8" GATE VALVE
RIM: 712.01
STORM SEWER (WATER MAIN
REQUIREMENTS) 12", 62 FT

368 FT EXISTING 6" W.M. TO BE
ABANDONED

WM FITTINGS, 12",
12"x8" 90° TEE,
STA: 40+56.42, 4.30 L

WM FITTINGS, 12",
12"x8" 90° TEE,
STA: 40+56.42, 4.30 L

(FOR CONTINUATION SEE SHEET 11)

STORM SEWER (WATER MAIN
REQUIREMENTS) 12", 20 FT -TO
BE VERIFIED PRIOR TO
CONSTRUCTION

VALVE VAULT 5'Ø, TY1, F.C.L.
8" GATE VALVE
RIM: 711.59

PLAN VIEW

SCALE 1" = 20'

WM FITTINGS, 8",
8"x8" 45° ANGLE
STA: 44+07.99, 4.30 R

WM FITTINGS, 8",
8"x8" 45° ANGLE
STA: 44+45.06, 36.90 R

WM FITTINGS, 8",
8"x8" 45° ANGLE
STA: 44+79.54, 34.50 R

WM FITTINGS, 8",
8"x8" 22.5° ANGLE
STA: 44+16.84, 4.00 L

WM FITTINGS, 8",
8"x8" 22.5° ANGLE
STA: 44+47.83, 18.30 L

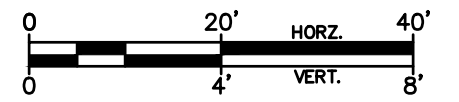
WM FITTINGS, 8",
8"x8" 45° ANGLE
STA: 44+74.45, 20.20 L

WM FITTINGS, 8",
8"x8" 45° ANGLE
STA: 44+85.49,
10.90 L

STA: 44+74.48, 7.75 r
FIRE HYDRANT W/AUXILIARY
VALVE & VALVE BOX

WM FITTINGS, 8",
8"x6" 90° TEE
STA: 44+87.31, 6.5 R

WM FITTINGS, 8",
8"x8" 45° ANGLE
STA: 44+89.14, 23.20 R



726

722

718

714

710

706

702

EXISTING C/L PROFILE
PROPOSED C/L PROFILE

40+00

40+50

41+00

42+00

42+50

43+00

43+50

44+00

44+50

45+00

726

722

718

714

710

706

702

REVISIONS:							
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

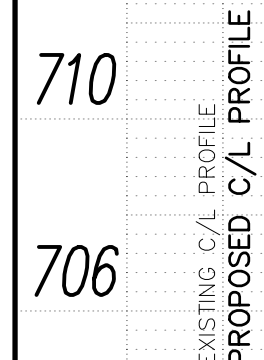
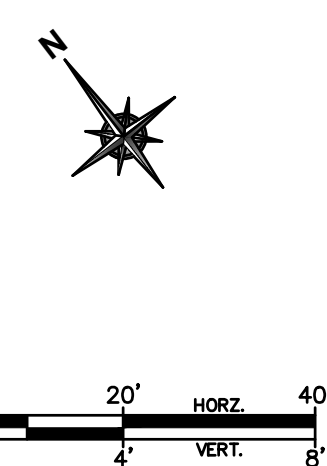
2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL

TITLE:

COCHISE CT
PLAN AND PROFILE-PROPOSED

SCALE: 1"=20' H, 1"=4' V
DATE: 10/20/25
JOB NO: W25055
SHEET 26 OF 86



REVISIONS:							SCALE 1" = 20' HORIZONTAL					TITLE:	SCALE: 1"=20' H, 1"-4" V
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DRAWN BY: SF	 ENGINEERING RESOURCE ASSOCIATES	35701 WEST AVENUE, SUITE 150 WARRENVILLE, ILLINOIS 60555 PHONE (630) 393-3060 FAX (630) 393-2152	10 S. RIVERSIDE PLAZA , SUITE 875 CHICAGO, ILLINOIS 60606 PHONE (312) 474-7841 FAX (312) 474-6099	2416 GALEN DRIVE CHAMPAIGN, ILLINOIS 61821 PHONE (217) 351-6268 FAX (217) 355-1902	STORMWATER IMPROVEMENTS VILLAGE OF OAK BROOK, IL	SWAPS CT PLAN AND PROFILE—PROPOSED	DATE: 10/2025
						CHECKED BY: MM							JOB NO: W25055
						APPROVED BY: MM							SHEET 27 OF 86

EXISTING STORM
SEWER SCHEDULE

6847 ST MH
90+92.77
RIM: 704.13
INV:698.21 (12.00,E)
INV:701.36 (12.00,N)
INV:701.26 (8.00,NW)
INV:699.46 (12.00,N)

6897 ST MH
91+48.34
RIM: 702.48
INV:699.71 (12.00,E)
INV:699.81 (12.00,W)

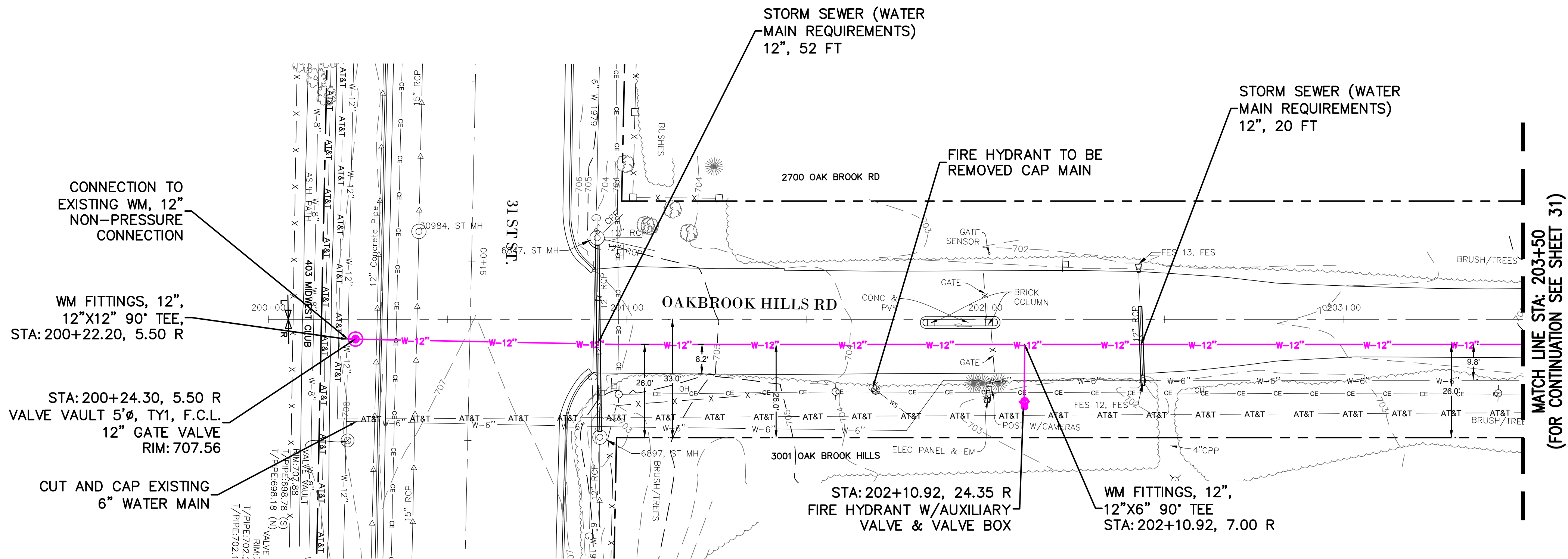
30983 ST MH
200+43.72
RIM: 706.40
INV:698.59 (15.00,E)

30984 ST MH
200+41.97
RIM: 706.54
INV:698.64 (15.00,E)
INV:698.94 (15.00,W)

30986 INL
90+32.32
RIM: 706.00
INV:702.98 (8.00,W)

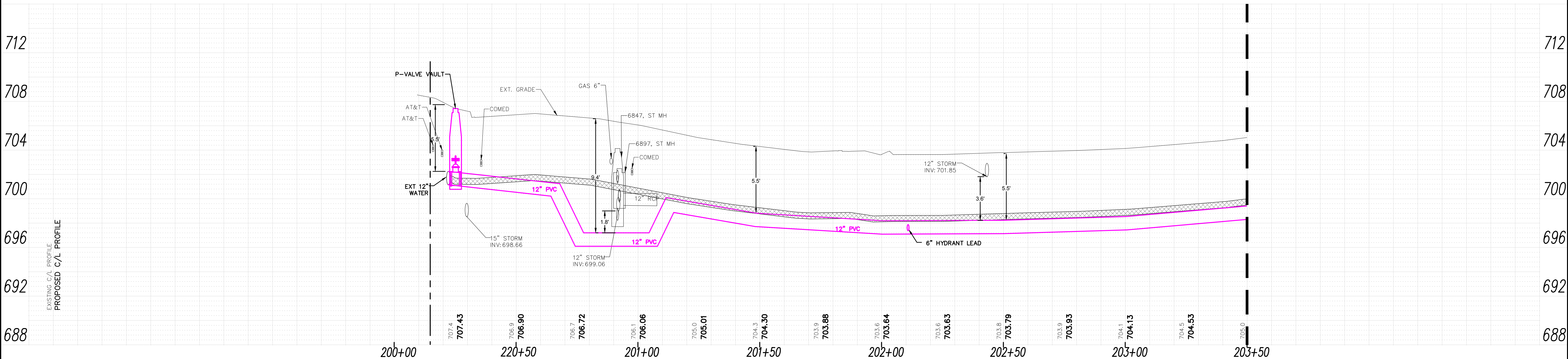
FES 12 FES
202+43.92
RIM: 703.64
INV:701.97 (12.00,W)

FES 13 FES
202+42.70
RIM: 703.41
INV:701.74 (12.00,E)



PLAN VIEW

SCALE 1" = 20'



PROFILE VIEW

SCALE 1" = 4' VERTICAL
SCALE 1" = 20' HORIZONTAL

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

**STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL**

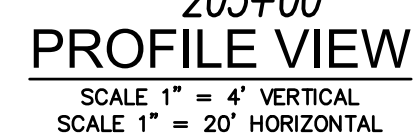
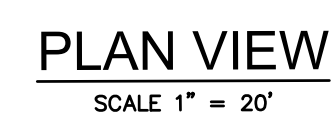
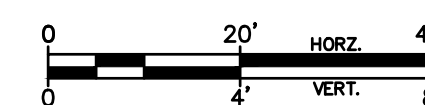
TITLE:

**OAKBROOK HILLS RD
PLAN AND PROFILE-EXT & PROP**

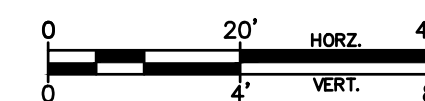
SCALE: 1"=20' H, 1"=4" V

DATE: 10/2025
JOB NO: W25055

SHEET 30 OF 86



TITLE: <i>OAKBROOK HILLS RD PLAN AND PROFILE-EXT & PROP</i>	SCALE: 1"=20' H, 1"=4' V
	DATE: 10/2025
	JOB NO: W25055
	SHEET 31 OF 86



REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY:	SF
CHECKED BY:	MM
APPROVED BY:	MM



10 S. RIVERSIDE PLAZA , SU
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

UITE 875 2416 GALEN DRIVE
 CHAMPAIGN, ILLINOIS 61821
 PHONE (217) 351-6268
 FAX (217) 355-1902

*STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL*

TITLE:	
--------	--

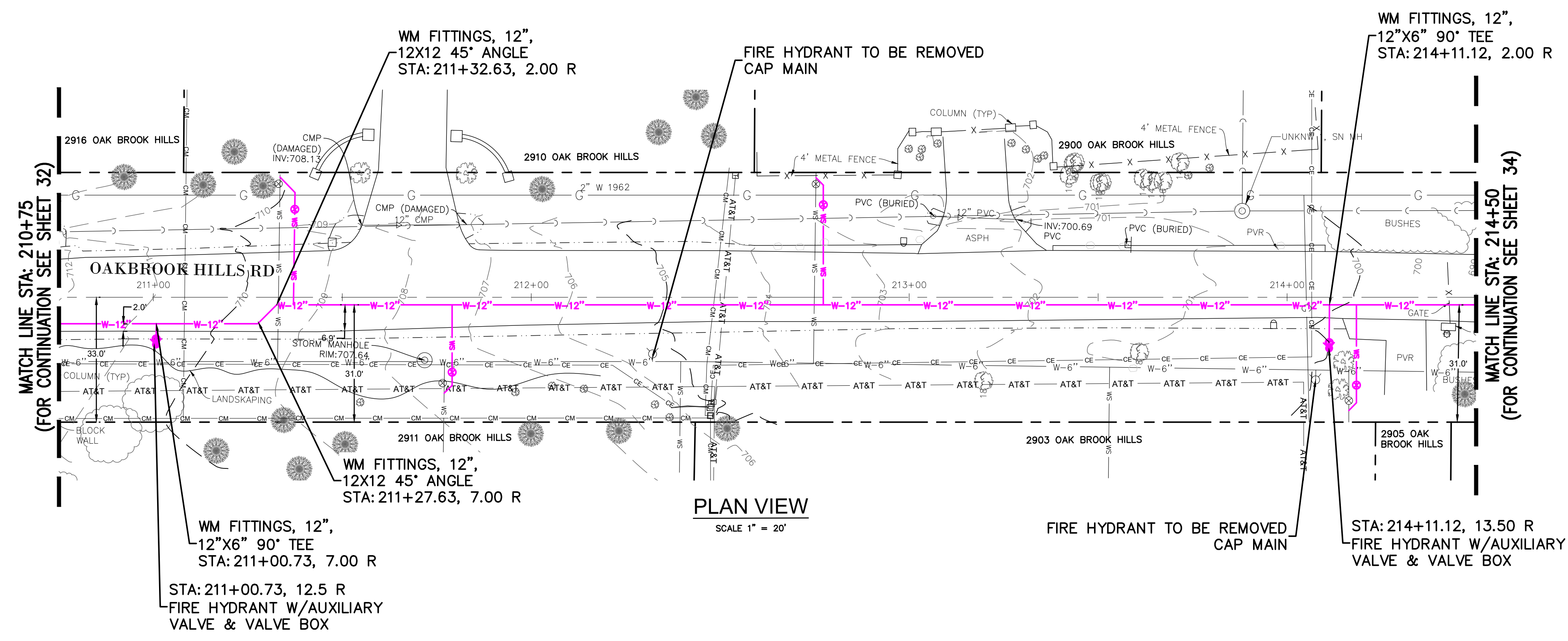
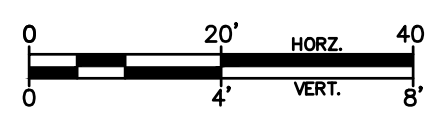
OAKBROOK HILLS RD
PLAN AND PROFILE-EXT & PROP

SCALE: 1"=20' H, 1"=4" V

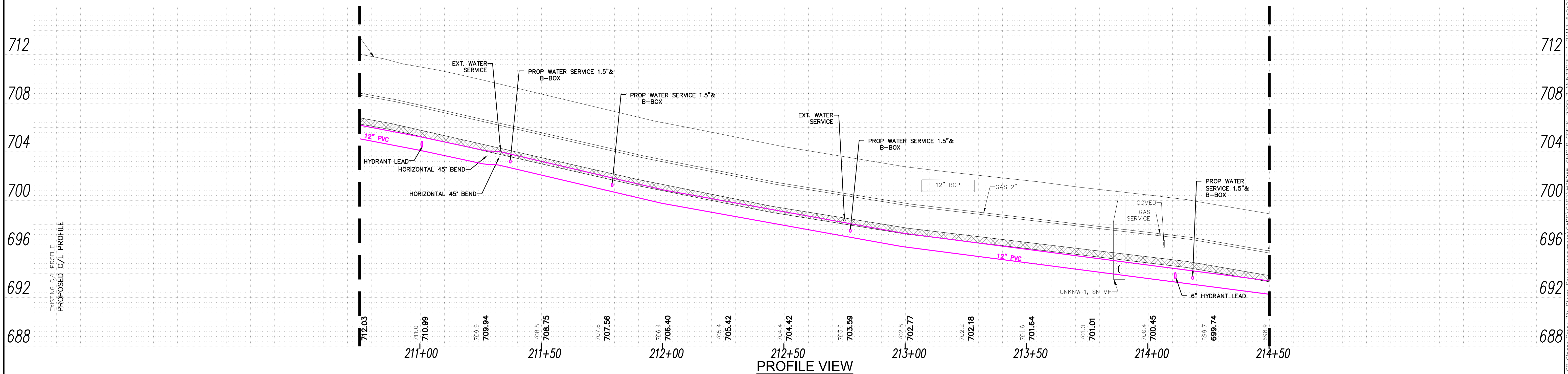
DATE: 10/30/25

DATE:	10/2023
JOB NO:	W25055

USE NO. W20000



PLAN VIEW
SCALE 1" = 20'



PROFILE VIEW
SCALE 1" = 4' VERTICAL
SCALE 1" = 20' HORIZONTAL

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

**STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL**

TITLE:		SCALE: 1"=20' H, 1"=4" V
	<i>OAKBROOK HILLS RD PLAN AND PROFILE-EXT & PROP</i>	DATE: 10/2025
		JOB NO: W25055
		SHEET 33 OF 86

EXISTING STORM
SEWER SCHEDULE

22610 ST MH
300+78.24
RIM: 699.77
INV: 697.84 (6.00,SW)
INV: 697.99 (12.00,E)

22663 ST MH
301+49.56
RIM: 697.46
INV: 695.74 (12.00,E)
INV: 695.83 (12.00,W)
INV: 695.74 (12.00,S)

FES 8 FES
215+65.17
RIM: 697.69
INV: 696.52 (6.00,E)

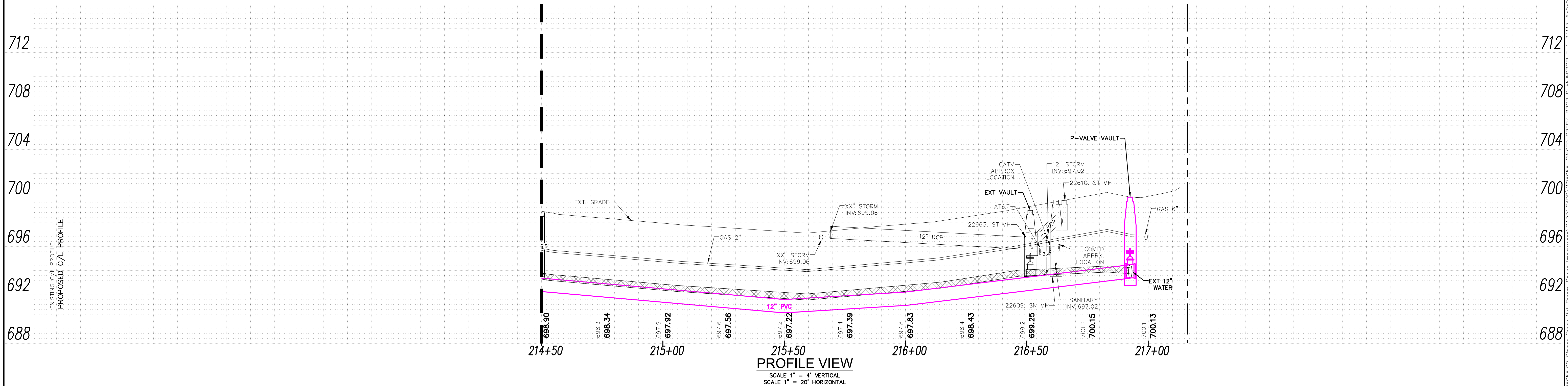
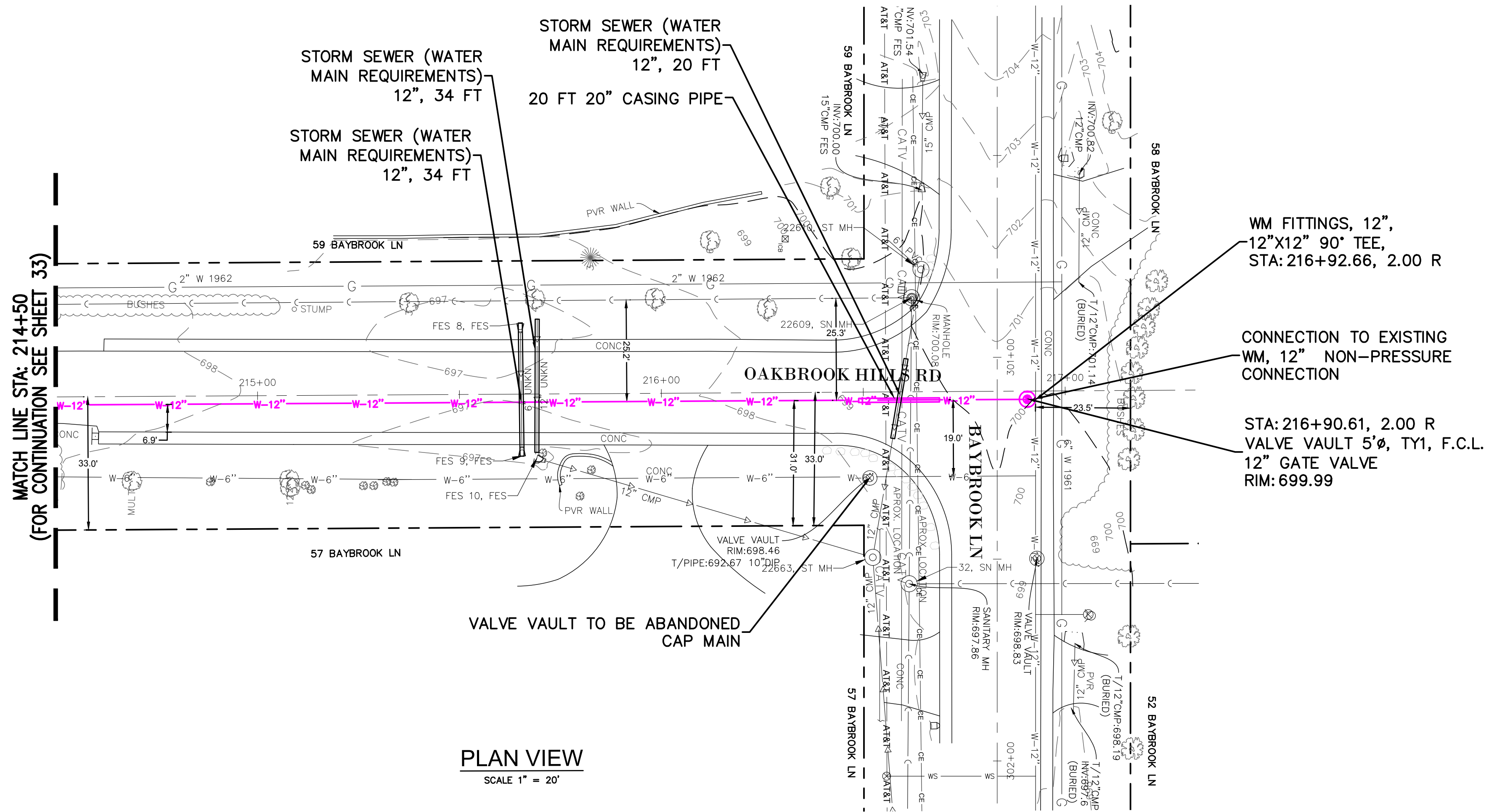
FES 9 FES
215+65.41
RIM: 697.48
INV: 696.31 (6.00,W)

FES 10 FES
215+69.05
RIM: 698.33
INV: 696.66 (12.00,N)

EXISTING SANITARY
SEWER SCHEDULE

32 SN MH
301+56.09
RIM: 697.86
INV: NO DATA (8.00,E)
INV: NO DATA (8.00,N)
INV: NO DATA (8.00,W)

22609 SN MH
300+85.24
RIM: 699.84
INV: NO DATA (8.00,E)
INV: NO DATA (8.00,S)



REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

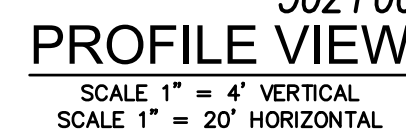
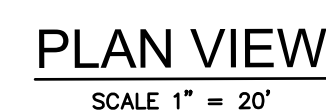
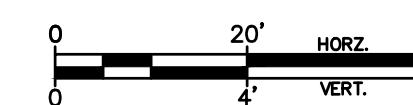
2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

**STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL**

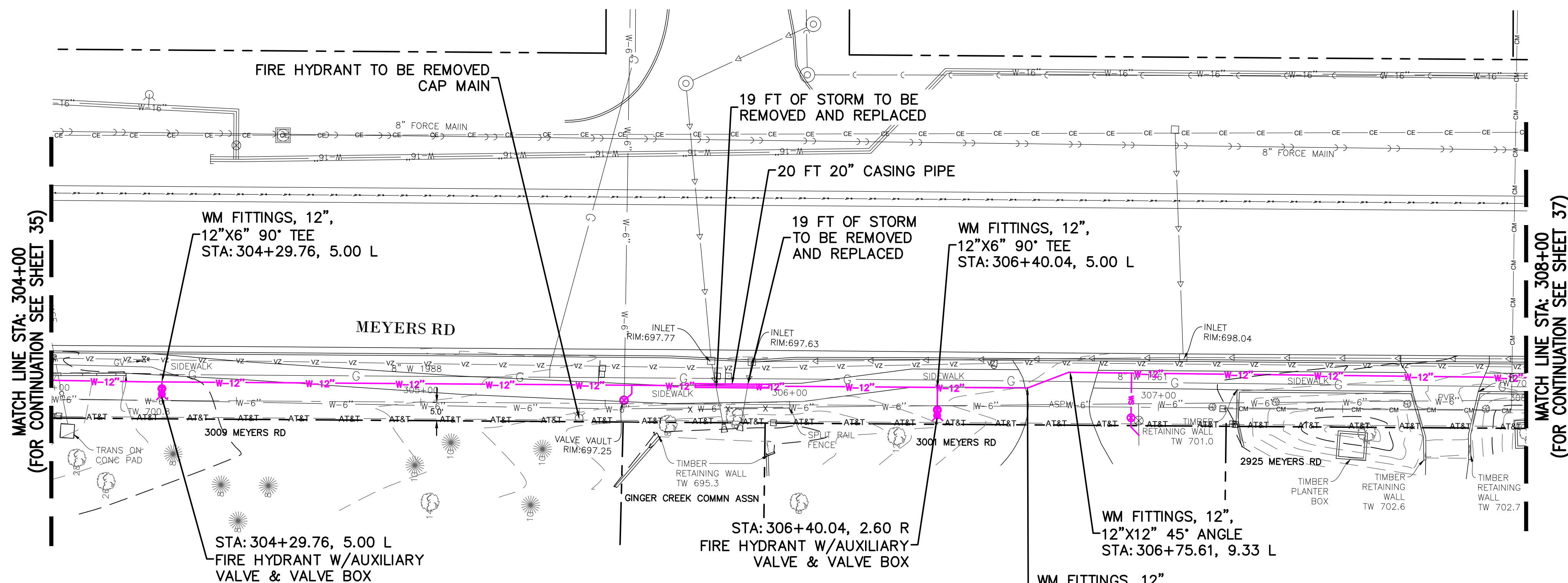
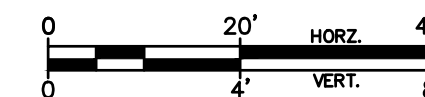
TITLE:

**OAKBROOK HILLS RD
PLAN AND PROFILE-EXT & PROP**

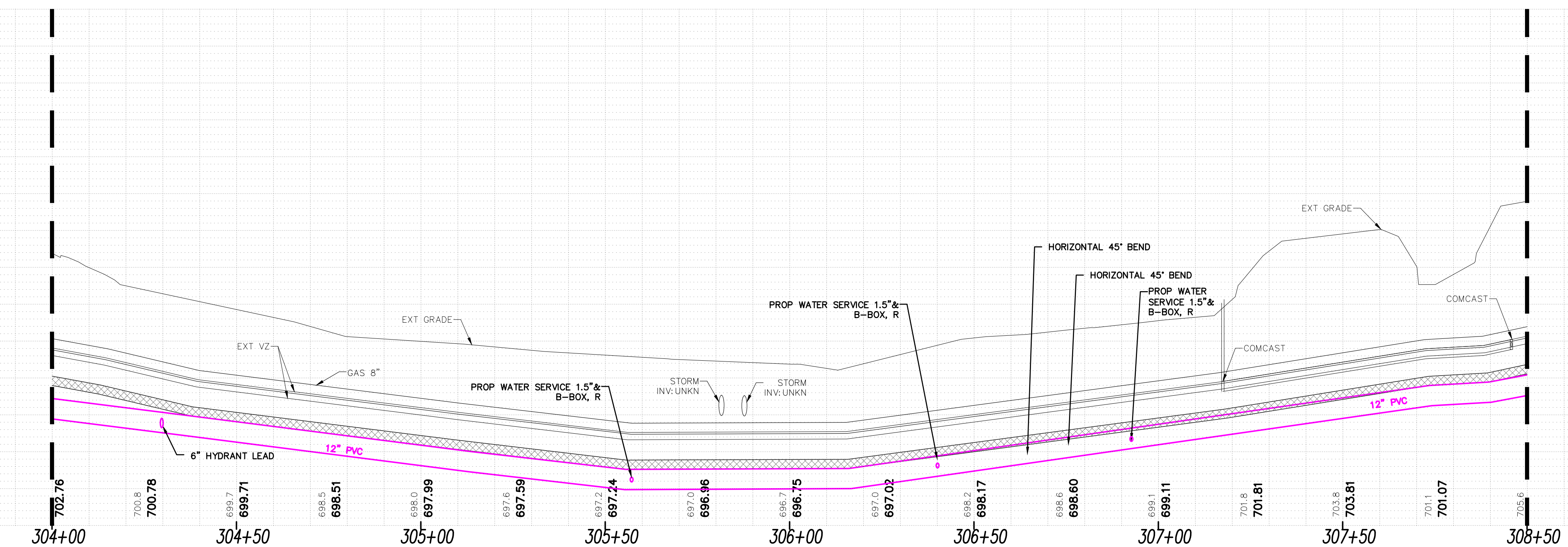
SCALE: 1"=20' H, 1"=4' V
DATE: 10/2025
JOB NO: W25055
SHEET 34 OF 86



TITLE:	SCALE: 1"=20' H, 1"=4' V
	DATE: 10/2025
	JOB NO: W25055
	SHEET 35 OF 86



PLAN VIEW
SCALE 1" = 20'



PROFILE VIEW
SCALE 1" = 4' VERTICAL
SCALE 1" = 20' HORIZONTAL

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

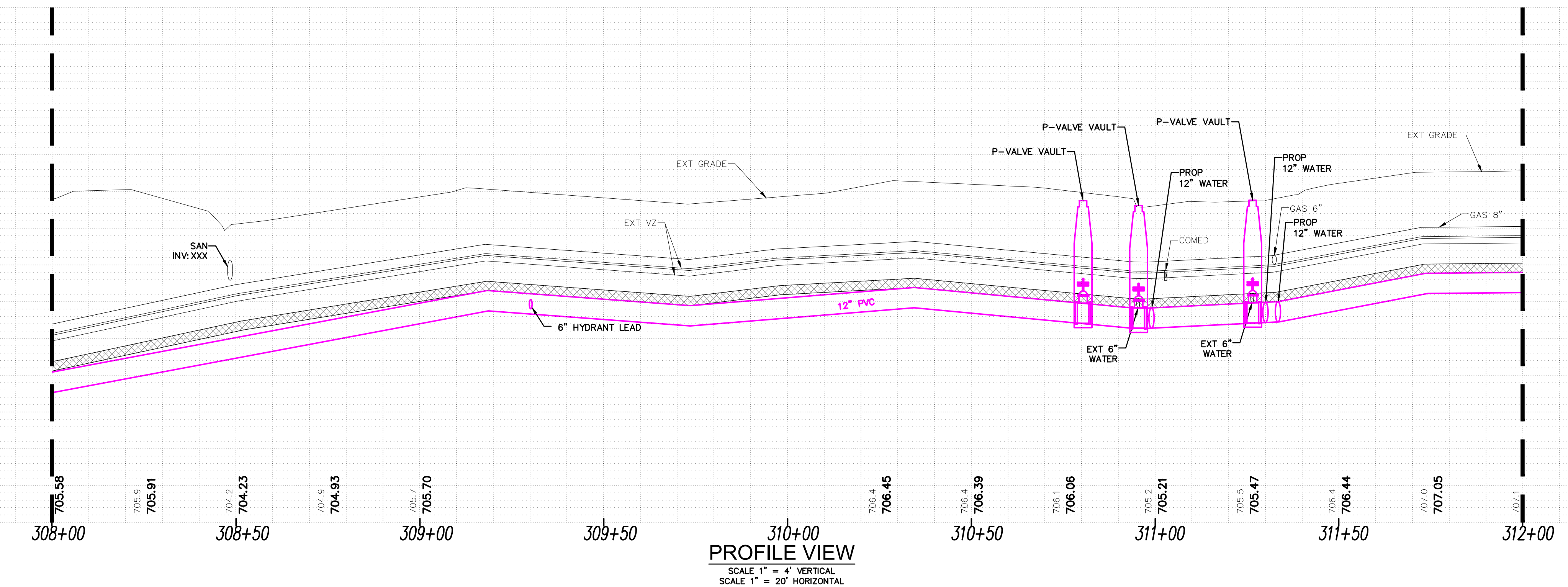
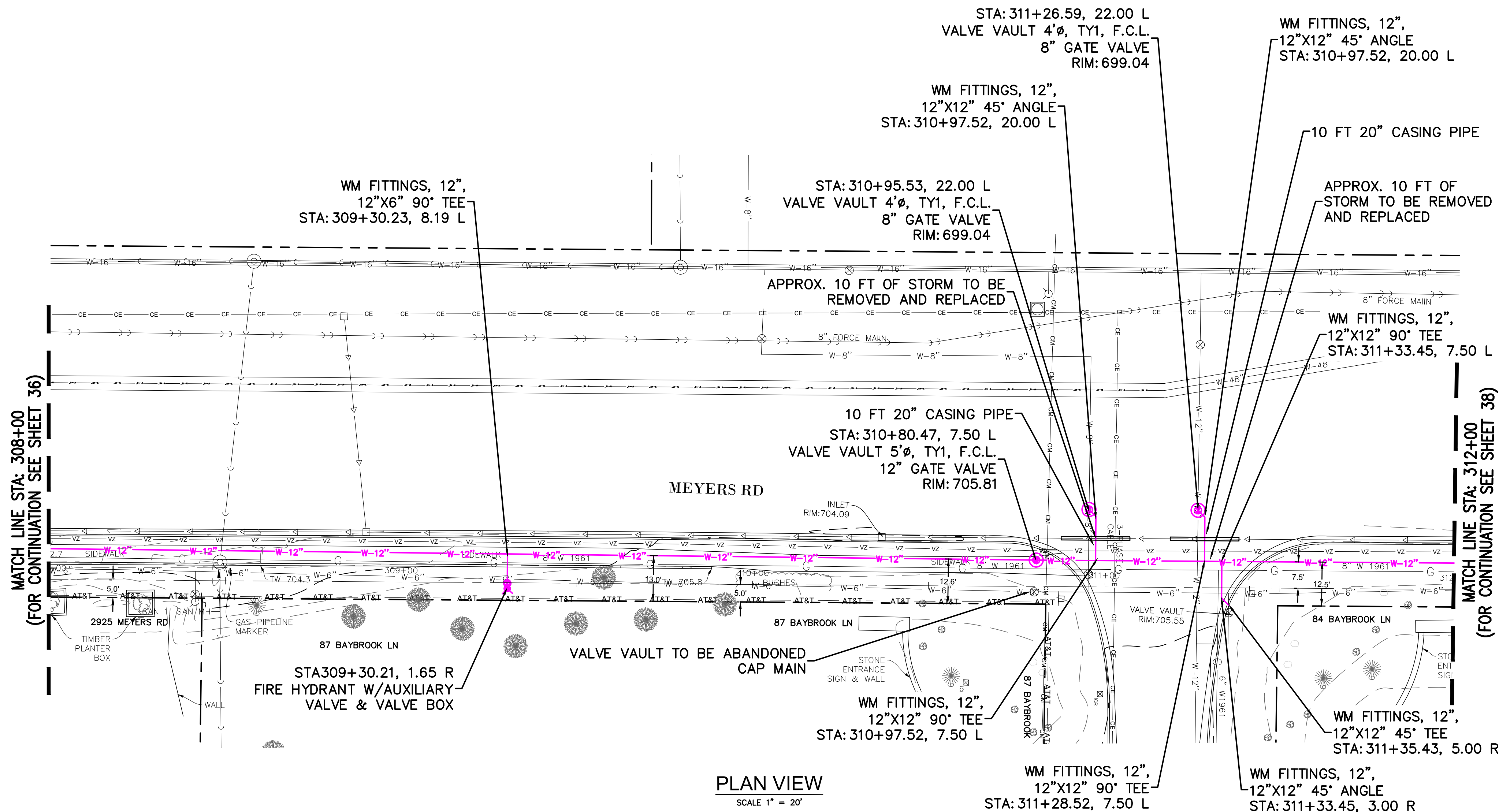
2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

**STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL**

TITLE:

**MEYERS RD
PLAN AND PROFILE-EXT & PROP**

SCALE: 1"=20' H, 1"=4' V
DATE: 10/2025
JOB NO: W25055
SHEET 36 OF 86



REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

**STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL**

TITLE:

**MEYERS RD
PLAN AND PROFILE-EXT & PROP**

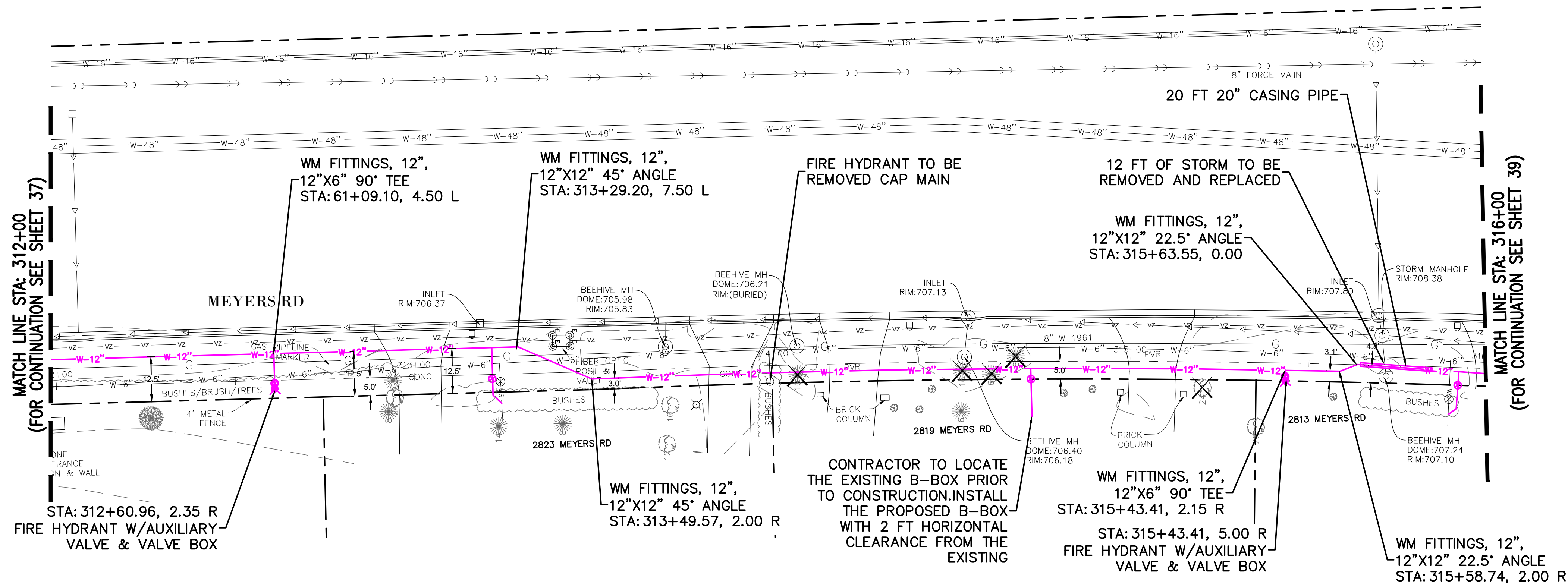
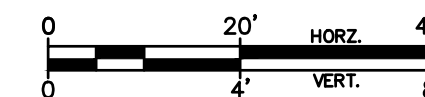
SCALE: 1"=20' H, 1"=4' V

DATE: 10/20/25

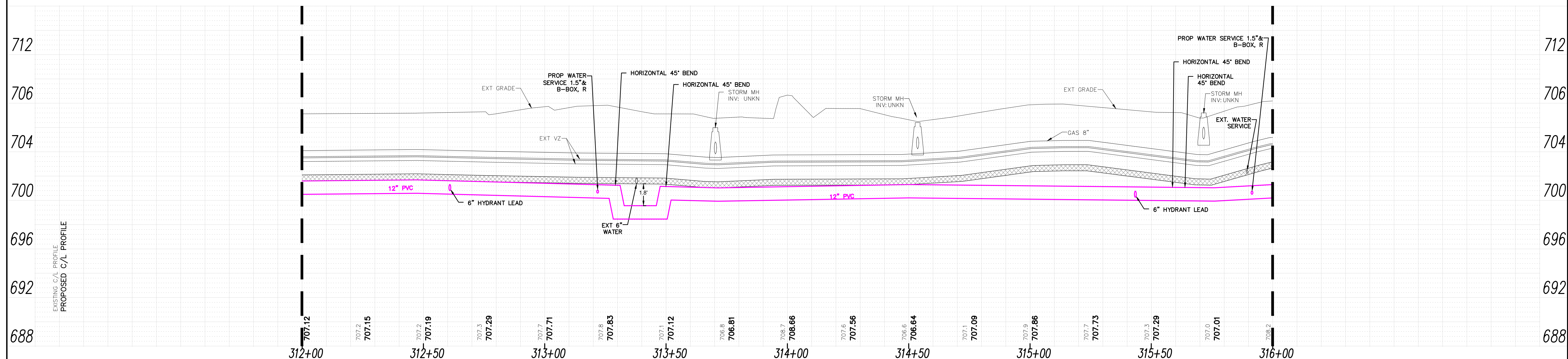
JOB NO: W25055

SHEET 37 OF 86

H:\Oak Brook\W25055\00 Ginger Creek WW Storm Sewer Improvements\CADD\CADD W25055_GINGER CREEK_PLAN&PROFILE_T24113_65063520.sxd.dwg Updated by: sfronczkroboczy 10/28/2025



PLAN VIEW
SCALE 1" = 20'



PROFILE VIEW
SCALE 1" = 4' VERTICAL
SCALE 1" = 20' HORIZONTAL

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



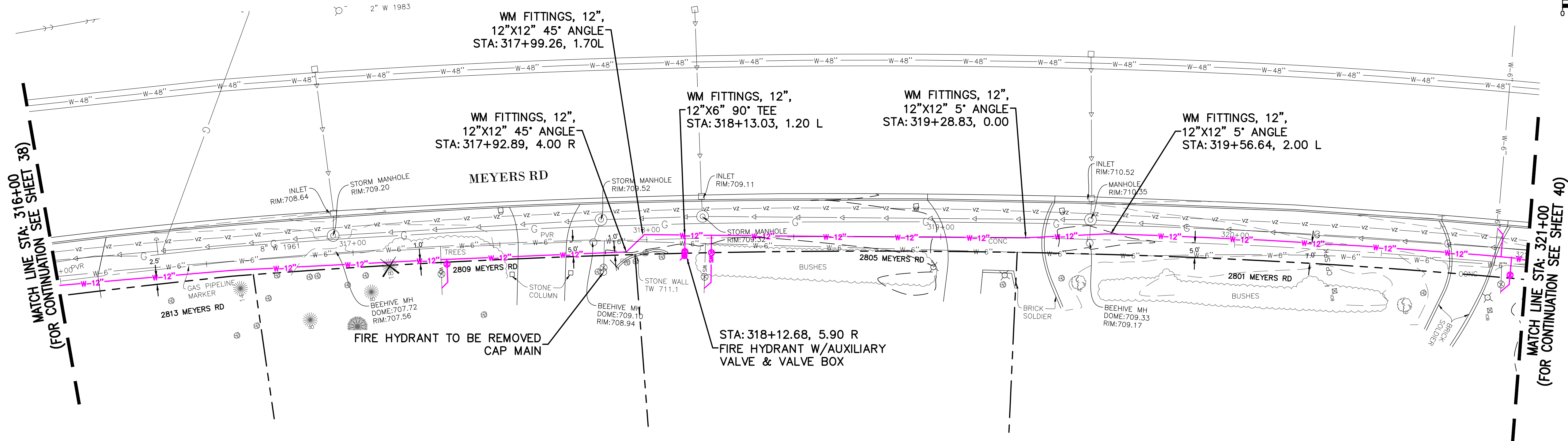
3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

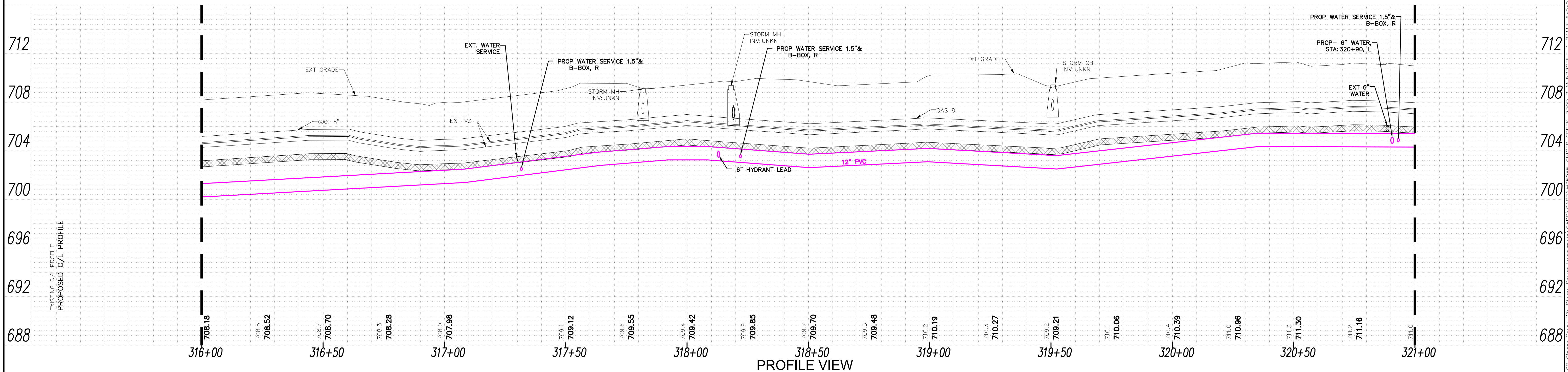
2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL

TITLE:		SCALE: 1"=20' H, 1"=4' V	
MEYERS RD PLAN AND PROFILE-EXT & PROP		DATE:	10/20/25
		JOB NO:	W25055
		SHEET	38 OF 86



PLAN VIEW
SCALE 1" = 20'



PROFILE VIEW
SCALE 1" = 4' VERTICAL
SCALE 1" = 20' HORIZONTAL

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

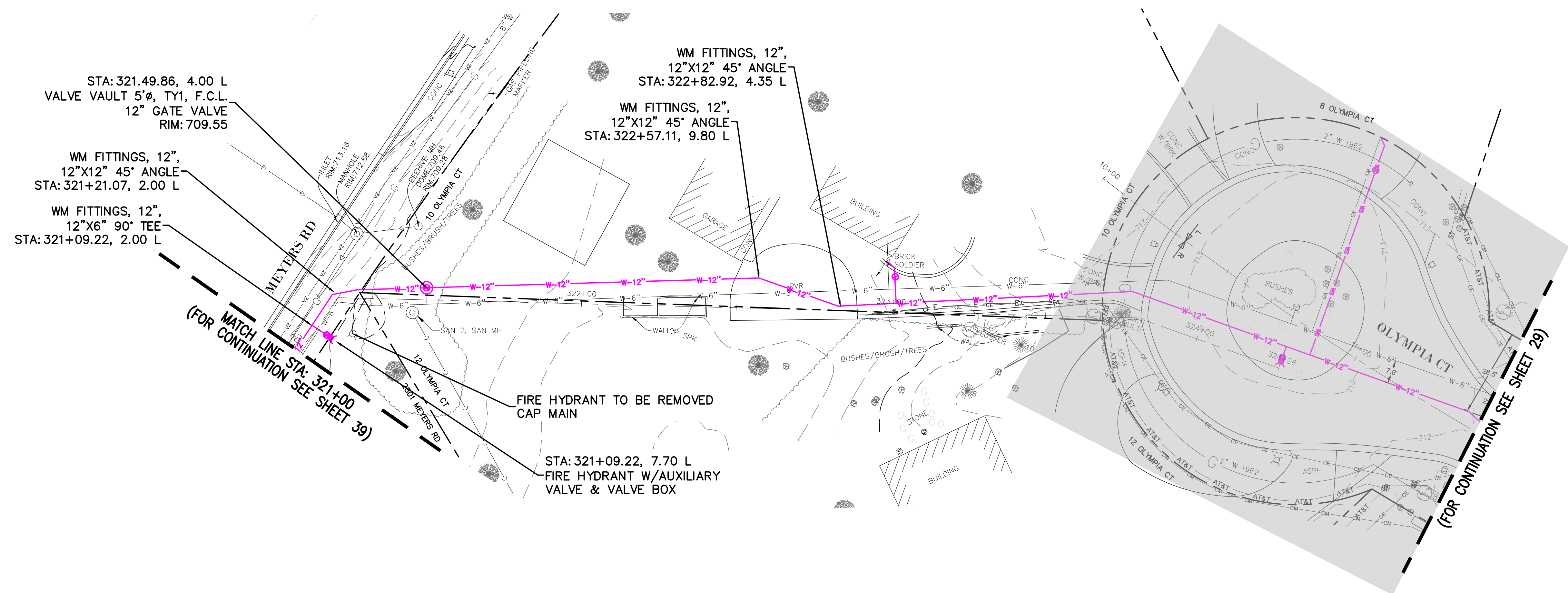
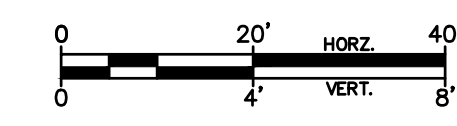
2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

**STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL**

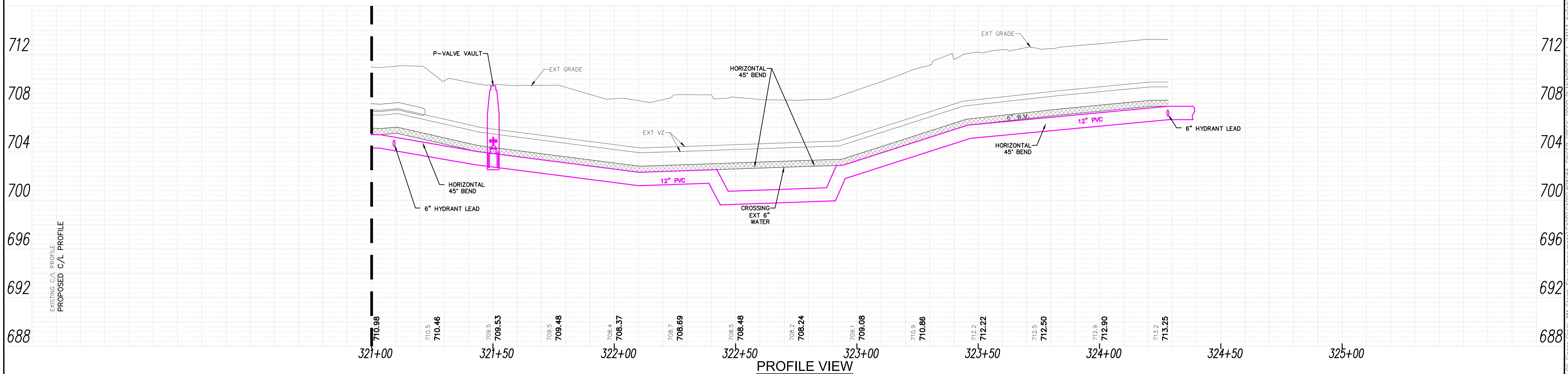
TITLE:

**MEYERS RD
PLAN AND PROFILE-EXT & PROP**

SCALE: 1"=20' H, 1"=4" V
DATE: 10/2025
JOB NO: W25055
SHEET 39 OF 86



PLAN VIEW
SCALE 1" = 20'



PROFILE VIEW
SCALE 1" = 4' VERTICAL
SCALE 1" = 20' HORIZONTAL

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



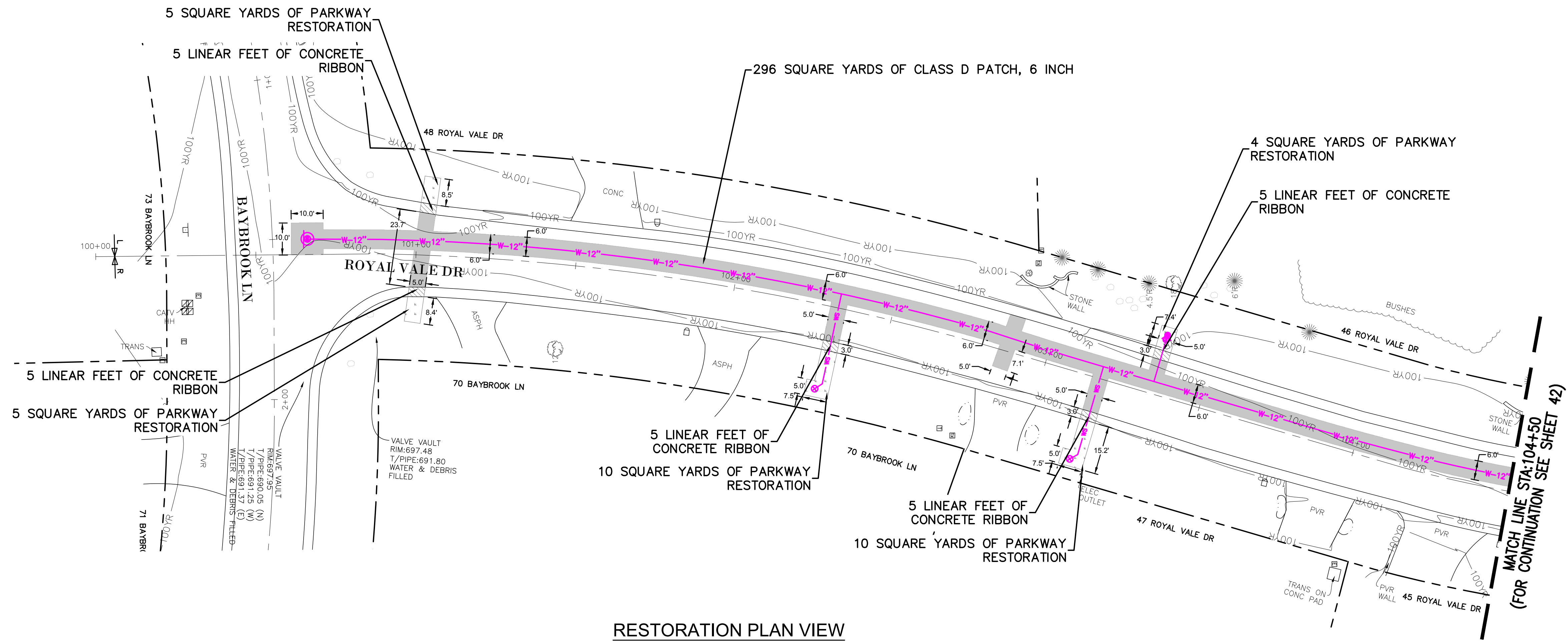
3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL

TITLE:		SCALE: 1"=20' H, 1"=4' V	
MEYERS RD & OLYMPIA CT PLAN AND PROFILE-EXT & PROP		DATE:	10/20/2025
		JOB NO:	W25055
		SHEET	40 OF 86



RESTORATION PLAN VIEW
SCALE 1" = 20'

TOTAL RESTORATION HATCHES
SUMMARY

	CLASS-D PATCH, 6 INCH: 9046 SY
	REMOVE AND REINSTALL DECORATIVE STONE: 2111 SF
	CONCRETE RIBBON: 812 FT
	PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH: 4427 SY
	PARKWAY RESTORATION: 4576 SY
	BRICK PAVEMENT REMOVAL AND REPLACEMENT: 250 SY
	CURB AND GUTTER REMOVAL AND REPLACEMENT: 28 FT
	STAMPED PORTLAND CEMENT CONCRETE DRIVEWAY, 6 INCH: 67 SY
	PORTLAND CEMENT CONCRETE DRIVEWAY, 6 INCH: 480 SY
	HOT-MIX ASPHALT DRIVEWAY, 3 INCH: 200 SY

RESTORATION HATCHES
SUMMARY

	CLASS-D PATCH, 6 INCH: 296 SY
	PARKWAY RESTORATION: 34 SY
	CONCRETE RIBBON: 25 FT

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

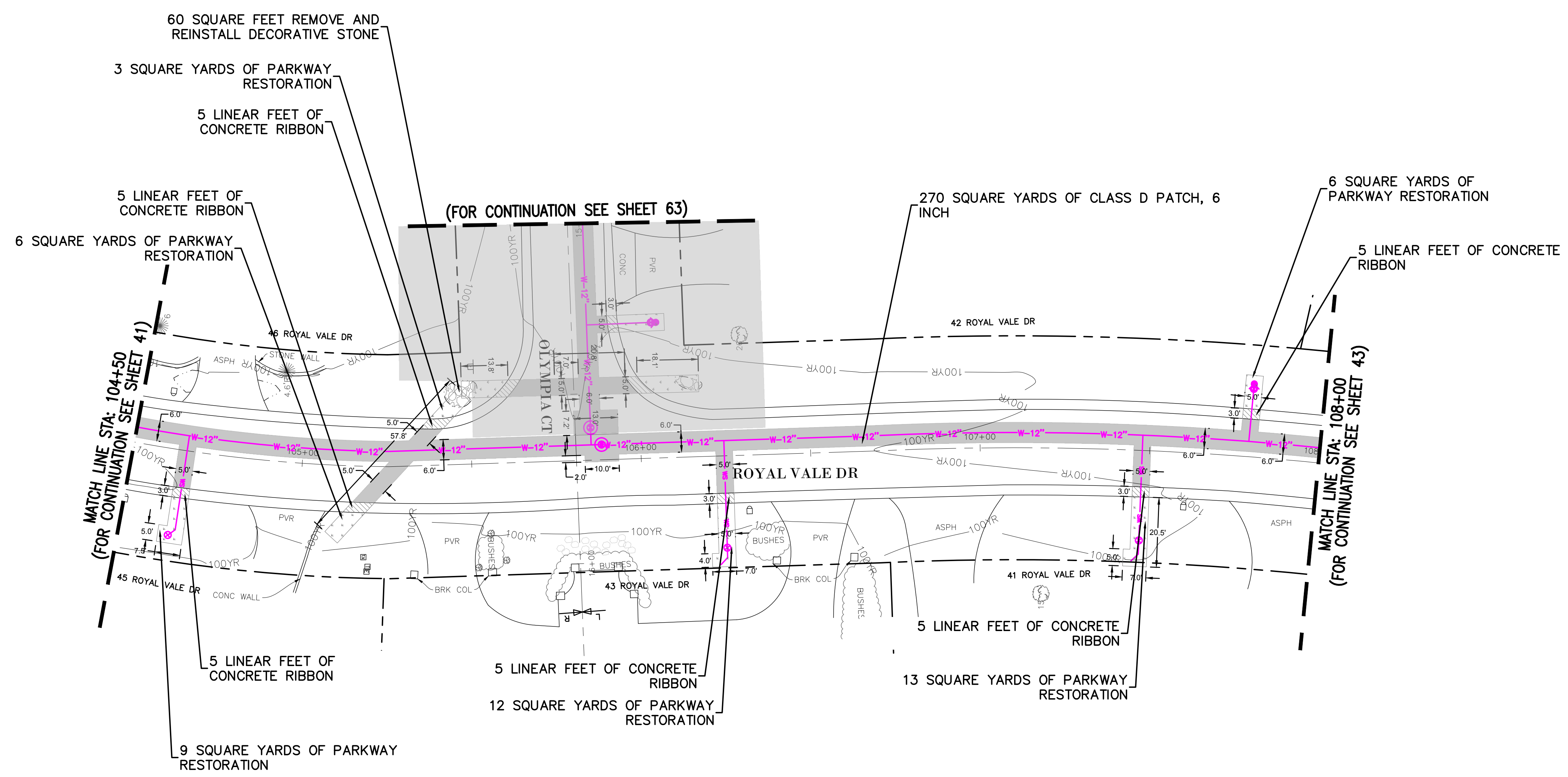
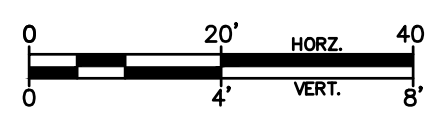
10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL

TITLE:
ROYAL VALE DR
RESTORATION/EROSION CONTROL
PLAN VIEW

SCALE: 1"=20' H, 1"=4" V
DATE: 10/2025
JOB NO: W25055
SHEET 41 OF 86



RESTORATION PLAN VIEW

SCALE 1" = 20'

RESTORATION HATCHES SUMMARY

- CLASS-D PATCH, 6 INCH: 270 SY
- PARKWAY RESTORATION: 49 SY
- CONCRETE RIBBON: 30 FT
- REMOVE AND REINSTALL DECORATIVE STONE: 60 SF

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

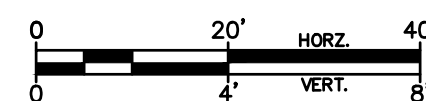
10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL

TITLE: ROYAL VALE DR
RESTORATION/EROSION CONTROL
PLAN VIEW

SCALE: 1"=20' H, 1"=4" V
DATE: 10/2025
JOB NO: W25055
SHEET 42 OF 86



-  CLASS-D PATCH,
6 INCH: 299 SY
-  PARKWAY
RESTORATION: 46 SY
-  CONCRETE
RIBBON: 30 FT
-  REMOVE AND REINSTALL
DECORATIVE STONE: 15 SY
-  ----- ROOT PROTECTION ZONE
-  TREE ROOT PRUNING

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY:	SF
CHECKED BY:	MM
APPROVED BY:	MM



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

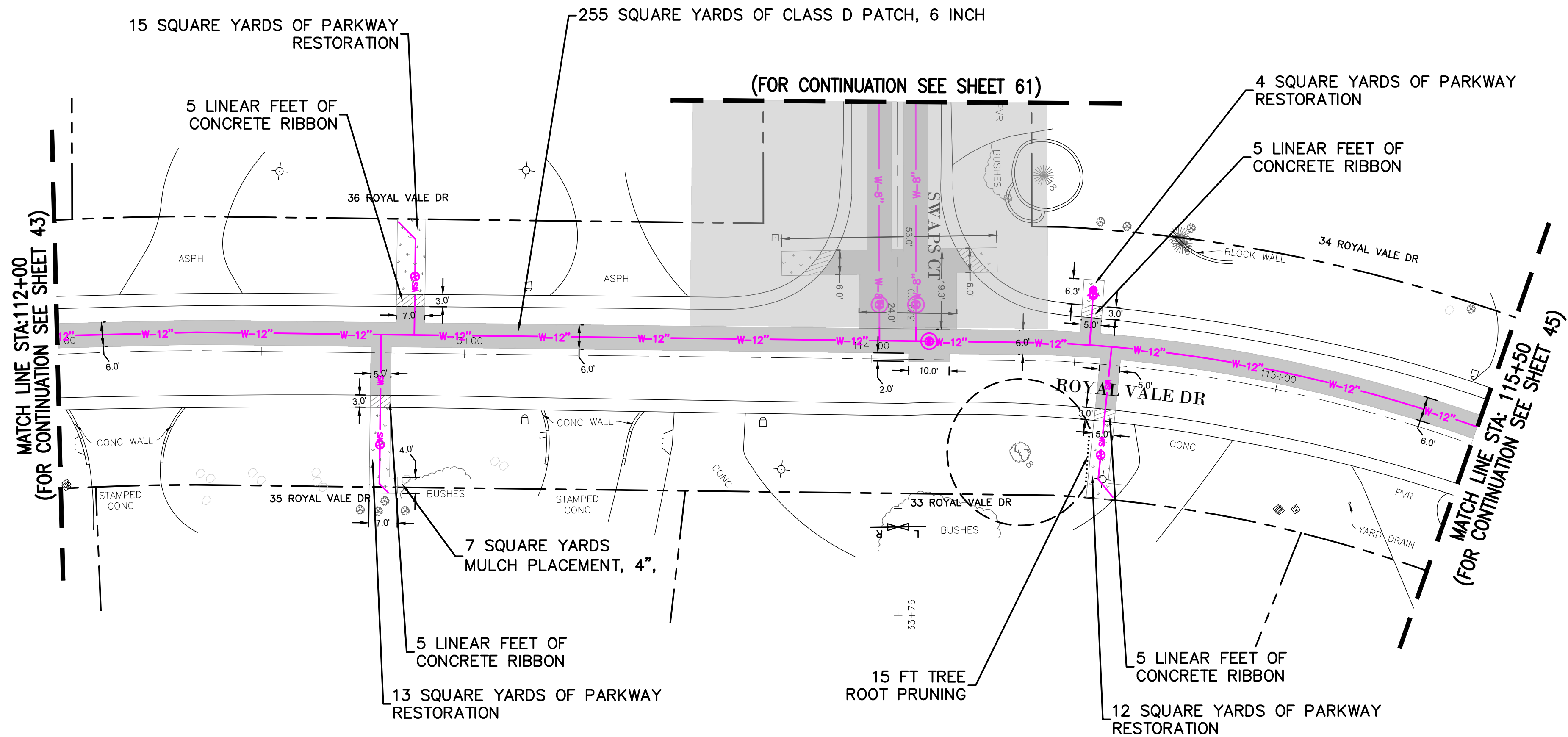
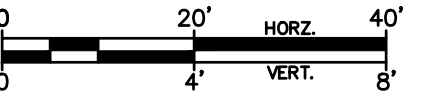
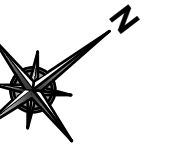
10 S. RIVERSIDE PLAZA , SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

*STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL*

TITLE: *ROYAL VALE DR
RESTORATION/EROSION CONTROL
PLAN VIEW*

SCALE:	1"-20' H, 1"-4" V
DATE:	10/2025
JOB NO:	W25055
SHEET	43 OF 86



RESTORATION PLAN VIEW
SCALE 1" = 20'

RESTORATION HATCHES
SUMMARY

- CLASS-D PATCH,
6 INCH: 255 SY
- PARKWAY
RESTORATION: 44 SY
- CONCRETE
RIBBON: 20 FT
- ROOT PROTECTION ZONE
- TREE ROOT PRUNING

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



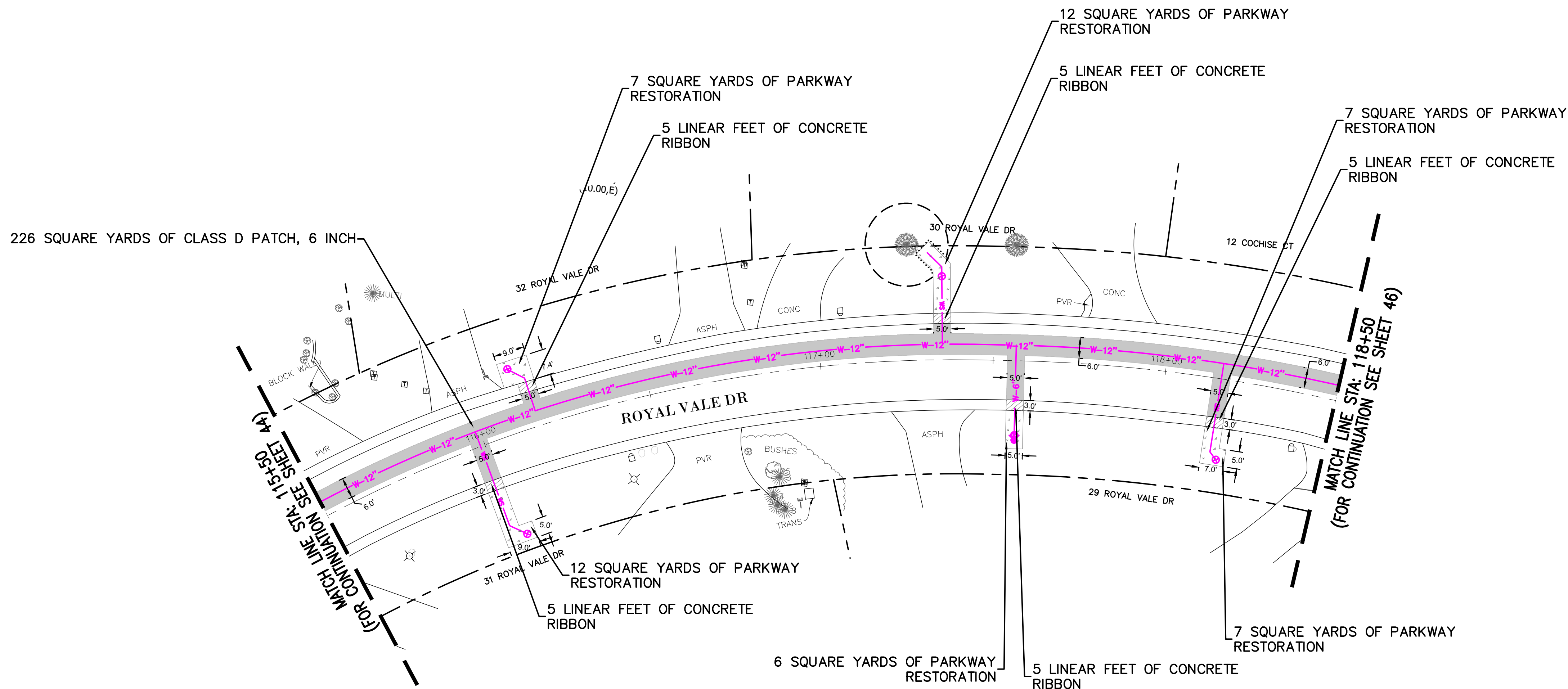
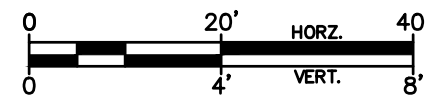
3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL

TITLE:		SCALE: 1"=20' H, 1"-4" V
ROYAL VALE DR RESTORATION/EROSION CONTROL PLAN VIEW		DATE: 10/2025
		JOB NO: W25055
		SHEET 44 OF 86



RESTORATION PLAN VIEW
SCALE 1" = 20'

RESTORATION HATCHES
SUMMARY

	CLASS-D PATCH, 6 INCH: 226 SY
	PARKWAY RESTORATION: 51 SY
	CONCRETE RIBBON: 25 FT

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



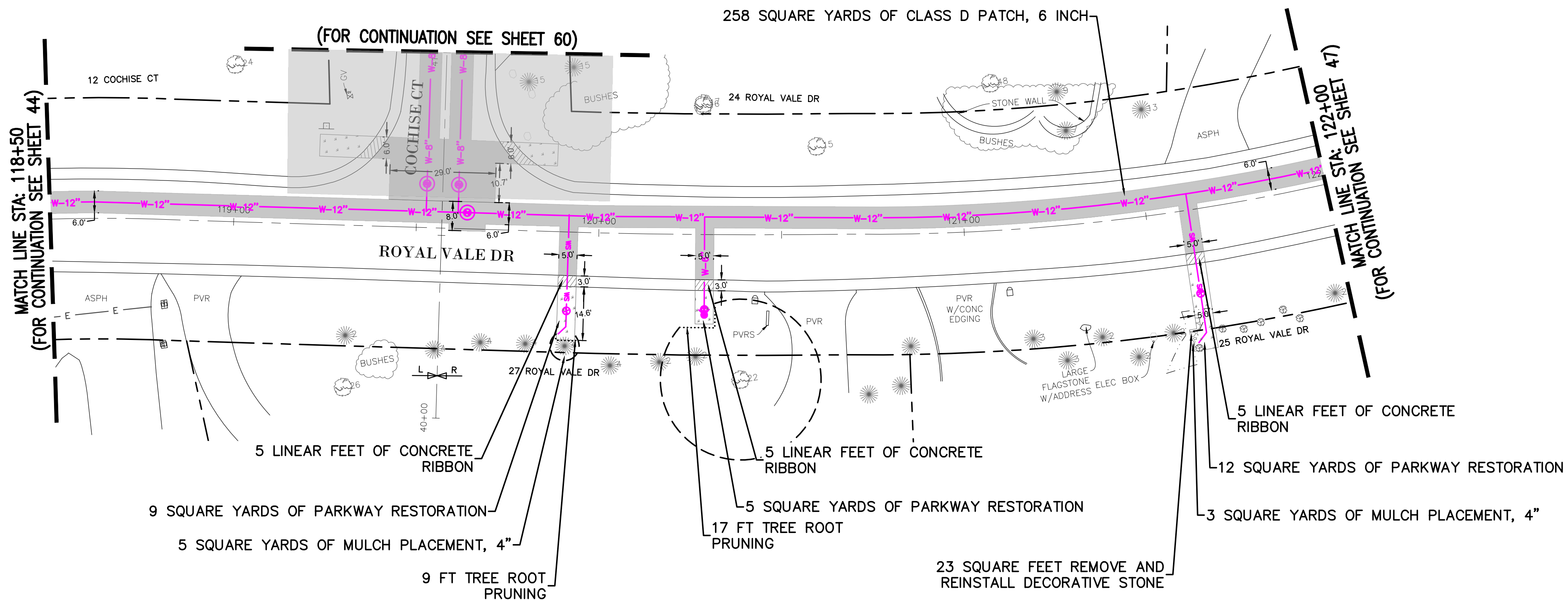
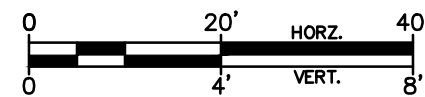
3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL

TITLE:		SCALE: 1"=20' H, 1"=4" V
ROYAL VALE DR RESTORATION/EROSION CONTROL PLAN VIEW		DATE: 10/2025
		JOB NO: W25055
		SHEET 45 OF 86



RESTORATION PLAN VIEW
SCALE 1" = 20'

RESTORATION HATCHES
SUMMARY

- CLASS-D PATCH,
6 INCH: 258 SY
- PARKWAY
RESTORATION: 26 SY
- CONCRETE
RIBBON: 15 FT
- REMOVE AND REINSTALL
DECORATIVE STONE: 23 SF
- ROOT PROTECTION ZONE
- TREE ROOT PRUNING

NOTE:
CONTRACTOR TO RESTORE SIDEWALK AND CURB PER THE
LATEST EDITION OF IDOT OR VILLAGE RULES AND REGULATIONS
FOR CONSTRUCTION IN THE PUBLIC WAY.

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

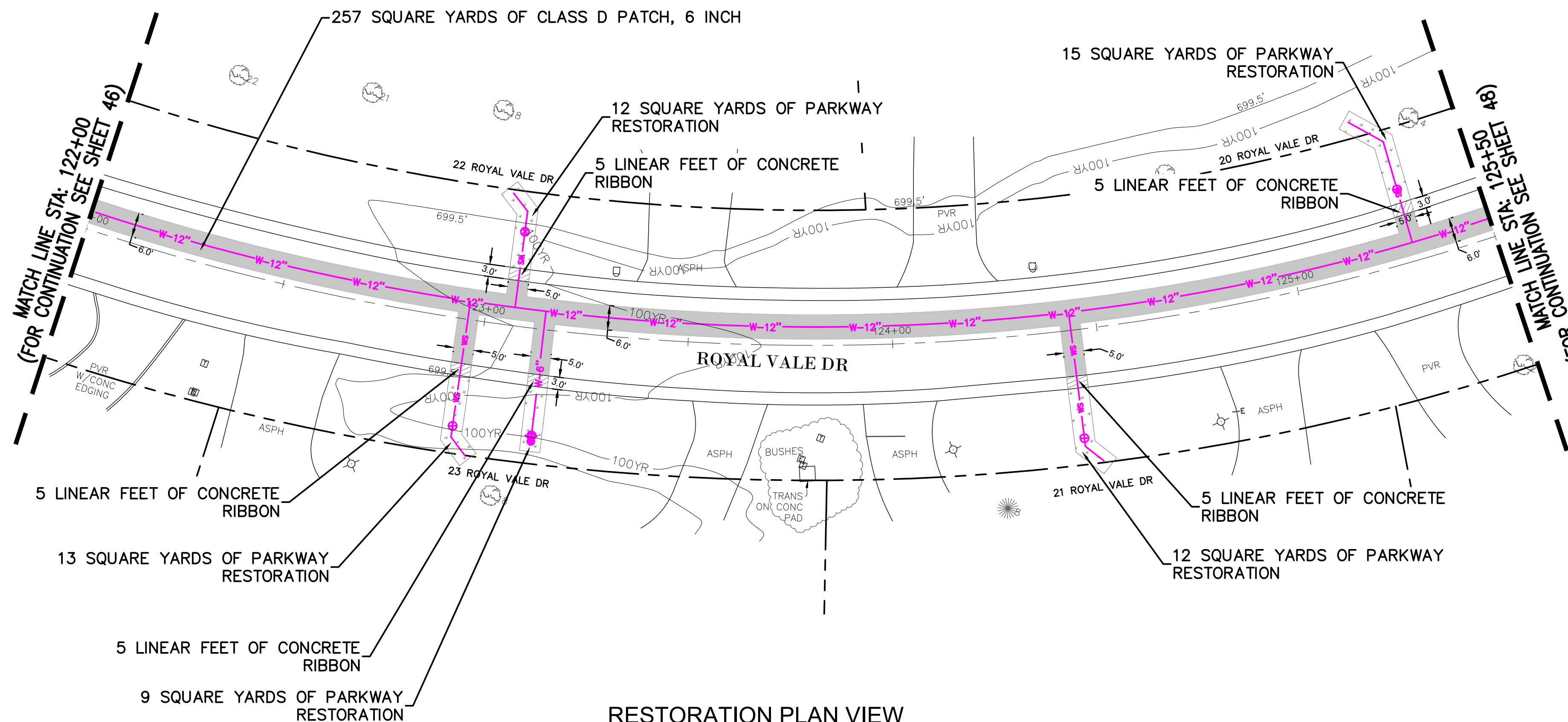
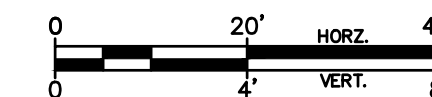
10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL

TITLE:
ROYAL VALE DR
RESTORATION/EROSION CONTROL
PLAN VIEW

SCALE: 1"=20' H, 1"=4" V
DATE: 10/2025
JOB NO: W25055
SHEET 46 OF 86



RESTORATION PLAN VIEW
SCALE 1" = 20'

RESTORATION HATCHES
SUMMARY

	CLASS-D PATCH, 6 INCH: 257 SY
	PARKWAY RESTORATION: 61 SY
	CONCRETE RIBBON: 25 FT

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

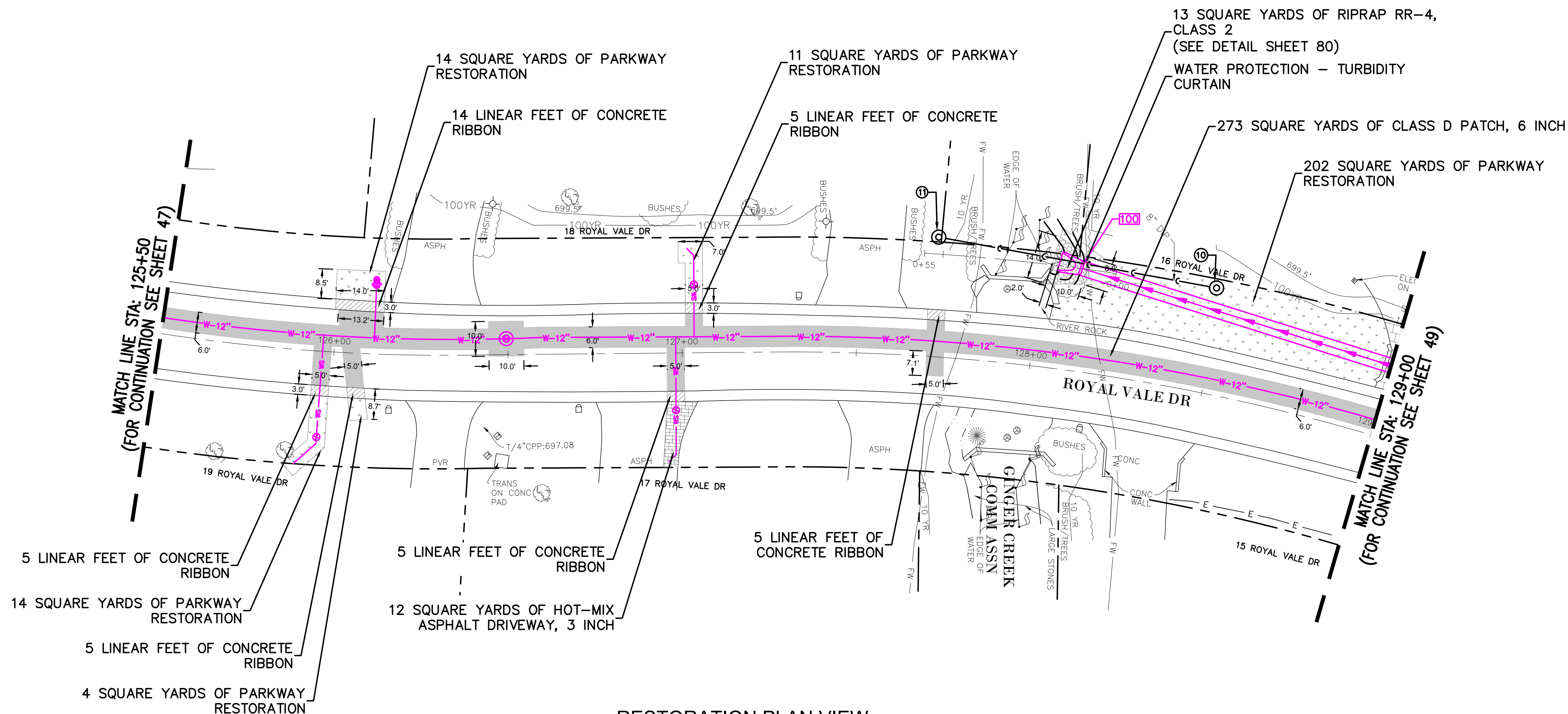
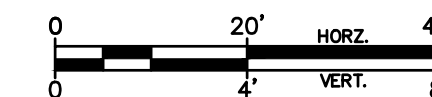
10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL

TITLE:
ROYAL VALE DR
RESTORATION/EROSION CONTROL
PLAN VIEW

SCALE: 1"=20' H, 1"=4' V
DATE: 10/2025
JOB NO: W25055
SHEET 47 OF 86



RESTORATION PLAN VIEW

SCALE 1" = 20'

RESTORATION HATCHES
SUMMARY

	CLASS-D PATCH, 6 INCH: 273 SY
	PARKWAY RESTORATION: 245 SY
	CONCRETE RIBBON: 39 FT
	HOT-MIX ASPHALT DRIVEWAY, 3 INCH: 12 SY
	RIPRAP RR-4, CLASS 2: 13 SY

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

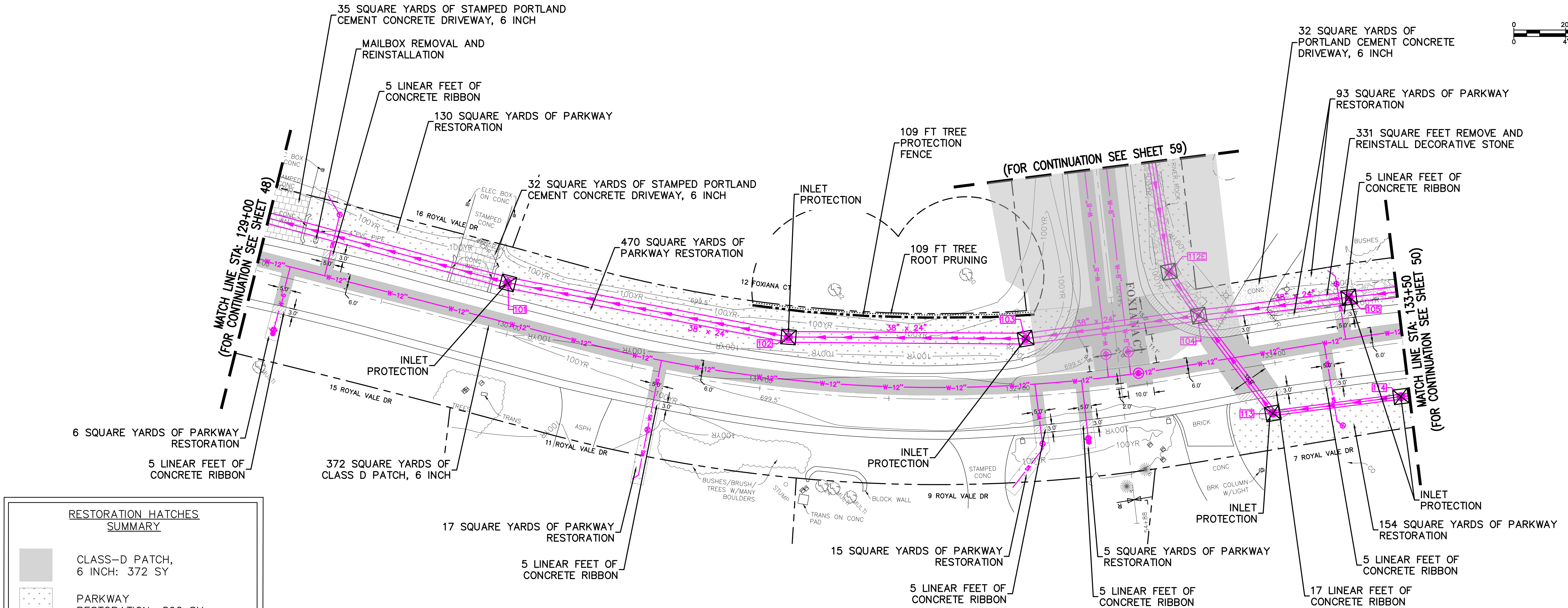
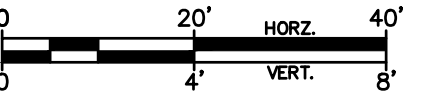
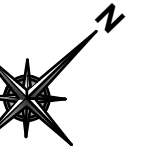
10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL

TITLE:
ROYAL VALE DR
RESTORATION/EROSION CONTROL
PLAN VIEW

SCALE: 1"=20' H, 1"=4" V
DATE: 10/2025
JOB NO: W25055
SHEET 48 OF 86



RESTORATION PLAN VIEW

SCALE 1" = 20'

RESTORATION HATCHES SUMMARY

	CLASS-D PATCH, 6 INCH: 372 SY
	PARKWAY RESTORATION: 890 SY
	CONCRETE RIBBON: 52 FT
	PORTLAND CEMENT CONCRETE DRIVEWAY, 6 INCH: 32 SY
	STAMPED PORTLAND CEMENT CONCRETE DRIVEWAY, 6 INCH: 67 SY
	REMOVE AND REINSTALL DECORATIVE STONE: 331 SF
	INLET PROTECTION
	TREE PROTECTION FENCE (PAID FOR AS TEMPORARY FENCE)
	ROOT PROTECTION ZONE
	TREE ROOT PRUNING

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



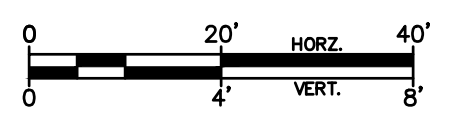
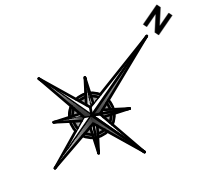
3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

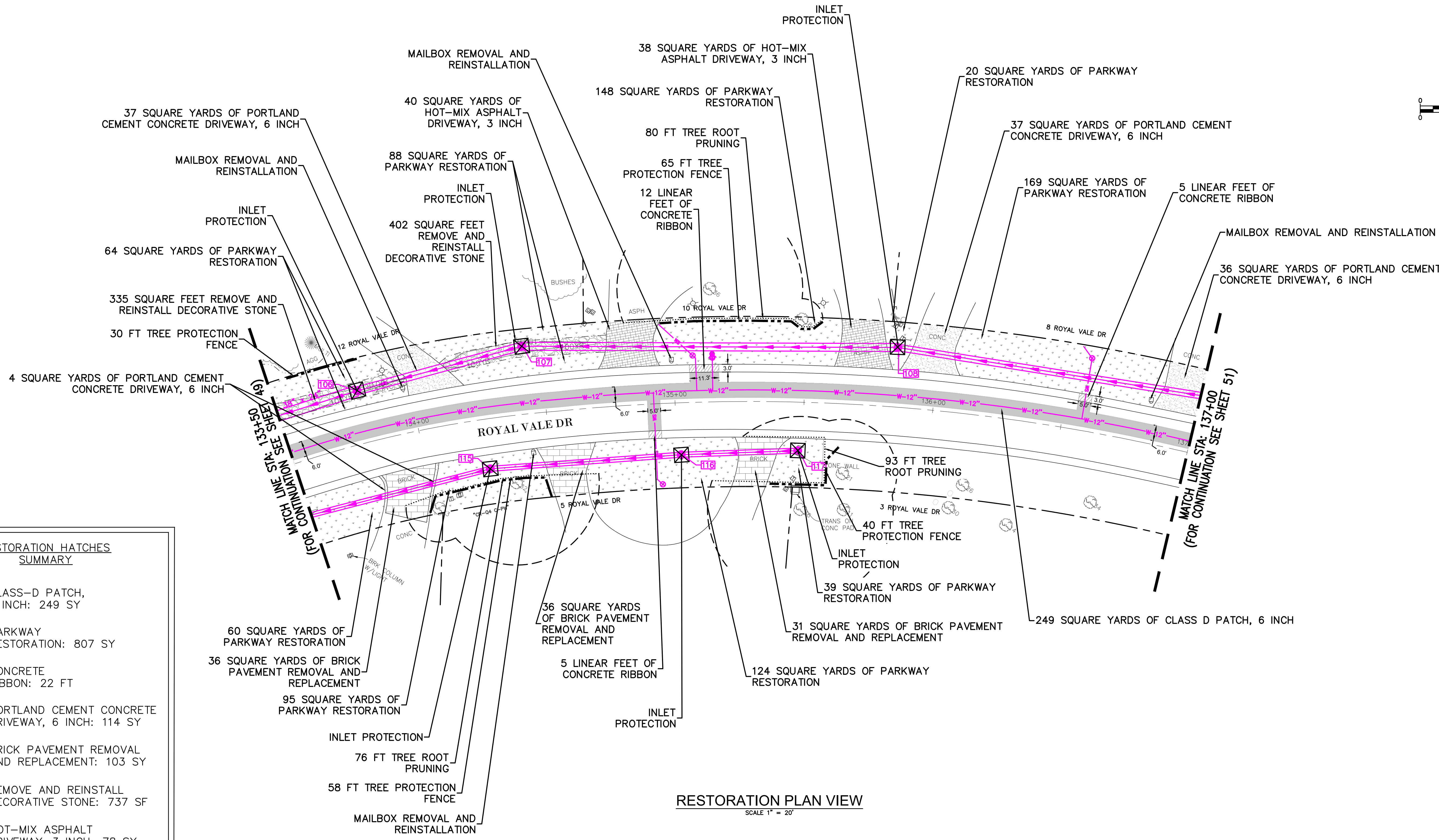
STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL

TITLE:		SCALE: 1"=20' H, 1"=4" V
ROYAL VALE DR RESTORATION/EROSION CONTROL PLAN VIEW		DATE: 10/2025
		JOB NO: W25055
		SHEET 49 OF 86



RESTORATION HATCHES SUMMARY

	CLASS-D PATCH, 6 INCH: 249 SY
	PARKWAY RESTORATION: 807 SY
	CONCRETE RIBBON: 22 FT
	PORTLAND CEMENT CONCRETE DRIVEWAY, 6 INCH: 114 SY
	BRICK PAVEMENT REMOVAL AND REPLACEMENT: 103 SY
	REMOVE AND REINSTALL DECORATIVE STONE: 737 SF
	HOT-MIX ASPHALT DRIVEWAY, 3 INCH: 78 SY
	INLET PROTECTION
	TREE PROTECTION FENCE (PAID FOR AS TEMPORARY FENCE)
	ROOT PROTECTION ZONE
	TREE ROOT PRUNING



RESTORATION PLAN VIEW
SCALE 1" = 20'

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

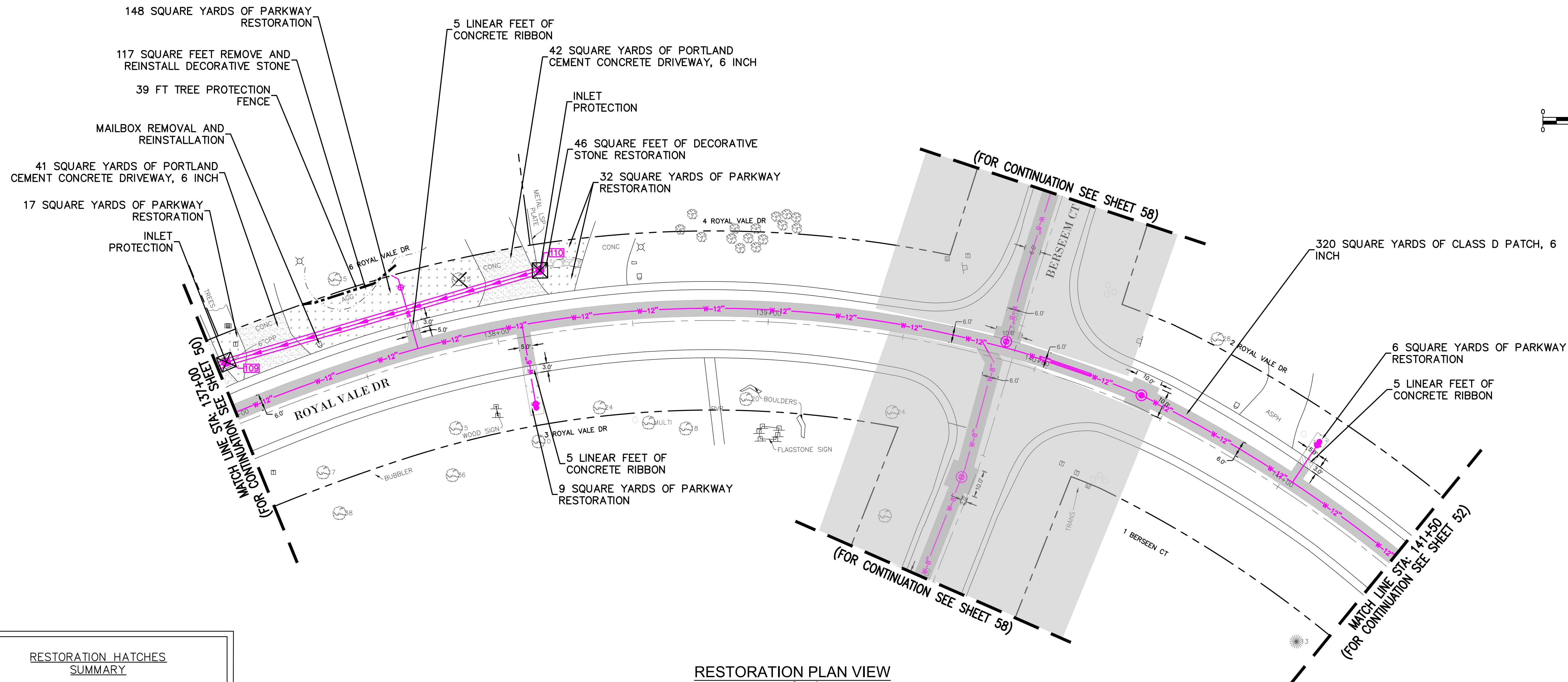
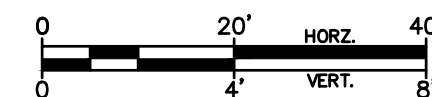
10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL

TITLE:	
ROYAL VALE DR RESTORATION/EROSION CONTROL PLAN VIEW	

SCALE: 1"=20' H, 1"=4" V
DATE: 10/20/25
JOB NO: W25055
SHEET 50 OF 86



RESTORATION PLAN VIEW
SCALE 1" = 20'

RESTORATION HATCHES
SUMMARY

- CLASS-D PATCH, 6 INCH: 320 SY
- PARKWAY RESTORATION: 212 SY
- CONCRETE RIBBON: 15 FT
- PORTLAND CEMENT CONCRETE DRIVEWAY, 6 INCH: 83 SY
- REMOVE AND REINSTALL DECORATIVE STONE: 163 SF
- INLET PROTECTION
- TREE PROTECTION FENCE (PAID FOR AS TEMPORARY FENCE)
- ROOT PROTECTION ZONE
- TREE ROOT PRUNING

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

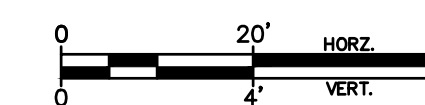
10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL

TITLE:
ROYAL VALE DR
RESTORATION/EROSION CONTROL
PLAN VIEW

SCALE: 1"=20' H, 1"=4" V
DATE: 10/2025
JOB NO: W25055
SHEET 51 OF 86



	CLASS-D PATCH, 6 INCH: 247 SY
	PARKWAY RESTORATION: 18 SY
	CONCRETE RIBBON: 10 FT

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY:	SF
CHECKED BY:	MM
APPROVED BY:	MM



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA , SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

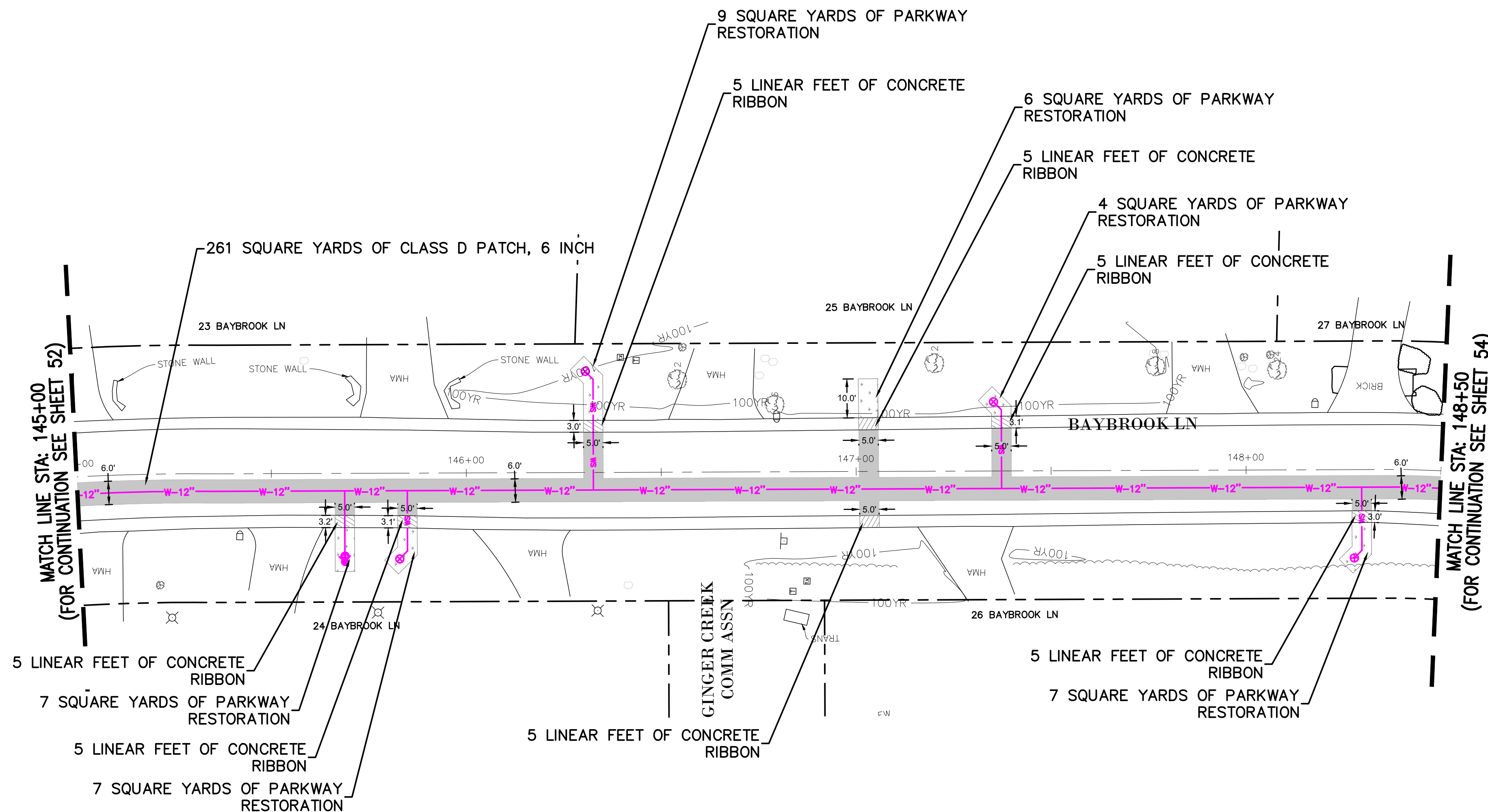
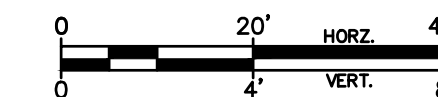
2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

*STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL*

TITLE:

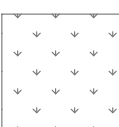
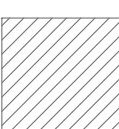
*BAYBROOK LN
RESTORATION/EROSION CONTROL
PLAN VIEW*

SCALE: 1"-20' H, 1"-4" V
DATE: 10/2025
JOB NO: W25055
SHEET 52 OF 86



RESTORATION PLAN VIEW
SCALE 1" = 20'

RESTORATION HATCHES
SUMMARY

-  CLASS-D PATCH,
6 INCH: 261 SY
-  PARKWAY
RESTORATION: 40 SY
-  CONCRETE
RIBBON: 35 FT

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



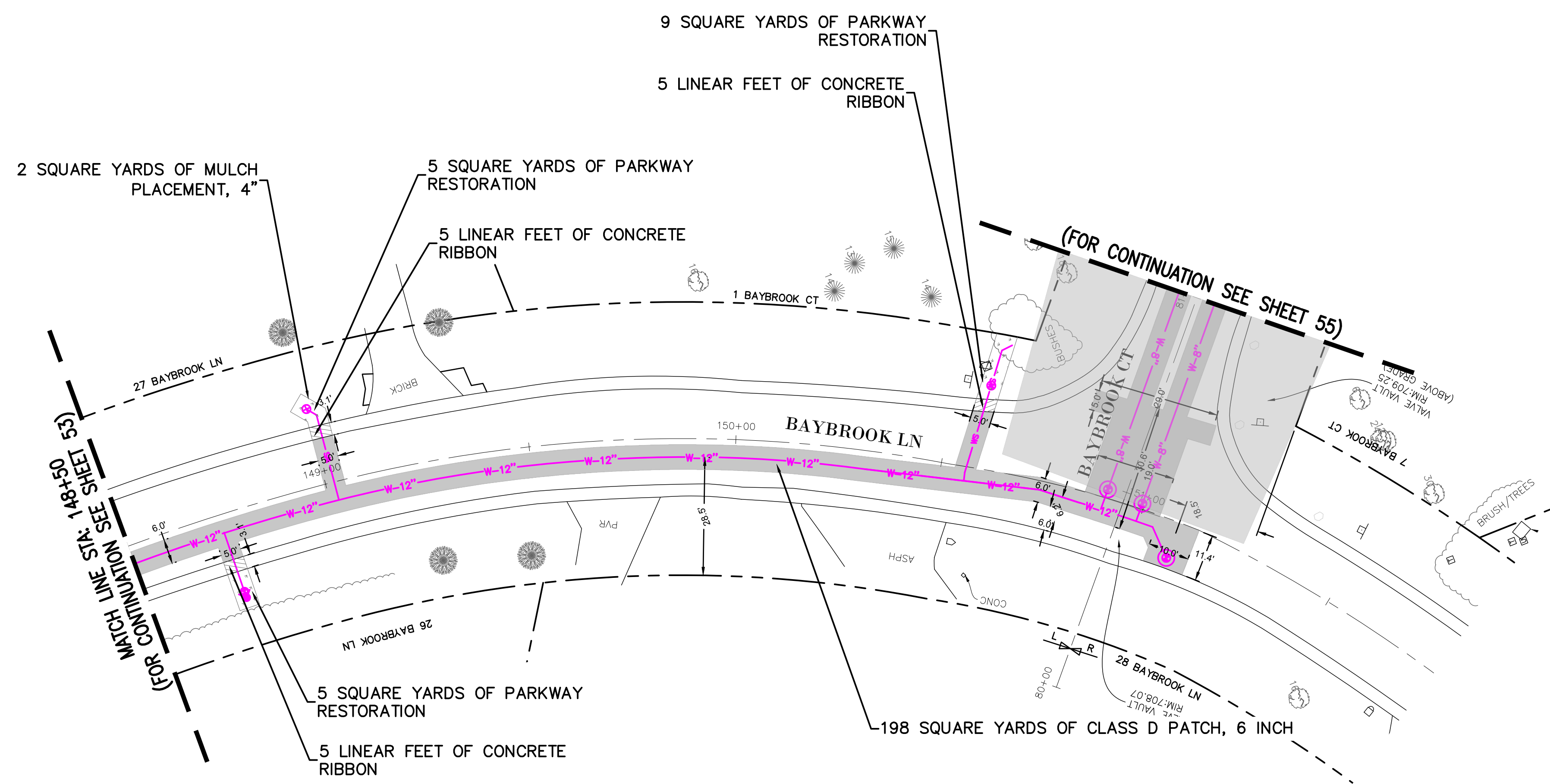
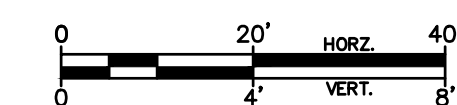
3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

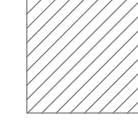
STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL

TITLE:		SCALE: 1"=20' H, 1"=4" V
BAYBROOK LN RESTORATION/EROSION CONTROL PLAN VIEW		DATE: 10/2025
		JOB NO: W25055
		SHEET 53 OF 86



RESTORATION PLAN VIEW
SCALE 1" = 20'

**RESTORATION HATCHES
SUMMARY**

-  CLASS-D PATCH,
6 INCH: 198 SY
-  PARKWAY
RESTORATION: 19 SY
-  CONCRETE
RIBBON: 15 FT

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



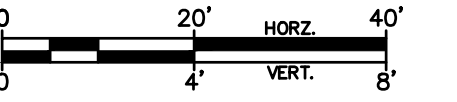
3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

**STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL**

TITLE:		SCALE: 1"=20' H, 1"=4" V
BAYBROOK LN RESTORATION/EROSION CONTROL PLAN VIEW		DATE: 10/2025
		JOB NO: W25055
		SHEET 54 OF 86



	CLASS-D PATCH, 6 INCH: 278 SY
	PARKWAY RESTORATION: 41 SY
	CONCRETE RIBBON: 25 FT
	HOT-MIX ASPHALT DRIVEWAY, 3 INCH: 1 SY
	BRICK PAVEMENT REMOVAL AND REPLACEMENT: 13 SY
	TREE PROTECTION FENCE (PAID FOR AS TEMPORARY FENCE)
	ROOT PROTECTION ZONE
	TREE ROOT PRUNING

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY:	SF
CHECKED BY:	MM
APPROVED BY:	MM



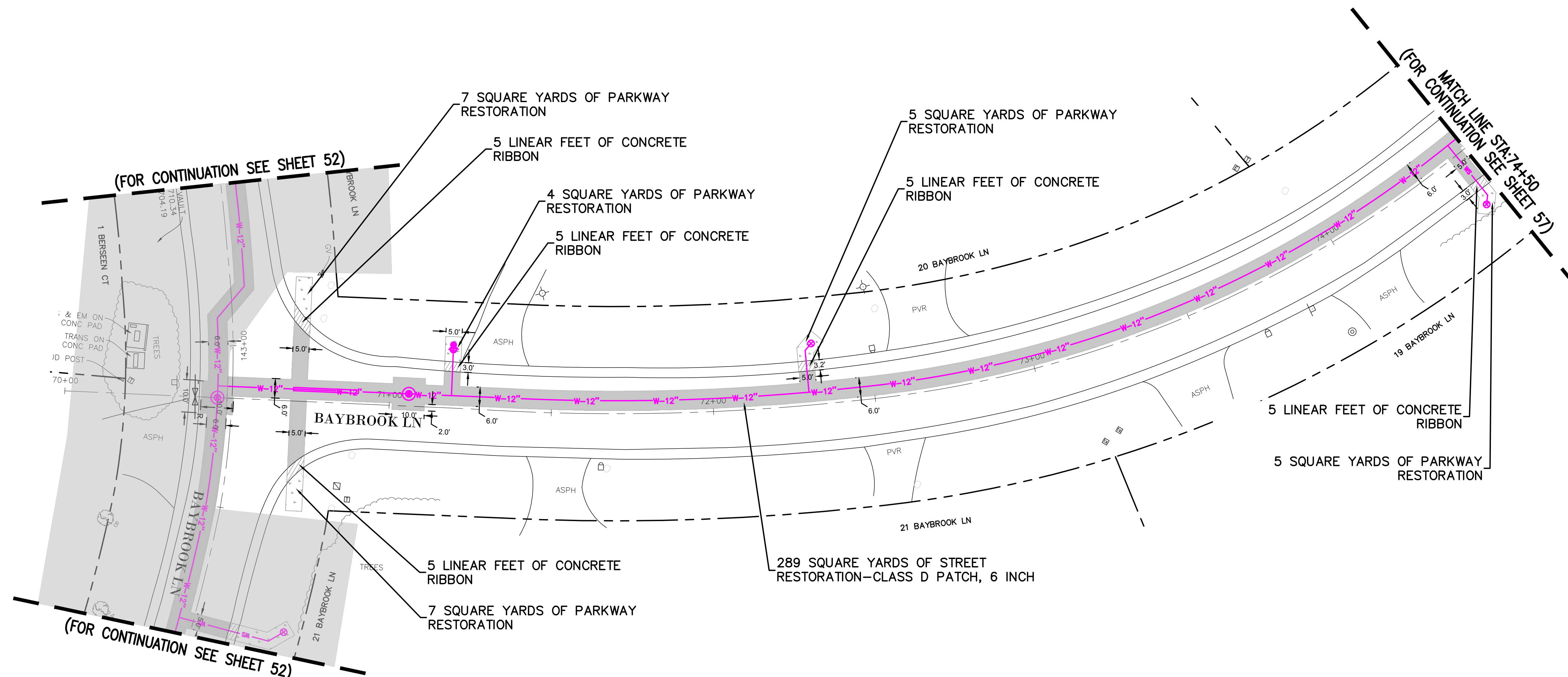
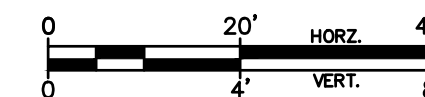
10 S. RIVERSIDE PLAZA , SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

*STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL*

*BAYBROOK CT
RESTORATION/EROSION CONTROL
PLAN VIEW*

SCALE: 1"-20' H, 1"-4" V
DATE: 10/2025
JOB NO: W25055
SHEET 55 OF 86



RESTORATION PLAN VIEW
SCALE 1" = 20'

RESTORATION HATCHES
SUMMARY

- CLASS-D PATCH,
6 INCH: 289 SY
- PARKWAY
RESTORATION: 28 SY
- CONCRETE
RIBBON: 25 FT

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

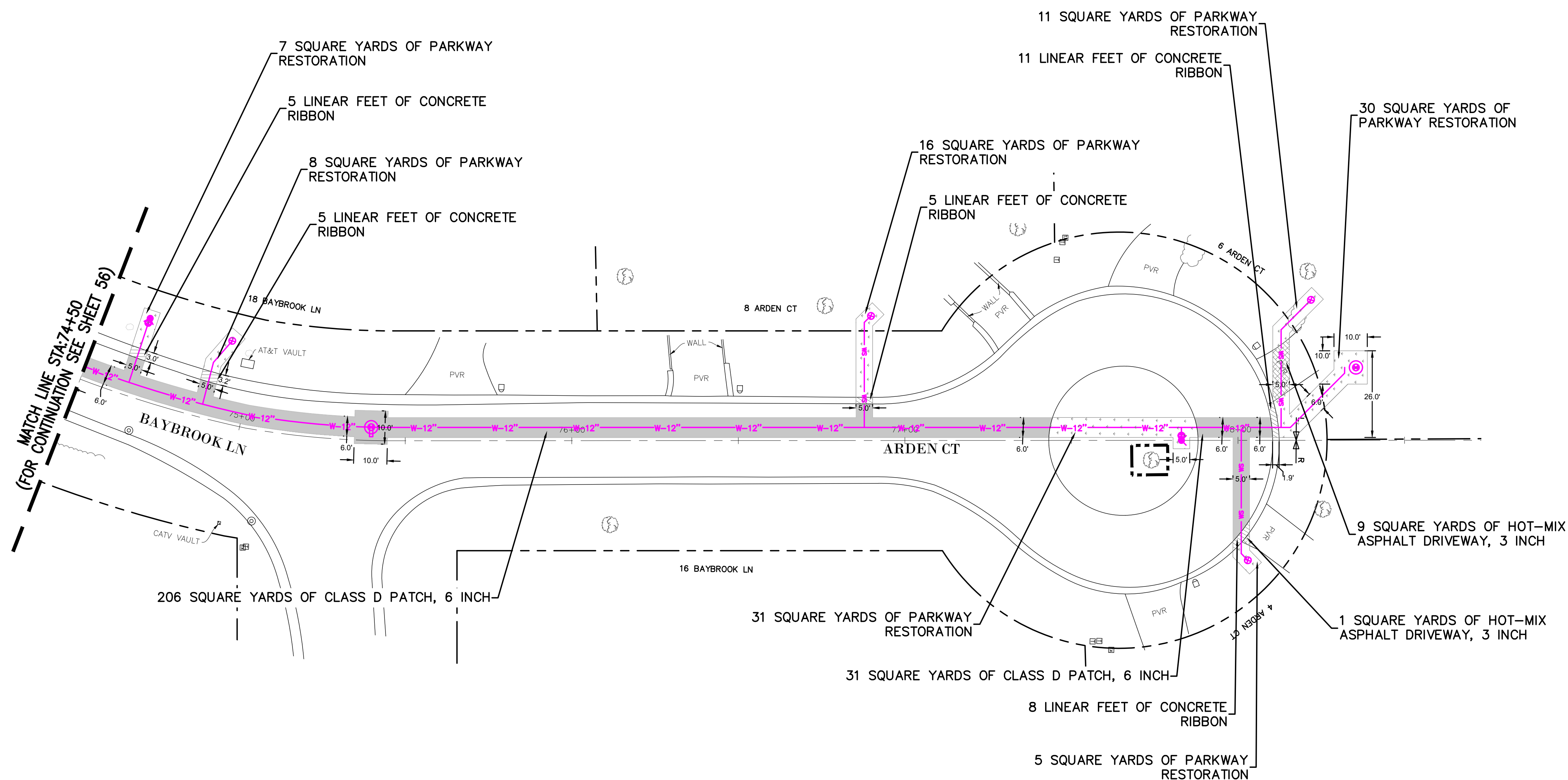
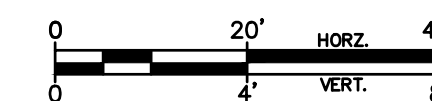
10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL

TITLE:
**BAYBROOK LN
RESTORATION/EROSION CONTROL
PLAN VIEW**

SCALE: 1"=20' H, 1"=4" V
DATE: 10/2025
JOB NO: W25055
SHEET 56 OF 86



RESTORATION PLAN VIEW
SCALE 1" = 20'

RESTORATION HATCHES
SUMMARY

	CLASS-D PATCH, 6 INCH: 237 SY
	PARKWAY RESTORATION: 108 SY
	CONCRETE RIBBON: 34 FT
	HOT-MIX ASPHALT DRIVEWAY, 3 INCH: 10 SY

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

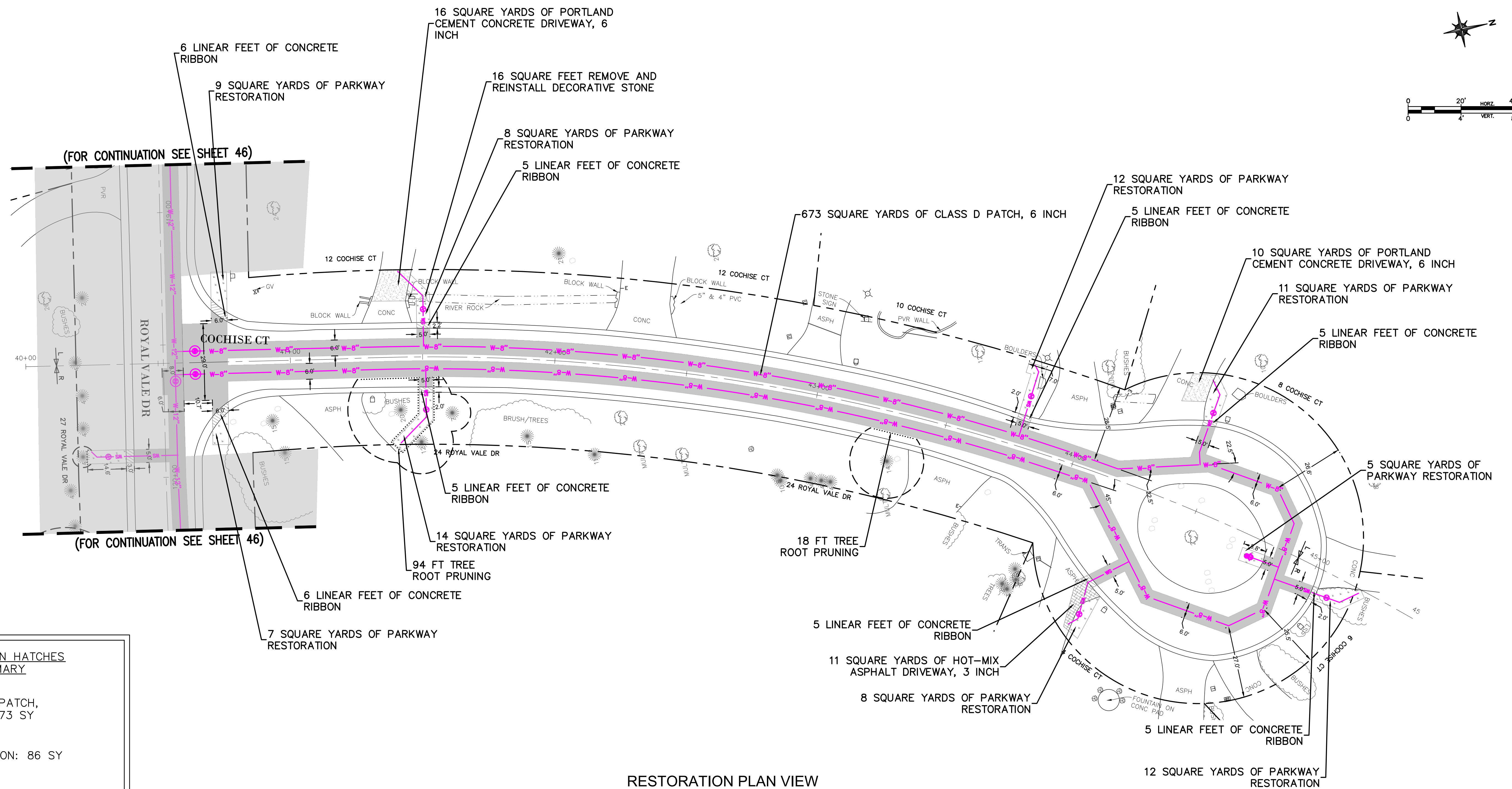
10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL

TITLE:
**ARDEN CT
RESTORATION/EROSION CONTROL
PLAN VIEW**

SCALE: 1"=20' H, 1"=4" V
DATE: 10/2025
JOB NO: W25055
SHEET 57 OF 86



<u>RESTORATION PATCHES</u> <u>SUMMARY</u>	
	CLASS-D PATCH, 6 INCH: 673 SY
	PARKWAY RESTORATION: 86 SY
	CONCRETE RIBBON: 42 FT
	PORTLAND CEMENT CONCRETE DRIVEWAY, 6 INCH: 26 SY
	HOT-MIX ASPHALT DRIVEWAY, 3 INCH: 11 SY
	REMOVE AND REINSTALL DECORATIVE STONE: 16 SF
-----	ROOT PROTECTION ZONE
.....	TREE ROOT PRUNING

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY:	SF
CHECKED BY:	MM
APPROVED BY:	MM



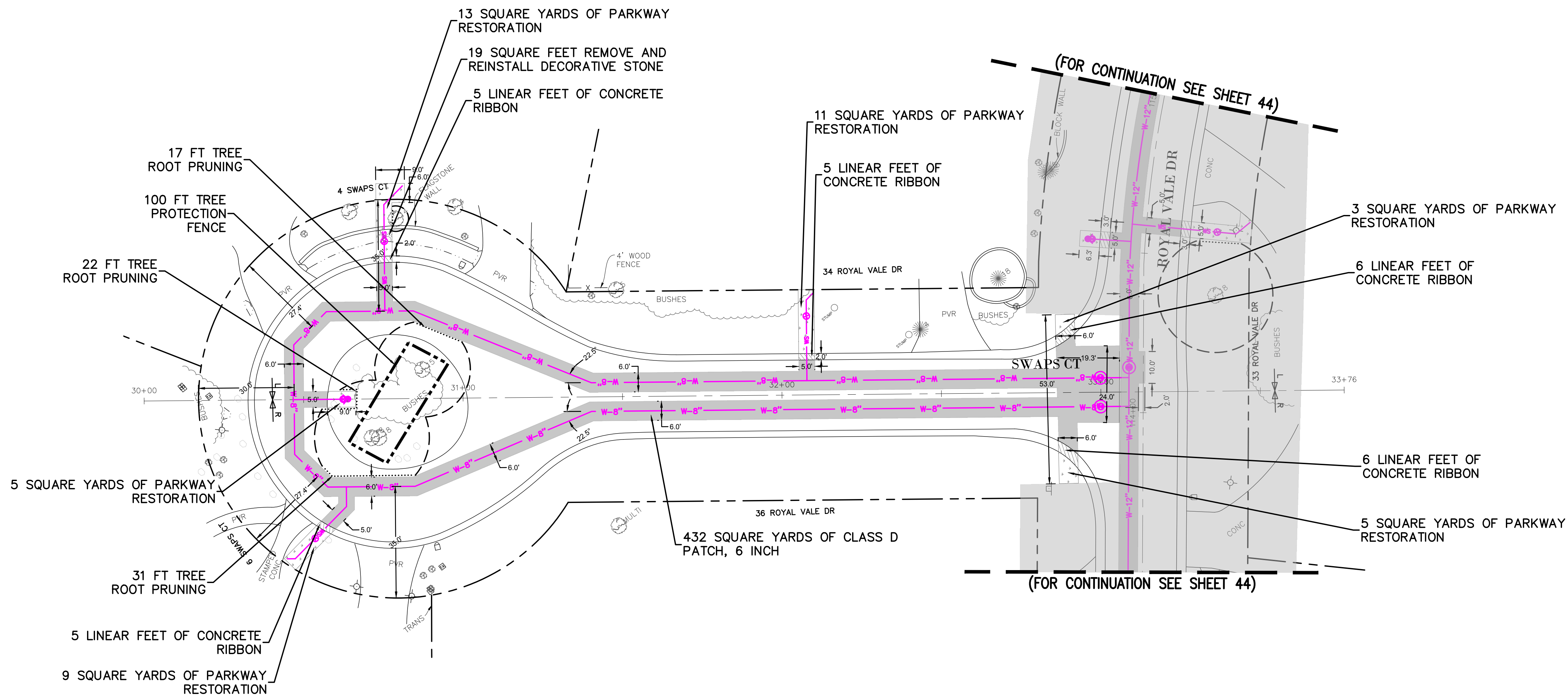
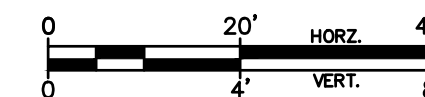
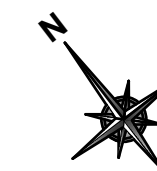
35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA , SUITE 87
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

75 2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

*STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL*

TITLE: <i>COCHISE CT RESTORATION/EROSION CONTROL PLAN VIEW</i>	SCALE: 1"=20' H, 1"=4" V
	DATE: 10/2025
	JOB NO: W25055
	SHEET 60 OF 86



RESTORATION PLAN VIEW

SCALE 1" = 20'

RESTORATION HATCHES SUMMARY

- CLASS-D PATCH, 6 INCH: 432 SY
- PARKWAY RESTORATION: 46 SY
- CONCRETE RIBBON: 27 FT
- REMOVE AND REINSTALL DECORATIVE STONE: 19 SY
- TREE PROTECTION FENCE (PAID FOR AS TEMPORARY FENCE)
- ROOT PROTECTION ZONE
- TREE ROOT PRUNING

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

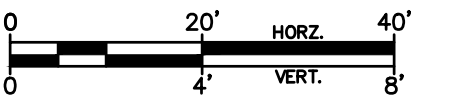
2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

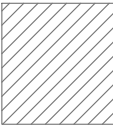
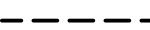
STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL

TITLE:

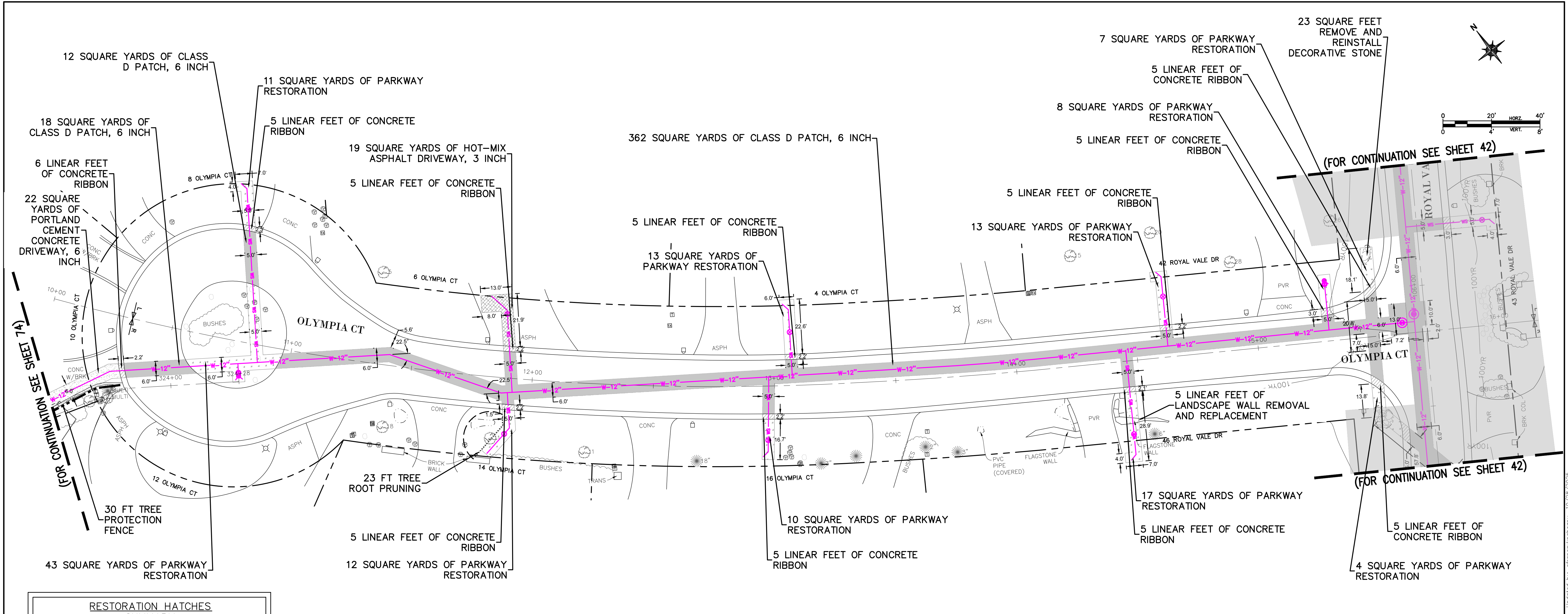
SWAPS CT
RESTORATION/EROSION CONTROL
PLAN VIEW

SCALE: 1"=20' H, 1"=4" V
DATE: 10/2025
JOB NO: W25055
SHEET 61 OF 86



	CLASS-D PATCH, 6 INCH: 695 SY
	PARKWAY RESTORATION: 99 SY
	CONCRETE RIBBON: 49 FT
	TREE PROTECTION FENCE (PAID FOR AS TEMPORARY FENCE)
	ROOT PROTECTION ZONE
	TREE ROOT PRUNING

TITLE: <i>WYNDHAM CT RESTORATION/EROSION CONTROL PLAN VIEW</i>	SCALE: 1"=20' H, 1"=4' V
	DATE: 10/2025
	JOB NO: W25055
	SHEET 62 OF 86



RESTORATION HATCHES SUMMARY

[Hatch]	CLASS-D PATCH, 6 INCH: 392 SY
[Hatch]	PARKWAY RESTORATION: 138 SY
[Hatch]	CONCRETE RIBBON: 56 FT
[Hatch]	PORTLAND CEMENT CONCRETE DRIVEWAY, 6 INCH: 22 SY
[Hatch]	HOT-MIX ASPHALT DRIVEWAY, 3 INCH: 19 SY
[Hatch]	REMOVE AND REINSTALL DECORATIVE STONE: 23 SF
[Hatch]	TREE PROTECTION FENCE (PAID FOR AS TEMPORARY FENCE)
[Hatch]	ROOT PROTECTION ZONE
[Hatch]	TREE ROOT PRUNING

RESTORATION PLAN VIEW
SCALE 1" = 20'

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

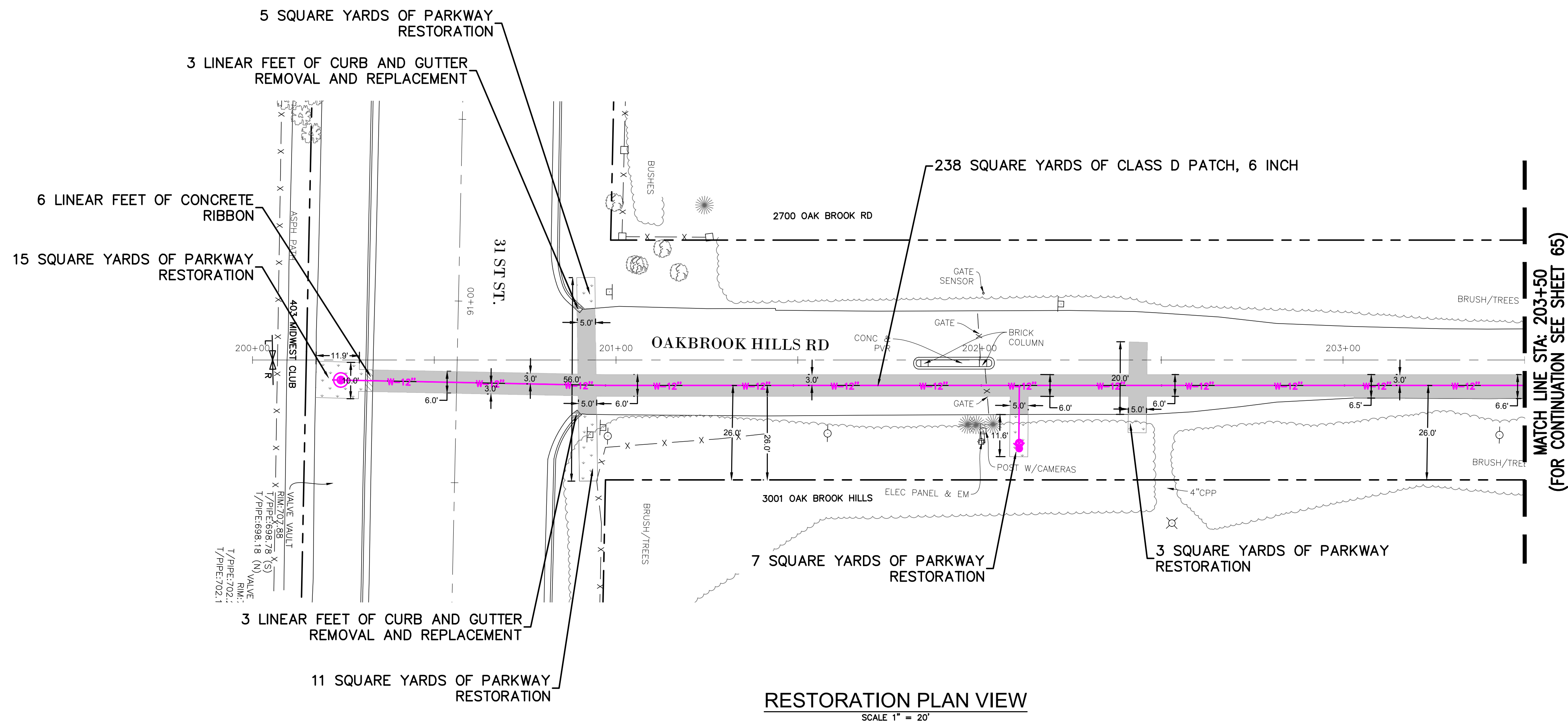
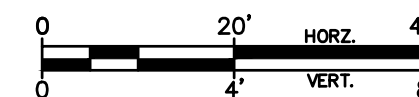
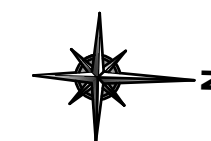
10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

**STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL**

TITLE: **OLYMPIA CT
RESTORATION/EROSION CONTROL
PLAN VIEW**

SCALE: 1"=20' H, 1"=4" V
DATE: 10/2025
JOB NO: W25055
SHEET 63 OF 86



RESTORATION PLAN VIEW
SCALE 1" = 20'

RESTORATION HATCHES
SUMMARY

- CLASS-D PATCH,
6 INCH: 238 SY
- PARKWAY
RESTORATION: 41 SY
- CONCRETE
RIBBON: 6 FT
- CURB AND GUTTER
REMOVAL AND
REPLACEMENT: 6 FT

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

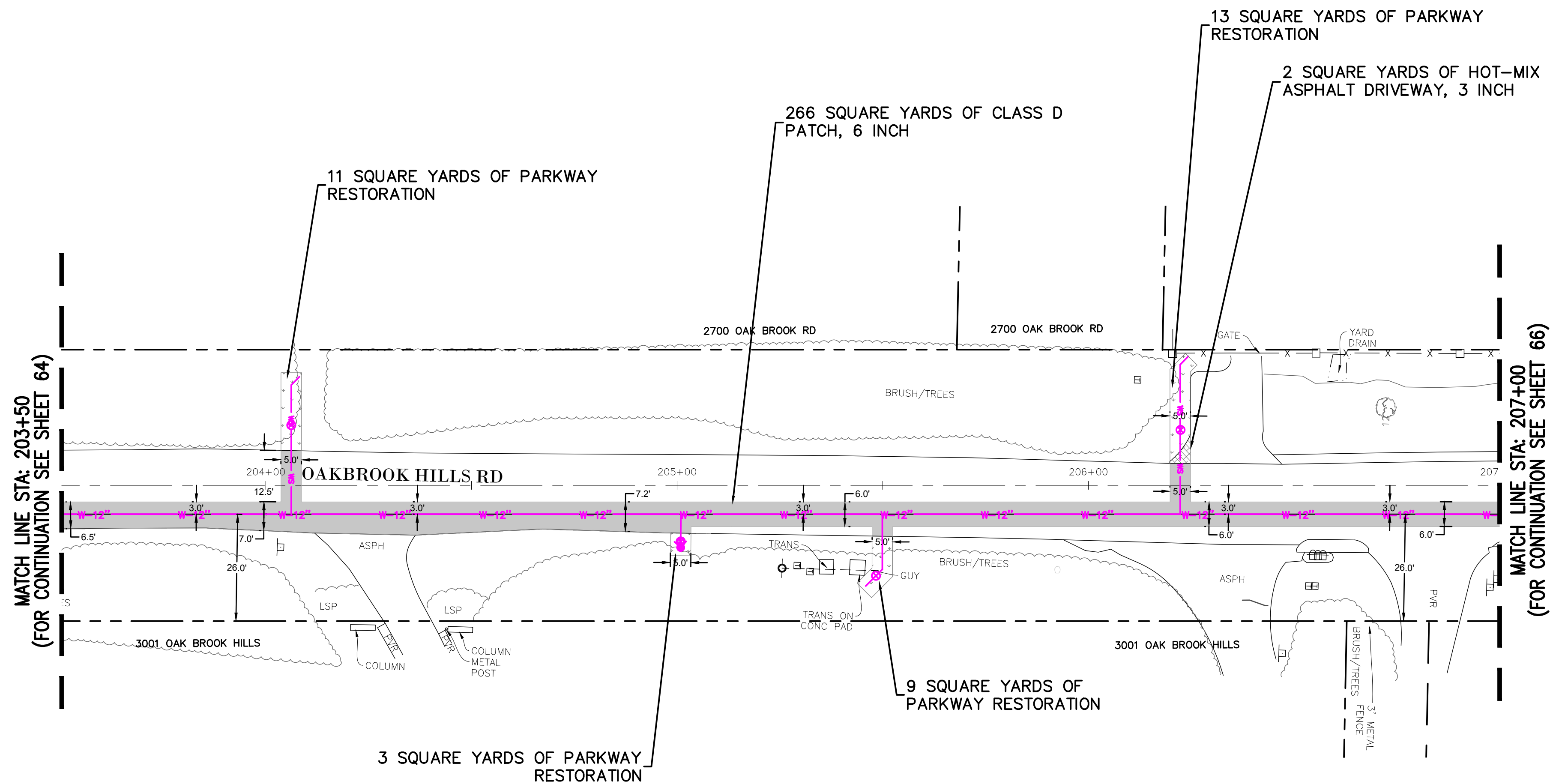
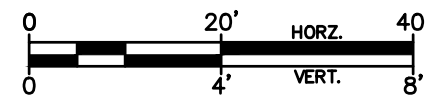
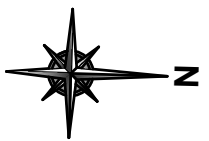
10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL

TITLE: **OAKBROOK HILLS RD
RESTORATION/EROSION CONTROL
PLAN VIEW**

SCALE: 1"=20' H, 1"=4" V
DATE: 10/2025
JOB NO: W25055
SHEET 64 OF 86



RESTORATION PLAN VIEW
SCALE 1" = 20'

RESTORATION HATCHES
SUMMARY

- CLASS-D PATCH,
6 INCH: 266 SY
- PARKWAY
RESTORATION: 36 SY
- HOT-MIX ASPHALT
DRIVEWAY, 3 INCH: 2 SY

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



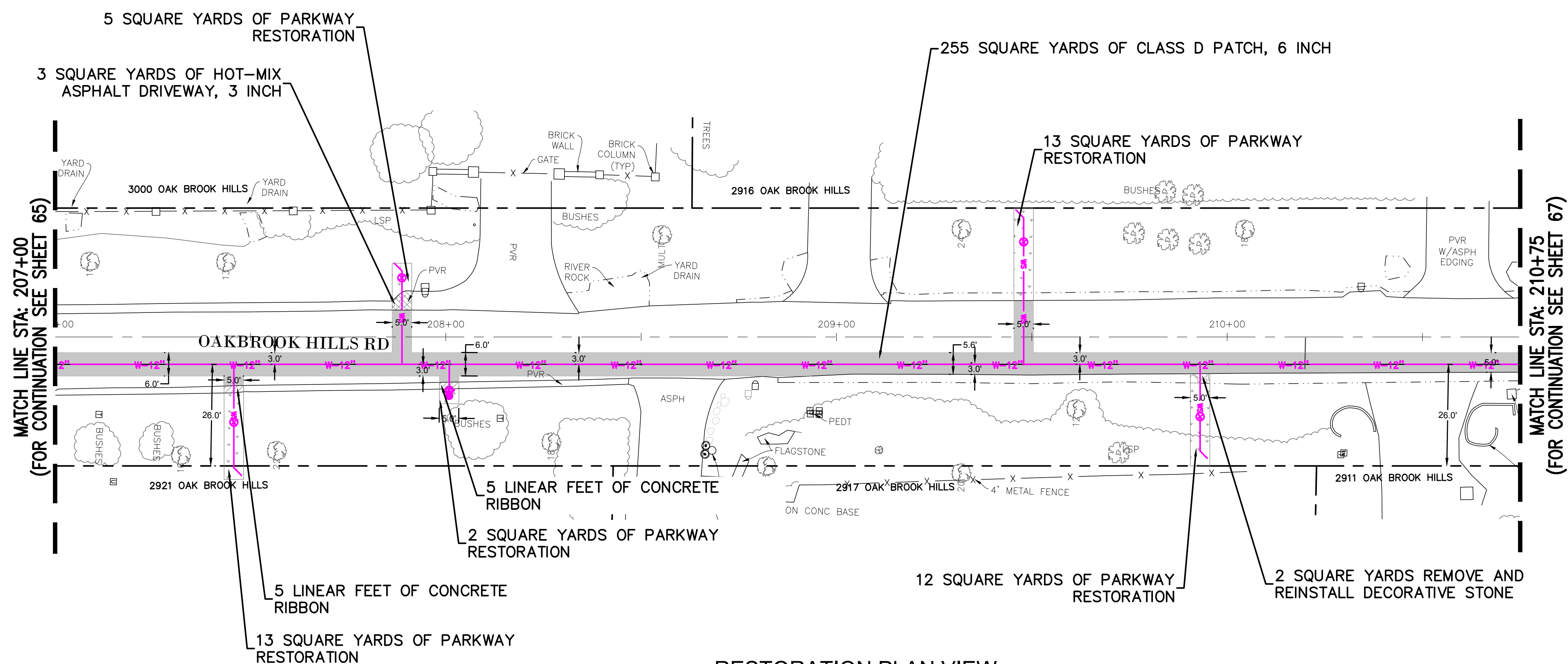
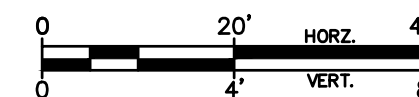
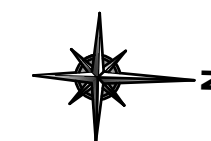
3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL

TITLE:		SCALE: 1"=20' H, 1"=4" V
OAKBROOK HILLS RD RESTORATION/EROSION CONTROL PLAN VIEW		DATE: 10/2025
		JOB NO: W25055
		SHEET 65 OF 86



RESTORATION PLAN VIEW
SCALE 1" = 20'

RESTORATION HATCHES
SUMMARY

	CLASS-D PATCH, 6 INCH: 255 SY
	PARKWAY RESTORATION: 45 SY
	CONCRETE RIBBON: 10 FT
	HOT-MIX ASPHALT DRIVEWAY, 3 INCH: 3 SY
	REMOVE AND REINSTALL DECORATIVE STONE: 2 SY

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

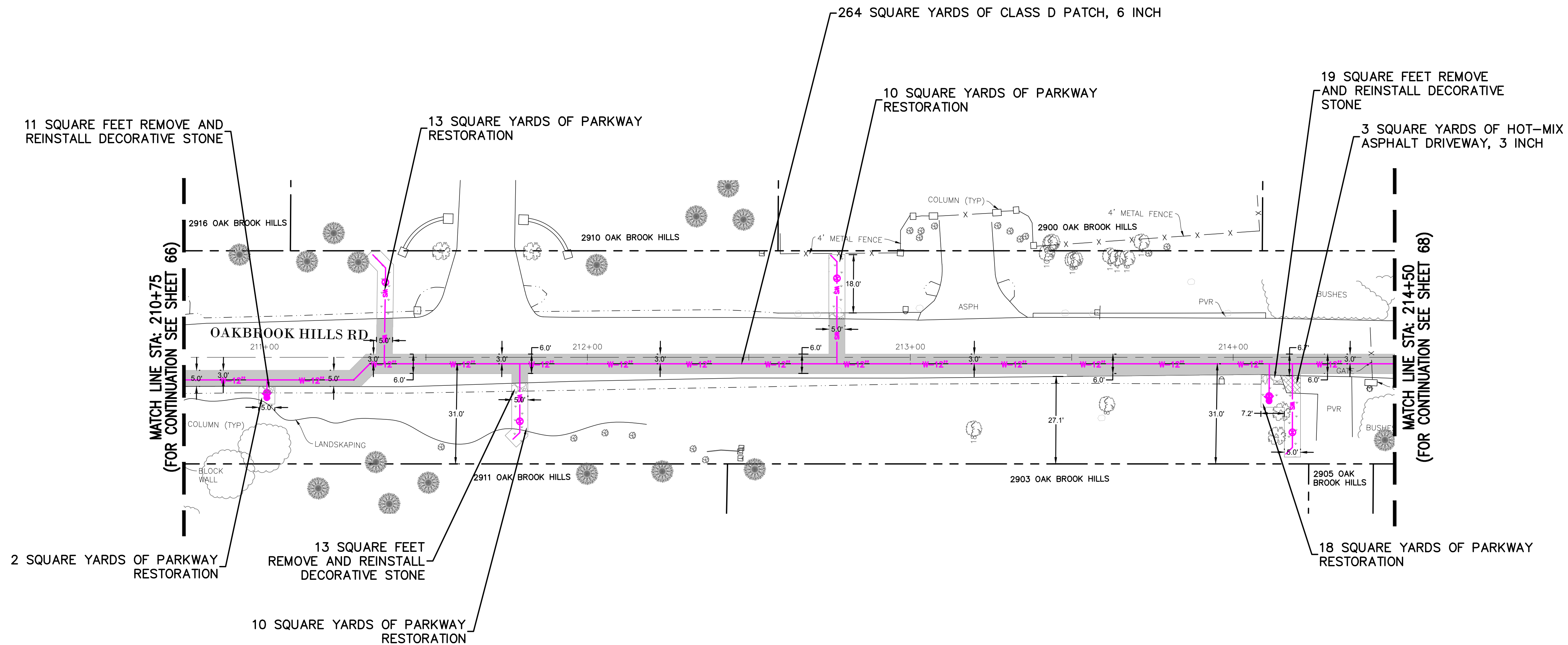
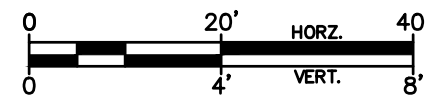
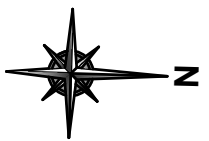
10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

**STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL**

TITLE: **OAKBROOK HILLS RD
RESTORATION/EROSION CONTROL
PLAN VIEW**

SCALE: 1"=20' H, 1"=4" V
DATE: 10/2025
JOB NO: W25055
SHEET 66 OF 86



RESTORATION PLAN VIEW
SCALE 1" = 20'

RESTORATION HATCHES
SUMMARY

	CLASS-D PATCH, 6 INCH: 264 SY
	PARKWAY RESTORATION: 53 SY
	REMOVE AND REINSTALL DECORATIVE STONE: 43 SF
	HOT-MIX ASPHALT DRIVEWAY, 3 INCH: 3 SY

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

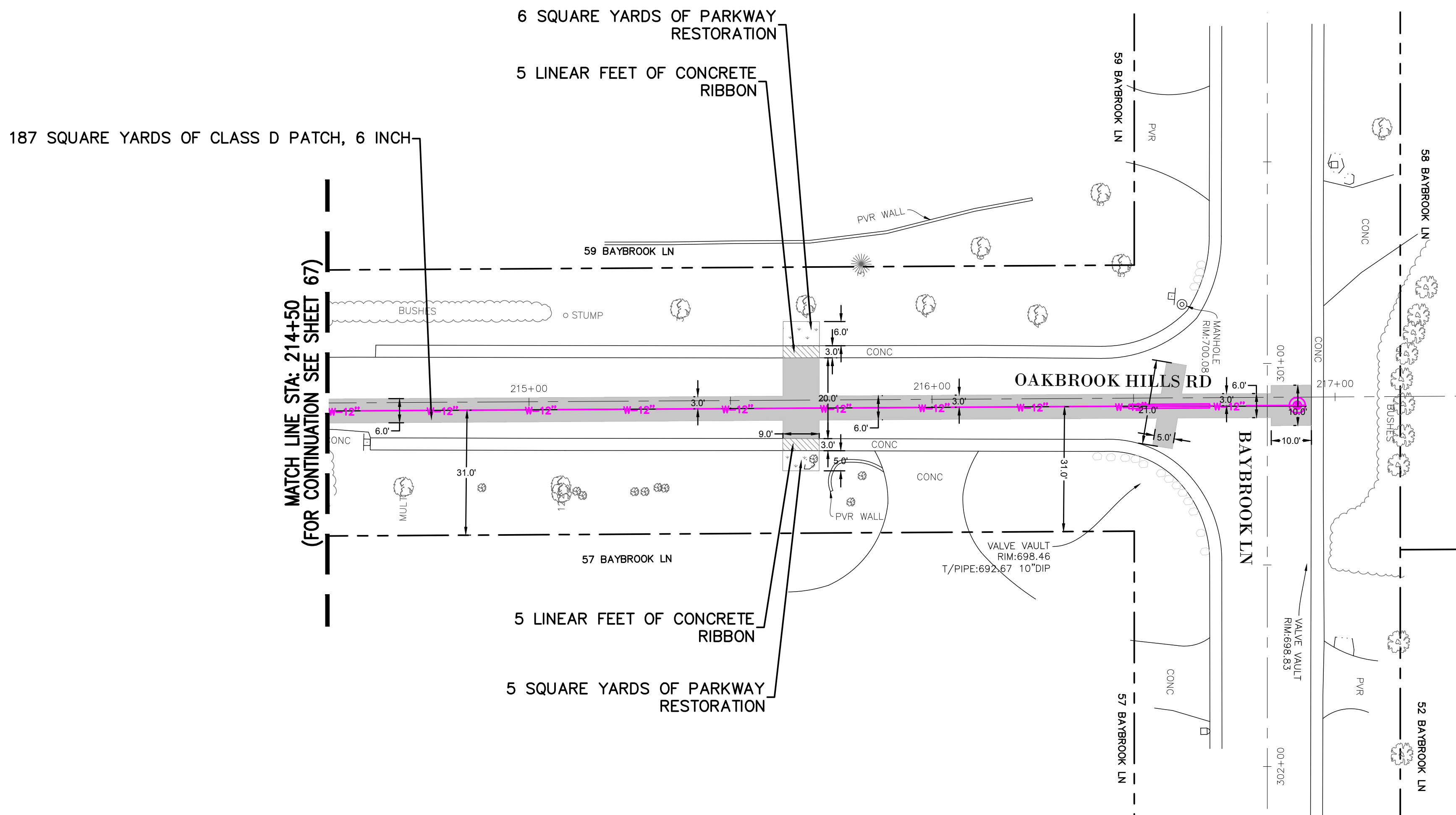
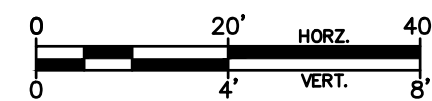
2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL

TITLE:

OAKBROOK HILLS RD
RESTORATION/EROSION CONTROL
PLAN VIEW

SCALE: 1"=20' H, 1"=4" V
DATE: 10/2025
JOB NO: W25055
SHEET 67 OF 86



RESTORATION PLAN VIEW
SCALE 1" = 20'

RESTORATION HATCHES
SUMMARY

- CLASS-D PATCH,
6 INCH: 187 SY
- PARKWAY
RESTORATION: 11 SY
- CONCRETE
RIBBON: 10 FT

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

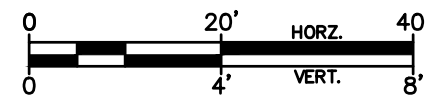
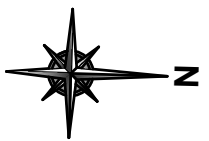
2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL

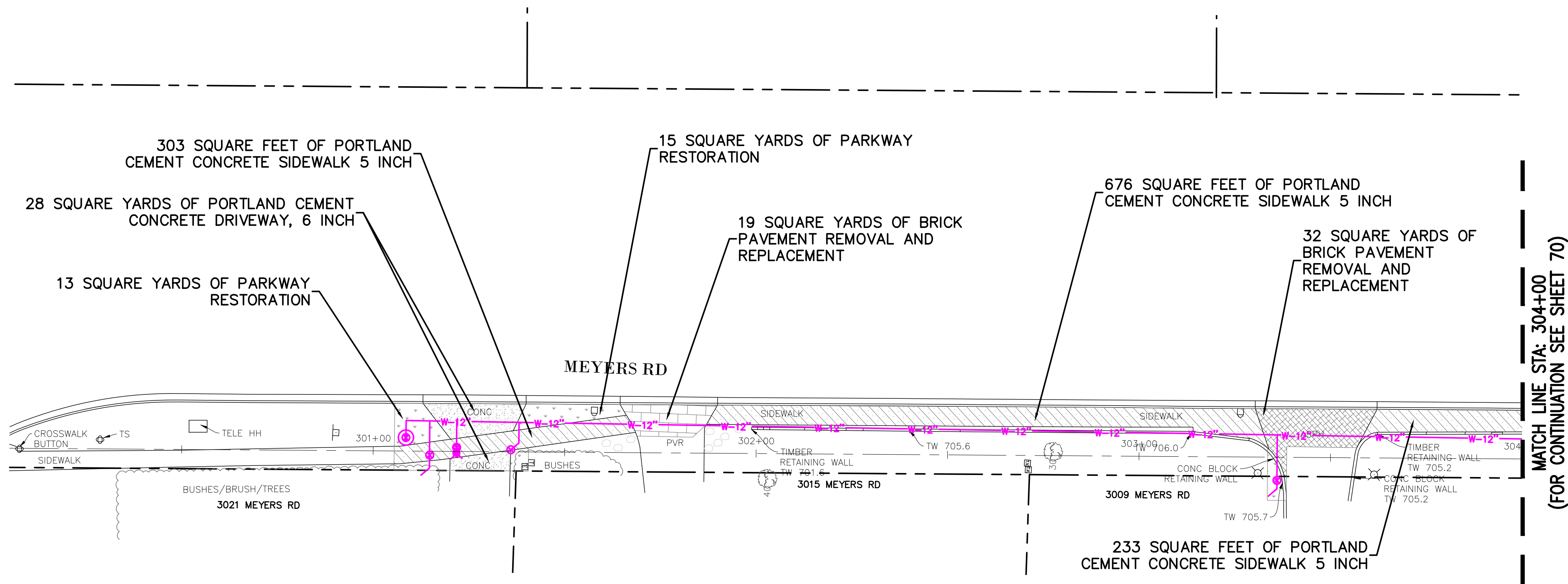
TITLE:

OAKBROOK HILLS RD
RESTORATION/EROSION CONTROL
PLAN VIEW

SCALE: 1"=20' H, 1"=4" V
DATE: 10/2025
JOB NO: W25055
SHEET 68 OF 86



NOTE:
WE ARE STILL WORKING ON WATER MAIN LOCATION ON MEYERS RD. SOME RESTORATION HATCHING MAY CHANGE. DIRECTIONAL BORING MAY BE NEEDED.



RESTORATION PLAN VIEW
SCALE 1" = 20'

RESTORATION HATCHES
SUMMARY

- PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH: 1212 SF
- PARKWAY RESTORATION: 28 SY
- PORTLAND CEMENT CONCRETE DRIVEWAY, 6 INCH: 28 SY
- BRICK PAVEMENT REMOVAL AND REPLACEMENT: 51 SY

NOTE:
CONTRACTOR TO RESTORE SIDEWALK AND CURB PER THE LATEST EDITION OF IDOT OR VILLAGE RULES AND REGULATIONS FOR CONSTRUCTION IN THE PUBLIC WAY.

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

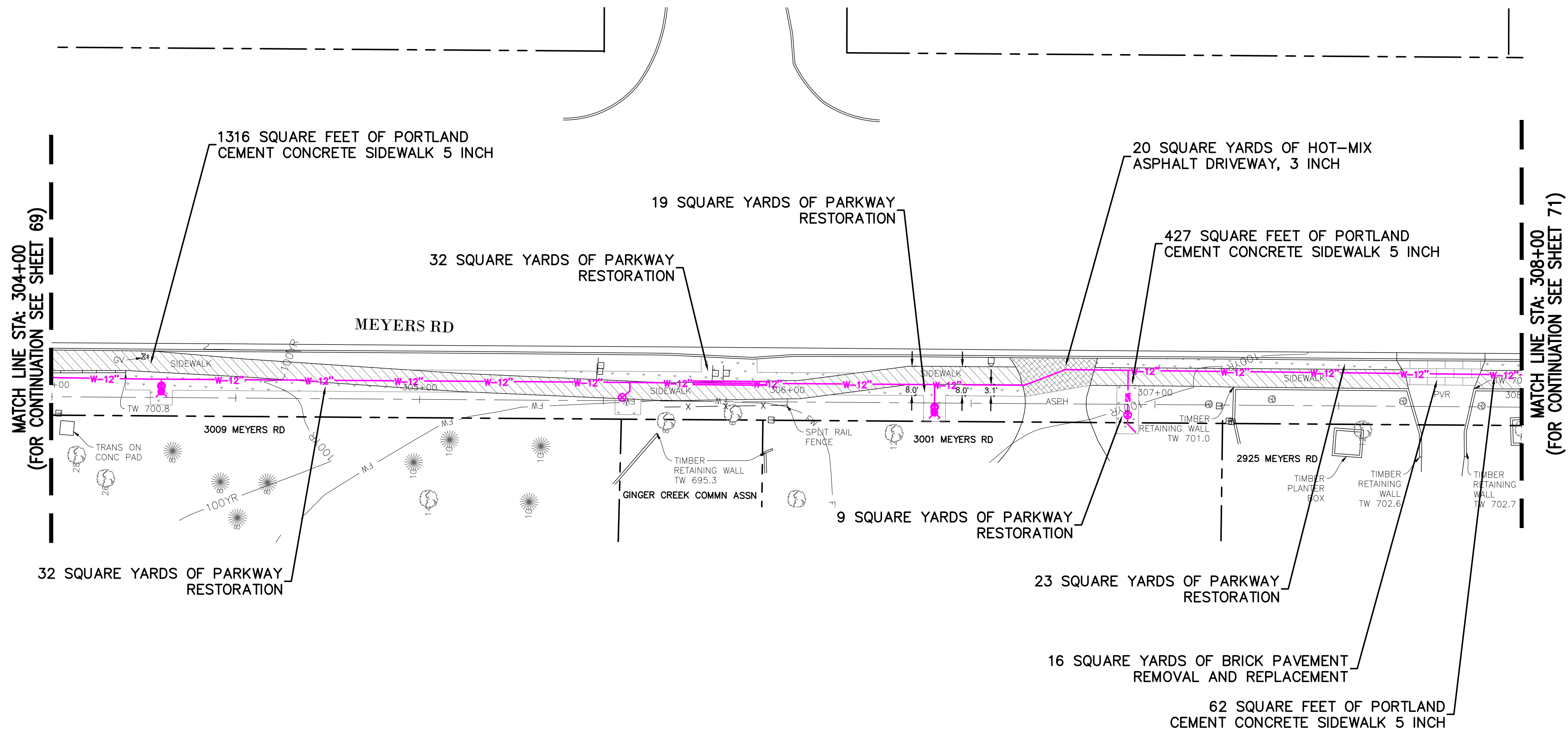
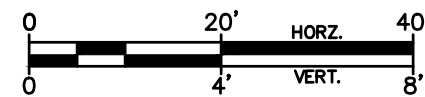
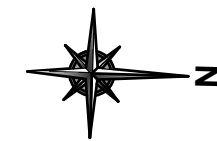
STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL

TITLE:

MEYERS RD
RESTORATION/EROSION CONTROL
PLAN VIEW

SCALE: 1"=20' H, 1"=4" V
DATE: 10/2025
JOB NO: W25055
SHEET 69 OF 86

NOTE:
WE ARE STILL WORKING ON WATER MAIN LOCATION ON MEYERS RD. SOME RESTORATION HATCHING MAY CHANGE.



RESTORATION PLAN VIEW

SCALE 1" = 20'

RESTORATION HATCHES
SUMMARY

	PORTLAND CEMENT CONCRETE SIDEWALK 5 INCH: 1805 SF
	PARKWAY RESTORATION: 115 SY
	BRICK PAVEMENT REMOVAL AND REPLACEMENT: 16 SY
	HOT-MIX ASPHALT DRIVEWAY, 3 INCH: 20 SY

NOTE:
CONTRACTOR TO RESTORE SIDEWALK AND CURB PER THE
LATEST EDITION OF IDOT OR VILLAGE RULES AND REGULATIONS
FOR CONSTRUCTION IN THE PUBLIC WAY.

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

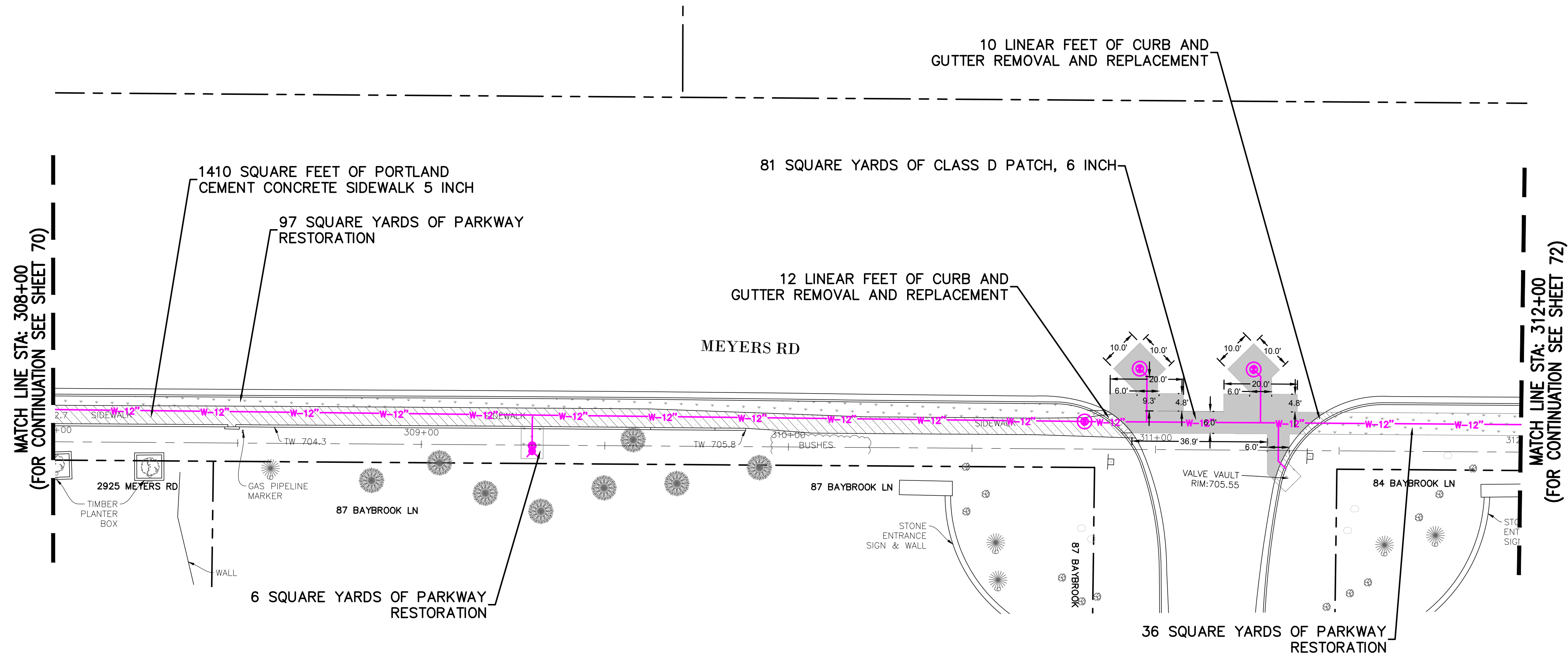
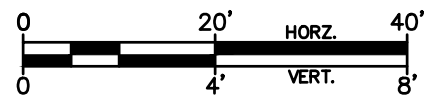
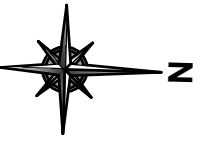
STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL

TITLE:

MEYERS RD
RESTORATION/EROSION CONTROL
PLAN VIEW

SCALE: 1"=20' H, 1"=4" V
DATE: 10/2025
JOB NO: W25055
SHEET 70 OF 86

NOTE:
WE ARE STILL WORKING ON WATER MAIN LOCATION ON MEYERS RD. SOME RESTORATION HATCHING MAY CHANGE.



RESTORATION PLAN VIEW

SCALE 1" = 20'

RESTORATION HATCHES
SUMMARY

- CLASS D PATCH,
6 INCH: 81 SY
- PORTLAND CEMENT CONCRETE
SIDEWALK 5 INCH: 1410 SF
- PARKWAY
RESTORATION: 139 SY
- CURB AND GUTTER REMOVAL
AND REPLACEMENT: 22 FT

NOTE:
CONTRACTOR TO RESTORE SIDEWALK AND CURB PER THE
LATEST EDITION OF IDOT OR VILLAGE RULES AND REGULATIONS
FOR CONSTRUCTION IN THE PUBLIC WAY.

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



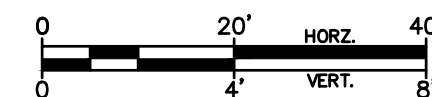
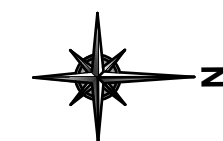
3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

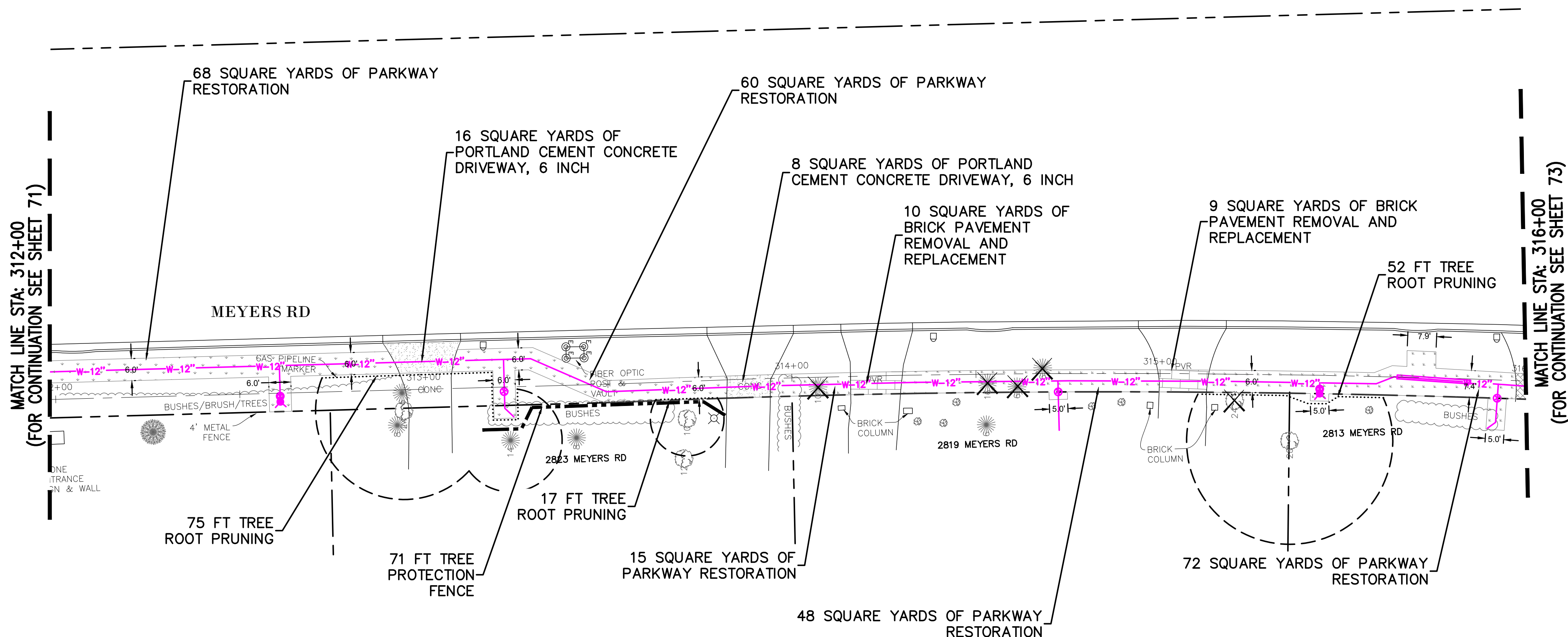
2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL

TITLE:		SCALE: 1"=20' H, 1"=4" V
MEYERS RD RESTORATION/EROSION CONTROL PLAN VIEW		DATE: 10/2025
		JOB NO: W25055
		SHEET 71 OF 86



NOTE:
WE ARE STILL WORKING ON WATER MAIN LOCATION ON MEYERS RD. SOME RESTORATION HATCHING MAY CHANGE.



RESTORATION PLAN VIEW
SCALE 1" = 20'

RESTORATION HATCHES
SUMMARY

- PARKWAY RESTORATION: 263 SY
- BRICK PAVEMENT REMOVAL AND REPLACEMENT: 19 SY
- PORTLAND CEMENT CONCRETE DRIVEWAY, 6 INCH: 24 SY
- TREE PROTECTION FENCE (PAID FOR AS TEMPORARY FENCE)
- ROOT PROTECTION ZONE
- TREE ROOT PRUNING

NOTE:
CONTRACTOR TO RESTORE SIDEWALK AND CURB PER THE LATEST EDITION OF IDOT OR VILLAGE RULES AND REGULATIONS FOR CONSTRUCTION IN THE PUBLIC WAY.

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

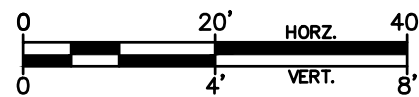
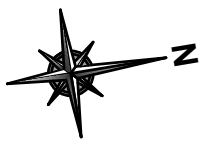
2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL

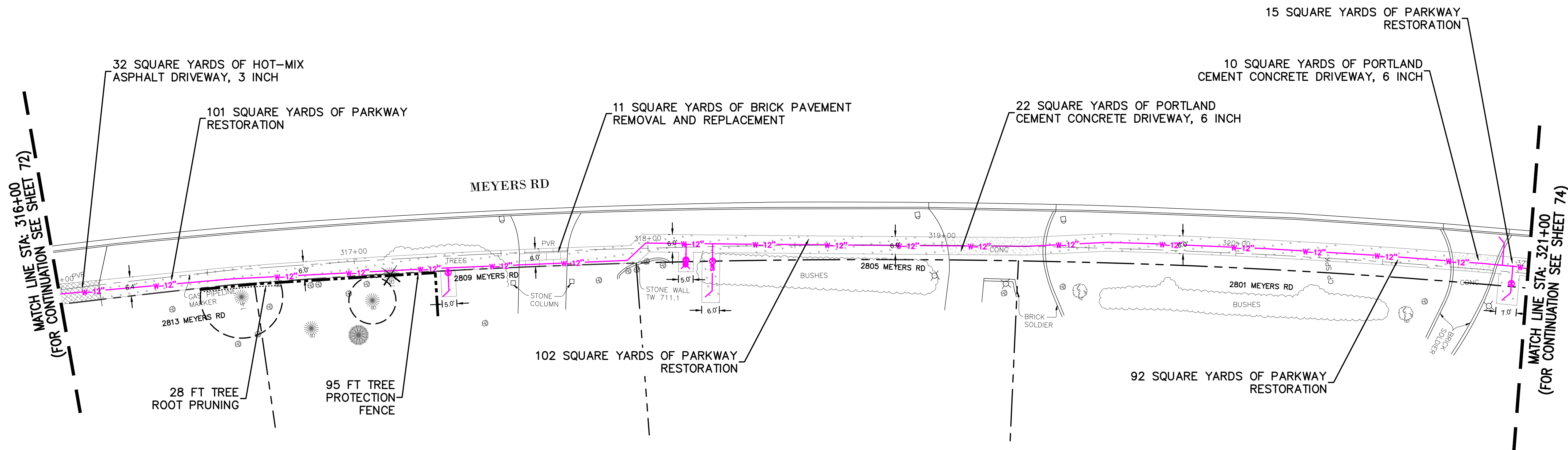
TITLE:

MEYERS RD
RESTORATION/EROSION CONTROL
PLAN VIEW

SCALE: 1"=20' H, 1"=4" V
DATE: 10/2025
JOB NO: W25055
SHEET 72 OF 86

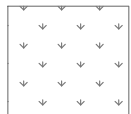
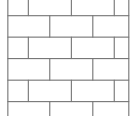
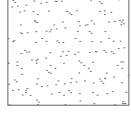
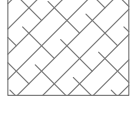


NOTE:
WE ARE STILL WORKING ON WATER MAIN LOCATION ON MEYERS RD. SOME RESTORATION HATCHING MAY CHANGE.



RESTORATION PLAN VIEW
SCALE 1" = 20'

RESTORATION HATCHES
SUMMARY

-  PARKWAY RESTORATION: 310 SY
-  BRICK PAVEMENT REMOVAL AND REPLACEMENT: 11 SY
-  PORTLAND CEMENT CONCRETE DRIVEWAY, 6 INCH: 32 SY
-  HOT-MIX ASPHALT DRIVEWAY, 3 INCH: 32 SY
-  TREE PROTECTION FENCE (PAID FOR AS TEMPORARY FENCE)
-  ROOT PROTECTION ZONE
-  TREE ROOT PRUNING

NOTE:
CONTRACTOR TO RESTORE SIDEWALK AND CURB PER THE LATEST EDITION OF IDOT OR VILLAGE RULES AND REGULATIONS FOR CONSTRUCTION IN THE PUBLIC WAY.

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

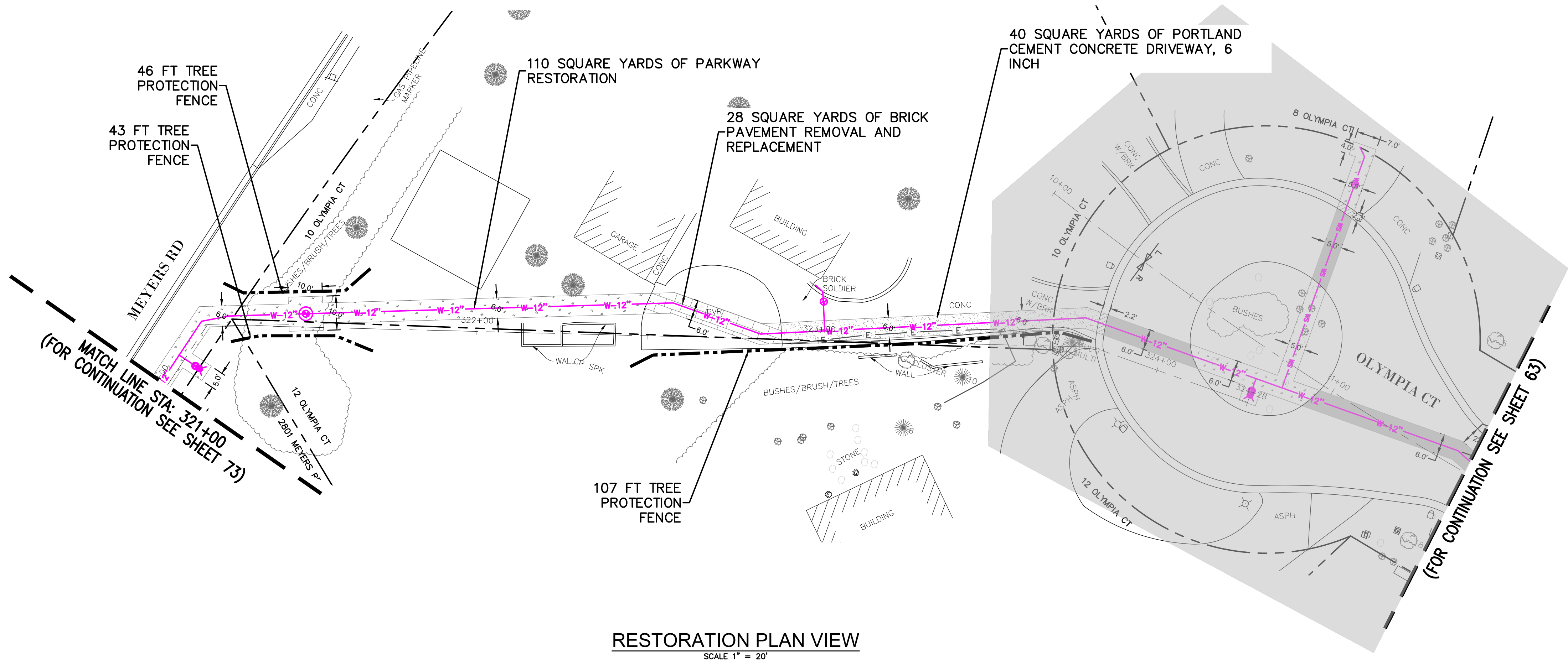
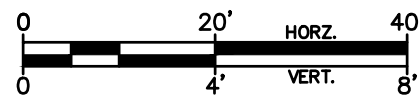
STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL

TITLE:

MEYERS RD
RESTORATION/EROSION CONTROL
PLAN VIEW

SCALE: 1"=20' H, 1"=4" V
DATE: 10/2025
JOB NO: W25055
SHEET 73 OF 86

NOTE:
WE ARE STILL WORKING ON WATER MAIN LOCATION ON MEYERS RD. SOME RESTORATION HATCHING MAY CHANGE.



RESTORATION PLAN VIEW
SCALE 1" = 20'

RESTORATION HATCHES
SUMMARY

- PARKWAY RESTORATION: 110 SY
- BRICK PAVEMENT REMOVAL AND REPLACEMENT: 28 SY
- PORTLAND CEMENT CONCRETE DRIVEWAY, 6 INCH: 40 SY
- TREE PROTECTION FENCE (PAID FOR AS TEMPORARY FENCE)
- ROOT PROTECTION ZONE
- TREE ROOT PRUNING

NOTE:
CONTRACTOR TO RESTORE SIDEWALK AND CURB PER THE LATEST EDITION OF IDOT OR VILLAGE RULES AND REGULATIONS FOR CONSTRUCTION IN THE PUBLIC WAY.

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

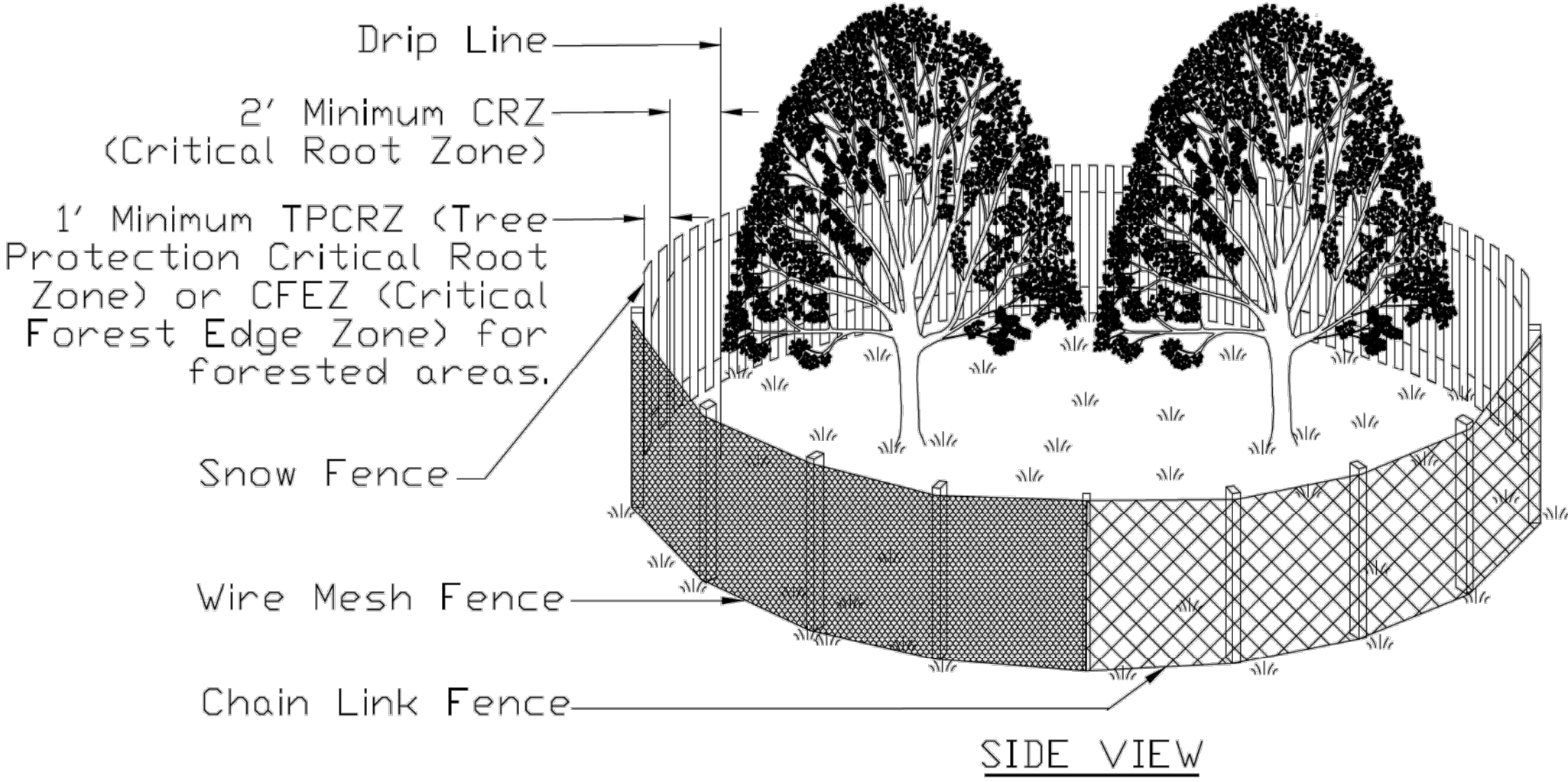
2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

STORMWATER IMPROVEMENTS
VILLAGE OF OAK BROOK, IL

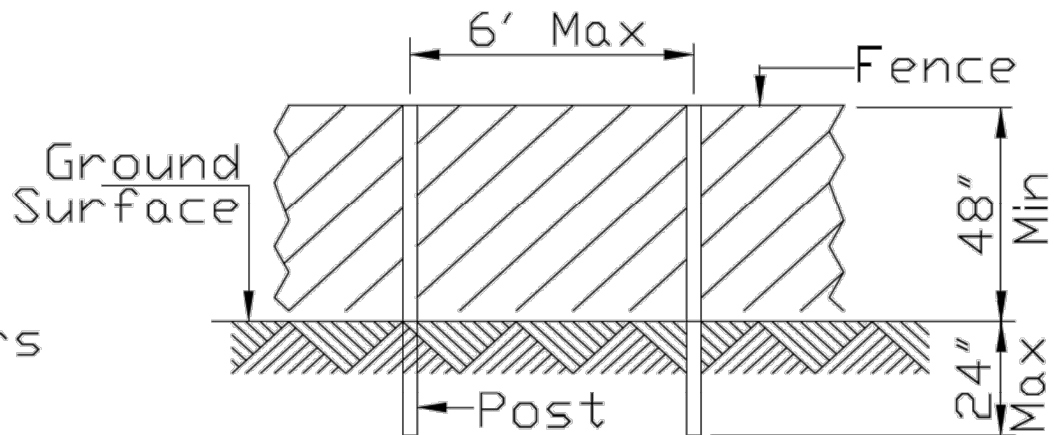
TITLE:
MEYERS RD & OLYMPIA CT
RESTORATION/EROSION CONTROL
PLAN VIEW

SCALE: 1"=20' H, 1"=4" V
DATE: 10/2025
JOB NO: W25055
SHEET 74 OF 86

TREE PROTECTION - FENCING
 (Moderately Urbanized to Open Space Areas)



SIDE VIEW



POST AND FENCE DETAIL

NOTES:

1. Call J.U.L.I.E. (800-892-0123) for the location of existing utilities 48 hours prior to commencement of work.
2. The CRZ is located 2' from the farthest outreaching branch (drip edge) or the distance as determined by the ISA trunk diameter method or whichever is greater.
3. The fence shall be located 1' from the Critical Root Zone (CRZ) of the protected tree, thus creating the Tree Protection Critical Root Zone (TPCRZ) and the Critical Forest Edge Zone (CFEZ) for forested areas.
4. Fence Posts shall be either 6' steel posts @ 1.33Lbs./Ft. or 2" x 2" nominal wood posts.
5. For projects without highly significant or historical trees and that will last for less than 6 months duration, a non-treated wood lath snow fence or wire mesh fencing shall be used with appropriate posts that are securely anchored into the ground. For projects over 6 months in duration or trees considered significant or historical, a chain link fence with Construction Specification Chain Link Fence IUM 91 or better (as approved by the local Forester per local ordinances singularly or in tandem with the project Engineer) shall be used. Fencing shall be a minimum height of 4'. For chain link fencing, metal posts shall be placed 6' on center (OC) and the fencing securely anchored to the post.
6. Outside the TPCRZ or CFEZ, erosion and sediment control measures shall be installed to prevent sediment reaching the TPCRZ or the CFEZ. These measures shall extend out from the fence 10' and shall be continuous around the perimeter of the fence. These measures include, but are not limited to vegetative filter strip, rolled excelsior blankets and mulch with a 3" to 5" depth. Other measures may be used if approved by the Professional Forester, Certified Arborist or Horticulturalist. Installation shall cause no disturbance to soils.

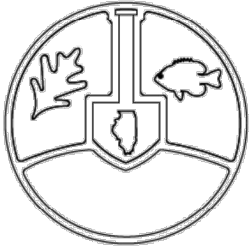
REFERENCE

Project _____

Designed _____ Date _____

Checked _____ Date _____

Approved _____ Date _____



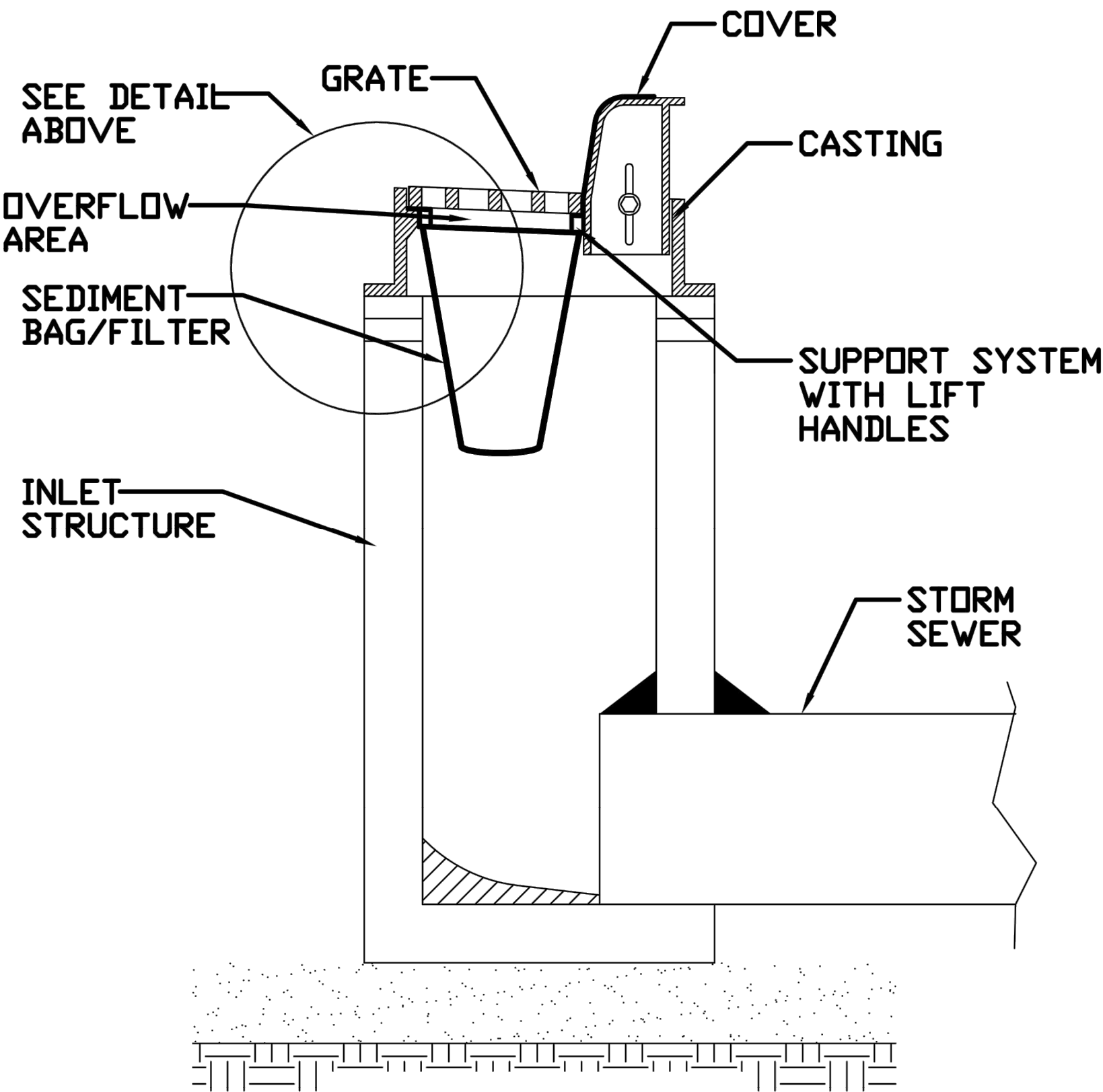
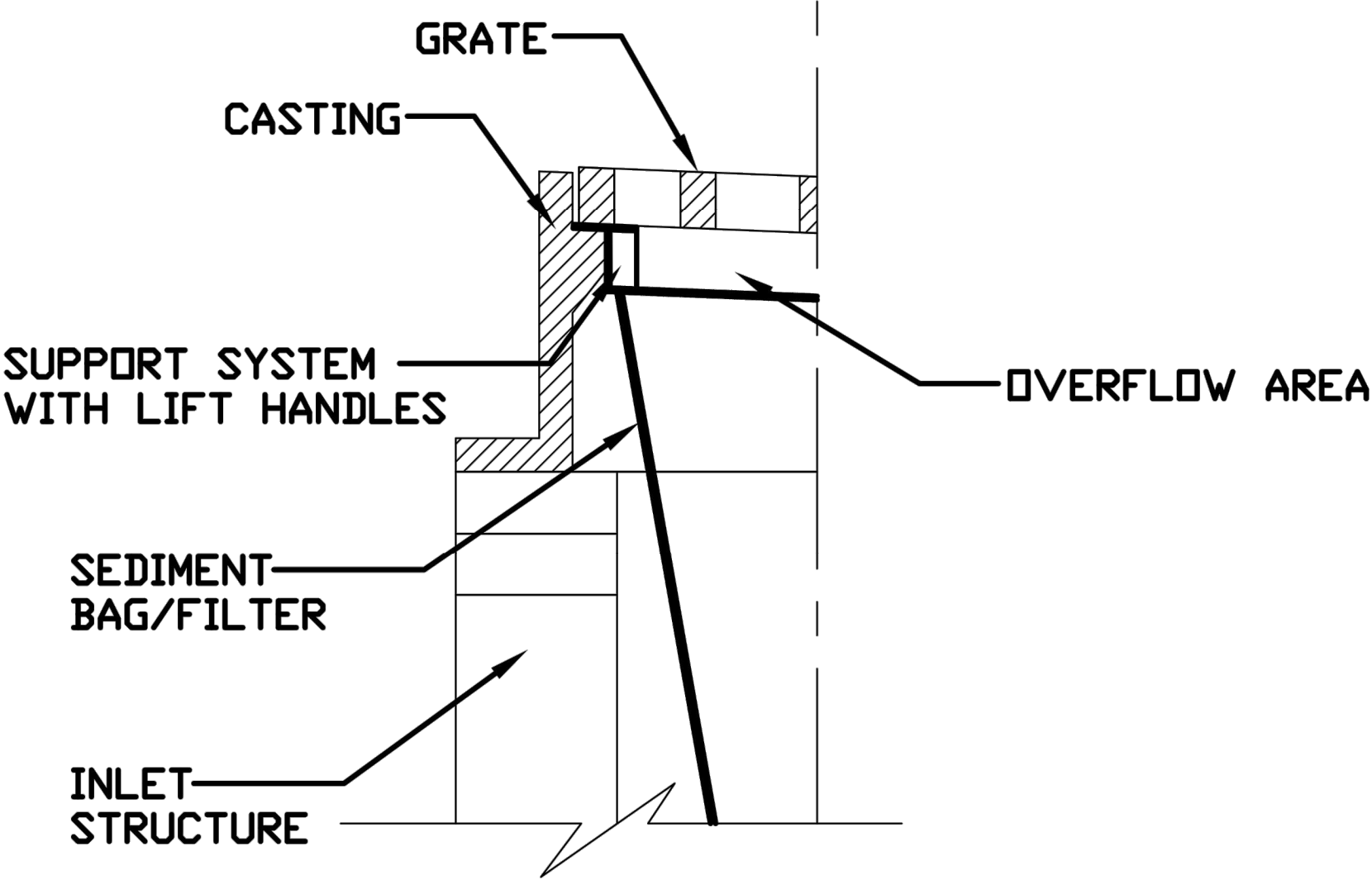
STANDARD DWG. NO.

IUM-690-A

SHEET 1 OF 1

DATE 09-14-2017

INLET PROTECTION - PAVED AREAS
 DROP-IN PROTECTION



REFERENCE

Project _____

Designed _____ Date _____

Checked _____ Date _____

Approved _____ Date _____



STANDARD DWG. NO.

IUM-561D

SHEET 1 OF 1

DATE 01-11-11

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
1.X/2025	SF	---			

DRAWN BY: SF

CHECKED BY: MM

APPROVED BY: MM



35701 WEST AVENUE, SUITE 150
 WARRENVILLE, ILLINOIS 60555
 PHONE (630) 393-3060
 FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
 CHICAGO, ILLINOIS 60606
 PHONE (312) 474-7841
 FAX (312) 474-6099

2416 GALEN DRIVE
 CHAMPAIGN, ILLINOIS 61821
 PHONE (217) 351-6268
 FAX (217) 355-1902

WATERMAIN IMPROVEMENT
 VILLAGE OF OAK BROOK, IL

TITLE:

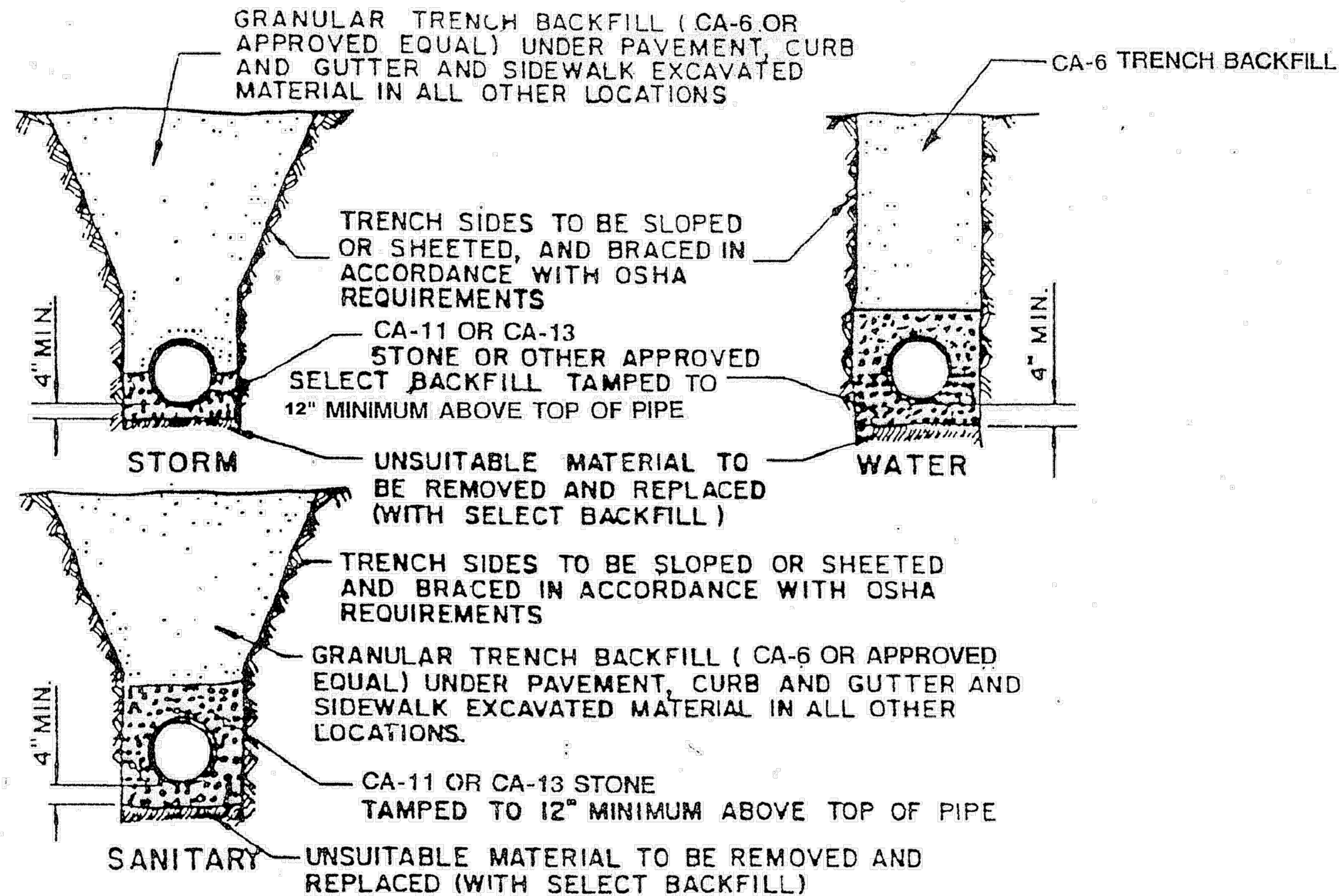
DETAILS

SCALE: N/A

DATE: 10/2025

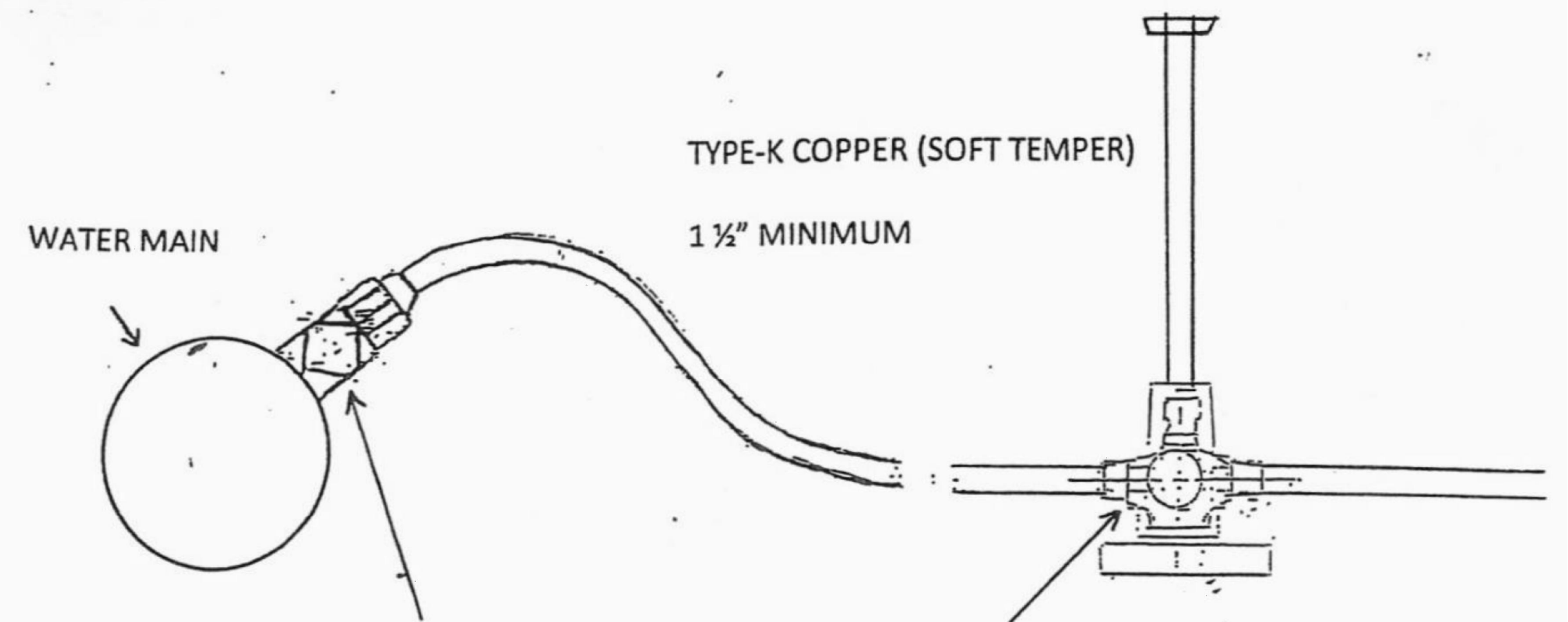
JOB NO: W25055

SHEET 75 OF 86



TRENCH DETAILS

WATER TAP



CORP STOPS (NO DIRECT TAPS)

MUELLER B 25000-FLARE

A.Y. MC DONALD 4701 B - FLARE

FORD FB 600 SERIES

NOTE: A.Y. MC DONALD 1/8" OR 1/4" BENDS

MUST BE INSTALLED WITH CORPS.

1/4" BEND FLARE X FLARE 4776B

1/4" BEND FLARE X COMPRESSION 4776S-22

1/8" BEND FLARE X FLARE 4750S

1/8" BEND FLARE X COMPRESSION 4750-22

SERVICE TAPS OR RE-TAPS (NO DIRECT TAPS)

FORD FS1 TAPPING SLEEVE (SIZE OF MAIN X 15")

CASCADE CRT-1 (SIZE OF MAIN X 15")

SMITH & BLAIR #372 FOR PLASTIC MAIN

NOTE: LARGER CLAMPS MAY BE REQUIRED

DEPENDING ON CONDITION OF THE MAIN.

CURB STOPS (BALL STYLE ONLY)

MUELLER - 25155 (COMP) B-25154 (FLARE)

A.Y. MC DONALD 6104-22 (COMP) 6104 (FLARE)

FORD B44-333M (COMP) B22-333M (FLARE)

UNIONS

MUELLER H-1053 (COMP) H-15400 (FLARE)

A.Y. MC DONALD 4758 T (COMP) 4758 (FLARE)

FORD C-44 (COMP) C-22 (FLARE)

B-BOX'S

MUELLER H-10300

A.Y. MC DONALD #5615 (1 1/4" PLUG & LID)

FORD MINNEAPOLIS PATTERN (1 1/4" PLUG & LID)

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
1.X/2025	SF	---			
			DRAWN BY: SF		
			CHECKED BY: MM		
			APPROVED BY: MM		



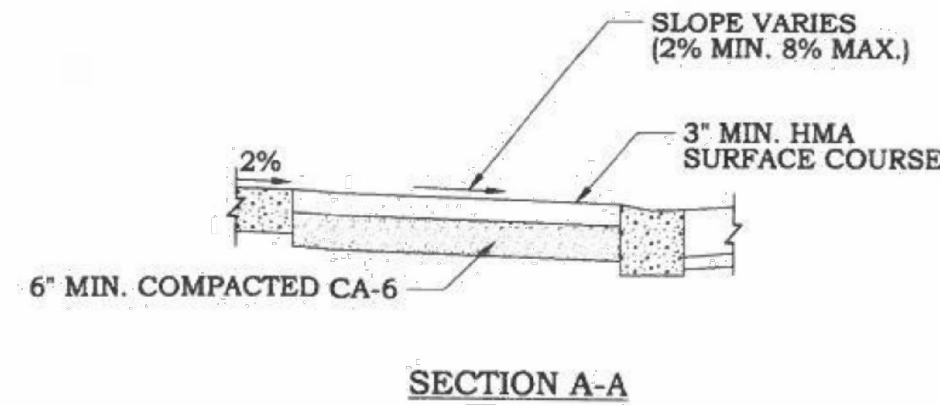
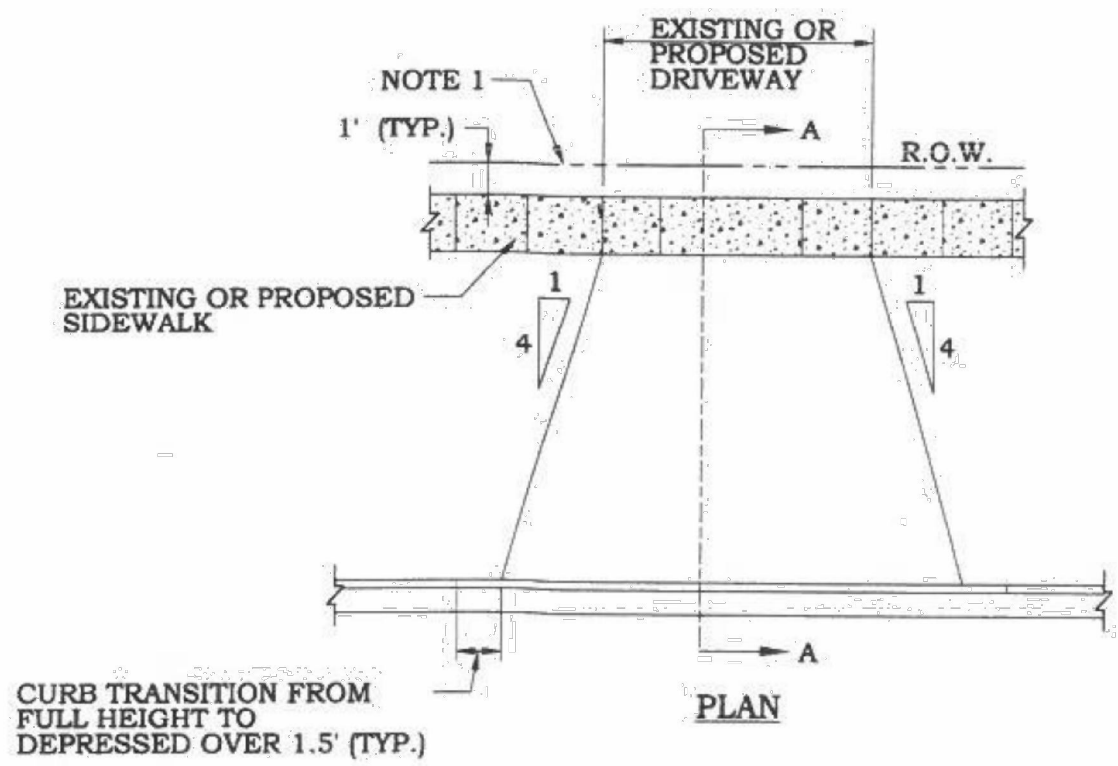
35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

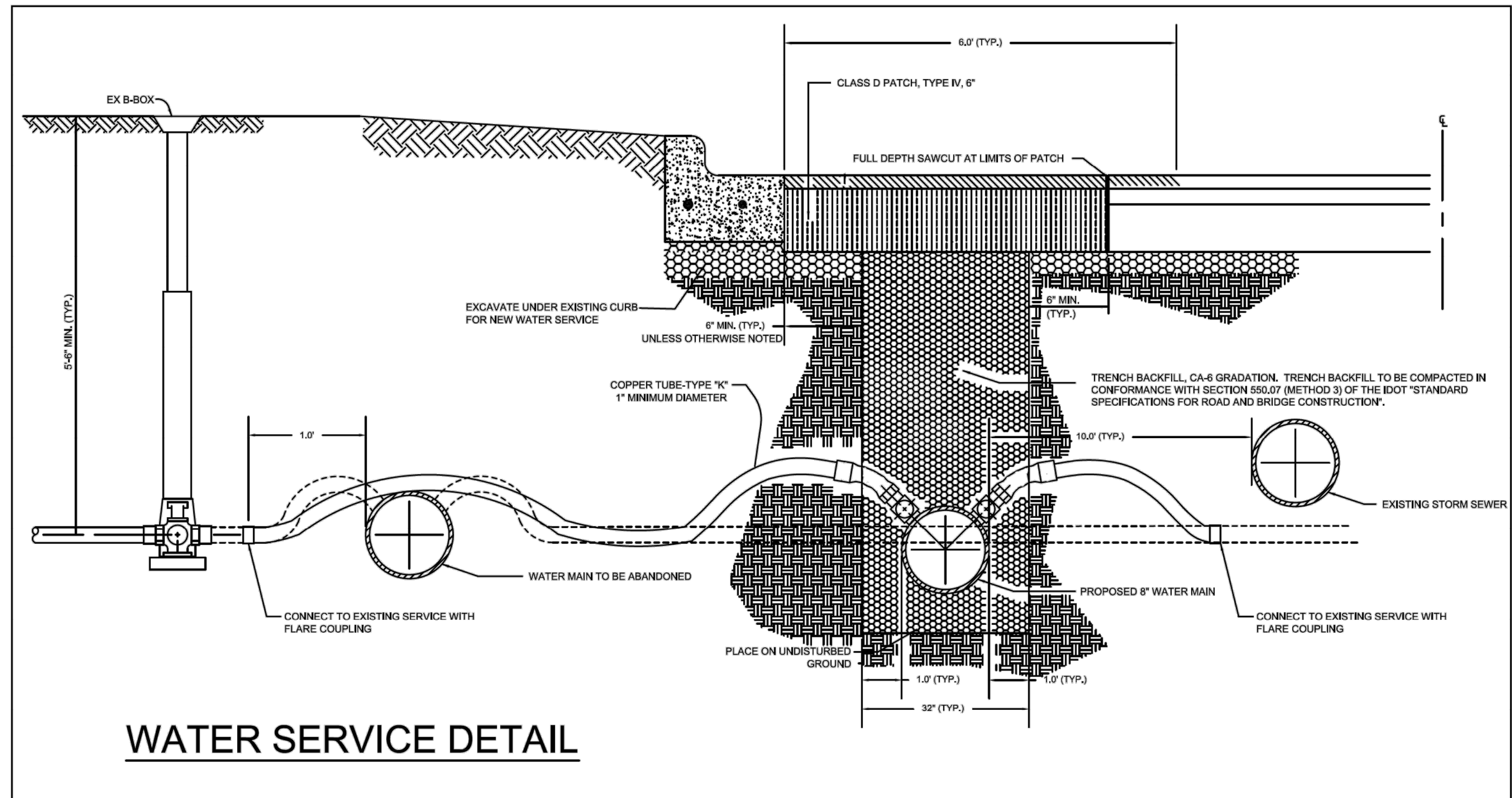
WATERMAIN IMPROVEMENT
VILLAGE OF OAK BROOK, IL

TITLE:	DETAILS	SCALE: N/A
		DATE: 10/2025
		JOB NO: W25055
		SHEET 76 OF 86



- NOTES**
1. DRIVEWAY WIDTH AT R.O.W. SHALL BE A MAXIMUM OF 20 FEET.
 2. NO MANHOLES, INLETS, VALVE VAULTS, B-BOXES, OR OTHER STRUCTURES ARE ALLOWED IN APPROACH OR SIDEWALK.

HMA RESIDENTIAL DRIVEWAY APPROACH

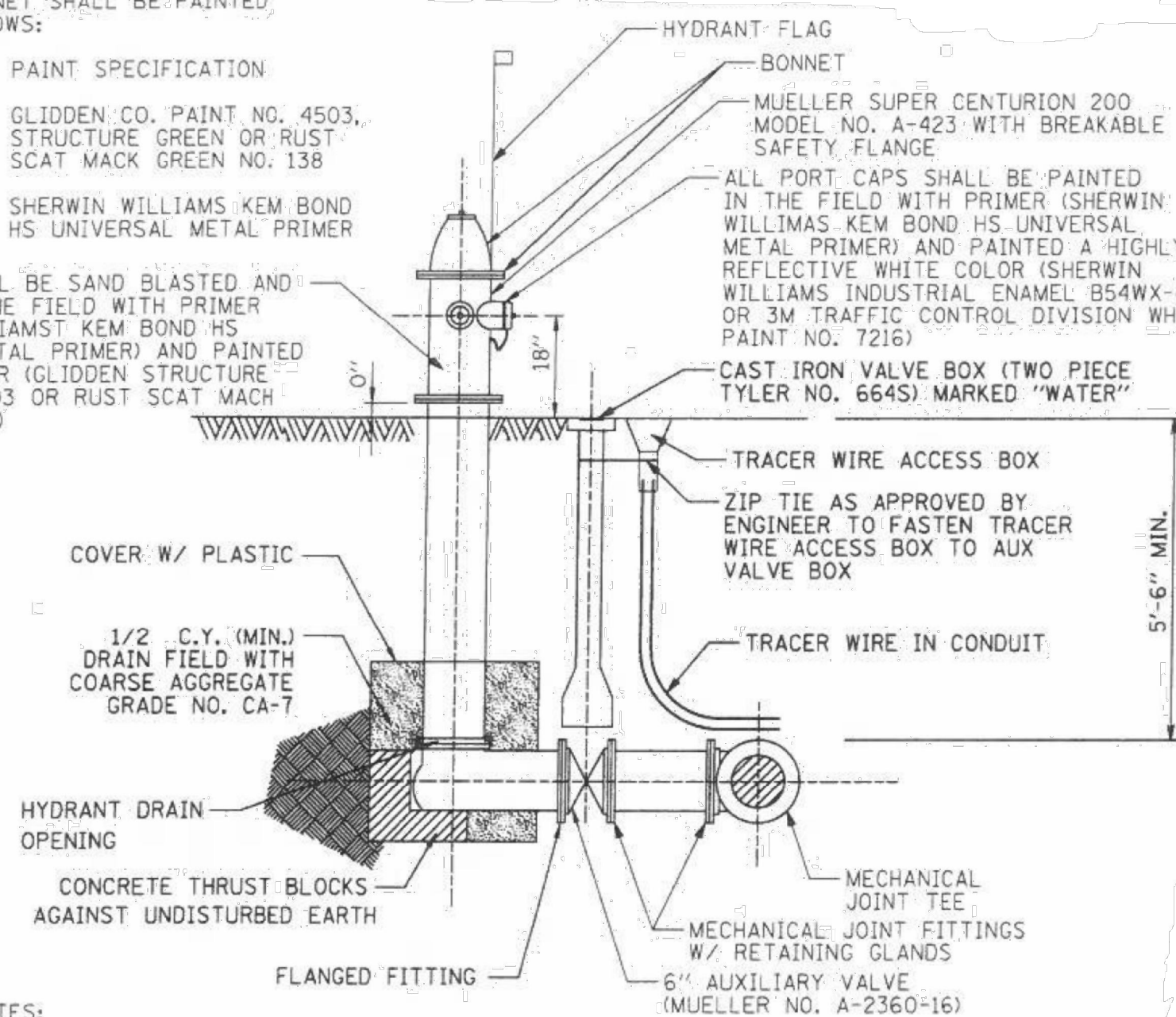


WATER SERVICE DETAIL

THE BONNET SHALL BE PAINTED AS FOLLOWS:

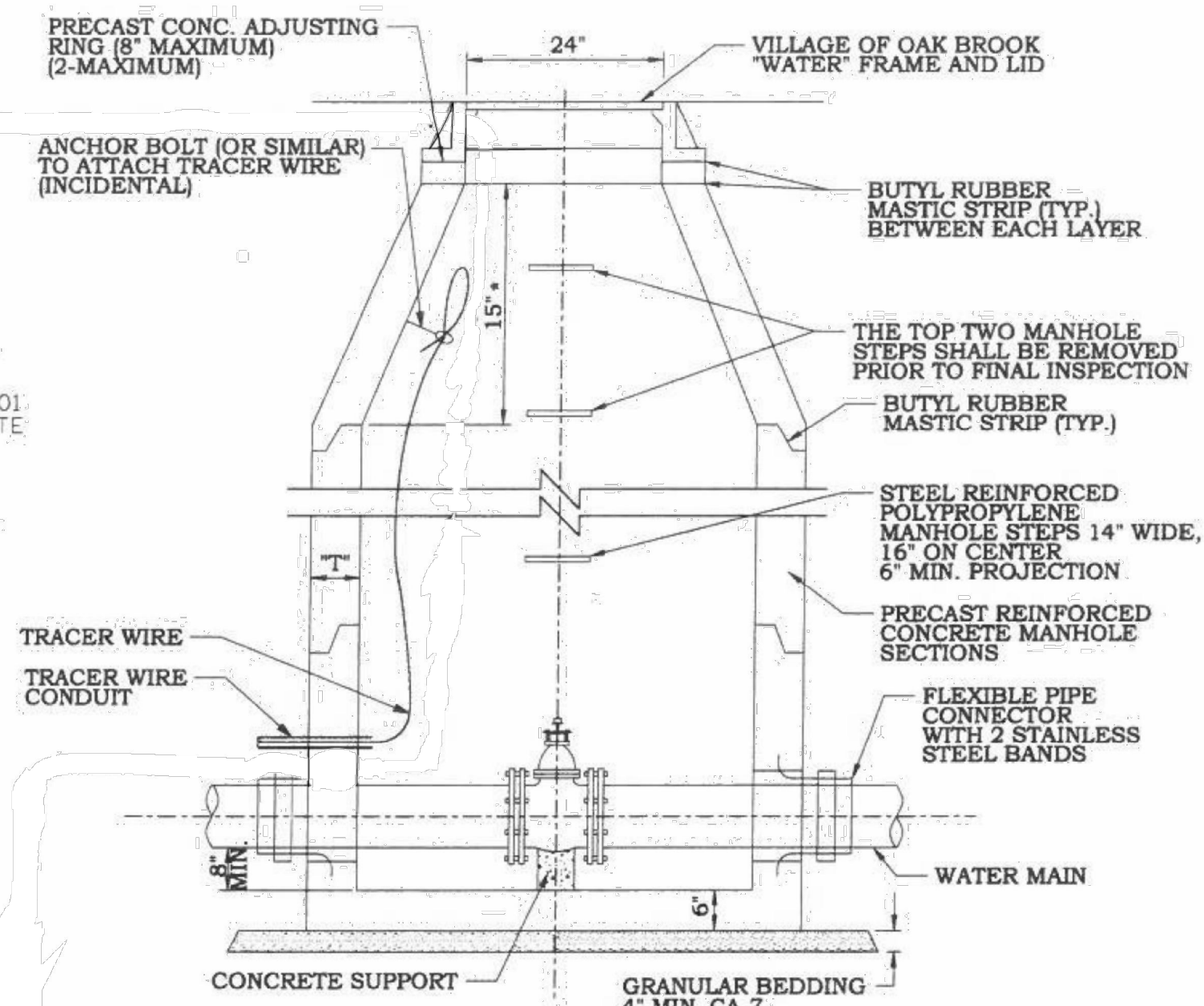
COLOR	PAINT SPECIFICATION
GREEN	GLIDDEN CO. PAINT NO. 4503, STRUCTURE GREEN OR RUST SCAT MACK GREEN NO. 138
PRIMER	SHERWIN WILLIAMS KEM BOND HS UNIVERSAL METAL PRIMER

HYDRANT SHALL BE SAND BLASTED AND PAINTED IN THE FIELD WITH PRIMER (SHERWIN WILLIAMS KEM BOND HS UNIVERSAL METAL PRIMER) AND PAINTED A GREEN COLOR (GLIDDEN STRUCTURE GREEN NO. 4503 OR RUST SCAT MACK GREEN NO. 138)



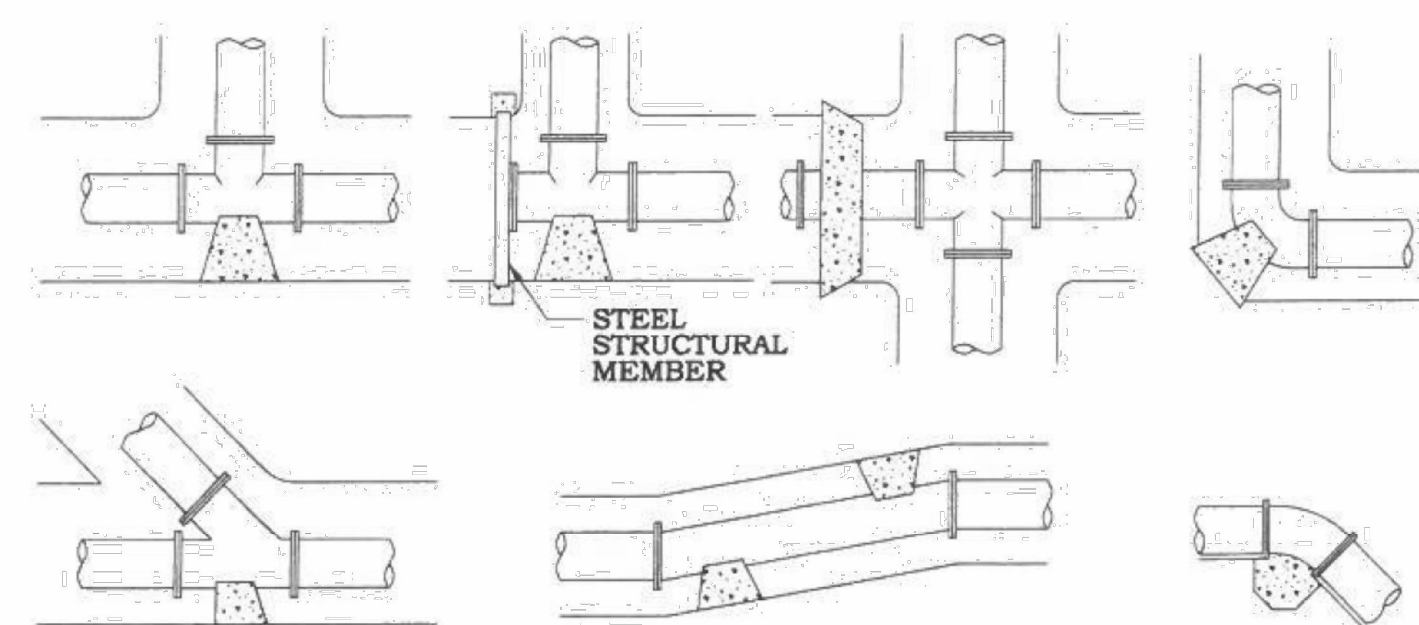
- NOTES:**
1. CONCRETE THRUST BLOCKS SHALL NOT BLOCK OR OBSTRUCT HYDRANT DRAIN.
 2. FIRE HYDRANT PORT CAP SHALL BE PLACED 5' MIN. OFF BOC.

FIRE HYDRANT WITH AUXILIARY VALVE AND VALVE BOX



- NOTES:**
1. CONCENTRIC CONE REQUIRED.
 2. USE 4'-0" DIAMETER FOR WATER MAIN SIZES THRU 8".
 3. USE 5'-0" DIAMETER FOR WATER MAIN SIZES 10" AND GREATER, AND FOR ALL PRESSURE CONNECTIONS.
 4. THICKNESS "T"=4" MIN. FOR 4' DIAMETER AND 5' MIN. FOR 5' DIAMETER VAULTS.
 5. ALL PRECAST VAULT SECTIONS SHALL BE BITUMINOUS COATED.
 6. UNLESS OTHERWISE SPECIFIED HEREIN CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STD. SPEC. FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, LATEST EDITION.

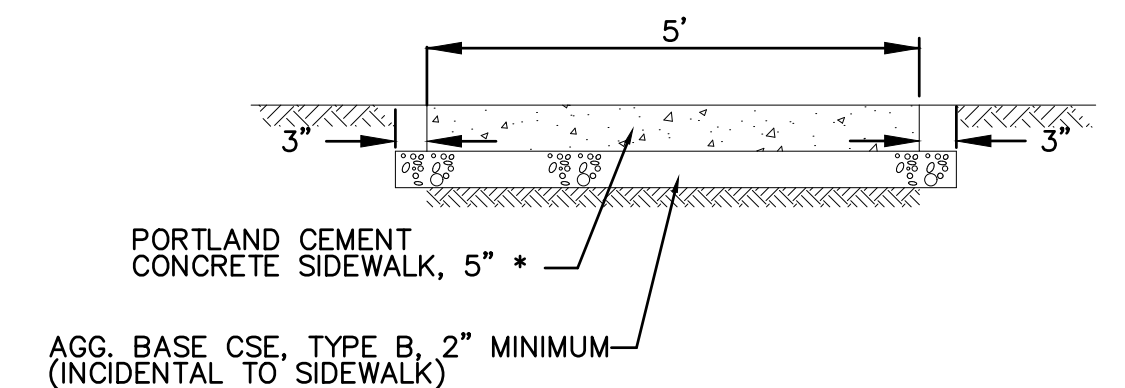
VALVE VAULTS



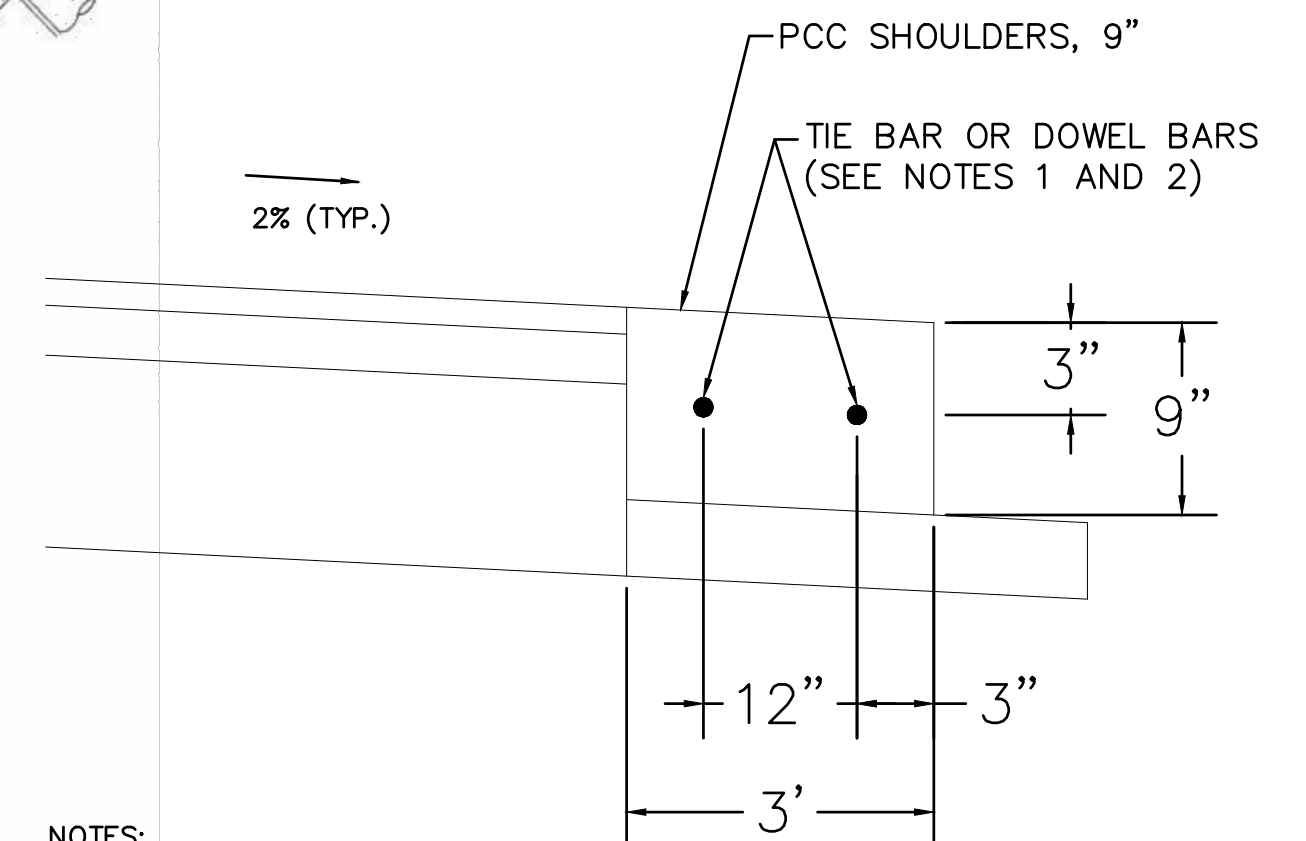
BEARING AREA (SQ. FT.)					
PIPE SIZE	TEE/PLUG	90 DEG.	45 DEG.	22 1/2°	11 1/4°
6	4	2	1	1	1
8	6	4	3	1	1
10	7	5	3	2	1
12	8	6	4	3	2
14	12	9	6	4	3
16	15	12	7	5	3
18	18	15	9	5	4
24	40	30	15	10	5

- NOTES:**
1. ALL BLOCKING SHALL BE POURED CONCRETE AGAINST UNDISTURBED EARTH.
 2. ALL BENDS OR ELBOWS GREATER THAN 11 1/4° SHALL HAVE THRUST BLOCKING.
 3. IN ADDITION TO THRUST BLOCKING, ALL MECHANICAL JOINTS, BENDS OVER 11 1/4° AND FIRE HYDRANTS SHALL HAVE "MEGA LUG" JOINT RESTRAINTS AND STAINLESS STEEL BOLTS AND NUTS.

WATERMAIN THRUST BLOCKING



- * INCREASE THICKNESS TO 6" AT DRIVES (INCIDENTAL TO SIDEWALK)
- SIDEWALK DETAIL**
- N.T.S.



- NOTES:**
1. REINFORCEMENT: PROVIDE TWO (2) # 4 REINFORCING BARS CONTINUOUS BETWEEN EXPANSION JOINTS, WITH SPACING AS SHOWN ABOVE.
 2. EXPANSION JOINT: 3/4" BITUMINOUS FILLER MATERIAL WITH TWO (2) #6 X 24" SMOOTH EPOXY DOWEL BARS WITH EXPANSION CAPS. INSTALL EXPANSION JOINTS AT ENDS OF ALL RADII AND A MAXIMUM OF 60' APART.
 3. CONSTRUCT THREE EQUALLY SPACED CONTRACTION JOINTS AT 20' INTERVALS BETWEEN EXPANSION JOINTS. CONTRACTION JOINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH HIGHWAY STANDARD 606001.
 4. COST OF THE REINFORCEMENT BARS SHALL BE INCLUDED IN THE UNIT PRICE FOR PCC SHOULDERS 9".

CONCRETE RIBBON, 18" DETAIL

N.T.S.

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
1.X/2025	SF	---			

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

**WATERMAIN IMPROVEMENT
VILLAGE OF OAK BROOK, IL**

TITLE:

DETAILS

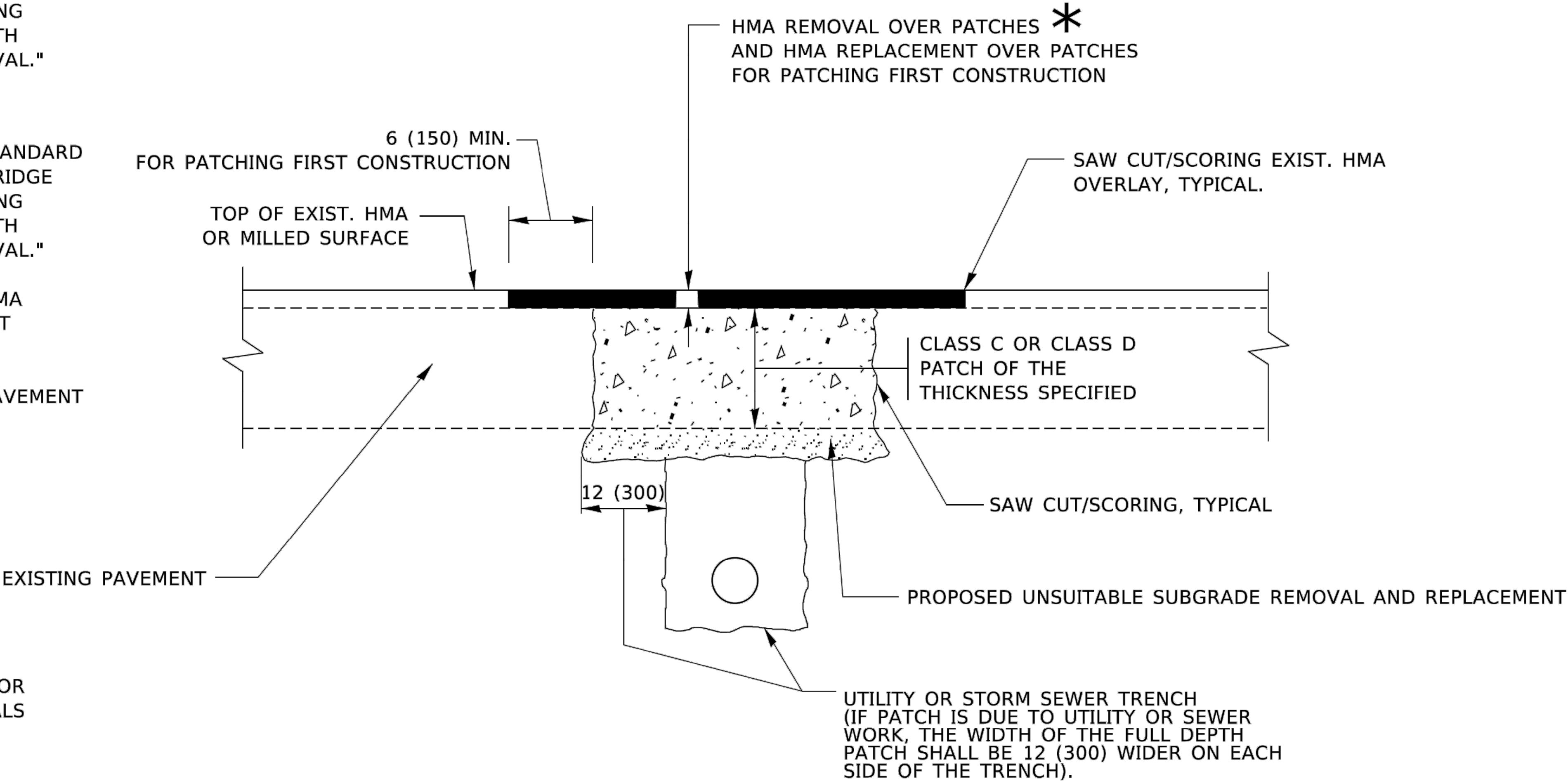
SCALE: N/A
DATE: 10/2025
JOB NO: W25055
SHEET 77 OF 86

METHOD OF MEASUREMENT

REFER TO SECTION 442 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE RECURRING SPECIAL PROVISION "PATCHING WITH HOT-MIX ASPHALT OVERLAY REMOVAL."

BASIS OF PAYMENT

- 1. REFER TO SECTION 442 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE RECURRING SPECIAL PROVISION "PATCHING WITH HOT-MIX ASPHALT OVERLAY REMOVAL."
- 2. SAW CUT/SCORING OF EXISTING HMA OVERLAY IS INCLUDED IN THE COST OF PAVEMENT PATCHING.
- 3. SAW CUT/SCORING OF EXISTING PAVEMENT IS INCLUDED IN THE COST OF PAVEMENT PATCHING.



SEQUENCE OF CONSTRUCTION (PATCHING FIRST)

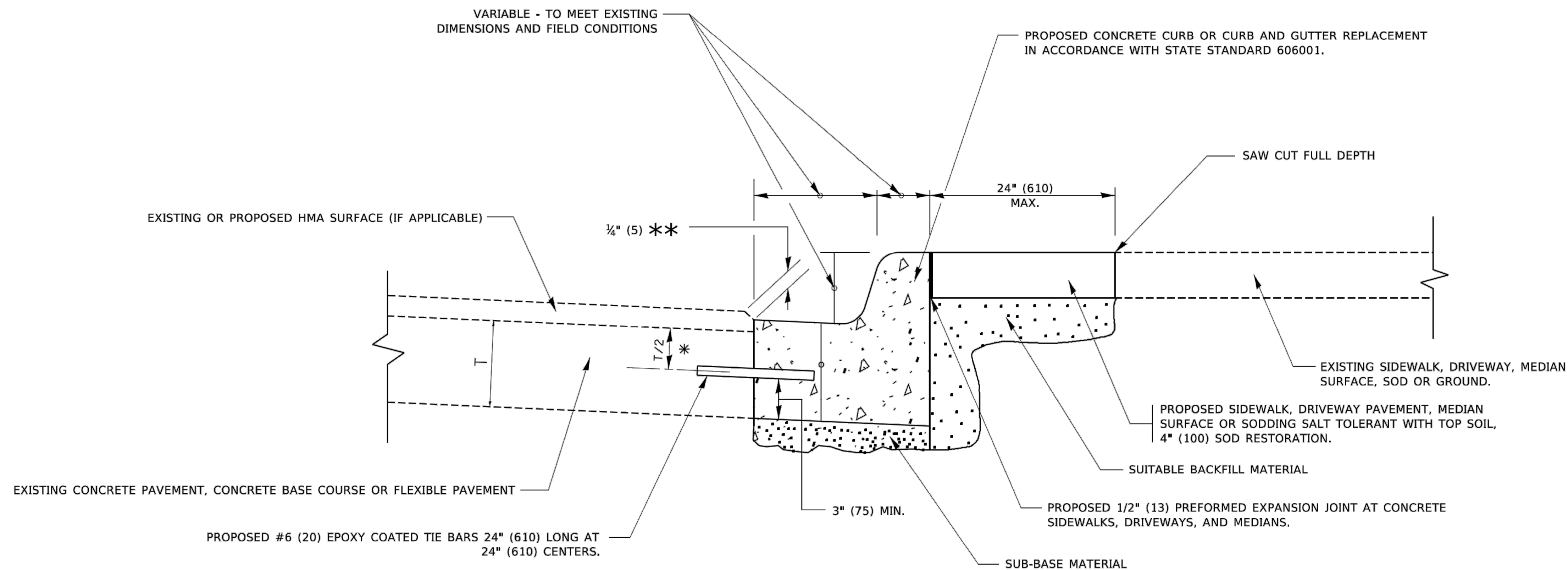
- 1. REMOVE THE EXISTING HMA MATERIAL OVER THE AREA TO BE PATCHED.
- 2. REMOVE AND REPLACE WITH CLASS C OR D PATCH.
- 3. REPLACE HMA MATERIAL OVER THE AREA TO BE PATCHED.

SEQUENCE OF CONSTRUCTION (MILLING FIRST)

- 1. MILL HMA FIRST IF THERE IS AT LEAST 4½ INCHES OR MORE OF HMA MATERIAL ON TOP OF THE EXISTING PAVEMENT OR IF THE PAVEMENT IS FULL DEPTH HMA. A MINIMUM OF 2 INCHES OF HMA MATERIAL SHALL BE IN PLACE AFTER MILLING.
- 2. REMOVE AND REPLACE WITH FULL DEPTH CLASS D PATCHES TO TOP OF MILLED SURFACE.

ALL DIMENSIONS ARE IN INCHES (MILLIMETERS) UNLESS OTHERWISE SHOWN.

PAVEMENT PATCHING FOR HMA SURFACED PAVEMENT



- * 3" (75) MINIMUM FROM TOP AND BOTTOM OF THE CONCRETE PAVEMENT OR BASE COURSE.
- ** IF THE FINAL SURFACE OF THE PAVEMENT IS CONCRETE, THE GUTTER IS TO BE FLUSH WITH THE PAVEMENT.

CURB OR CURB AND GUTTER REMOVAL AND REPLACEMENT

ALL DIMENSIONS ARE IN INCHES (MILLIMETERS) UNLESS OTHERWISE SHOWN.

REVISIONS:						DRAWN BY: SF
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	
1.X/2025	SF	----				
						CHECKED BY: MM
						APPROVED BY: MM



35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

*WATERMAIN IMPROVEMENT
VILLAGE OF OAK BROOK, IL*

TITLE:	SCALE: N/A
	DATE: 10/2025
	JOB NO: W25055
	SHEET 79 OF 86

H:\Oak Brook\W25055.00 Ginger Creek WW Storm Sewer Imprvments\CADD\CADD\W25055_COVER SHEET.dwg Updated by: sfrczykmbaomy 4/9/2025

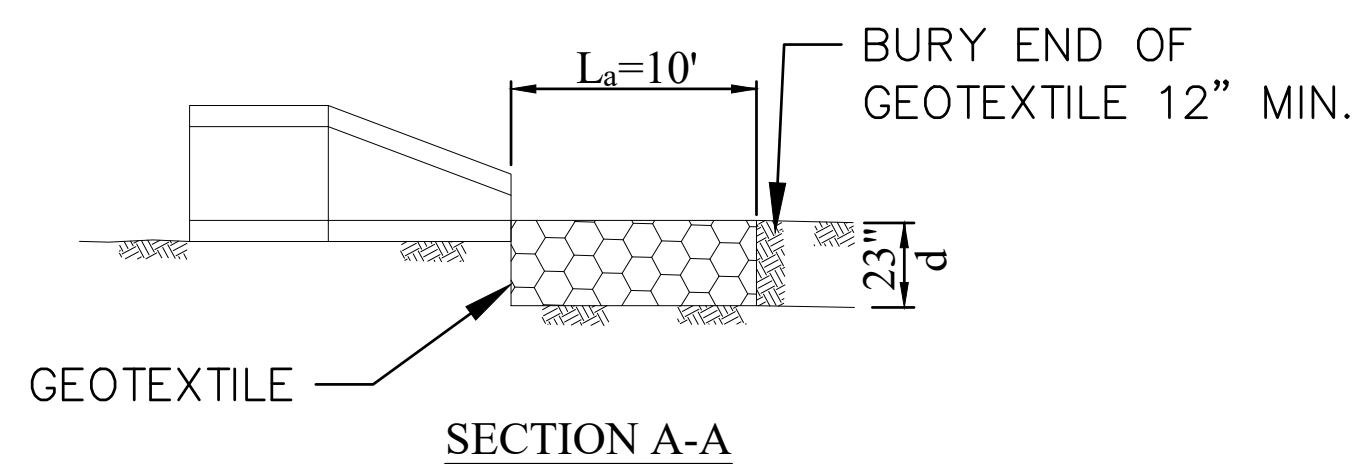
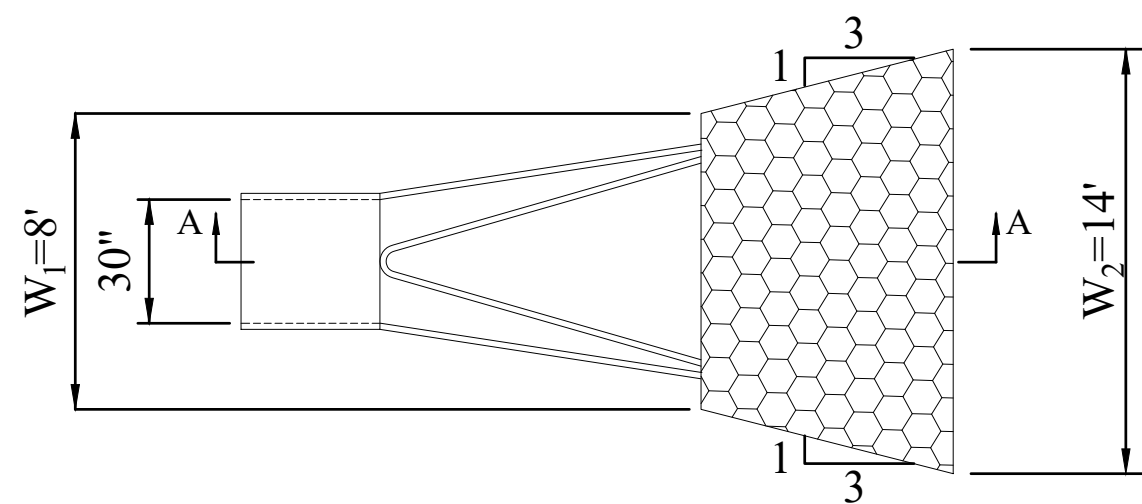


Table 10.1. Example Riprap Classes and Apron Dimensions

Class	D ₅₀ (mm)	D ₅₀ (in.)	Apron Length ¹	Apron Depth
1	125	5	4D	3.5D ₅₀
2	150	6	4D	3.3D ₅₀
3	250	10	5D	2.4D ₅₀
4	350	14	6D	2.2D ₅₀
5	500	20	7D	2.0D ₅₀
6	550	22	8D	2.0D ₅₀

¹D is the culvert rise.

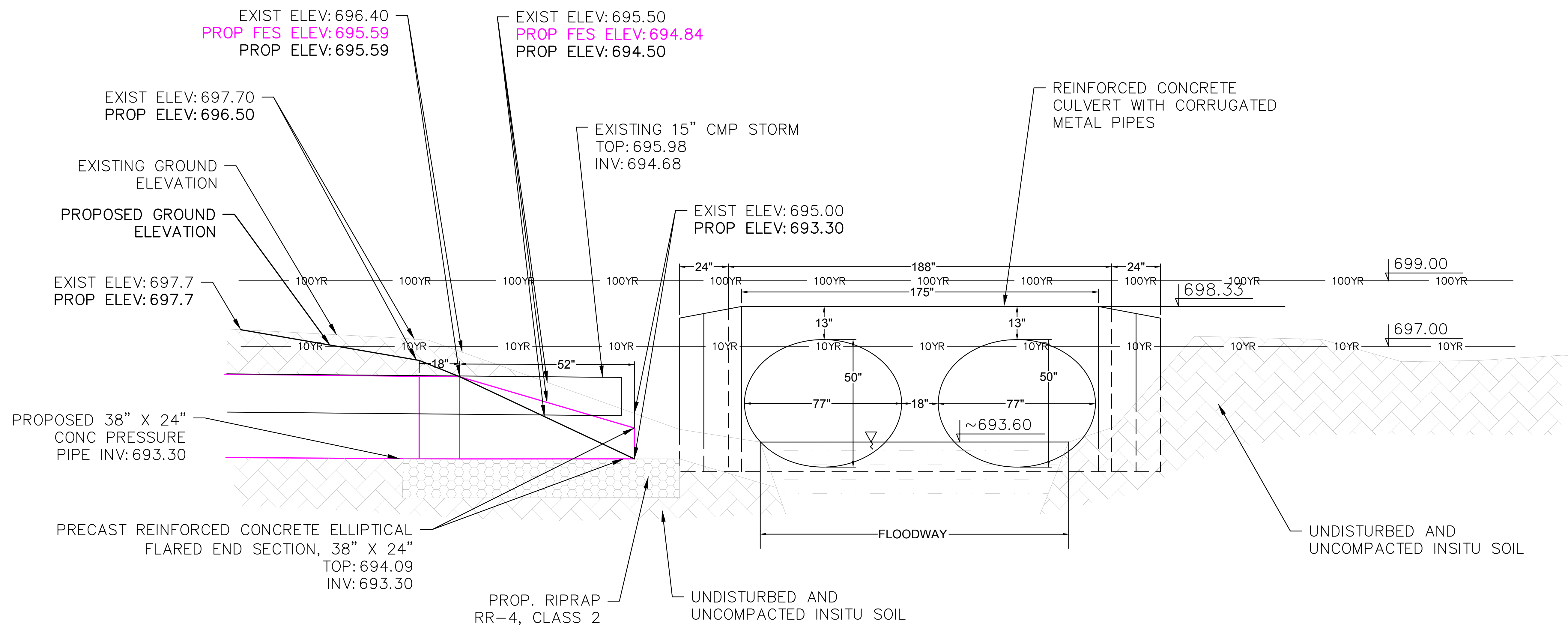
TABLE 1
ROCK RIPRAP SIZES AND THICKNESS

IDOT Gradation Number	d50 (in.)	dmax (in.)	Minimum Blanket Thickness (in.)
RR-3 1/	5	10	15
RR-4	9	14	20
RR-5	12	19	28
RR-6	15	22	32
RR-7	18	27	32

1/ Concrete block may be used to replace RR-3.

RIP RAP DETAIL

N.T.S.



SWALE AND OUTFALL CROSS-SECTION

N.T.S.

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
1.X/2025	SF	---			

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

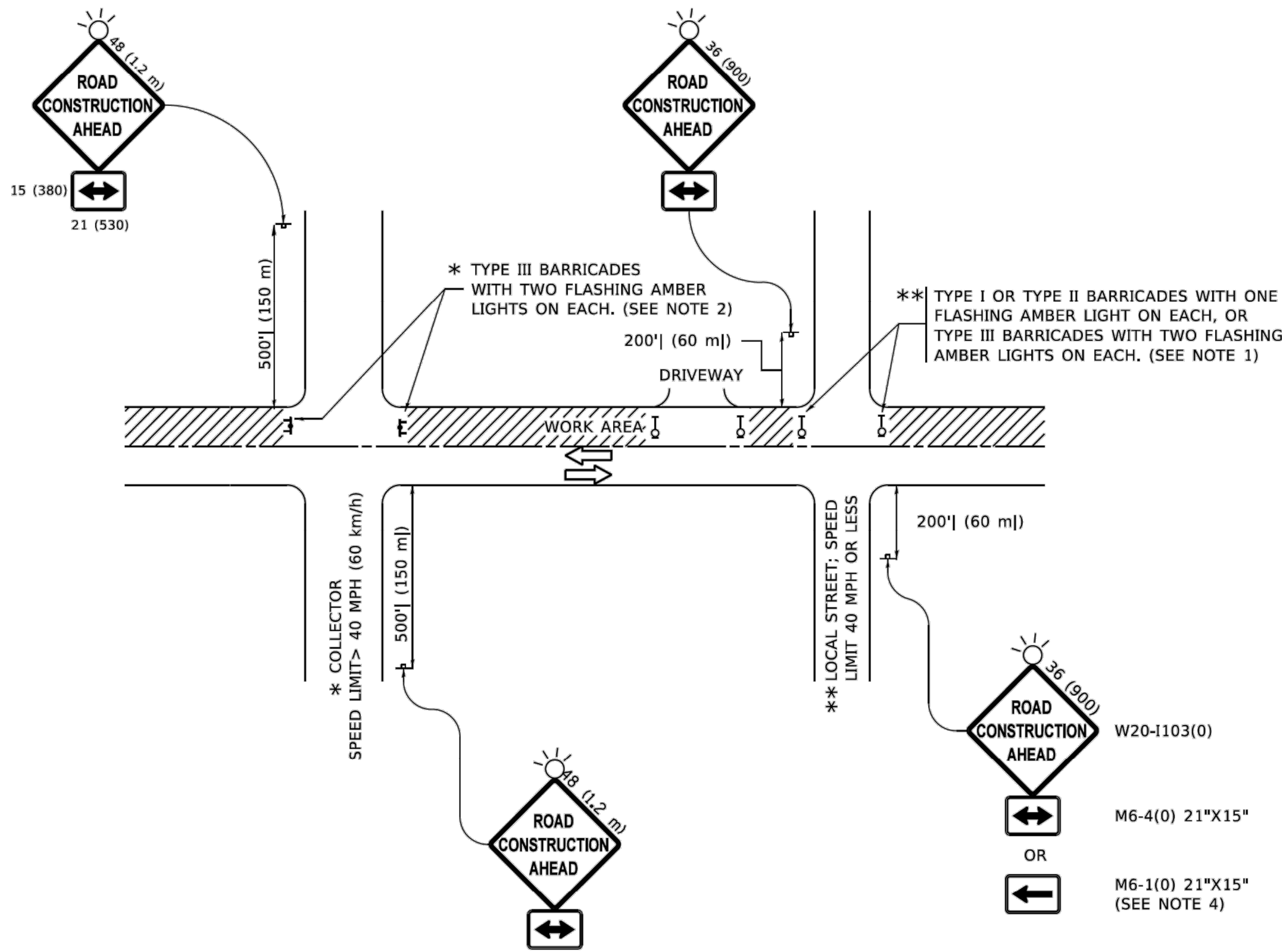
2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

**WATERMAIN IMPROVEMENT
VILLAGE OF OAK BROOK, IL**

TITLE:

DETAILS

SCALE: N/A
DATE: 10/2025
JOB NO: W25055
SHEET 80 OF 86



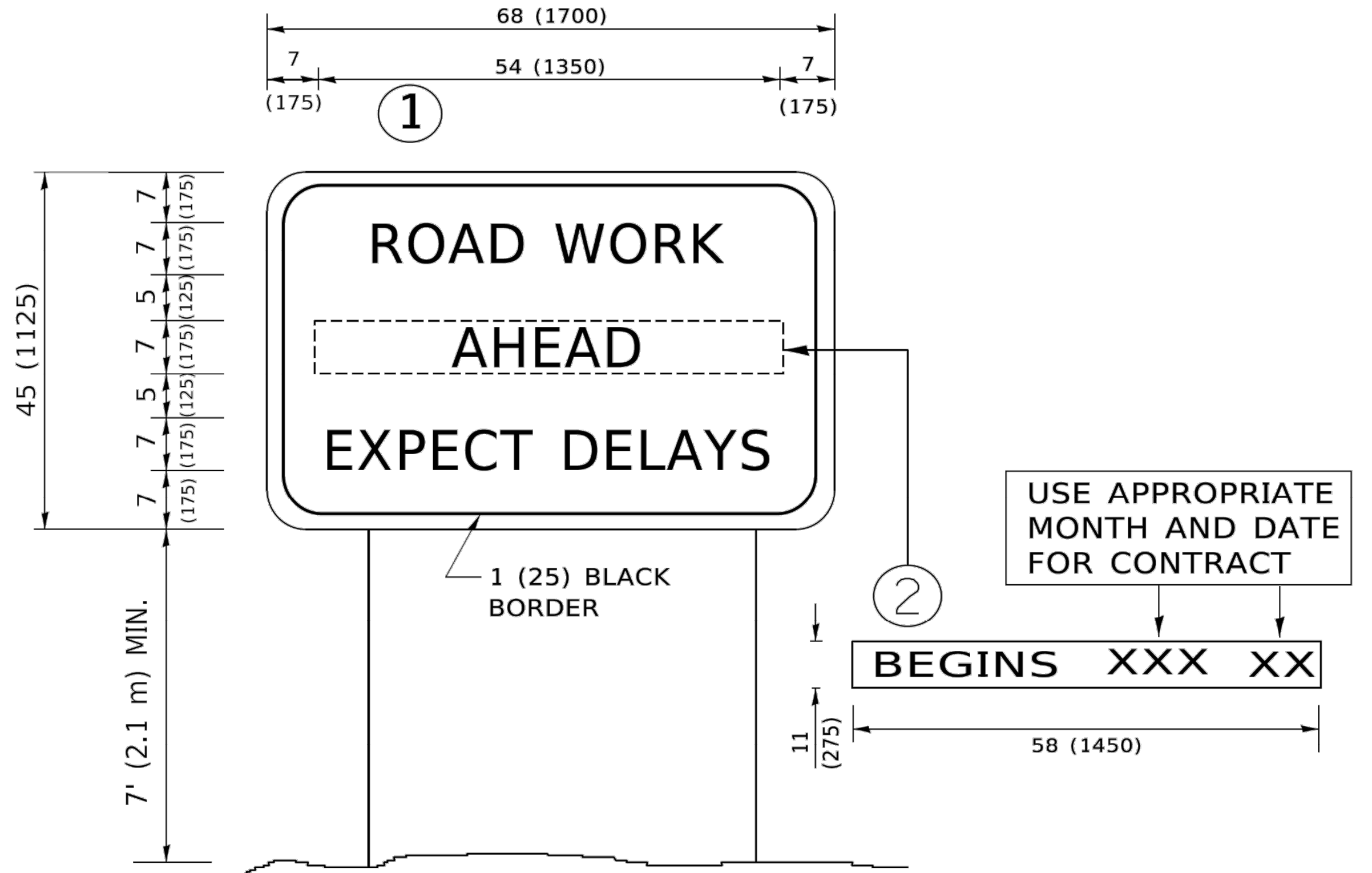
NOTES:

- SIDE ROAD WITH A SPEED LIMIT OF 40 MPH (60 km/h) OR LESS AS SHOWN ON THE DRAWING AND AS DIRECTED BY THE ENGINEER:
 - ONE "ROAD CONSTRUCTION AHEAD" SIGN 36 x 36 (900x900) WITH A FLASHER MOUNTED ON IT APPROXIMATELY 200' (60 m) IN ADVANCE OF THE MAIN ROUTE.
 - THE CLOSED PORTION OF THE MAIN ROUTE SHALL BE PROTECTED BY BLOCKING WITH TYPE I, TYPE II OR TYPE III BARRICADES, 1/3 OF THE CROSS SECTION OF THE CLOSED PORTION.
 - SIDE ROAD WITH A SPEED LIMIT GREATER THAN 40 MPH (60 km/h) AS SHOWN ON THE DRAWING AND AS DIRECTED BY THE ENGINEER:
 - ONE "ROAD CONSTRUCTION AHEAD" SIGN 48 x 48 (1.2 m x 1.2 m) WITH A FLASHER MOUNTED ON IT APPROXIMATELY 500' (150 m) IN ADVANCE OF THE MAIN ROUTE.
 - THE CLOSED PORTION OF THE MAIN ROUTE SHALL BE PROTECTED BY BLOCKING WITH TYPE III BARRICADES, 1/2 OF THE CROSS SECTION OF THE CLOSED PORTION.
 - CONES MAY BE SUBSTITUTED FOR BARRICADES OR DRUMS AT HALF THE SPACING DURING DAY OPERATIONS. CONES SHALL BE A MINIMUM OF 28 (710) IN HEIGHT.
- WHEN THE SIDE ROAD LIES BETWEEN THE BEGINNING OF THE MAINLINE
- SIGNING AND THE WORK ZONE, A SINGLE HEADED ARROW (M6-1) SHALL BE USED IN LIEU OF THE DOUBLE HEADED ARROW (M6-4).

- WHEN WORK IS BEING PERFORMED ON A SIDE ROAD OR DRIVEWAY, FOLLOW THE APPLICABLE STANDARD(S). THE DIRECTIONAL ARROW (M6-1 OR M6-4) SHALL BE COVERED OR REMOVED WHEN NO LONGER CONSISTENT WITH THE TRAFFIC CONTROL SET-UP.
- ADVANCE WARNING SIGNS ARE TO BE OMITTED ON DRIVEWAYS UNLESS OTHERWISE SPECIFIED IN THE PLANS OR BY THE ENGINEER.
- THE TRAFFIC CONTROL AND PROTECTION FOR SIDE ROADS, INTERSECTIONS, AND DRIVEWAYS SHALL BE INCLUDED IN THE COST OF SPECIFIED TRAFFIC CONTROL STANDARDS OR ITEMS.

All dimensions are in inches (millimeters) unless otherwise shown.

TRAFFIC CONTROL AND PROTECTION FOR SIDE ROADS, INTERSECTION AND DRIVEWAYS



NOTES:

- USE BLACK LETTERING ON ORANGE BACKGROUND.
- ERECT SIGNS IN ADVANCE OF THE LOCATION FOR THE "ROAD CONSTRUCTION AHEAD" SIGN AT LOCATIONS AS DIRECTED BY THE ENGINEER.
- ERECT SIGN ① WITH INSTALLED PANEL ② ONE WEEK PRIOR TO THE START OF CONSTRUCTION.
- REMOVE PANEL ② SOON AFTER THE START OF CONSTRUCTION.
- SEE SPECIAL PROVISION FOR "TEMPORARY INFORMATION SIGNING" FOR ADDITIONAL INFORMATION.
- ONE SIGN ASSEMBLY EQUALS 25.70 SQ. FT. (2.3 SQ. M.)
- SHALL BE PAID FOR AS TEMPORARY INFORMATION SIGNING.

ALL DIMENSIONS ARE IN INCHES (MILLIMETERS) UNLESS OTHERWISE SHOWN.

ARTERIAL ROAD INFORMATION SIGN

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
1.X/2025	SF	----			

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

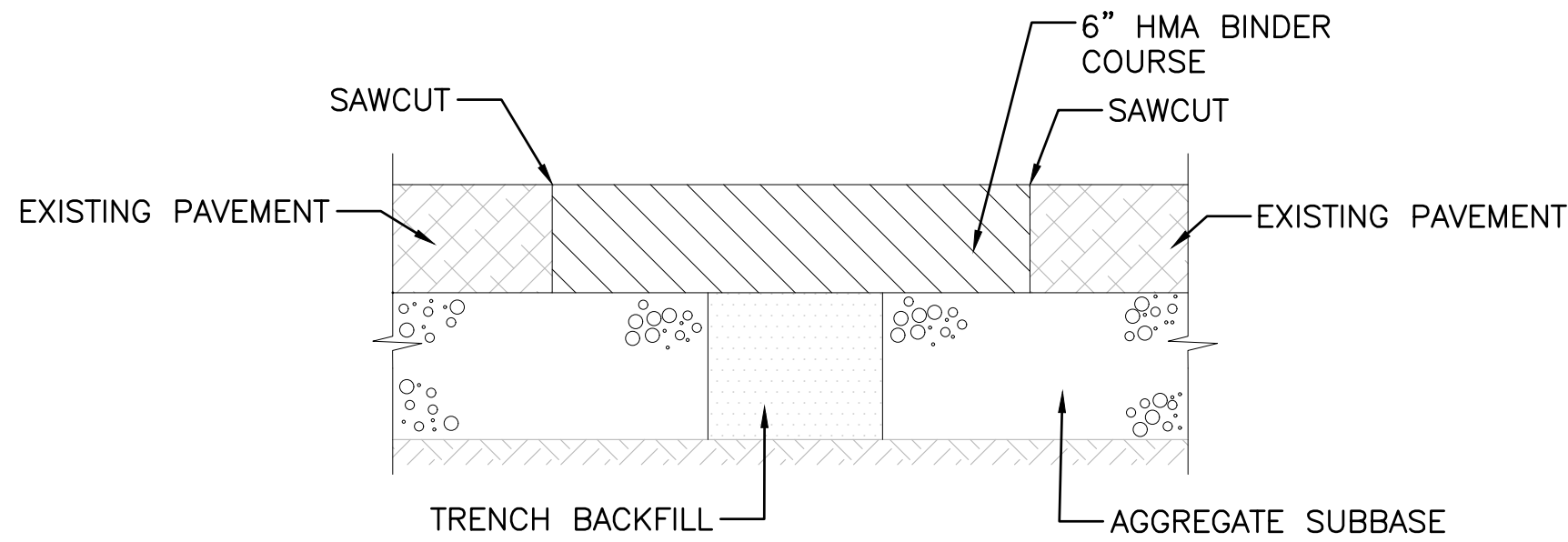
2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

*WATERMAIN IMPROVEMENT
VILLAGE OF OAK BROOK, IL*

TITLE:

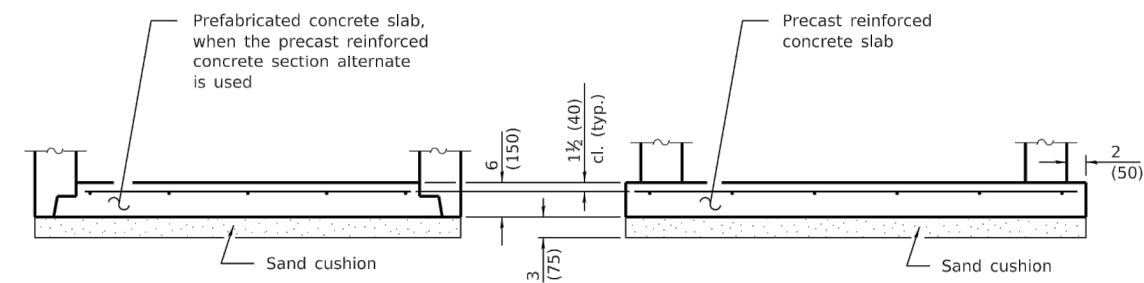
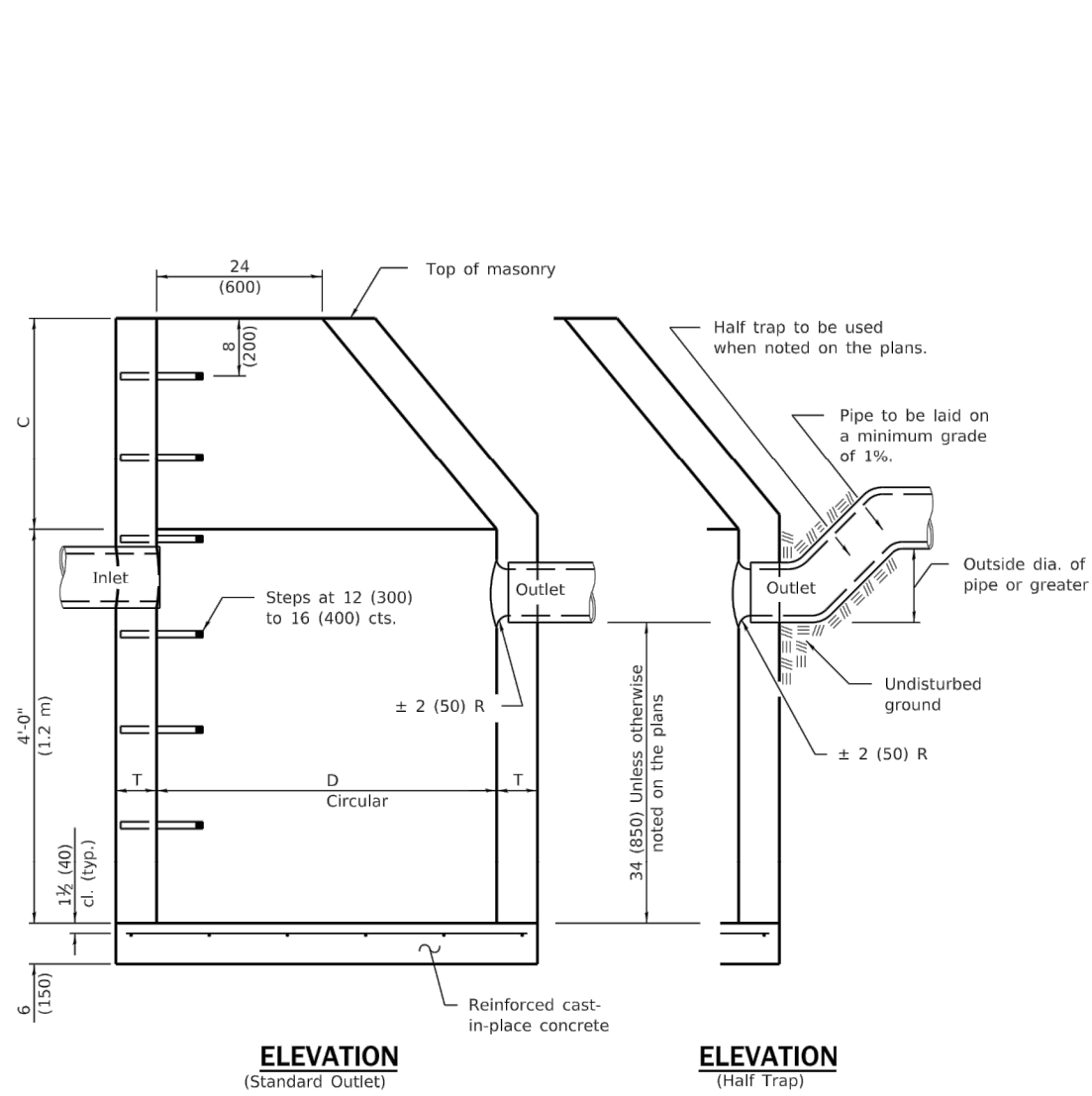
DETAILS

SCALE: N/A
DATE: 10/2025
JOB NO: W25055
SHEET 81 OF 86



- NOTES:
1. THE LOCATION AND LIMITS OF THE PAVEMENT PATCHING SHALL BE ESTABLISHED BY THE ENGINEER.
 2. SAWCUTS SHALL NOT BE PAID FOR SEPARATELY AND SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
 3. ALL FULL DEPTH PATCHES WHERE PAVEMENT HAS BEEN REMOVED SHALL BE PROTECTED BY A MINIMUM OF TWO (2) FLASHING BARRICADES. THE FURNISHING, PLACEMENT, AND MAINTENANCE OF BARRICADES SHALL NOT BE PAID FOR SEPARATELY.

CLASS D PATCHES, 6 INCH (MODIFIED) – RESIDENTIAL
NOT TO SCALE



ALTERNATE BOTTOM SLAB

ALTERNATE MATERIALS FOR WALLS	D	C*	T (min.)
Concrete Masonry Unit	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	5 (125) 5 (125)
Brick Masonry	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	8 (200) 8 (200)
Precast Reinforced Concrete Section	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	4 (100) 5 (125)
Cast-in-place Concrete	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	6 (150) 6 (150)

* For precast reinforced concrete sections, dimension "C" may vary from the dimension given to plus 6 (150).

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.20 sq. in./ft. (420 sq. mm/m) in both directions with a maximum spacing of 12 (300).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

See Standard 602601, for optional precast reinforced concrete flat slab top.

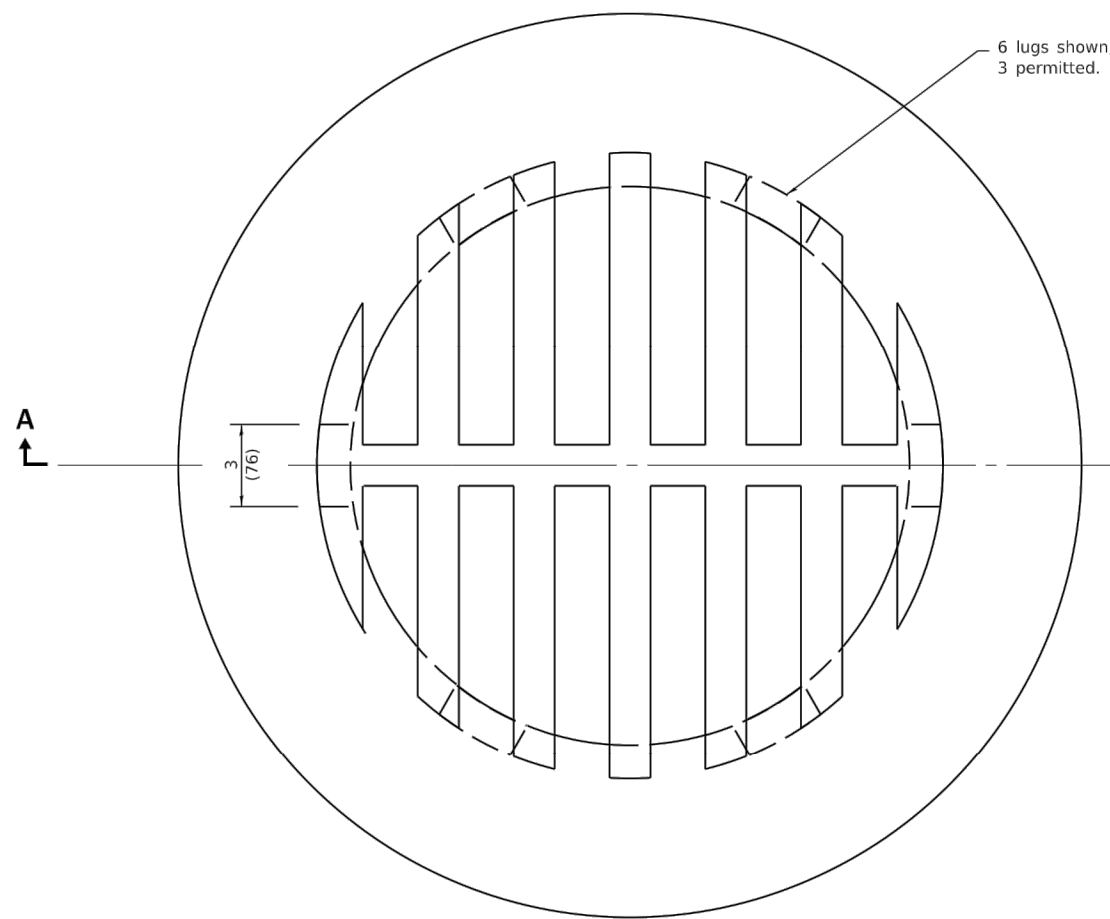
See Standard 602701 for details of steps.

All dimensions are in inches (millimeters) unless otherwise shown.

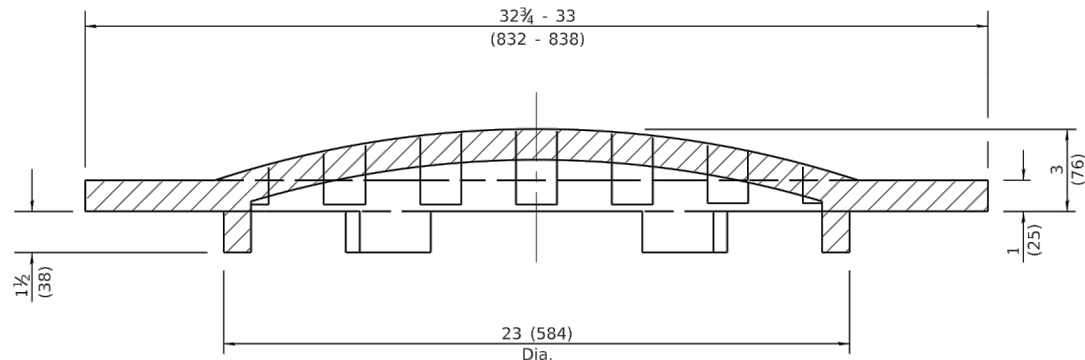
DATE	REVISIONS
1-1-11	Added 'Outside' to half trap note. Detail rein. in slabs.
	Revised general notes.
1-1-09	Switched units to English (metric).

**CATCH BASIN
TYPE A**

STANDARD 602001-02



CAST GRATE



SECTION A-A

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-15	Revised dimensions.
1-1-09	Switched units to English (metric).

GRATE TYPE 8

STANDARD 604036-03

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
1.X/2025	SF	----			

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

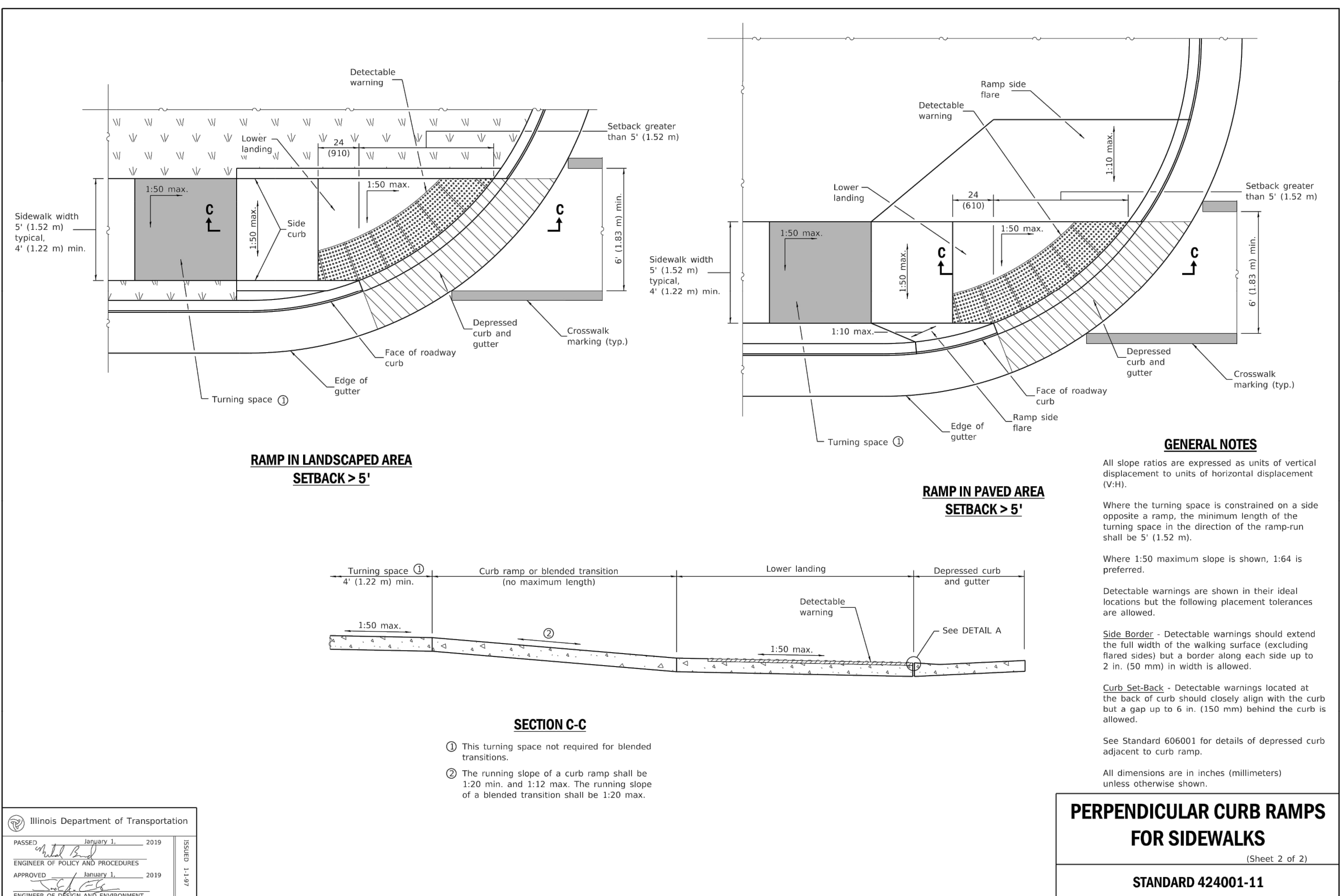
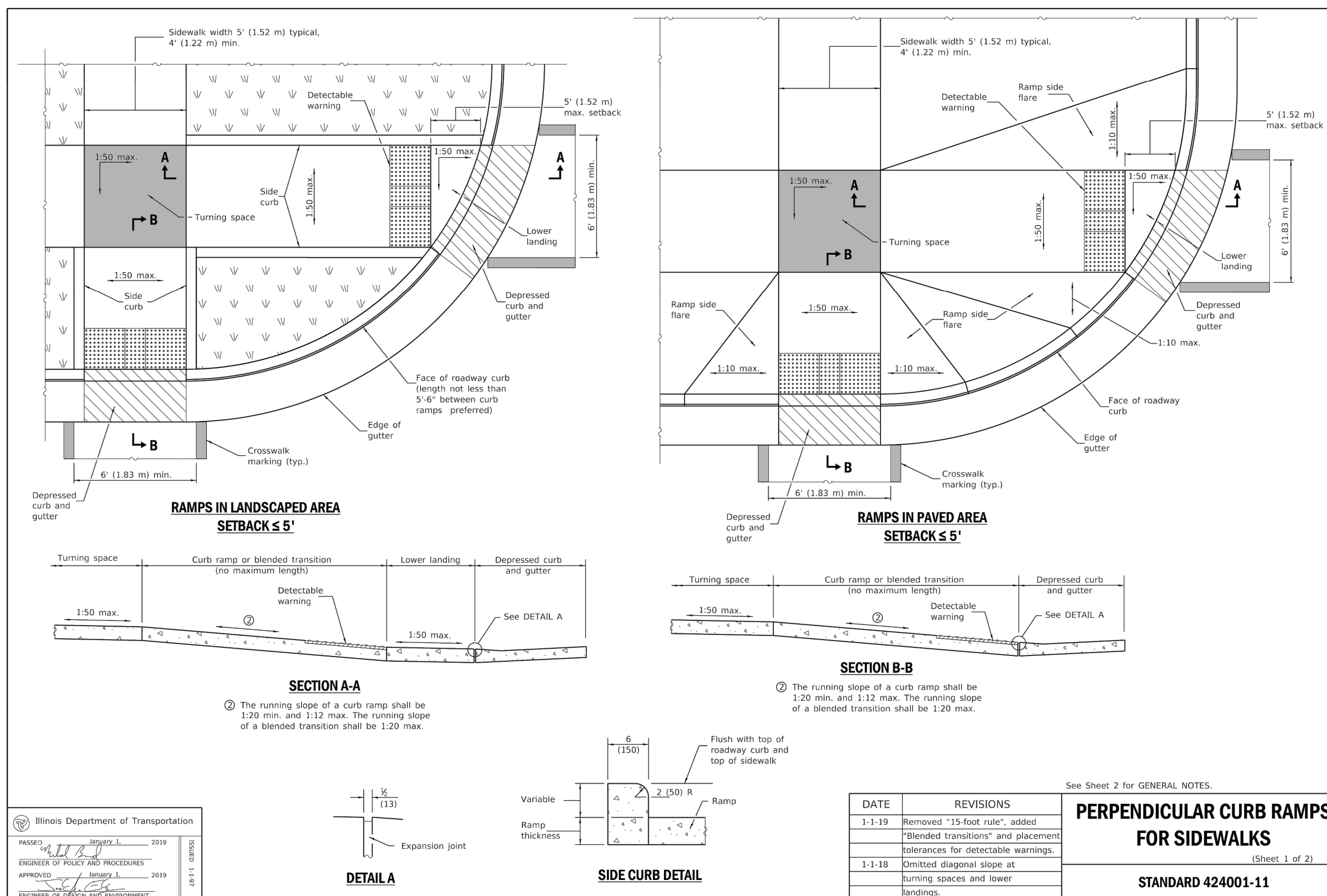
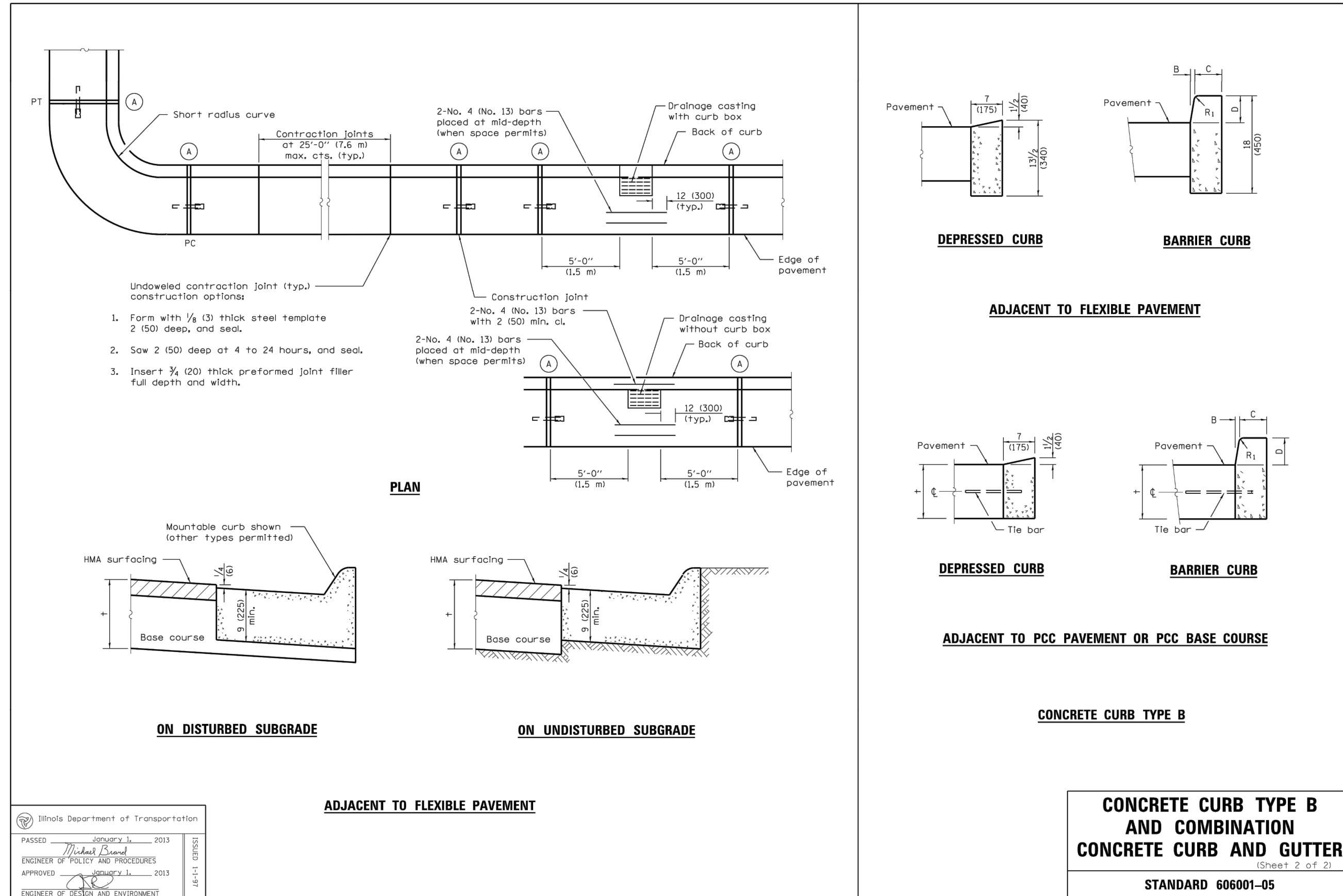
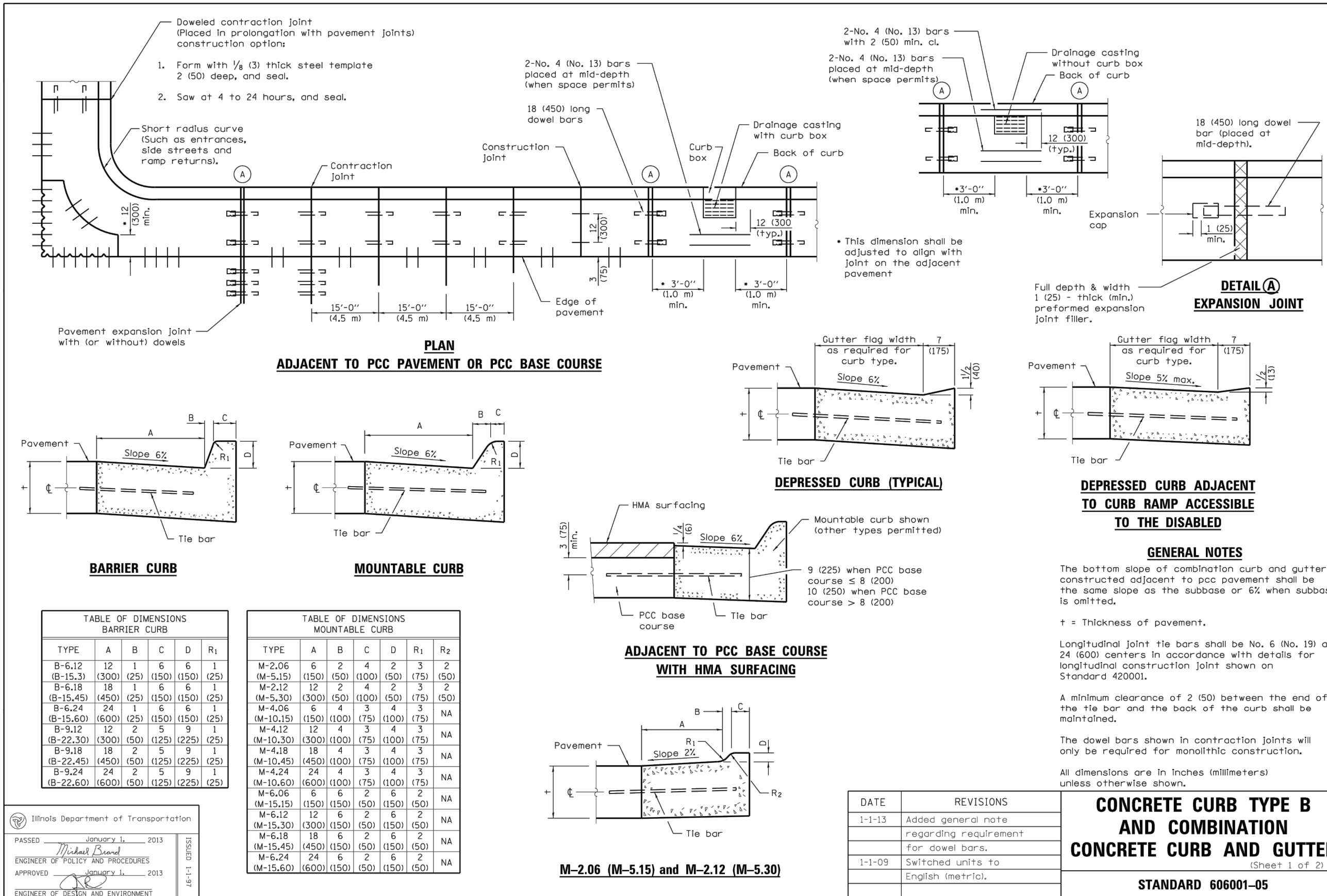
2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

**WATERMAIN IMPROVEMENT
VILLAGE OF OAK BROOK, IL**

TITLE:

DETAILS

SCALE: N/A
DATE: 10/2025
JOB NO: W25055
SHEET 82 OF 86



REVISIONS:				REVISIONS:			
DATE	BY	DESCRIPTION		DATE	BY	DESCRIPTION	
1.X/2025	SF	---					

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM



35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

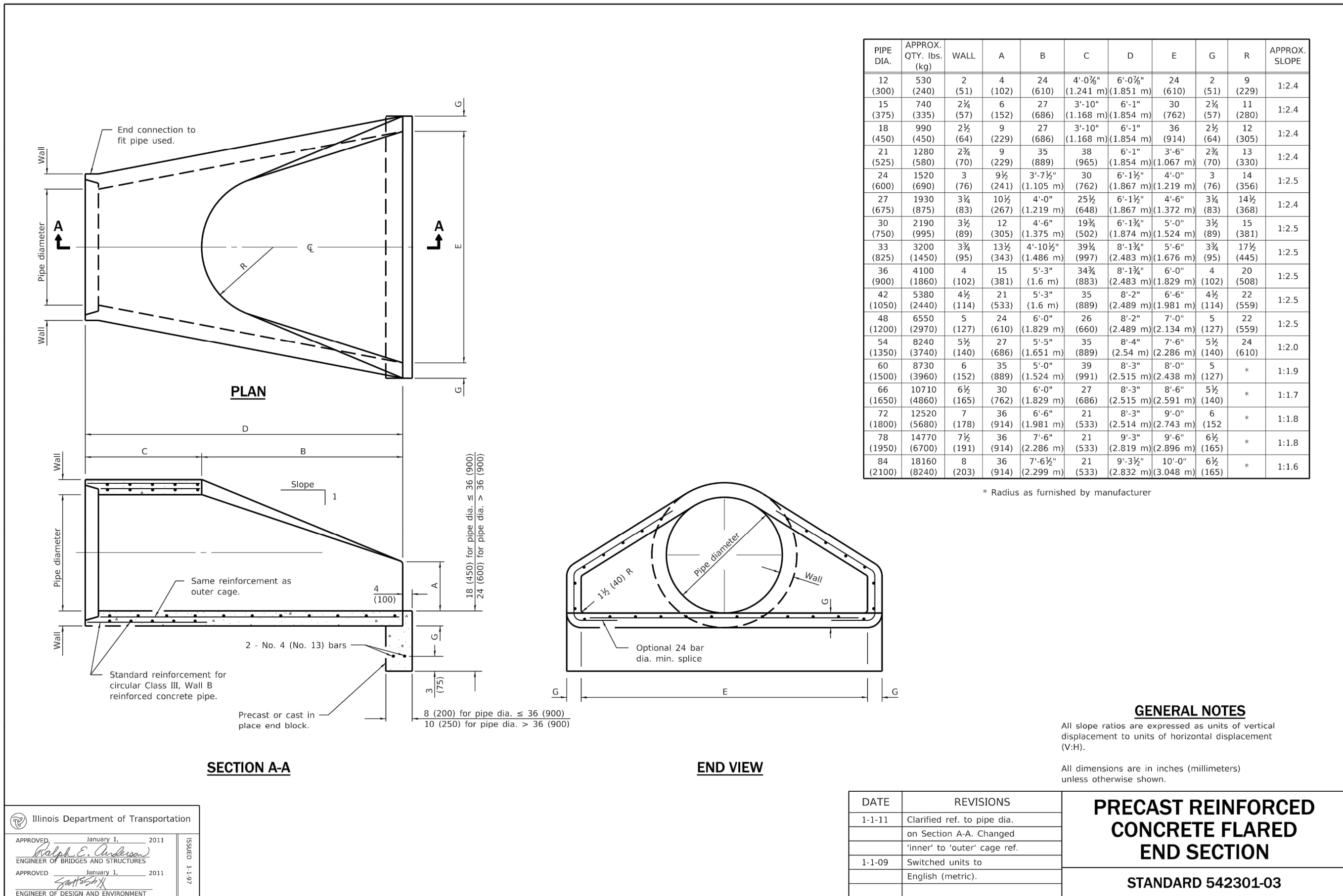
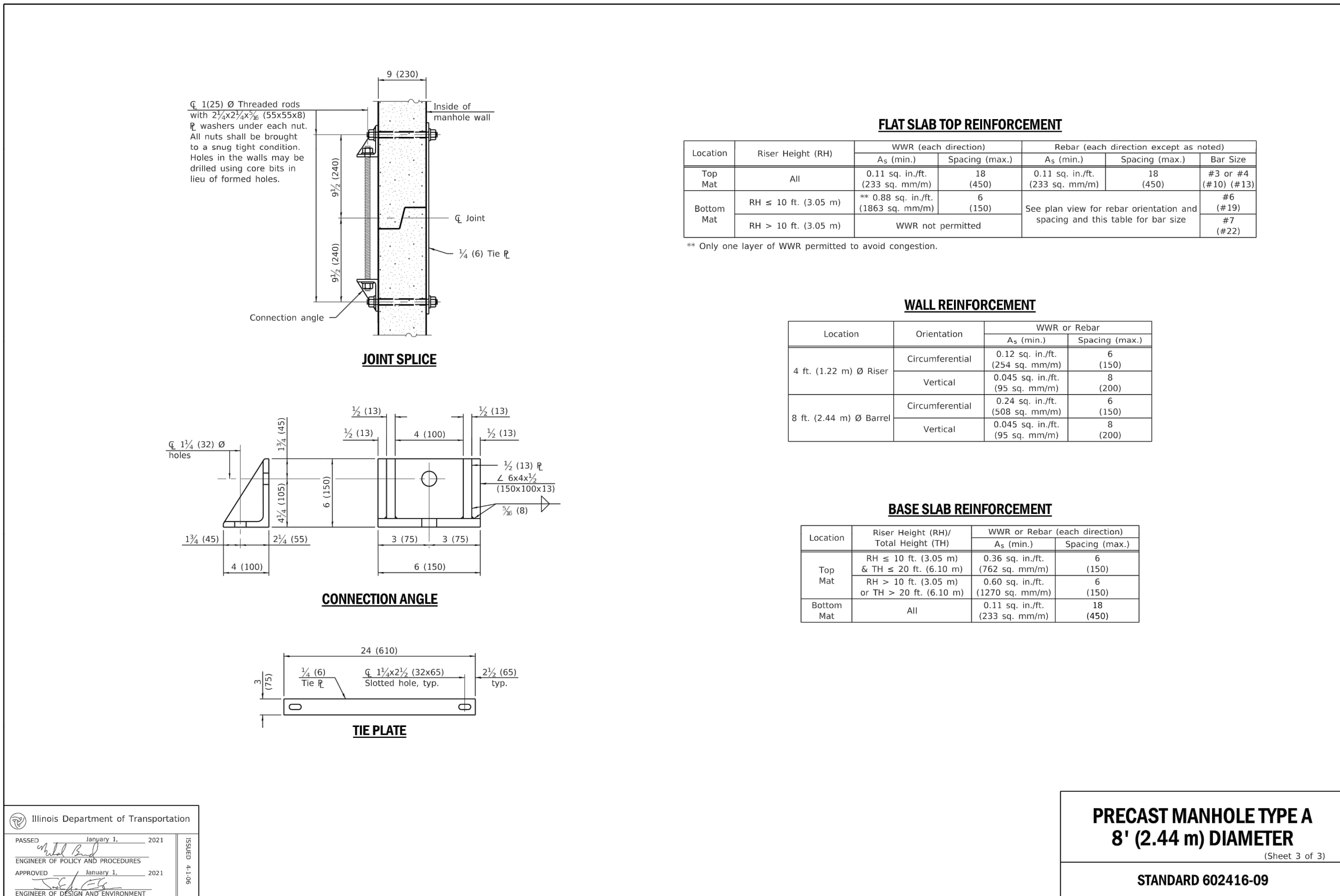
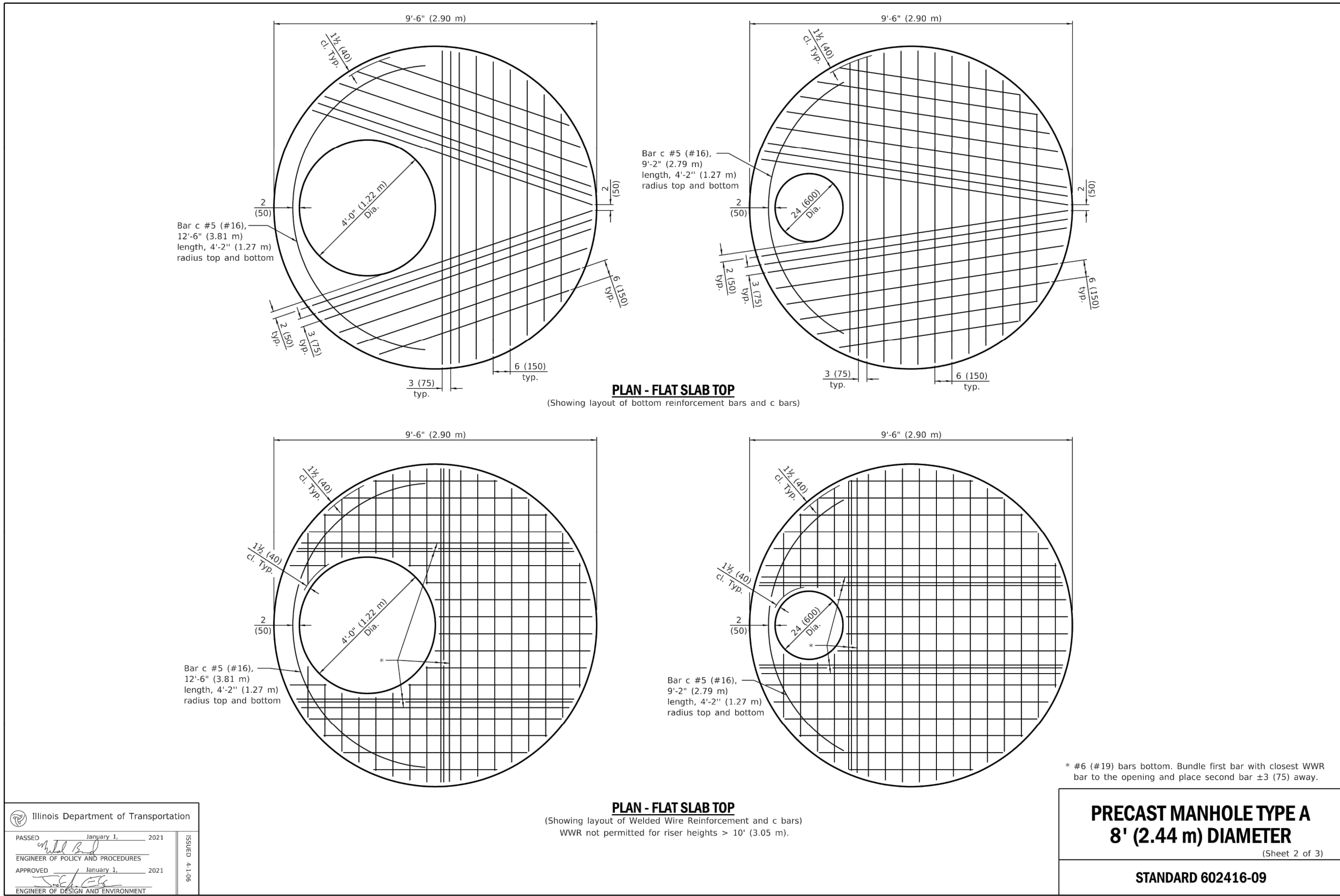
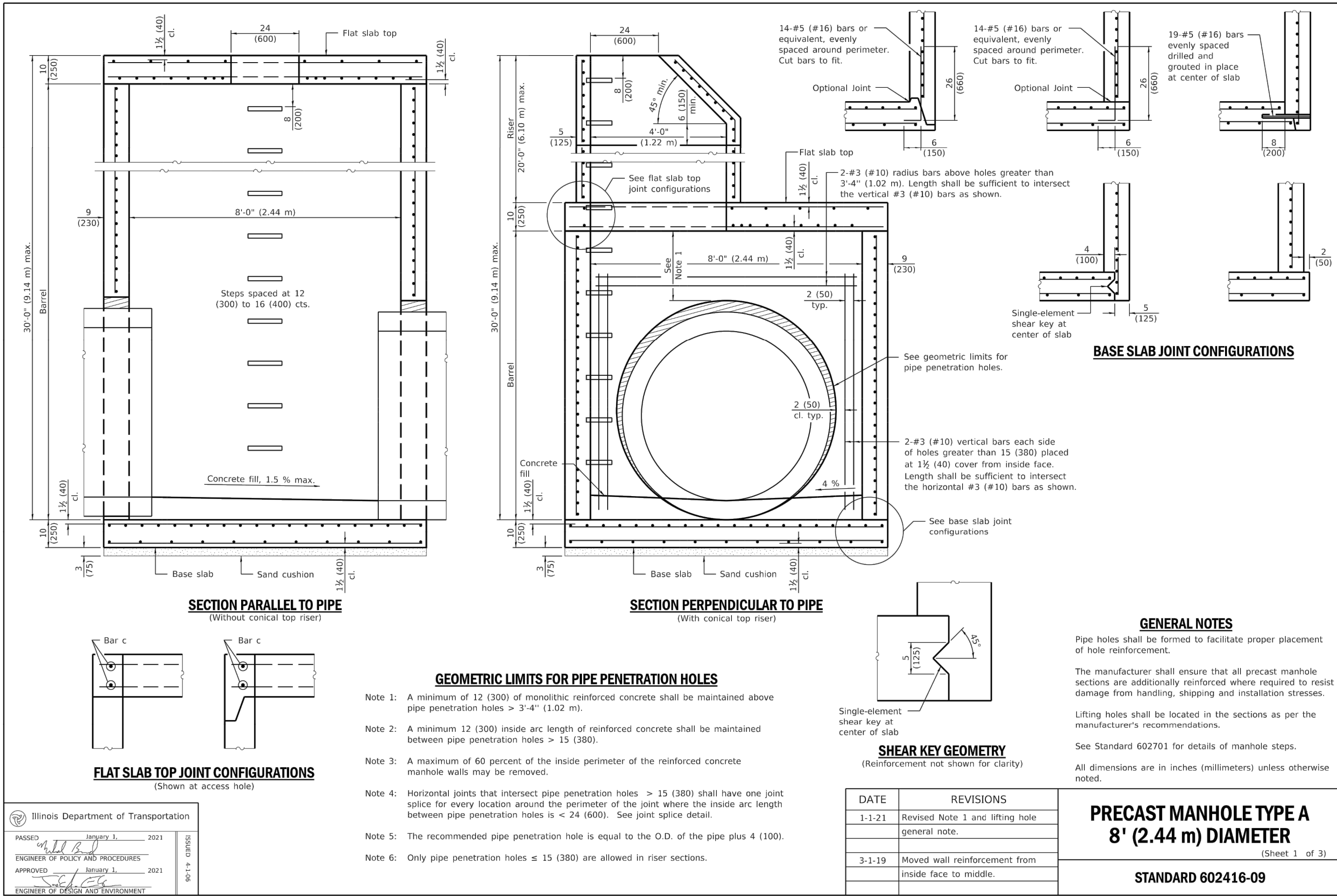
10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

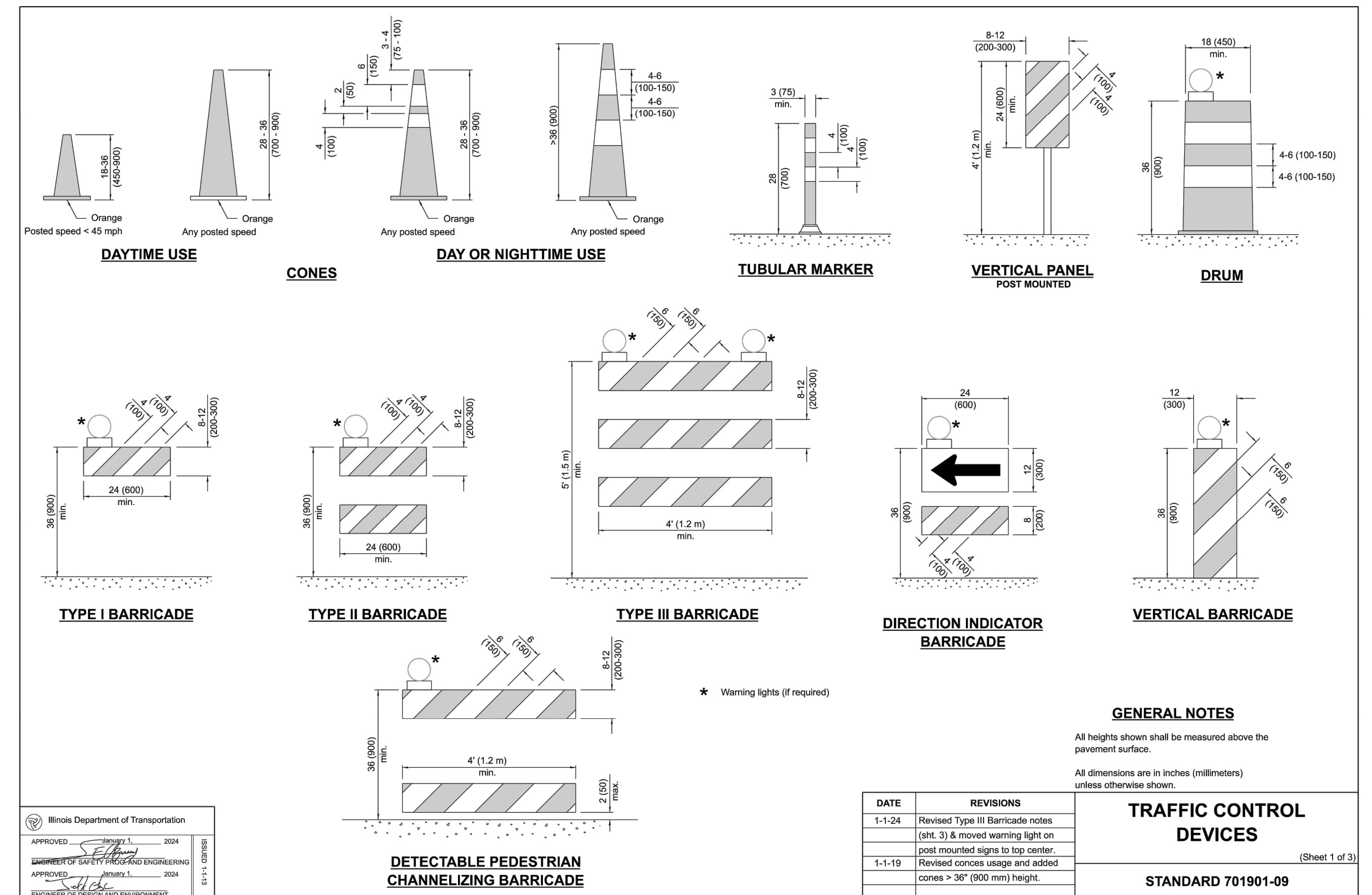
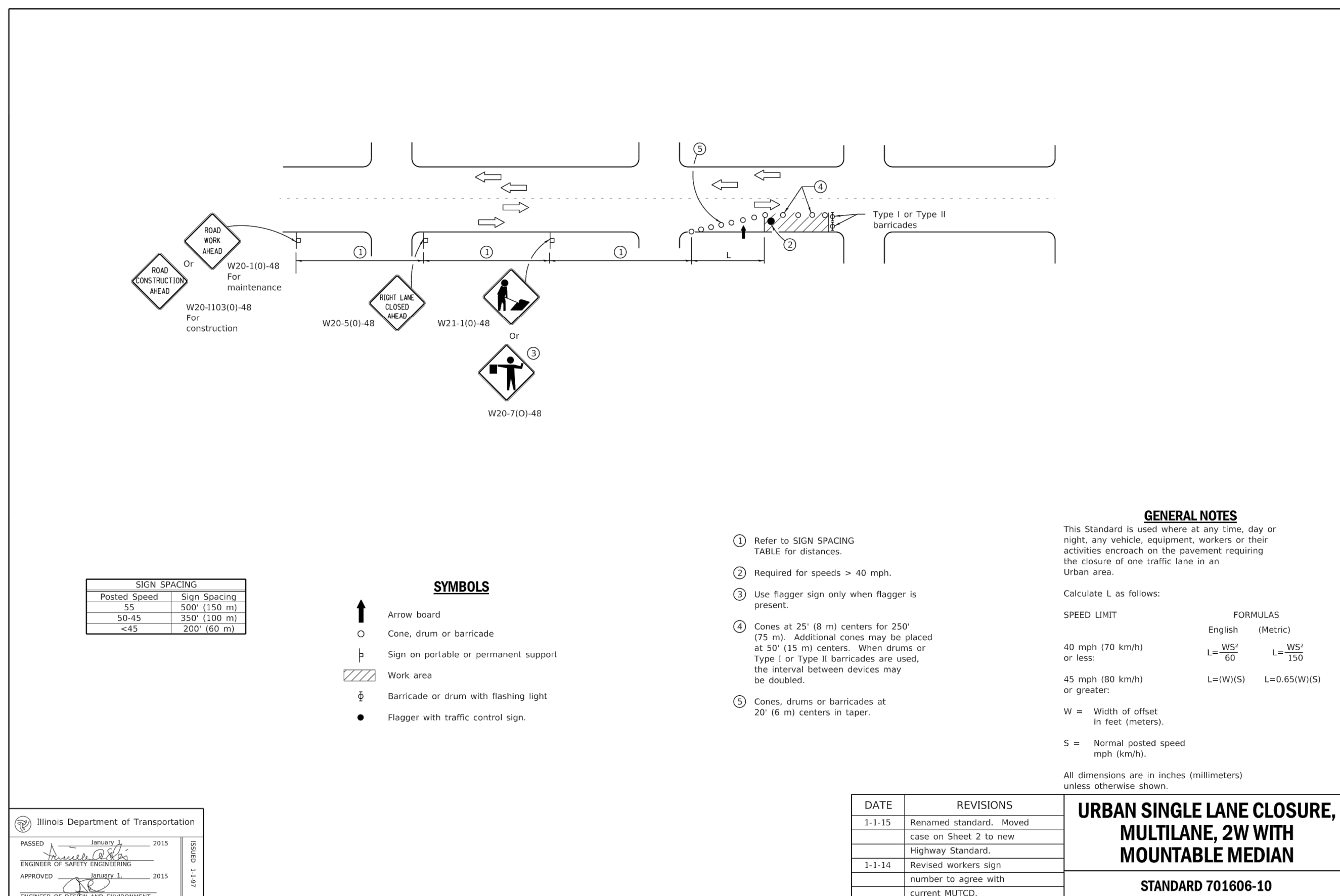
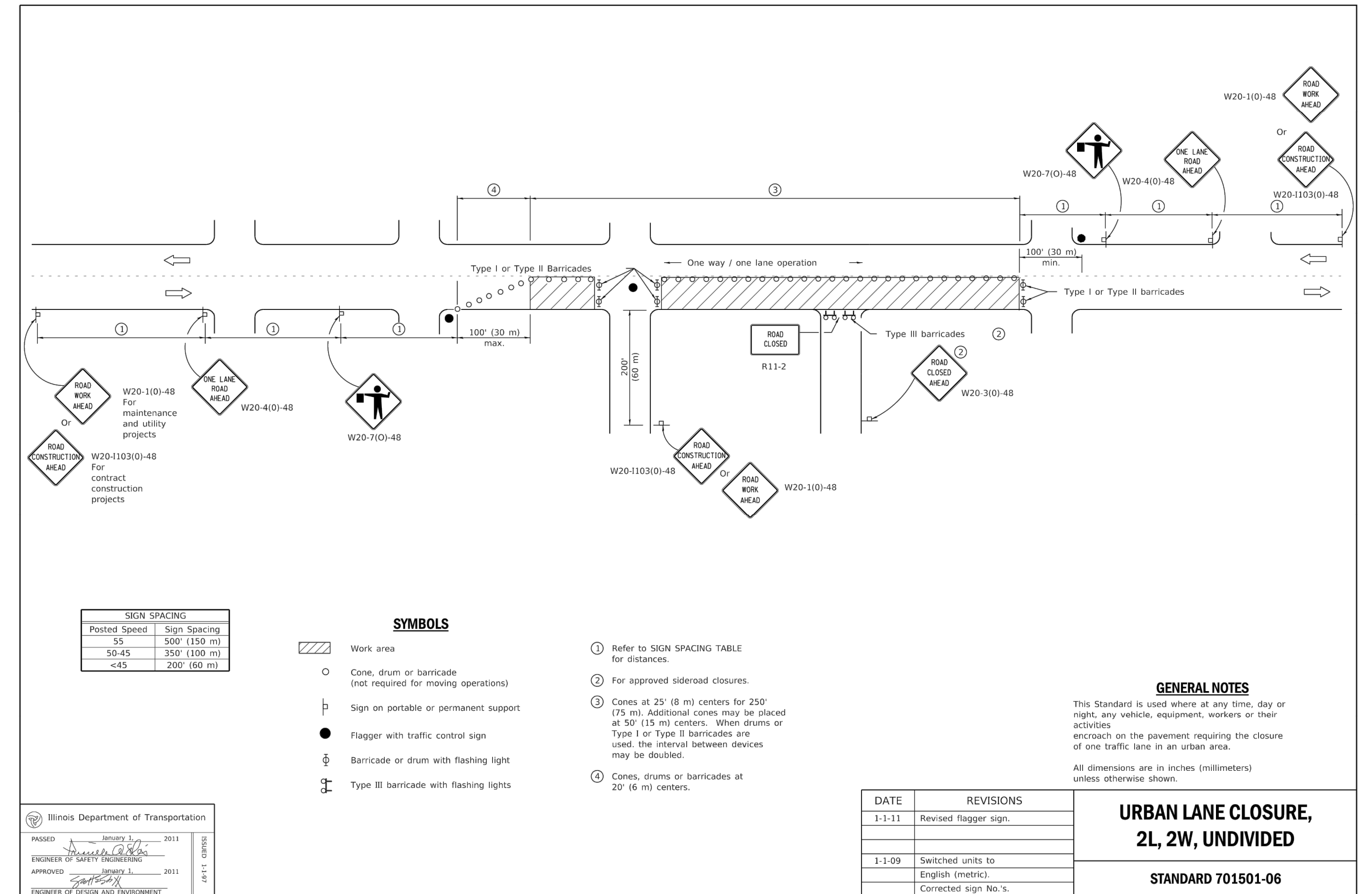
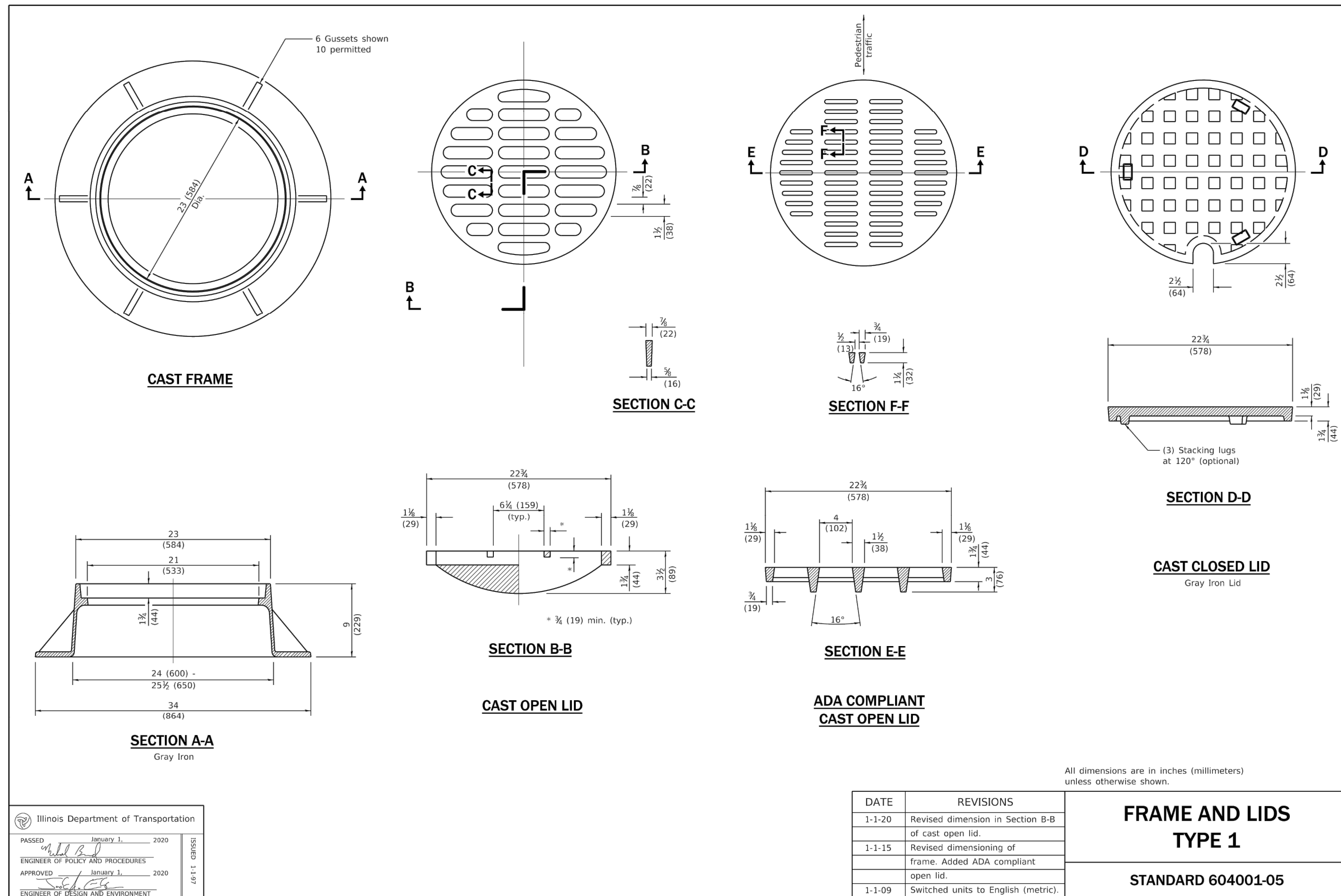
2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

**WATERMAIN IMPROVEMENT
VILLAGE OF OAK BROOK, IL**

TITLE: **DETAILS**

SCALE: N/A
DATE: 10/2025
JOB NO: W25055
SHEET 83 OF 86





REVISIONS:						DRAWN BY: SF CHECKED BY: MM APPROVED BY: MM
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	
1.X/2025	SF	----				



ENGINEERING
RESOURCE ASSOCIATES

3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

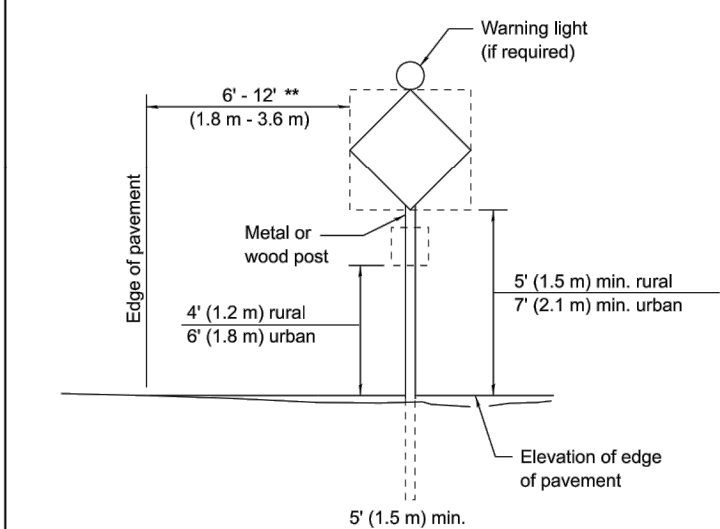
10 S. RIVERSIDE PLAZA , SU
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

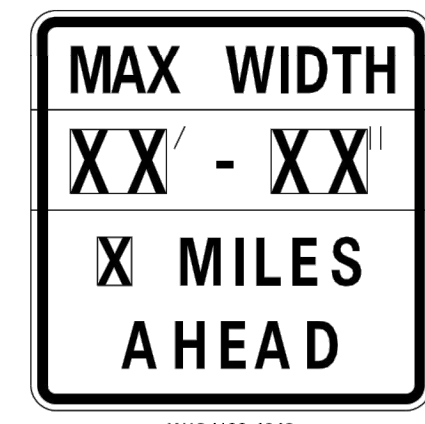
*WATERMAIN IMPROVEMENT
VILLAGE OF OAK BROOK, IL*

DETAILS

SCALE: N/A
DATE: 10/2025
JOB NO: W25055
SHEET 85 OF 86



POST MOUNTED SIGNS
** When curb or paved shoulder are present this dimension shall be 24 (600) to the face of curb or 6' (1.8 m) to the outside edge of the paved shoulder.

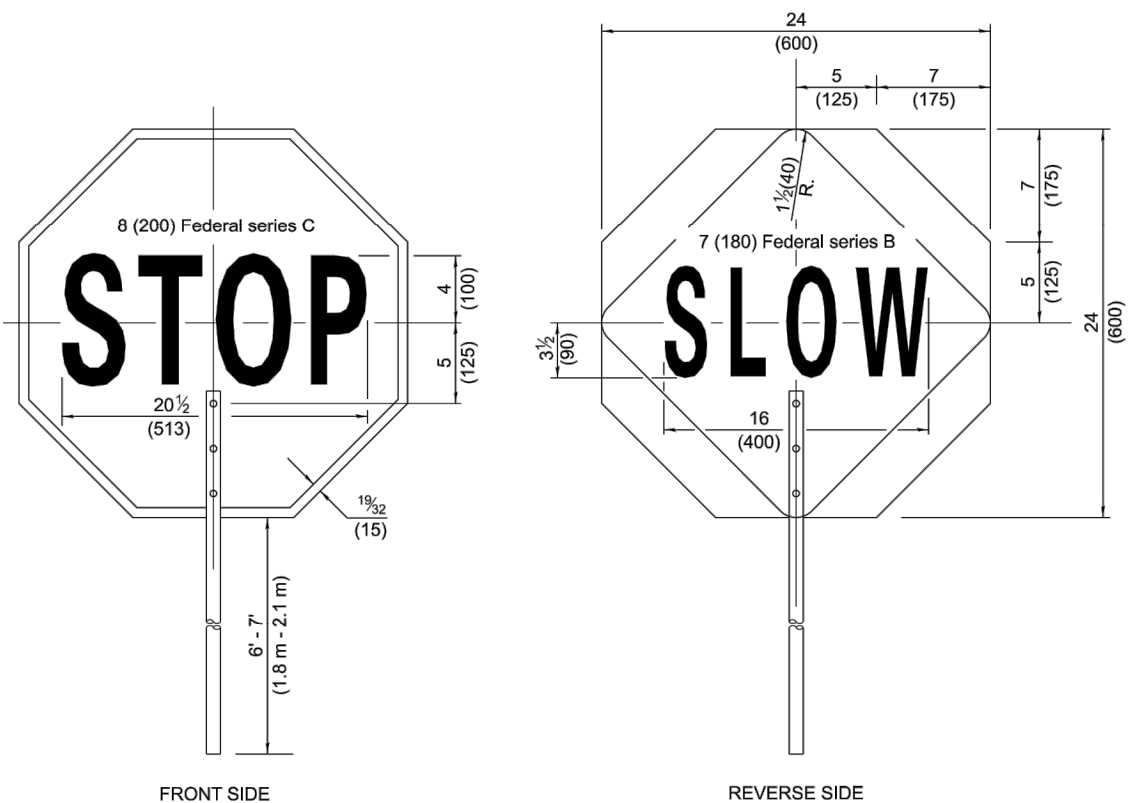


WIDTH RESTRICTION SIGN
XX-XX" width and X miles are variable.

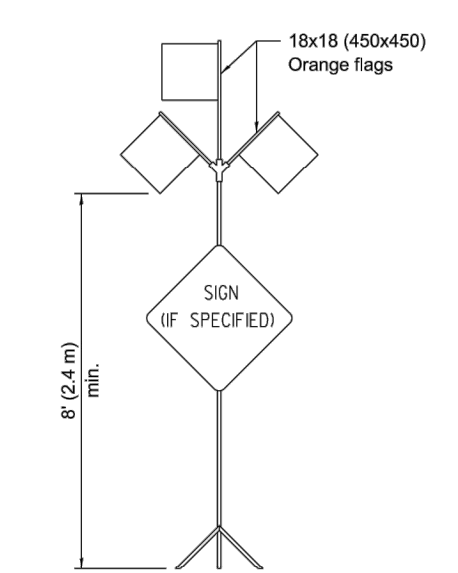
Illinois Department of Transportation
APPROVED: [Signature] 2024
ENGINEER OF SAFETY PROGRAMS AND ENGINEERING
APPROVED: [Signature] 2024
ENGINEER OF DESIGN AND ENVIRONMENT

SIGNS ON TEMPORARY SUPPORTS

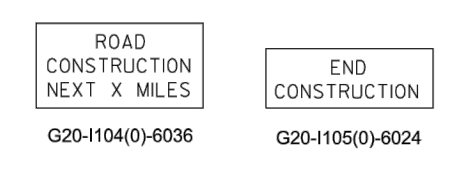
*** When work operations exceed four days, this dimension shall be 5' (1.5 m) min. If located behind other devices, the height shall be sufficient to be seen completely above the devices.



FLAGGER TRAFFIC CONTROL SIGN

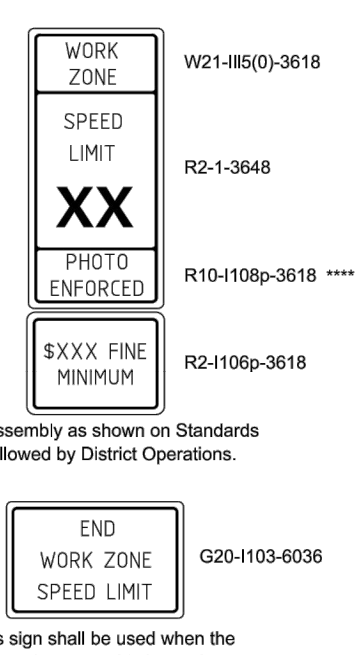


HIGH LEVEL WARNING DEVICE



This signing is required for all projects 2 miles (3200 m) or more in length.
ROAD CONSTRUCTION NEXT X MILES sign shall be placed 500' (150 m) in advance of project limits.
END CONSTRUCTION sign shall be erected at the end of the job unless another job is within 2 miles (3200 m).
Dual sign displays shall be utilized on multi-lane highways.

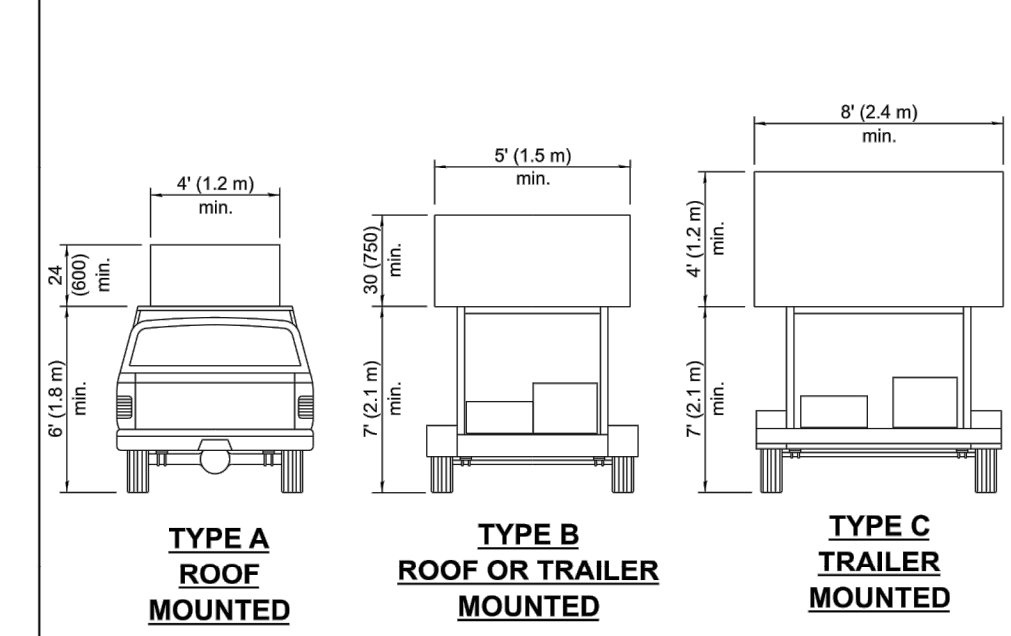
WORK LIMIT SIGNING



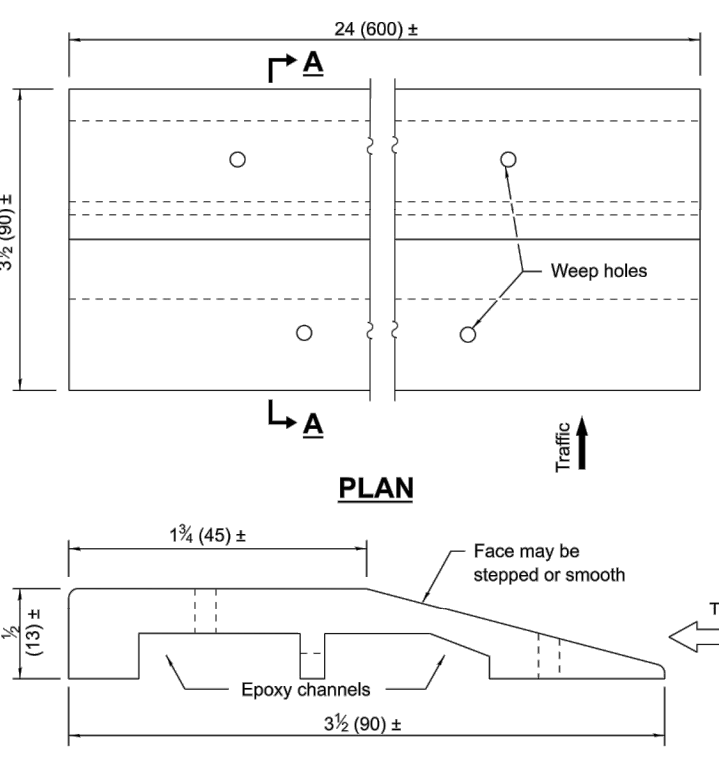
Sign assembly as shown on Standards or as allowed by District Operations.
This sign shall be used when the above sign assembly is used.
**** R10-108p shall only be used along roadways under the jurisdiction of the State.

TRAFFIC CONTROL DEVICES

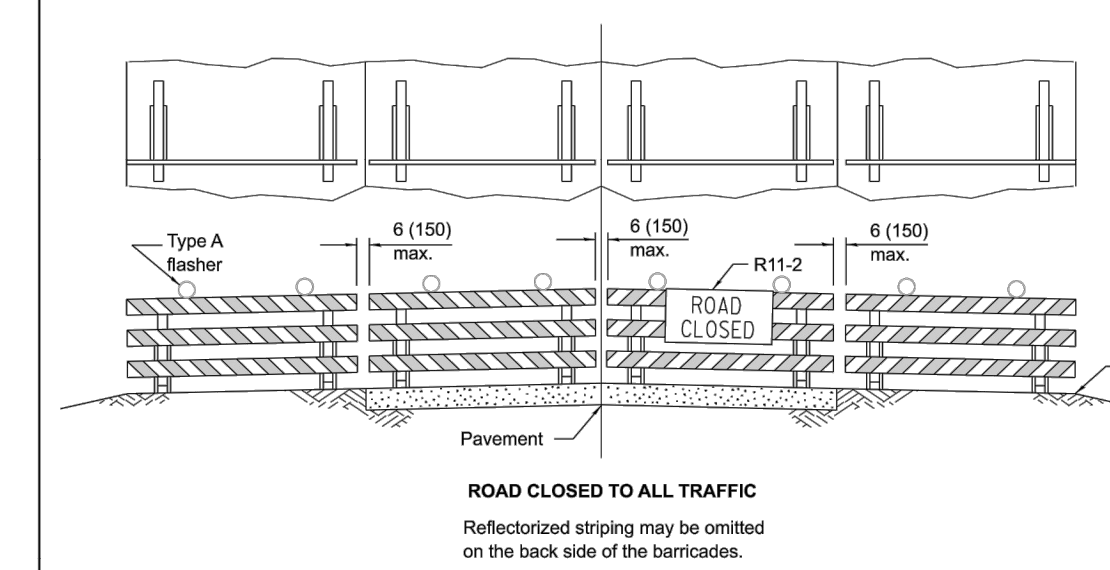
STANDARD 701901-09 (Sheet 2 of 3)



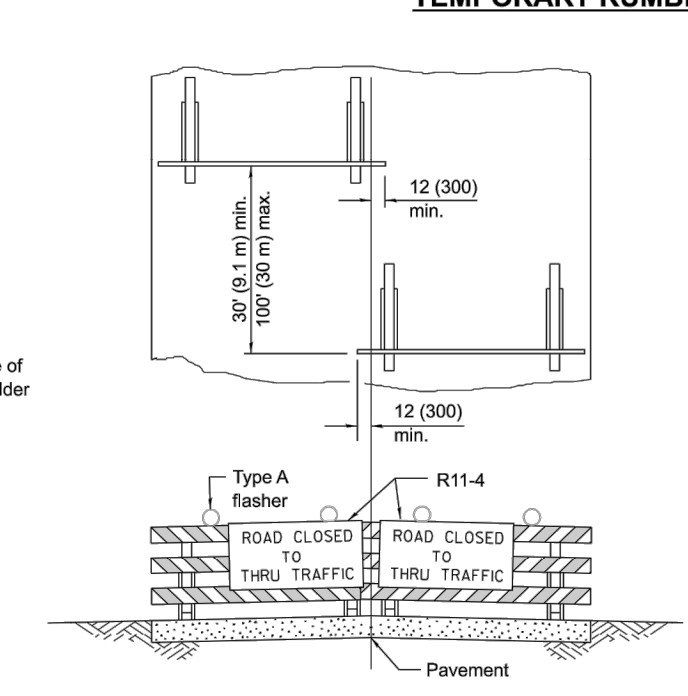
ARROW BOARDS



TEMPORARY RUMBLE STRIPS



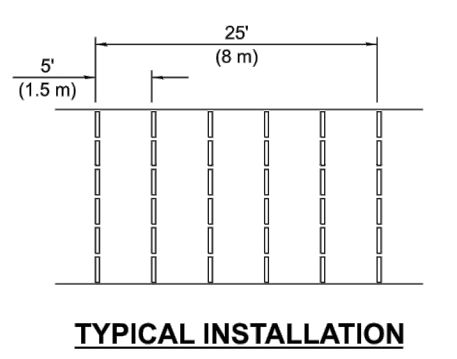
ReflectORIZED striping may be omitted on the back side of the barricades.



ReflectORIZED striping shall appear on both sides of the barricades.

TYPICAL APPLICATIONS OF TYPE III BARRICADES CLOSING A ROAD

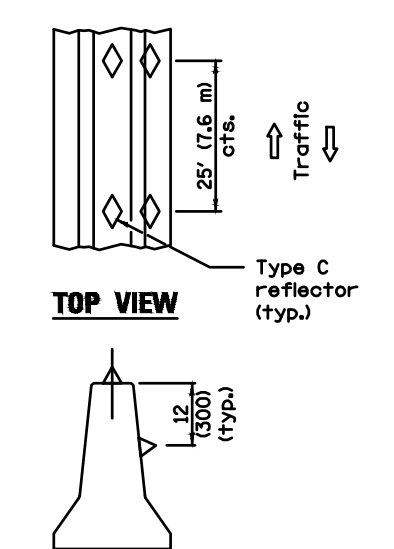
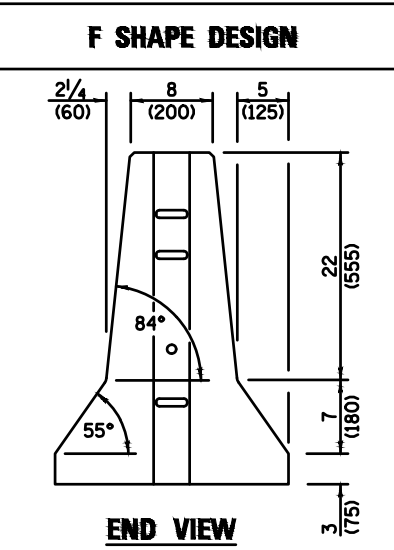
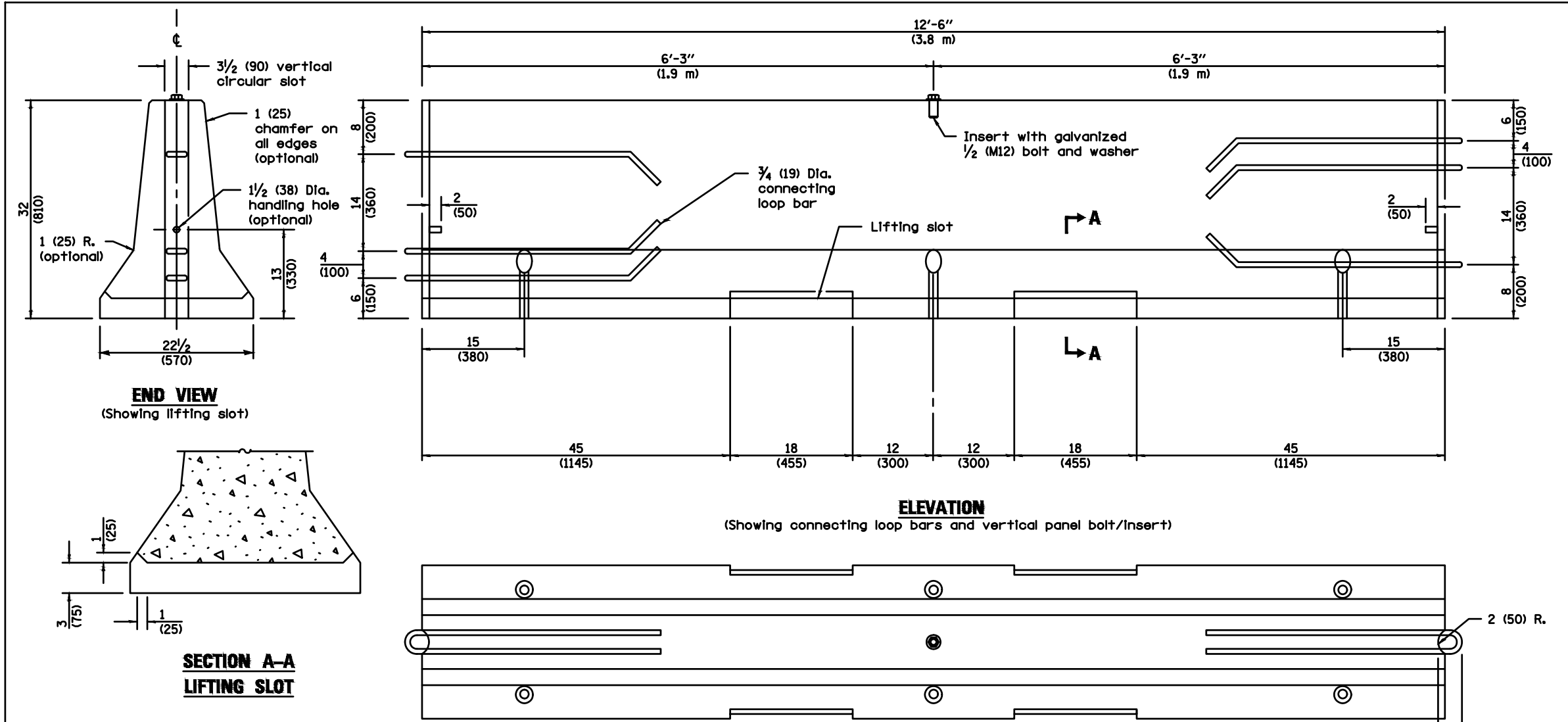
If a Type III barricade with an attached sign panel which meets NCHRP 350 or MASH is not available, the sign may be mounted on an NCHRP 350 or MASH temporary sign support directly in front of the barricade.



TYPICAL INSTALLATION

TRAFFIC CONTROL DEVICES

STANDARD 701901-09 (Sheet 3 of 3)



BARRIER WALL REFLECTORS

Each F shape barrier shall be clearly marked with "ILLINOIS F SHAPE", the Producer's mark and the date of manufacture. The markings shall be indented on the barrier or painted thereon with waterproof paint/link.

The Insert for the 1/2 (125) hole shall be capable of 3,000 lb (13 kN) pull-out strength.

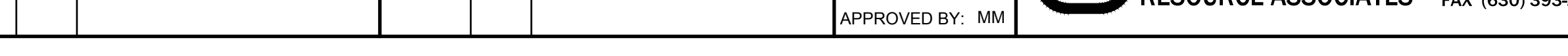
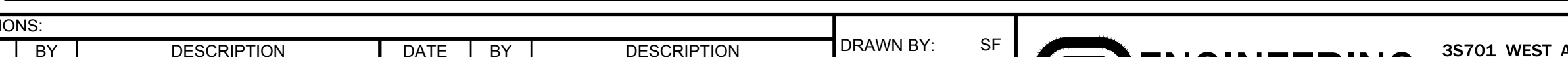
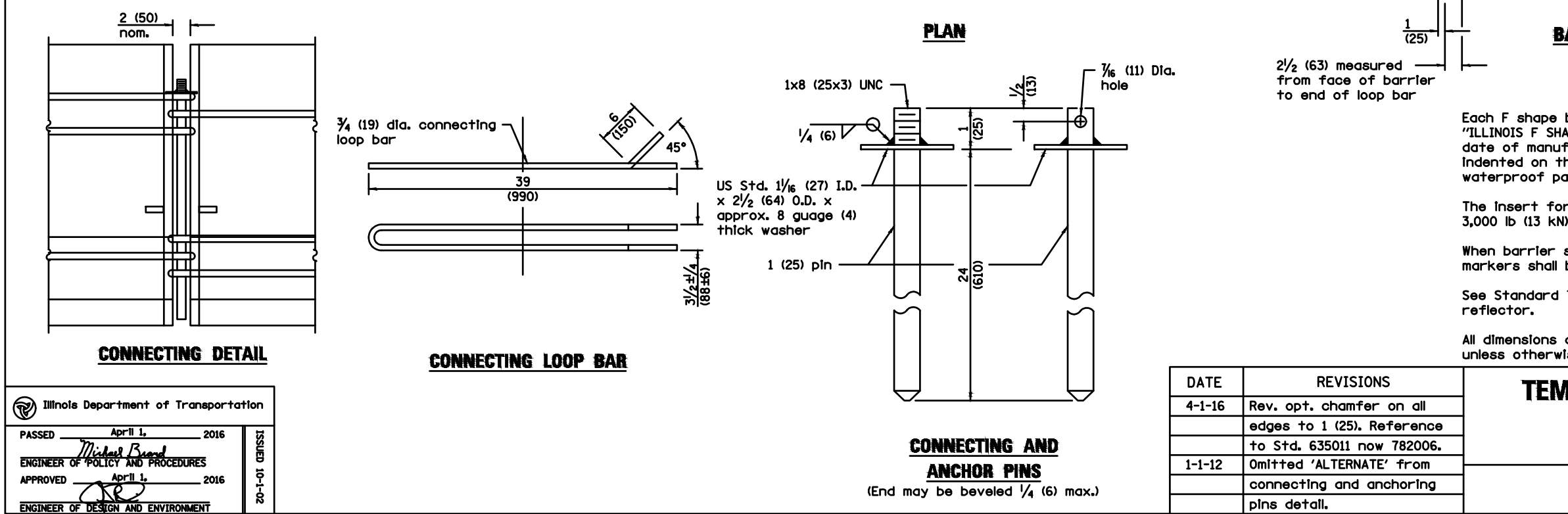
When barrier separates opposing flows of traffic markers shall be on both sides of barrier.

See Standard 782006 for dimensions of Type C reflector.

All dimensions are in inches (millimeters) unless otherwise shown.

TEMPORARY CONCRETE BARRIER

STANDARD 704001-08 (Sheet 1 of 2)



Illinois Department of Transportation
PASSED: [Signature] 2016
ENGINEER OF POLICY AND PROCEDURES
APPROVED: [Signature] 2016
ENGINEER OF DESIGN AND ENVIRONMENT

REVISIONS:
DATE BY DESCRIPTION
1.X/2025 SF

DRAWN BY: SF
CHECKED BY: MM
APPROVED BY: MM

ENGINEERING RESOURCE ASSOCIATES
35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60065
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

WATERMAIN IMPROVEMENT
VILLAGE OF OAK BROOK, IL

DETAILS

SCALE: N/A
DATE: 10/2025
JOB NO: W25055
SHEET 86 OF 86



ITEM 5.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
November 11, 2025

SUBJECT: 3118 White Oak Lane - Final Plat

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move that the Village Board refer the request for the Final Plat of Consolidation to the Planning & Zoning Commission for review and recommendation.

Background/History:

Timothy Kim, owner of the property, has submitted a petition requesting approval of a Final Plat of Consolidation to combine two (2) existing parcels to create one lot consisting of approximately 2.2 acres (or 95,227 SF). The parcels are zoned R-2 Single Family Detached Residence District.

Lot-1 has an existing home and the consolidated lots will provide ample space for the construction of a new pool. The minimum required lot area in the R-2 district is 43,560 square feet. The proposal appears to comply with the Subdivision and Zoning Ordinance regulations.

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

Recommendation:

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

Attachments:

1. Kim 3118 White Oak Ln OB Lot Consolidation App - Redacted_Redacted
2. Exhibits for Referral

SUBDIVISION APPLICATION



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

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

NOTE: SEE DOCUMENT SUBMITTAL GUIDELINES ATTACHED TO THE APPLICATION.

SUBDIVISION TITLE 3118 White Oak Ln Consolidation

DATE FILED 10/27/2025

GENERAL LOCATION AND LEGAL ADDRESS OF PROPERTY TO BE SUBDIVIDED

3118 White Oak Ln, Oak Brook, IL 60523. Parcel Numbers 06-33-100-015 and 06-33-100-016

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

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

PERMANENT PARCEL NO. 06-33-100-015 and 06-33-100-016

NAME OF APPLICANT (and Email Address) Timothy Kim; [REDACTED] PHONE [REDACTED]

ADDRESS 3118 White Oak Ln CITY Oak Brook STATE IL ZIP 60523

RELATIONSHIP of APPLICANT TO PROPERTY Owner

OWNER OF RECORD Timothy Kim PHONE [REDACTED]

ADDRESS 3118 White Oak Ln CITY Oak Brook STATE IL ZIP 60523

BENEFICIARY (IES) OF TRUST [REDACTED] PHONE [REDACTED]

ADDRESS [REDACTED] CITY [REDACTED] STATE [REDACTED] ZIP [REDACTED]

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

[REDACTED] 10/27/2025
Signature of Owner Date

[REDACTED] 10/27/2025
Signature of Applicant Date

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

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

[REDACTED] 10/27/2025
Signature of Owner Date

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

SIZING BY LAND USE CATEGORY	RESIDENTIAL	COMMERCIAL	OPEN SPACE	OTHER	TOTAL
NUMBER of LOTS					
NUMBER of ACRES	2.186				
NUMBER of SQUARE FEET	95,227				

Names of Surrounding Property Owners

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

NAME OF PROPERTY OWNER	MAILING ADDRESS OF PROPERTY OWNER	PROPERTY ADDRESS	PERMANENT INDEX NUMBER
Edward Kipta	3122 White Oak Ln, Oak Brook, IL 60523	Same as mailing address	06-33-100-001
Jamal & Jihan Alkurdi	3108 White Oak Ln, Oak Brook, IL 60523	Same as mailing address	06-33-100-018
Qin Zhang	3205 Mulberry Ln, Oak Brook, IL 60523	Same as mailing address	06-33-101-040
Mark Mandich	3102 White Oak Ln, Oak Brook, IL 60523	Same as mailing address	06-33-100-004
Lubna & Adnan Sal Saadeh	3206 Mulberry Ln, Oak Brook, IL 60523	Same as mailing address	06-33-101-037
Chicago Title 8002357176	3111 White Oak Ln, Oak Brook, IL 60523	Same as mailing address	06-33-101-021
Michael J Landis	3109 White Oak Ln, Oak Brook, IL 60523	Same as mailing address	06-33-101-016

NOTICE TO APPLICANT

REFER TO OAK BROOK CODE: TITLE 14 - SUBDIVISION REGULATIONS

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

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

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

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

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

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

DO NOT WRITE IN THIS SPACE BELOW FOR VILLAGE USE ONLY

Date Filed _____	Fee Paid \$ _____	Receipt No. _____	Received By _____
HEARING DATES: Board of Trustees (Referral) _____ P&Z Commission _____ Board of Trustees _____			
SIGNED - VILLAGE CLERK _____		Date _____	

CERTIFICATION

Surrounding Property Owners

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

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

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

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

Timothy Kim		Timothy Kim	
Printed Name of Property Owner		Printed Name of Applicant	
	10/27/2025		10/27/2025
Signature of Owner	Date	Signature of Applicant	Date

BILL TO INFORMATION:

Timothy Kim	Tim Kim	
Print Name/Company	Print Contact Person Name	Contact Phone
3118 White Oak Ln, Oak Brook, IL 60523		
Address To be Billed		Alternate Phone

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

SUBJECT PROPERTY VERIFICATION

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

1. Permanent Index Number (P.I.N. from Real Estate Tax Bill): 06-33-100-015
2. Common Address: 3118 White Oak Ln, Oak Brook, IL 60523
3. Provide the Legal Description for each lot as noted on the Plat of Survey as an attachment.
4. Provide the proposed Legal Description for each lot as an attachment.
5. Email the Current and Proposed Legal Description in a Word document to cchiarelli@oak-brook.org

Current Legal Description:

LOT 2 IN McGOLDRICKS RESUBDIVISION, BEING A RESUBDIVISION OF THE THE EAST HALF OF LOT 4 OF YORK TOWNSHIP SUPERVISORS' ASSESSMENT PLAT No. 6, BEING THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID McGOLDRICKS RESUBDIVISION RECORDED FEBRUARY 18, 1999 AS DOCUMENT R99-041370, IN DuPAGE COUNTY, ILLINOIS.

Proposed Legal Description:

LOT 2 IN KIM'S CONSOLIDATION IN THE EAST HALF OF LOT 4 OF YORK TOWNSHIP SUPERVISORS' ASSESSMENT PLAT No. 6, BEING THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN

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

DuPage County Records

<https://propertylookup.dupagecounty.gov/>

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

N/A

Only First name of Contact is required.

Date called:

N/A

I verify that the information provided above is accurate.

Timothy Kim

Printed Name



Signature

Date

10/27/2025

Relationship to Applicant:

Owner

SUBJECT PROPERTY VERIFICATION

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

1. Permanent Index Number (P.I.N. from Real Estate Tax Bill): 06-33-100-016
2. Common Address: 3118 White Oak Ln, Oak Brook, IL 60523
3. Provide the Legal Description for each lot as noted on the Plat of Survey as an attachment.
4. Provide the proposed Legal Description for each lot as an attachment.
5. Email the Current and Proposed Legal Description in a Word document to cchiarelli@oak-brook.org

Current Legal Description:

LOT 1 IN McGOLDRICKS RESUBDIVISION, BEING A RESUBDIVISION OF THE THE EAST HALF OF LOT 4 OF YORK TOWNSHIP SUPERVISORS' ASSESSMENT PLAT No. 6, BEING THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID McGOLDRICKS RESUBDIVISION RECORDED FEBRUARY 18, 1999 AS DOCUMENT R99-041370, IN DuPAGE COUNTY, ILLINOIS.

Proposed Legal Description:

LOT 1 IN KIM'S CONSOLIDATION IN THE EAST HALF OF LOT 4 OF YORK TOWNSHIP SUPERVISORS' ASSESSMENT PLAT No. 6, BEING THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN

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

DuPage County Records

<https://propertylookup.dupagecounty.gov/>

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

N/A

Only First name of Contact is required.

Date called:

N/A

I verify that the information provided above is accurate.

Timothy Kim

Printed Name



Signature

Date

10/27/2025

Relationship to Applicant:

Owner

Legal Description Current Legal Descriptions

06-33-100-015

LOT 2 IN McGOLDRICKS RESUBDIVISION, BEING A RESUBDIVISION OF THE THE EAST HALF OF LOT 4 OF YORK TOWNSHIP SUPERVISORS' ASSESSMENT PLAT No. 6, BEING THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID McGOLDRICKS RESUBDIVISION RECORDED FEBRUARY 18, 1999 AS DOCUMENT R99-041370, IN DuPAGE COUNTY, ILLINOIS.

06-33-100-016

LOT 1 IN McGOLDRICKS RESUBDIVISION, BEING A RESUBDIVISION OF THE THE EAST HALF OF LOT 4 OF YORK TOWNSHIP SUPERVISORS' ASSESSMENT PLAT No. 6, BEING THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID McGOLDRICKS RESUBDIVISION RECORDED FEBRUARY 18, 1999 AS DOCUMENT R99-041370, IN DuPAGE COUNTY, ILLINOIS.

Proposed Legal Descriptions

06-33-100-015

LOT 2 IN KIM'S CONSOLIDATION IN THE EAST HALF OF LOT 4 OF YORK TOWNSHIP SUPERVISORS' ASSESSMENT PLAT No. 6, BEING THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN

06-33-100-016

LOT 1 IN KIM'S CONSOLIDATION IN THE EAST HALF OF LOT 4 OF YORK TOWNSHIP SUPERVISORS' ASSESSMENT PLAT No. 6, BEING THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN

PARCEL NUMBER: 06-33-100-015
NBHD: 06331
KIM, TIMOTHY J
Tax Year: 2024 (Taxes Payable in 2025).

COUNTY #: 022
ROLL: RP
3118 WHITE OAK LN
OAK BROOK

Taxes Billed

Tax Year	Tax
2024	\$13,398.70
Total:	\$13,398.70

Property Tax by Entity

Entities	Rate:	Amount:
COLLEGE DU PAGE 502	0.179400	\$486.30
COUNTY OF DU PAGE	0.136100	\$368.94
DU PAGE AIRPORT AUTH	0.012200	\$33.08
FOREST PRESERVE DIST	0.131000	\$355.10
GRADE SCHOOL DIST 58	2.236800	\$6,063.42
HIGH SCHOOL DIST 99	1.851600	\$5,019.22
OAK BROOK PARK DIST	0.306100	\$829.76
YORK TOWNSHIP	0.044500	\$120.64
YORK TWP ROAD	0.045100	\$122.24
Total:	4.942800	\$13,398.70

PARCEL NUMBER: 06-33-100-016
NBHD: 06331
KIM, TIMOTHY J
Tax Year: 2024 (Taxes Payable in 2025).

COUNTY #: 022
ROLL: RP
3118 WHITE OAK LN
OAK BROOK

Taxes Billed

Tax Year	Tax
2024	\$24,826.88
Total:	\$24,826.88

Property Tax by Entity

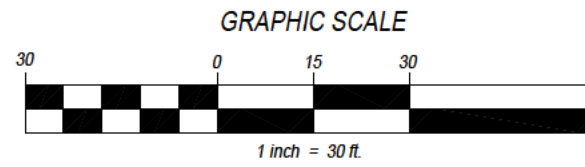
Entities	Rate:	Amount:
COLLEGE DU PAGE 502	0.179400	\$893.98
COUNTY OF DU PAGE	0.136100	\$678.20
DOWNERS GR SAN DIST	0.039400	\$196.34
DU PAGE AIRPORT AUTH	0.012200	\$60.80
FOREST PRESERVE DIST	0.131000	\$652.78
GRADE SCHOOL DIST 58	2.236800	\$11,146.24
HIGH SCHOOL DIST 99	1.851600	\$9,226.74
OAK BROOK PARK DIST	0.306100	\$1,525.32
YORK TOWNSHIP	0.044500	\$221.74
YORK TWP ROAD	0.045100	\$224.74
Total:	4.982200	\$24,826.88

PLAT OF SURVEY

- of -

LOTS 1 AND 2 IN MCGOLDRICKS RESUBDIVISION, BEING A RESUBDIVISION OF THE THE EAST HALF OF LOT 4 OF YORK TOWNSHIP SUPERVISORS' ASSESSMENT PLAT No. 6, BEING THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID MCGOLDRICKS RESUBDIVISION RECORDED FEBRUARY 18, 1999 AS DOCUMENT R99-041370, IN DuPAGE COUNTY, ILLINOIS.

Commonly Known as: 3118 White Oak Lane, Oak Brook, IL 60523
Described Property Contains 95,227 s.f.
PIN(s): 06-33-100-015 & 06-33-100-016

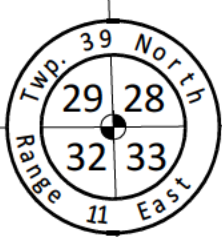


Abbreviations

(D) = Deed Dimension
(M) = Measured Dimension
(R) = Record Dimension
Conc. = Concrete
E. = East
N. = North
S. = South
S.F. = Square Feet
W. = West

Legend

AC Air Conditioner
EM Electric Meter
GM Gas Meter
LP Lamp Post
LP Light Pole
UP Utility Pedestal
WC Well Cap



North Line of Section 33 - 39 - 11

OAK BROOK ROAD

(31st STREET)

HERETOFORE DEDICATED

PER Doc. #845337

(Blacktop Pavement w/ Curb & Gutter)

NO VEHICULAR ACCESS

N 89°37'47" E

164.29'(M)

164.26'(R)

DRAINAGE & FLOOD PLAIN

EASEMENT PER Doc. R99-041370

Lot 2

PIN: 06-33-100-015

Lot 1

PIN: 06-33-100-016

WHITE OAK LANE

HERETOFORE DEDICATED

PER Doc. #447498

MULBERRY LANE (Private)



State of Wisconsin)
County of Walworth) S.S.

THIS PROFESSIONAL SERVICE CONFORMS TO CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY THAT I, SEAN T. KRISCH, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE HAD SURVEYED UNDER MY SUPERVISION THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AS SHOWN BY THE ANNEXED PLAT WHICH IS A REPRESENTATION OF SAID SURVEY.

Given under my hand and seal at Lake Geneva, Wisconsin, this 14th day of October A.D. 2025.

Sean T. Krisch
Illinois Professional Land Surveyor No. 35-3082.
My License Expires November 30, 2026.

PROJECT

97090

CAD NAME

97090_2025_Plat.dwg

SCALE

1" = 30'

SHEET

1 of 1

DRAWN BY

STK

PROJECT

PLAT OF SURVEY

3118 WHITE OAK LANE

OAK BROOK, IL 60523

PREPARED FOR:

TIMOTHY J. KIM

3118 WHITE OAK LANE

OAK BROOK, IL 60523

No.

Date

Revision Description

By:



KRISCH LAND SURVEYING LLC

6718 REVERE Rd. DOWNERS GROVE, IL 60516

PHONE (630) 627-5589 / FAX (630) 627-5594

www.krischlandsurveying.com

IL. PROFESSIONAL DESIGN FIRM LICENSE No. 184-006866

COPYRIGHT © 2025

ALL RIGHTS RESERVED

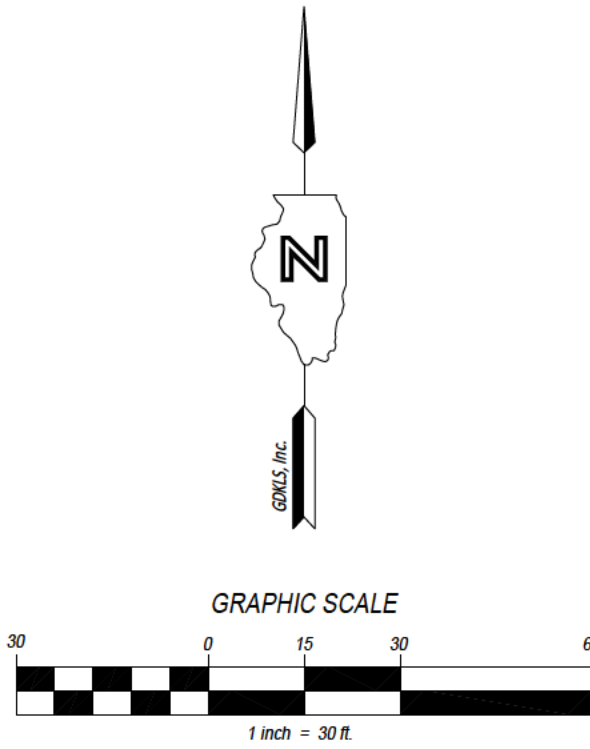
RETURN TO:
VILLAGE OF OAK BROOK
1200 OAK BROOK ROAD
OAK BROOK, IL 60523
(630) 368-5000

KIM'S CONSOLIDATION PLAT

- of -

LOTS 1 AND 2 IN MCGOLDRICKS RESUBDIVISION, BEING A RESUBDIVISION OF THE THE EAST HALF OF LOT 4 OF YORK TOWNSHIP SUPERVISORS' ASSESSMENT PLAT No. 6, BEING THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID MCGOLDRICKS RESUBDIVISION RECORDED FEBRUARY 18, 1999 AS DOCUMENT R99-041370, IN DuPAGE COUNTY, ILLINOIS.

PIN(s): 06-33-100-015 & 06-33-100-016



Abbreviations

(D) = Deed Dimension
(M) = Measured Dimension
(R) = Record Dimension
Conc. = Concrete
E. = East
N. = North
S. = South
S.F. = Square Feet
W. = West

PLANNING & ZONING COMMISSION CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

APPROVED BY THE PLANNING & ZONING COMMISSION OF THE VILLAGE OF OAK BROOK, DuPAGE COUNTY, ILLINOIS, THIS
____ DAY OF _____ A.D. 2025.

CHAIRMAN

VILLAGE CLERK CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

I, _____, VILLAGE CLERK OF THE VILLAGE OF OAK BROOK, ILLINOIS, HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE VILLAGE BOARD OF SAID VILLAGE AT ITS MEETING HELD ON _____ A.D. 2025, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE. IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND THE SEAL OF THE VILLAGE OF OAK BROOK, ILLINOIS, THIS ____ DAY OF _____ A.D. 2025.

VILLAGE CLERK

VILLAGE ENGINEER CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

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

DATED AT OAK BROOK, DuPAGE COUNTY, ILLINOIS, THIS
____ DAY OF _____ A.D. 2025.

VILLAGE ENGINEER

CERTIFICATE AS TO SPECIAL ASSESSMENTS:

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

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

DATED AT OAK BROOK, DuPAGE COUNTY, ILLINOIS, THIS
____ DAY OF _____ A.D. 2025.

TREASURER

COUNTY CLERK CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

I, _____, COUNTY CLERK OF DuPAGE COUNTY, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE DuPAGE COUNTY CLERK AT WHEATON, ILLINOIS, THIS ____ DAY OF _____ A.D. 2025.

DuPAGE COUNTY CLERK

RECORDER OF DEEDS CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

THIS INSTRUMENT NUMBER _____ WAS FILED FOR RECORD

IN THE RECORDER'S OFFICE OF DuPAGE COUNTY, AFORESAID, ON THE ____ DAY

OF _____ A.D. 2025, AT _____ O'CLOCK ____ M.

RECORDER OF DEEDS

PROJECT

KIM'S CONSOLIDATION PLAT

3118 WHITE OAK LANE
OAK BROOK, IL 60523

PREPARED FOR:

TIMOTHY J. KIM

3118 WHITE OAK LANE
OAK BROOK, IL 60523

SURVEYOR'S NOTES:

Area of Lot 1 = 95,227 s.f. / 2.186 acres

All "Ingress/Egress Easements" Created per McGoldricks Resubdivision Document #R99-041370 ARE HEREBY VACATED

Date Prepared: October 14, 2025

SANITARY DISTRICT CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

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

DATED AT _____, ILLINOIS, THIS ____ DAY OF _____ A.D. 2025.

EXECUTIVE DIRECTOR

COUNTY ENGINEER CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

THIS PLAT HAS BEEN APPROVED BY THE DuPAGE COUNTY DIVISION OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY _____ PURSUANT TO 765 ILCS 205/2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY RIGHT-OF-WAY.

DATED THIS ____ DAY OF _____ A.D. 2025.

COUNTY ENGINEER

OWNER CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF _____) S.S.

THIS IS TO CERTIFY THAT TIMOTHY J. KIM IS THE OWNER OF THE LAND HEREIN DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE PLATTED AND RECORDED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALSO, TO THE BEST OF MY KNOWLEDGE, THE PROPOSED KIM'S CONSOLIDATION PLAT, IN THE VILLAGE OF OAK BROOK, COUNTY OF DuPAGE, STATE OF ILLINOIS, GENERALLY KNOWN AS 3118 WHITE OAK LANE, IS LOCATED WITHIN THE FOLLOWING SCHOOL DISTRICTS:

DOWNERS GROVE ELEMENTARY SCHOOL DISTRICT 58 AND COMMUNITY HIGH SCHOOL DISTRICT 99.

DATED AT _____,

THIS ____ DAY OF _____ A.D. 2025.

BY: _____
Timothy J. Kim

NOTARY CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF _____) S.S.

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Timothy J. Kim PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE ANNEXED PLAT AS HIS OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH AND HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON SHOWN. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS
____ DAY OF _____ A.D. 2025,

AT _____, ILLINOIS.

NOTARY PUBLIC

MORTGAGEE CERTIFICATE:

STATE OF _____)
COUNTY OF _____) S.S.

OLD NATIONAL BANK, AS MORTGAGEE OF THE HEREON DESCRIBED PROPERTY HEREBY CONSENTS TO AND APPROVES THE PLAT OF CONSOLIDATION AS HEREON DRAWN.

THIS ____ DAY OF _____ A.D. 2025.

By: _____ Name _____ Title _____

Attest: _____ Name _____ Title _____

Bank Address: Old National Bank
P.O. Box 3728
Evansville, IN 47736-3728

SURVEYOR CERTIFICATE

STATE OF WISCONSIN)
COUNTY OF WALWORTH) S.S.

THIS IS TO CERTIFY THAT I, SEAN T. KRISCH, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3082, HAVE SURVEYED AND CONSOLIDATED THE HEREON DESCRIBED PROPERTY AS SHOWN BY THE ANNEXED PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND CONSOLIDATION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF OAK BROOK RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN PREPARATION OF THIS PLAT. I FURTHER CERTIFY THAT THE LAND IS WITHIN THE VILLAGE OF OAK BROOK, WHICH HAS ADOPTED A VILLAGE COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED. I FURTHER CERTIFY THAT A PART OF THE LAND SHOWN ON THIS PLAT IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY PER FIRM PANEL 17043C0178J EFFECTIVE DATE 8/1/2019.

SCALE OF MAP IS 30 FEET PER ONE INCH.

GIVEN UNDER MY HAND AND SEAL THIS 14th DAY OF OCTOBER A.D. 2025, IN LAKE GENEVA, WISCONSIN.

Sean T. Krisch
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3082.
LICENSE EXPIRES NOVEMBER 30, 2026



PROJECT
97090

CAD NAME
97090_ConPlt-25.dwg

SCALE
1" = 30'

SHEET
1 of 1

DRAWN BY
STK



KRISCH LAND SURVEYING LLC

6718 REVERE Rd. DOWNERS GROVE, IL 60516
PHONE (630) 627-5589 / FAX (630) 627-5594
www.krischlandsurveying.com

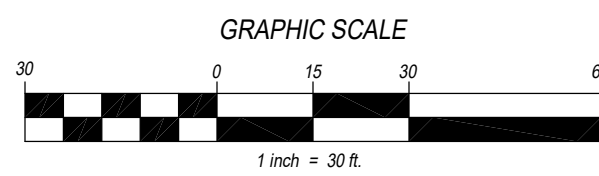
IL PROFESSIONAL DESIGN FIRM LICENSE NO. 184-006866

COPYRIGHT © 2025
ALL RIGHTS RESERVED

No.	Date	Revision Description	By:
1.)	10.23.25	Village Review - General Text Revisions	STK

— of —

Commonly Known as: 3118 White Oak Lane, Oak Brook, IL 60523
Described Property Contains 95,227 s.f.
PIN(s): 06-33-100-015 & 06-33-100-016



(D) = Deed Dimension
(M) = Measured Dimension
(R) = Record Dimension
Conc. = Concrete
E. = East
N. = North
S. = South
S.F. = Square Feet
W. = West

	Air Conditioner
	Electric Meter
	Gas Meter
	Lamp Post
	Light Pole
	Utility Pedestal
	Well Cap



State of Wisconsin)
) S.S.
County of Walworth)

THIS PROFESSIONAL SERVICE CONFORMS TO CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY THAT I, SEAN T. KRISCH, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE HAD SURVEYED UNDER MY SUPERVISION THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AS SHOWN BY THE ANNEXED PLAT WHICH IS A REPRESENTATION OF SAID SURVEY.

Given under my hand and seal at Lake Geneva, Wisconsin, this 14th day of October A.D. 2025.

Sean T. Krisch
Illinois Professional Land Surveyor No. 35-3082
My License Expires November 30, 2026.

PROJECT 97090	PROJECT	PLAT OF SURVEY	TIMOTHY J. KIM	3118 WHITE OAK LANE OAK BROOK, IL 60523	3118 WHITE OAK LANE OAK BROOK, IL 60523	No.	Date	Revision Description	By:		KRISCH LAND SURVEYING LLC 6718 REVERE Rd. DOWNERS GROVE, IL 60516 PHONE (630) 627-5589 / FAX (630) 627-5594 www.krishchlandsurveying.com IL. PROFESSIONAL DESIGN FIRM LICENSE No. 184-006866 COPYRIGHT © 2025 ALL RIGHTS RESERVED
CAD NAME 97090_2025_Plat.dwg											
SCALE 1" = 30'											
SHEET 1 of 1											
DRAWN BY STK											

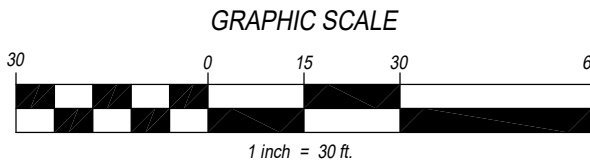
RETURN TO:
VILLAGE OF OAK BROOK
1200 OAK BROOK ROAD
OAK BROOK, IL 60523
(630) 368-5000

KIM'S CONSOLIDATION PLAT

- of -

LOTS 1 AND 2 IN MCGOLDRICKS RESUBDIVISION, BEING A RESUBDIVISION OF THE THE EAST HALF OF LOT 4 OF YORK TOWNSHIP SUPERVISORS' ASSESSMENT PLAT No. 6, BEING THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID MCGOLDRICKS RESUBDIVISION RECORDED FEBRUARY 18, 1999 AS DOCUMENT R99-041370, IN DuPAGE COUNTY, ILLINOIS.

PIN(s): 06-33-100-015 & 06-33-100-016



Abbreviations

(D) = Deed Dimension
(M) = Measured Dimension
(R) = Record Dimension
Conc. = Concrete
E. = East
N. = North
S. = South
S.F. = Square Feet
W. = West

PLANNING & ZONING COMMISSION CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

APPROVED BY THE PLANNING & ZONING COMMISSION OF THE VILLAGE OF OAK BROOK, DuPAGE COUNTY, ILLINOIS, THIS
____ DAY OF _____ A.D. 2025.

CHAIRMAN

VILLAGE CLERK CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

I, _____, VILLAGE CLERK OF THE VILLAGE OF OAK BROOK, ILLINOIS, HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE VILLAGE BOARD OF SAID VILLAGE AT ITS MEETING HELD ON _____ A.D. 2025, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE. IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND THE SEAL OF THE VILLAGE OF OAK BROOK, ILLINOIS, THIS ____ DAY OF _____ A.D. 2025.

VILLAGE CLERK

VILLAGE ENGINEER CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

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

DATED AT OAK BROOK, DuPAGE COUNTY, ILLINOIS, THIS
____ DAY OF _____ A.D. 2025.

VILLAGE ENGINEER

CERTIFICATE AS TO SPECIAL ASSESSMENTS:

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

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

DATED AT OAK BROOK, DuPAGE COUNTY, ILLINOIS, THIS
____ DAY OF _____ A.D. 2025.

TREASURER

COUNTY CLERK CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

I, _____, COUNTY CLERK OF DuPAGE COUNTY, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE DuPAGE COUNTY CLERK AT WHEATON, ILLINOIS, THIS ____ DAY OF _____ A.D. 2025.

DuPAGE COUNTY CLERK

RECORDER OF DEEDS CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

THIS INSTRUMENT NUMBER _____ WAS FILED FOR RECORD

IN THE RECORDER'S OFFICE OF DuPAGE COUNTY, AFORESAID, ON THE ____ DAY

OF _____ A.D. 2025, AT _____ O'CLOCK ____ M.

RECORDER OF DEEDS

PROJECT

PROJECT
97090
CAD NAME
97090_ConPlat-25.dwg
SCALE
1" = 30'
SHEET
1 of 1
DRAWN BY
STK

KIM'S CONSOLIDATION PLAT

3118 WHITE OAK LANE
OAK BROOK, IL 60523

PREPARED FOR:

TIMOTHY J. KIM
3118 WHITE OAK LANE
OAK BROOK, IL 60523

SANITARY DISTRICT CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

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

DATED AT _____, ILLINOIS, THIS ____ DAY
OF _____ A.D. 2025.

EXECUTIVE DIRECTOR

COUNTY ENGINEER CERTIFICATE:

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

THIS PLAT HAS BEEN APPROVED BY THE DuPAGE COUNTY DIVISION OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY _____ PURSUANT TO 765 ILCS 205/2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY RIGHT-OF-WAY.

DATED THIS ____ DAY OF _____ A.D. 2025.

COUNTY ENGINEER

KRISCH LAND SURVEYING LLC

6718 REVERE Rd. DOWNERS GROVE, IL 60516
PHONE (630) 627-5589 / FAX (630) 627-5594
www.krischlandsurveying.com

IL. PROFESSIONAL DESIGN FIRM LICENSE No. 184-006866
COPYRIGHT © 2025
ALL RIGHTS RESERVED



MULBERRY
LANE
(Private)

SURVEYOR'S NOTES:

Area of Lot 1 = 95,227 s.f. / 2.186 acres

All "Ingress/Egress Easements" Created per McGoldricks Resubdivision Document #R99-041370 ARE HEREBY VACATED

Date Prepared: October 14, 2025

No.	Date	Village Review - General Text Revisions	Revision Description	By:
1.)	10.23.25			



ITEM 5.E.

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

AGENDA ITEM

Board of Trustees Regular Meeting
of
November 11, 2025

SUBJECT: Cancellation of the Second Meeting in November

FROM: Greg Summers, Village Manager

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to cancel the second Village Board meeting in November, presently scheduled for November 25, 2025

Background/History:

Section 1-4B-3 Meetings, of our Village Code states:

“A. Regular Meetings: The second and fourth Tuesday of every month be and are hereby declared and established as the official meeting dates for the Board, with the exceptions as follows: There will be no regular meetings scheduled on the fourth Tuesday of June, August, and December.”

The 2025 Annual Notice of Meetings has already been posted; the second November meeting can be canceled by Board action as reflected in the motion.

No business is presently scheduled for the November 25, 2025 meeting.

The Open Meetings Act also has notification/posting requirements that staff will administer if the Board decides to cancel the November 25, 2025, meeting.

Recommendation:

Staff recommends that the Village Board pass the motion as presented.

Attachments:

None



ITEM 5.F.

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

AGENDA ITEM

Board of Trustees Regular Meeting
of
November 11, 2025

SUBJECT: Pay Bills a Second Time in November and December Due to No Second Board Meeting in those Months

FROM: Marilyn Fumero, Finance Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move to authorize the Finance Department to pay bills on November 26th and December 30th, prior to Board approval Due to No Second Board Meeting in those Months.

Background/History:

The Finance Department's customary procedure is to pay bills on the day following the Village Board meeting after the list of bills has been approved. Due to not having a second regular Board meeting in both November and December, there would only be one disbursement run for each of these months without this recommended action.

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

Recommendation:

Staff recommends that the Village Board authorize the Finance Department to pay bills on November 26th and December 30th, 2025, prior to Board approval.

Attachments:

None



ITEM 7.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
November 11, 2025

SUBJECT: 714 Enterprise Drive - Burton & Company Design Studio – Planned Development
– Event Venue

FROM: Rebecca Von Drasek, Development Services Director

BUDGET SOURCE/BUDGET IMPACT: N/A

RECOMMENDED MOTION: I move that the Village Board concur with the recommendation from the Planning & Zoning Commission and approve Ordinance S-1733, approving the requested Planned Development in accordance with the accompanying standards for the property located at 714 Enterprise Drive to permit and allow an Event Venue that currently operates as a full-service interior design firm in a 2,500 SF area within the building:

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. Parking shall be prohibited in the circle and side drive aisle. A Shared Parking Agreement to add 16 parking spaces is required and to be recorded with DuPage County.
4. An applicant representative will always be onsite during an event.
5. Hours of operation for events are limited to: events starting after 5pm weekdays, all day weekends and ending no later than 12am.
6. Alcohol service shall comply with the Village Liquor Code.
7. 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.

Background/History:

Burton & Company Design Studio has requested approval of a Planned Development (“PD”), in accordance with the accompanying standards for the property located at 714 Enterprise Drive to permit

and allow an Event Venue that 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. The Planning & Zoning Commission (P&Z) held a public hearing on the petition on October 1, 2025, beginning the meeting at the Studio (714 Enterprise Drive) at 5:15 pm and reconvening at the Dean Board Room at 6:30 pm.

Planned Development:

The 1.01-acre property is currently improved with an existing office building and zoned in the ORA-1, Office-Research-Assembly District. 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.

The departures from standard being proposed as part of this application are identified and detailed in the supplemental information from the petitioner and are as follows:

Use:

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

Planning & Zoning Commission:

Please see the petitioner's material in the case file for a more detailed description and the rationale for the requested departures. The P&Z meeting minutes have also been included for review and reference purposes.

The focus of the P&Z discussion at their meeting on October 1 included multiple topics such as the number of restrooms, egress requirements, caterer's liquor license requirements, parking, hours of operation and landscaping around the monument sign.

At the public hearing, no members of the public spoke in favor or in opposition to the request.

An event venue use within the ORA District is more commonly associated with the Village's Business and Conservation/Recreation districts, where such uses are typically located within hotels, restaurants, and public facilities. The subject property on Enterprise Drive is directly adjacent to the approved Planned Development for Carvana, a used car retailer. The proposed use within an existing office building illustrates the broader challenges the Village faces in addressing nontraditional uses within office-designated areas. Staff has identified one other instance of an office space being marketed as an event venue. Accordingly, this request exemplifies the evolving nature of land use within office districts and underscores the importance of the Village Board articulating its policy direction regarding such emerging trends.

Recommendation:

Staff recommends that the Village Board review the Planned Development for the proposed event venue, as recommended by the Planning and Zoning Commission by a vote of 8-0, including the proposed departures, subject to compliance with the applicable standards and the conditions outlined in the Chair's recommendation letter dated October 10, 2025.

If the Village Board concurs with the P&Z Commission, Ordinance S-1733 has been drafted for adoption, as the P&Z recommendation was unanimous. The Village Board may also deny the application, table the item for further deliberation, or send the application back to the P&Z Commission to address additional concerns.

Attachments:

1. 2025-ZO-PUD-EX-S-1733 (002)
2. Casefile - 714 Enterprise Drive - Planned Development

THE VILLAGE OF OAK BROOK
COOK AND DUPAGE COUNTIES, ILLINOIS

ORDINANCE
NUMBER 2025-ZO-PUD-EX-S-1733

AN ORDINANCE
APPROVING A PLANNED DEVELOPMENT AS IT PERTAINS
TO SUITE 101 LOCATED AT 714 ENTERPRISE DRIVE, OAK
BROOK, ILLINOIS

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

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

Village Board

Published in pamphlet form by authority of the
President and the Board of Trustees of the Village of Oak Brook
on this 11th day of November 2025

ORDINANCE NO. 2025-ZO-PUD-EX-S-1733

AN ORDINANCE
APPROVING A PLANNED DEVELOPMENT AS IT PERTAINS TO SUITE 101 LOCATED AT
714 ENTERPRISE DRIVE, OAK BROOK, ILLINOIS

PIN(s): 06-24-305-002

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

WHEREAS, the Village has in full force and effect a codified set of those ordinances of the Village 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 (the "Village Code");

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

WHEREAS, Diana Burton, of Burton & Company Design Studio (the "Applicant") on behalf of and with the consent of AAG 714 LLC (the "Owner"), the owner of certain real property located in the Village's ORA-1 Office, Research and Assembly District, commonly known as 714 Enterprise Drive, Oak Brook, Illinois, identified by Permanent Index Nos. 06-24-305-002, which property is legally described in Exhibit A, attached hereto and incorporated herein (the "Subject Property"), submitted an application ("Application"), attached hereto and incorporated herein as Exhibit B, requesting approval of Planned Development for an event venue located in Suite 101 of the Subject Property (the "Planned Development");

WHEREAS, as part of the Planned Development, Applicant is requesting certain departures from Village Code to: (i) allow the design studio to operate and be used as an event venue; (ii) allow a free-standing monument sign with support poles in lieu of the provisions of Section 13-11-5(B)(7); and (iii) to allow for a monument sign without the landscaping requirements provided in Section 13-11-4(B).

WHEREAS, On August 12, 2025, the President and Board of Trustees (collectively the "Corporate Authorities") conducted a preliminary, pre-application review of the proposed Planned Development, at which time the Corporate Authorities directed the Village's Development Services Director to prepare a report on the Application for the Village's Planning & Zoning Commission (the "Commission"), and refer the Application to the Commission for the purpose of conducting a public hearing;

WHEREAS, On October 1, 2025, the Commission conducted a duly noticed public hearing for the purpose of hearing and considering testimony on the Applicant's request for approval of the Planned Development which resulted in overall positive findings and a recommendation to the Corporate Authorities for approval of the same, (the "Commission's Recommendation"; attached to this Ordinance as Exhibit C);

WHEREAS, after careful consideration of the foregoing, the Corporate Authorities of the Village of Oak Brook find that the approval of the Planned Development has no detrimental impact on the health, welfare or safety of the public in general and finds that the Applicant has met their burden in demonstrating the grounds for the requested relief including the demonstration of practical difficulties or particular hardship in the application of the Village's Zoning Regulations.

NOW, THEREFORE, BE IT RESOLVED by the Village President and Board of Trustees of the Village of Oak Brook, Cook and DuPage 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 -- Planned Development Approval. Pursuant to Section 13-15-5D of the Village Zoning Ordinance and subject to the conditions set forth in this Ordinance, the requested Planned Development shall be, and is hereby, approved to allow the operation of an event venue in Suite 101 on the Subject Property.

Section Three -- Site Development and Use Departures. Pursuant to Section 13-15-4 of the Zoning Ordinance, and subject to the conditions and restrictions set forth in this Ordinance, the President and Board of Trustees hereby approve the following site development and use departures for the proposed Planned Development:

- A. To allow the interior design studio to operate as an event venue use.
- B. To allow a freestanding monument sign erected by support poles, in lieu of the signage requirements provided in Section 13-11-5(B)(7) of the Village Zoning Ordinance which provides that monument signs are to be supported primarily by an internal structural framework or integrated into landscaping or other solid structural features other than support poles.
- C. To allow a monument sign without landscaping in lieu of the requirements set forth in Section 13-11-4(B) of the Village Zoning Ordinance which generally requires the base of all permanent ground signs to be effectively landscaped to conceal the base from public view.

Section Four -- Conditions of Approval. The approvals granted in this Ordinance shall be, and they are each hereby, subject to, conditioned upon, and limited by the following conditions, the material violation of any of which shall, in the reasonable discretion of the President and Board of Trustees, be grounds for the repeal and revocation of the approvals granted herein in accordance with the procedures set forth herein, and with respect to any portion of the Planned Development that has not received a certificate of occupancy from the Village or is not subject to a valid, active building permit issued by the Village:

- 1. Compliance with Plans: The development, maintenance, and operation of approvals granted herein will be in substantial compliance with the plans and documents as submitted, except for minor changes approved by the Development Services Director and Village Manager in accordance with Section 13-15-8 of the Zoning Ordinance.

2. The Fire Department and Development Services shall issue an Occupancy Permit prior to operation of the event venue.
3. Sign proposals shall comply with applicable sign code regulations of the Oak Brook Zoning Ordinance unless otherwise modified or varied.
4. Parking shall be prohibited in the circle and side drive isle. A Shared Parking Agreement to add 16 parking spaces is required and to be recorded with DuPage County.
5. An Applicant representative will always be onsite during any event.
6. Hours of operation for events are limited to: starting after 5pm weekdays; all day weekends; and ending no later than 12:00am.
7. Any alcohol served or consumed in the event venue or as part of any event shall at all times remain in compliance with Village Liquor Code, as amended.
8. Applicable Codes. The Applicant shall meet all Village Ordinance requirements at the time of building permit application except as specifically varied or waived or otherwise approved in this Ordinance.
9. No Authorization of Work. This Ordinance does not authorize commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the Development Services Director, no work of any kind may be commenced on the Subject Property pursuant to the approvals granted in this Ordinance unless and until all conditions of this Ordinance precedent to that work have been fulfilled and after all permits, approvals, and other authorizations for the work have been properly applied for, paid for, and granted in accordance with applicable law.
10. Compliance with Laws. Except as otherwise provided in this Ordinance, all applicable ordinances and regulations of the Village shall apply to the Subject Property. Further, the Planned Development and use of the Subject Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction over the Subject Property.
11. Fees and Costs.
 1. Applicant shall be responsible for paying all applicable fees relating to the approval of this Ordinance.
 2. Applicant shall pay all fees applicable to Applicant's Planned Development and use of the Subject Property after the approval of this Ordinance.
 3. Applicant shall reimburse the Village for all of the Village's reasonable costs (including, without limitation, engineering, planning, and legal expenses) incurred in connection with the review, consideration, and approval of this Ordinance.
 4. Applicant shall reimburse the Village for all of the Village's reasonable costs (including without limitation engineering, planning, and legal expenses) incurred in

connection with the implementation or enforcement of this Ordinance by the Village following the approval hereof.

5. Any amount owed by Applicant under this Section that is not paid within 60 days after delivery of a demand in writing for such payment along with a reasonably detailed invoice for such costs, shall, along with interest and the costs of collection, become a lien upon the Subject Property (or that portion of the Subject Property to which the unpaid amount relates), and the Village shall have the right to foreclose such lien in the name of the Village as in the case of foreclosure of liens against real estate.

Section Five -- Binding Effect: Transferees. The privileges, obligations, and provisions of each and every section of this Ordinance are for the benefit of, and will be binding on, the Applicant and the Applicant's heirs, successors, and assigns, and upon any and all successor legal or beneficial owners of all or any portion of the Subject Property. Prior to transferring ownership or title of all or any portion of the Subject Property, or any legal or equitable interest in the Subject Property to any person or entity other than the Applicant or an entity controlled and managed by the Applicant, the Applicant and transferee shall: a) provide the Village with reasonable, written assurances that the transferee has the financial ability to meet this Ordinance's obligations; and b) execute and deliver to the Village the transferee assumption agreement attached to this Ordinance as Exhibit D. The failure of the Applicant and transferee to provide the Village with an enforceable transferee assumption agreement as herein provided shall result in the Applicant remaining fully liable for all of its obligations under this Ordinance, but shall not relieve the transferee of its liability for all such obligations as a successor to the Applicant. The Applicant and successor's compliance with this Section shall release the Applicant from its obligations under this Ordinance to the extent of the successor's assumption of such obligations.

Section Six -- Amendments. Unless otherwise expressly stated in this Ordinance, any minor or non-minor amendment to any provision of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance for the granting of such planned development amendments.

Section Seven -- Failure to Comply with Conditions. Upon failure or refusal of the Applicant to comply with any or all of the material conditions, restrictions, or provisions of this Ordinance, the approvals granted pursuant to this Ordinance will, at the sole discretion of the President and Board of Trustees, by ordinance duly adopted after written notice has been provided to the Applicant at least 15 days before the ordinance is adopted, be revoked and become null and void. In the event of a conflict between the language of this Ordinance and the Exhibits attached hereto, the language of this Ordinance will control.

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

Section Nine -- Conflict Clause. All ordinances, parts of ordinances or board actions in conflict herewith are hereby repealed to the extent of such conflict.

Section Ten -- Penalty. Any person violating the terms and conditions of this Ordinance shall, following prior notice thereof by the Village to such offending person and such opportunity

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

Section Eleven -- Effective Date.

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the President and Board of Trustees in the manner required by law;
2. Publication in pamphlet form in the manner required by law;
3. The filing by the Applicant with the Development Services Director of an unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance. The unconditional agreement and consent must be in the form of Exhibit E, attached to and, by this reference, made a part of this Ordinance; and
4. The recordation of this Ordinance in the Office of the DuPage County Recorder. The Applicant will bear the full cost of this recordation. This Ordinance will be recorded against all lots comprising the Subject Property.

B. In the event that the Applicant does not file with the Village Clerk the unconditional agreement and consent required by this Ordinance within 60 days after the date of final passage of this Ordinance, the Board of Trustees will have the right, in its sole discretion, to declare this Ordinance null and void and of no force or effect.

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

Section Thirteen -- 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 vote to follow]

PASSED THIS 11th day of November 2025.

Ayes: _____

Nays: _____

Absent: _____

APPROVED THIS 11th day of November 2025.

LAURENCE E. HERMAN,
Village President

ATTEST:

NETASHA SCARPINITI,
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION

LOT 5 IN CENTRAL INDUSTRIAL PLAZA SUBDIVISION, BEING A SUBDIVISION, IN THE SOUTH EAST $\frac{1}{4}$ OF SECTION 23 AND IN THE SOUTHWEST $\frac{1}{4}$ 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.

Common Address: 714 Enterprise Drive, Oak Brook, Illinois

PINs: PINs: 06-24-305-002

EXHIBIT B
APPLICATION

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,



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

B. Local Restaurant Revenue (Subject to Sales Tax)

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

C. Local Hotel Revenue (Subject to Hotel Tax)

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

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.

EXHIBIT C

COMMISSION'S RECOMMENDATION



VILLAGE OF
OAK BROOK
Illinois

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

October 10, 2025

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

Subject: 714 Enterprise Drive – Event Venue - Planned Development

Dear Village President and Board of Trustees:

Background

On October 1, 2025, the Planning & Zoning Commission held the required public hearing and completed its review and deliberations on an application from Diana Burton, Burton & Company Design Studio located at 714 Enterprise Drive, seeking approval of a Planned Development for an event venue located in the studio.

The applicant provided a presentation of the proposed project before the President and Board of Trustees on August 12, 2025. The application moved forward pending a thorough review and recommendation by the Planning & Zoning Commission.

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

There were three requested departures 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.

Public Comment

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

October 10, 2025

Village President and Board of Trustees

RE: 714 Enterprise Drive – Event Venue - Planned Development

Page 2

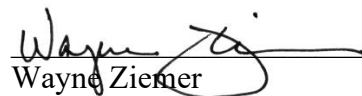
Planned Development Recommendation

The Planning & Zoning Commission discussed the parking, signage and liquor licenses at the studio. They recommended several additional conditions. The planned development standards were provided in detail in the case file.

The Commission reviewed and deliberated the applicant's request and by a vote of 8 to 0 recommended approval of the requested Planned Development subject to the following conditions:

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. Parking shall be prohibited in the circle and side drive isle. A Shared Parking Agreement to add 16 parking spaces is required and to be recorded with DuPage County.
4. An applicant representative will always be onsite during an event.
5. Hours of operation for events are limited to - starting after 5pm weekdays, all day weekends and ending no later than 12am.
6. Alcohol service shall comply with Village Liquor Code
7. 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.

Very truly yours,



Wayne Ziemer

Vice Chairman

Planning & Zoning Commission

EXHIBIT D

TRANSFeree ASSUMPTION AGREEMENT

EXHIBIT D

TRANSFeree ASSUMPTION AGREEMENT

THIS AGREEMENT, made as of this _____ day of _____ 2025, by, between and among _____ ("**Owner**"); _____ ("**Transferee**"); and the Village of Oak Brook, an Illinois municipal corporation ("**Village**").

WITNESSETH:

WHEREAS, pursuant to that certain real estate sale contract dated _____ ("**Real Estate Purchase Agreement**"), the Transferee agreed to purchase from the Owner certain real property situated in DuPage County, Illinois and legally described in Exhibit 1 attached hereto and by this reference incorporated herein and made a part hereof ("**Property**"); and

WHEREAS, following the conveyance of the Property by the Owner, the Transferee will be the legal owner of the Property; and

WHEREAS, as a condition to the conveyance of the Property by the Owner, the Owner and the Village require that the Transferee agree to comply with all the terms, requirements and obligations set forth in Village of Oak Brook Ordinance 2025-ZO-PUD-EX-S-1733, approved by the Village on or about November 11, 2025, and recorded in the Office of the DuPage County Recorder on _____, 2025, as Document No. _____, by and between the Village and Owner, as amended from time to time ("**Planned Development Ordinance**");

NOW, THEREFORE, in consideration of the agreement of the Owner to convey the Property to the Transferee and of the Village to accept the transfer of obligations as provided herein and to grant the releases granted herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is hereby agreed by, between and among the Village, the Owner, and the Transferee as follows:

1. **Recitals**. The foregoing recitals are by this reference incorporated herein and made a part hereof as substantive provisions of this Agreement.

2. **Assumption of Obligations**. The Transferee, on its behalf and on behalf of its successors, assigns, heirs, executors and administrators, hereby agrees, at its sole cost and expense, to comply with all of the terms, requirements and obligations of the Planned Development Ordinance, including all exhibits and attachments thereto.

3. **Assurances of Financial Ability**. Contemporaneously with the Transferee's execution of this Agreement, the Transferee shall, upon the request of the Village, provide the Village with reasonable assurances of financial ability to meet the obligations assumed hereunder as the Village may reasonably require.

4. **Acknowledgement and Release of Transferor**. The Village hereby acknowledges its agreement to the Transferee's assumption of the obligation to comply with the terms, requirements and obligations of the Planned Development Ordinance, including all exhibits and attachments thereto, and the Village hereby releases the Owner from any and all liability for failure to comply with the terms, requirements and obligations of the Redevelopment Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Transferee Assumption Agreement to be executed as of the day and year first written above.

OWNER

AAG 714 LLC

By: _____

Its: Authorized Signatory

ATTEST:

By: _____
Its: _____

VILLAGE OF OAK BROOK, an Illinois municipal
corporation

By: _____
Its: _____

TRANSFeree

By: _____
Name: _____
Its: Authorized Signatory

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

 This instrument was acknowledged before me on _____, 20____, by
_____, the President of the **VILLAGE OF OAK BROOK**, an Illinois municipal
corporation, and by _____, the Village Clerk of said municipal corporation.

Signature of Notary

SEAL

My Commission expires:

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

 The foregoing instrument was acknowledged before me on _____, 2025, by
_____, the Authorized Signatory of _____(**"Owner"**) as his/her free and voluntary act
in his/her authorized capacity of said company for the uses and purposes herein.

Signature of Notary

SEAL

My Commission expires:

EXHIBIT E

UNCONDITIONAL AGREEMENT AND CONSENT

EXHIBIT E

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Oak Brook, Illinois ("**Village**"):

WHEREAS, an application has been submitted by, Diana Burton, of Burton & Company (the "**Petitioner**") with the consent AAG 714 LLC (the "**Owner**"), the owner of certain real property located in the Village's ORA-1 Office Research Assembly District at 714 Enterprise Drive, Oak Brook, Illinois, (the "**Property**"), which property is legally described in Exhibit 1, requesting approval of Planned Development for an event venue located in Suite 101 of the Subject Property (the "Planned Development"); and

WHEREAS, Ordinance No. 2025-ZO-PUD-EX-S-1733 adopted by the President and Board of Trustees of the Village of Oak Brook on November 11, 2025, ("**Ordinance**") grants approval of the Planned Development, subject to certain conditions, restrictions, and provisions; and

WHEREAS, Section 10 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until Petitioner has filed this Unconditional Agreement and Consent with the Village Clerk and consents to accept and abide by each of the terms, conditions and limitations set forth in the Ordinance;

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

1. Owner, having read a copy of the Ordinance, does hereby unconditionally agrees to accept, concur with, consent to, and abide by all of the terms, conditions, restrictions, and provisions of the Ordinance, inclusive of, but not in any way limited to, those that pertain to the development, use, operation, and maintenance of the Subject Property.

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

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

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

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

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

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

8. This Unconditional Agreement and Consent may be executed in counterparts, each of which shall constitute an original document, which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, _____, Authorized Signatory, executed this Unconditional Agreement and Consent on behalf of Owner _____ on this ____ day of _____, 2025.

BY: _____

ITS: Authorized Signatory

SUBSCRIBED and SWORN to
before me this ____ day of
_____, 2025.

Notary Public

EXHIBIT 1

LEGAL DESCRIPTION

LOT 5 IN CENTRAL INDUSTRIAL PLAZA SUBDIVISION, BEING A SUBDIVISION, IN THE SOUTH EAST $\frac{1}{4}$ OF SECTION 23 AND IN THE SOUTHWEST $\frac{1}{4}$ 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.

Common Address: 714 Enterprise Drive, Oak Brook, Illinois

PINs: PINs: 06-24-305-002



VILLAGE OF
OAK BROOK
Illinois

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

October 10, 2025

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

Subject: 714 Enterprise Drive – Event Venue - Planned Development

Dear Village President and Board of Trustees:

Background

On October 1, 2025, the Planning & Zoning Commission held the required public hearing and completed its review and deliberations on an application from Diana Burton, Burton & Company Design Studio located at 714 Enterprise Drive, seeking approval of a Planned Development for an event venue located in the studio.

The applicant provided a presentation of the proposed project before the President and Board of Trustees on August 12, 2025. The application moved forward pending a thorough review and recommendation by the Planning & Zoning Commission.

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

There were three requested departures 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.

Public Comment

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

October 10, 2025

Village President and Board of Trustees

RE: 714 Enterprise Drive – Event Venue - Planned Development

Page 2

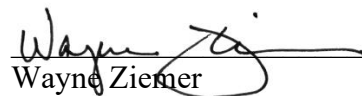
Planned Development Recommendation

The Planning & Zoning Commission discussed the parking, signage and liquor licenses at the studio. They recommended several additional conditions. The planned development standards were provided in detail in the case file.

The Commission reviewed and deliberated the applicant's request and by a vote of 8 to 0 recommended approval of the requested Planned Development subject to the following conditions:

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. Parking shall be prohibited in the circle and side drive isle. A Shared Parking Agreement to add 16 parking spaces is required and to be recorded with DuPage County.
4. An applicant representative will always be onsite during an event.
5. Hours of operation for events are limited to - starting after 5pm weekdays, all day weekends and ending no later than 12am.
6. Alcohol service shall comply with Village Liquor Code
7. 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.

Very truly yours,



Wayne Ziemer

Vice Chairman

Planning & Zoning Commission



OAK BROOK *Illinois*

MINUTES OF THE OCTOBER 1, 2025 REGULAR MEETING OF THE PLANNING & ZONING COMMISSION OF THE VILLAGE OF OAK BROOK APPROVED AS WRITTEN/AMENDED ON, 2025

1. CALL TO ORDER:

CALL TO ORDER

The Meeting of the Planning & Zoning Commission was called to order by Vice Chairman Wayne Ziemer at 5:15 p.m. at 714 Enterprise Drive announcing that no business would be discussed.

2. ROLL CALL AT 714 ENTERPRISE DRIVE

ROLL CALL

Cathy Chiarelli called the roll with the following persons:

PRESENT: Vice Chairman Ziemer, Members Jeffery Bulin, Richard DiBernardo, Natalie Cappetta, Rama Hasan, Baker Nimry, James Pontrelli and Kenneth Wilczak.

IN ATTENDANCE: Director Rebecca Von Drasek, Village Planner Rama Raman and Planning Technician Cathy Chiarelli

3. ADJOURNMENT AT 714 ENTERPRISE DRIVE

ADJOURNMENT

Motion by Member Bulin, seconded by Member Cappetta to adjourn the meeting at 6:15PM. VOICE VOTE: Motion carried.

4. CALL TO ORDER – RECONVENED AT DEAN BOARD ROOM

ROLL CALL

Cathy Chiarelli called the roll with the following persons:

PRESENT: Vice Chairman Ziemer, Members Jeffery Bulin, Richard DiBernardo, Natalie Cappetta, Rama Hasan, Baker Nimry, James Pontrelli and Kenneth Wilczak.

IN ATTENDANCE: Village Attorney Christian Ketter, Director Rebecca Von Drasek, Fire Chief Kevin Fleege, Superintendent of Public Works John Temes, Village Planner Rama Raman and Planning Technician Cathy Chiarelli

5. APPROVAL OF MINUTES

REGULAR PLANNING & ZONING COMMISSION MEETING OF MAY 7, 2025

MAY 7, 2025

Motion by Member Bulin, seconded by Member DiBernardo to approve the minutes of the May 7, 2025 Regular Planning & Zoning Commission meeting as written. VOICE VOTE: Motion Carried.

6. UNFINISHED BUSINESS

UNFINISHED
BUSINESS

There was no unfinished business.

A. 714 ENTERPRISE DRIVE – PLANNED DEVELOPMENT – EVENT VENUE714 ENTERPRISE DR
PUD – EVENT VENUE

Vice Chairman Wayne Ziemer announced the reconvening of the public hearing and swore in those wishing to speak on the matter.

Planner Raman provided an overview of the petition.

Diana Burton, 714 Enterprise Drive Suite 101, Oak Brook, owner of the studio and tenant of the building, explained that the studio's primary function was as a design space intentionally created to feel like a private residence, making it ideal for hosting small events. She presented several slides showcasing the current venue, noting that the space could accommodate up to 50 people.

She also discussed a few items of concern from the Village representatives in the pre-filing meeting:

- The DuPage Department of Health stated that as long as no food is prepared in the studio and any contracted event uses a licensed caterer who cooks in a commercial kitchen, the studio did not require additional permits.
- Egress – The door that leads to the studio would need to be reversed to open outward into the hallway. Also, the office doors would need to be removed in order to access that exit door more freely.
- Restrooms – The building owner researched building code and asserted that the number of restrooms on site were adequate for hosting events up to 50 people.

Member Nimry asked if the total number of attendees included employees.

Ms. Burton confirmed that employees would be included in that number and would always have at least one staff member onsite during any event.

Members questioned food, beverages, cleanup and hours of operation.

Ms. Burton said that the studio would be rented to licensed caterers that would provide all food, beverages, dishes and cleanup. Events would occur on weekdays after 5:00pm and throughout the day on weekends.

Members raised concerns about the parking diagram included in the case file, which showed parking in the front circle and along the drive aisle.

Fire Chief Fleege stated that parking would not be permitted in the drive aisle or the front circle.

Member Pontrelli asked how the Studio planned to document caterers' liquor licenses and insurance. He suggested that they maintain a log of all caterers and their corresponding liquor licenses.

Ms. Burton responded that they would work with their attorney to develop rental contracts and would look into the matter to ensure appropriate coverage.

Member Cappetta questioned the sign and landscaping waivers.

Ms. Burton stated that the sign would be illuminated and surrounded by the current landscaping and any sign would be code compliant.

Member Bulin inquired about the number of parking spaces required, following Fire Chief Fleege's statement that parking would not be allowed in the drive aisle or front circle.

Planner Raman said that the remaining 34 parking spaces were sufficient.

Vice Chair Ziemer asked whether the Studio could establish an agreement with the neighboring property to the east for additional parking.

Ms. Burton responded that the building owner had suggested the same, and they intended to pursue the idea.

Director Von Drasek discussed trash enclosures, specifically calling on the owners to recognize if additional dumpsters or additional trash pickup were needed. She did not believe building a trash enclosure was necessary, due to the current location.

Ms. Burton was willing to double the trash pickup if necessary.

Director Von Drasek mentioned a Shared Parking Agreement that may be used to facilitate additional parking.

Member Cappetta asked whether the Studio would be required to obtain a license for events where alcohol is consumed.

Director Von Drasek stated that she would look into the matter.

Motioned by Member Hasan, seconded by Member Bulin to recommend approval of the planned development, subject to the following conditions:

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. Parking shall be prohibited in the circle and side drive isle. A Shared Parking Agreement to add 16 parking spaces is required and to be recorded with DuPage County.
4. An applicant representative will always be onsite during an event.
5. Hours of operation for events are limited to - starting after 5pm weekdays, all day weekends and ending no later than 12am.
6. Alcohol service shall comply with Village Liquor Code.
7. 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.

ROLL CALL:

Ayes: 8 – Vice Chairman Ziemer, Members Bulin, Cappetta, DiBernardo, Hasan, Nimry, Pontrelli and Wilczak, Motion carried.
 Absent: 1 - Chairman Iyer

8. PUBLIC COMMENT

PUBLIC COMMENT

There was no public comment.

9. ADJOURNMENT:

ADJOURNMENT

Motion by Member Bulin, seconded by Vice Chairman Ziemer to adjourn the meeting at 7:20PM. VOICE VOTE: Motion carried.

ATTEST:

Rebecca Von Drasek
 Director of Development Services

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.

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

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

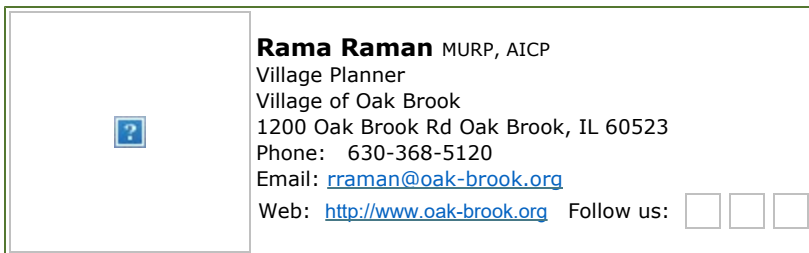
Good morning,

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



This electronic message and any attached files contain information intended for the exclusive use of the individual(s) or entity to whom it is addressed and may contain information that is proprietary, confidential and/or exempt from disclosure under applicable law, including protected health information (PHI). If you are not the intended recipient or the employee or agent, you are hereby notified that any viewing, copying, disclosure or distribution of the information may be subject to legal restriction or sanction and is strictly prohibited. If you have received this communication in error, please notify the sender by return electronic message or telephone, and destroy the original message without making any copies. Unless otherwise stated, any opinions expressed in this electronic message are those of the author and are not endorsed by the Village.

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)

CERTIFICATE OF PUBLICATION

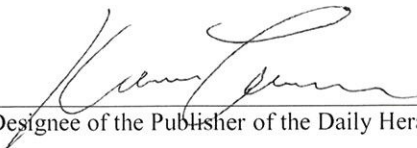
Paddock Publications, Inc.

**DuPage County
Daily Herald**

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

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

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 Weesperzide LLC
Street and Apt. No., or PO Box No. 109 Enterprise Dr.
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 Falcon Insurance Co
Street and Apt. No., or PO Box No. 124 Enterprise Dr.
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 Falcon Insurance Co
Street and Apt. No., or PO Box No. 124 Enterprise Dr.
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 Carvana LLC
Street and Apt. No., or PO Box No. 2424 Ridge Rd.
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 Peak Midwest Properties
Street and Apt. No., or PO Box No. 800 Enterprise Dr.
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 Oden JB LLC
Street and Apt. No., or PO Box No. 529 N. Grant St.
City, State, ZIP+4® Westmont IL 60589

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 Forest Preserve District
PO Box 5000
Wheaton IL 60189

Street and Apt. No., or PO Box No.
City, State, ZIP+4®

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 LEH Enterprises LLC
115 Enterprise Dr.
Oak Brook IL 60523

Street and Apt. No., or PO Box No.
City, State, ZIP+4®

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 721 Enterprise LLC
715 Enterprise Dr
Oak Brook IL 60523

Street and Apt. No., or PO Box No.
City, State, ZIP+4®

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 Enterprise Oak Brook LLC
6077 N. Lincoln Ave Ste. 4
Lincolnwood IL 60712

Street and Apt. No., or PO Box No.
City, State, ZIP+4®

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 King Venture Prop. LLC
625 Enterprise Dr.
Oak Brook IL 60523

Street and Apt. No., or PO Box No.
City, State, ZIP+4®

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 **CBRE**
Street and Apt. No., or PO Box No.
700 Commerce Dr. #170
City, State, Zip **Oak Brook IL 60523**
USPS 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.pearsoned.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	\$

Village of Oak Brook
 1300 Oak Brook Road
 Oak Brook, IL 60523

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

For delivery information, visit our website at www.cmc.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	\$ _____

Phillips Flavors: Gifts
524 N. Cass Ave
St. Louis, MO 63105
Westmont IL 60589

**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	\$

Village of Oak Brook
1200 Oak Brook Road
Oak Brook IL 60523

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

For delivery information visit our website at www.usns.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	\$

\$ Walker Partners LLC
Sant Fe
Street and Apt No. or PO Box No.
#100
B.S. Commerce Dr.
City, State, ZIP+4®
Oat Brook Fl 32052-3
PS Form 3800 January 2023 (SN 7520-02-000-9047) 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: **AAC 714 LLC**
 Street And Apt. No.: **714 Enterprise Dr #100**
 City, State, Zip: **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,



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

B. Local Restaurant Revenue (Subject to Sales Tax)

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

C. Local Hotel Revenue (Subject to Hotel Tax)

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

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

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 *

[illegible]

(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 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
WEESPERZIJD 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 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: 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 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 prefilling 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 prefilling 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)

WAIVERS and VARIATIONS (Site Development Departures)

[illegible]

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

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

WAIVERS and VARIATIONS
(Site Development Departures)

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

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

Code Section 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, 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.

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

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

COMMENT: 714 ENTERPRISE DR-PU

REVENUE:

1 10 2306 500.00
ESCROW DEPOSITS
ESCROW DEPOSIT

CASH:

99 1105 500.00
CASH -PLD

AMOUNT PAID: 500.00

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

REFERENCE: BURTON AND C

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

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

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

COMMENT: 714 ENTERPRISE DR-PU

REVENUE:

1 10 43020 1500.00
ZONING/SUBDIV APPLICATION
ZONING/SUBDIVISION

CASH:

99 1105 1500.00
CASH -PLD

AMOUNT PAID: 1500.00

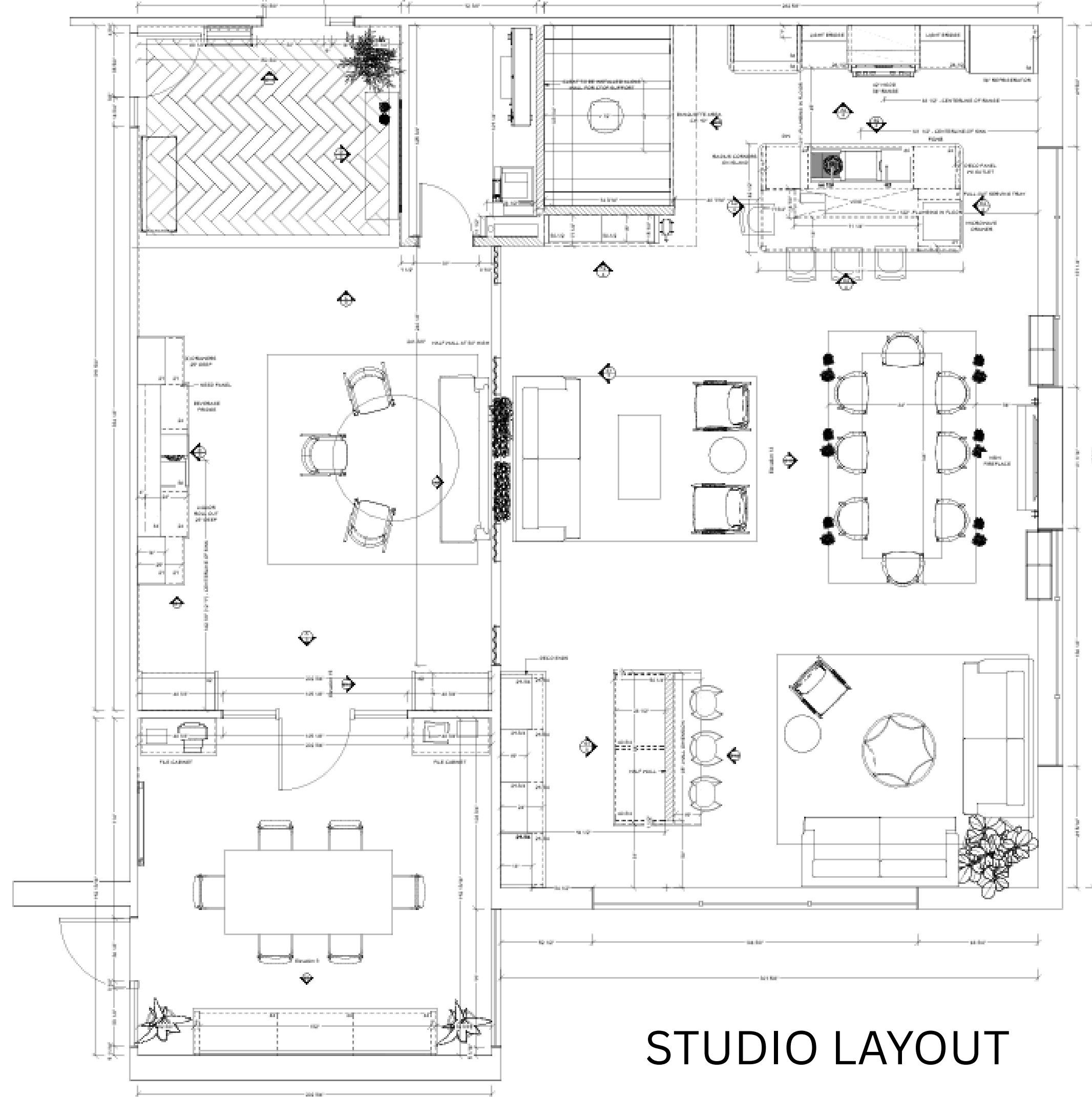
PAID BY: BURTON AND CO DESIGN
PAYMENT METH: CHECK
894678711

REFERENCE: BURTON AND C

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.

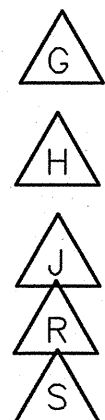
DATED THIS 20th DAY OF September, 2007.

BY: *Gary L. Ahlberg*
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



SCHEDULE B SURVEY ITEMS

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



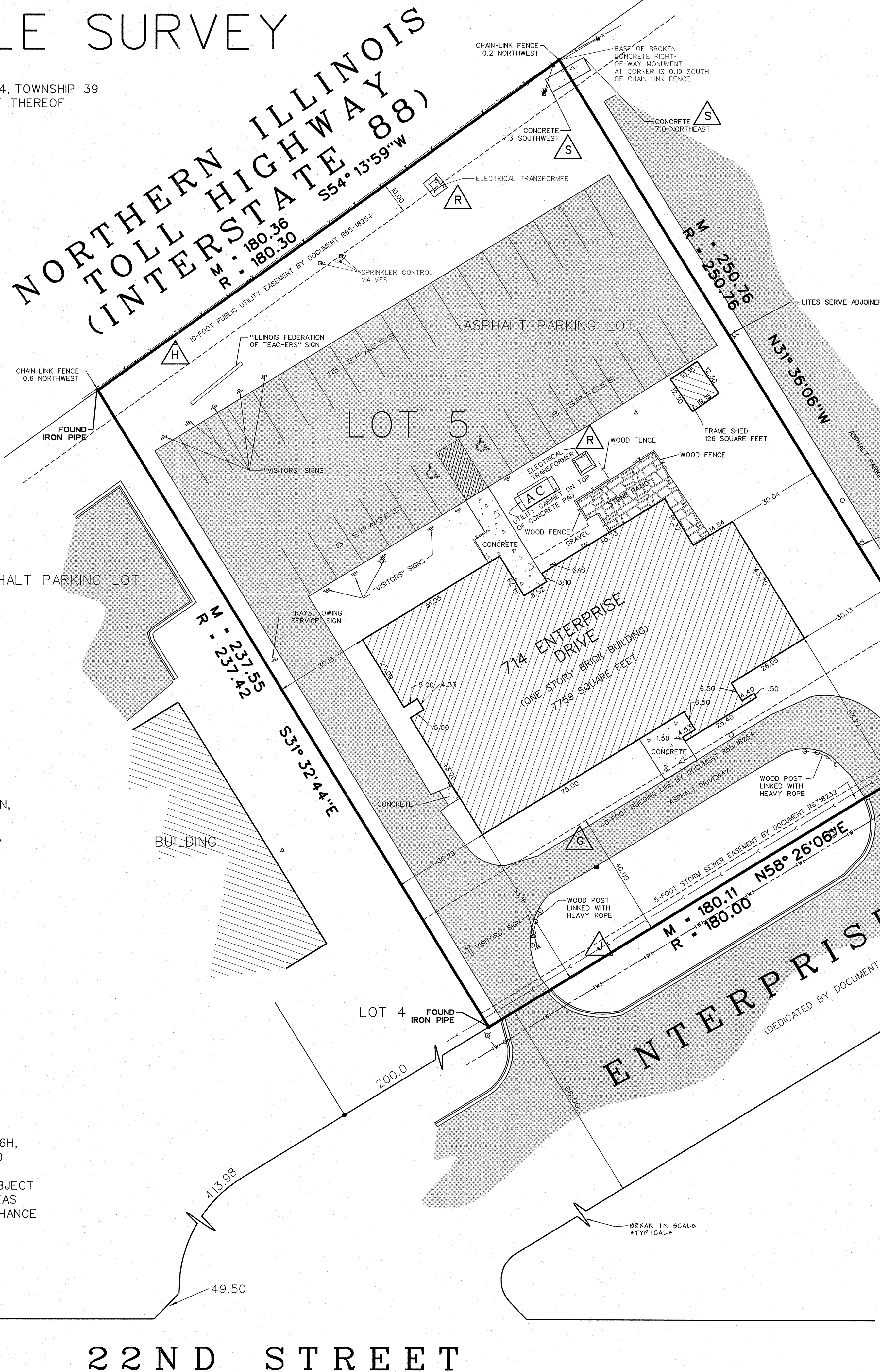
- G 40-FOOT BUILDING LINE AS SHOWN ON THE PLAT OF CENTRAL INDUSTRIAL PLAZA SUBDIVISION, RECORDED AS DOCUMENT R65-18254, IS SHOWN HEREON.
- H 10-FOOT PUBLIC UTILITY EASEMENT AS SHOWN ON THE PLAT OF CENTRAL INDUSTRIAL PLAZA SUBDIVISION, RECORDED AS DOCUMENT R65-18254, IS SHOWN HEREON.
- J 5-FOOT SEWER 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

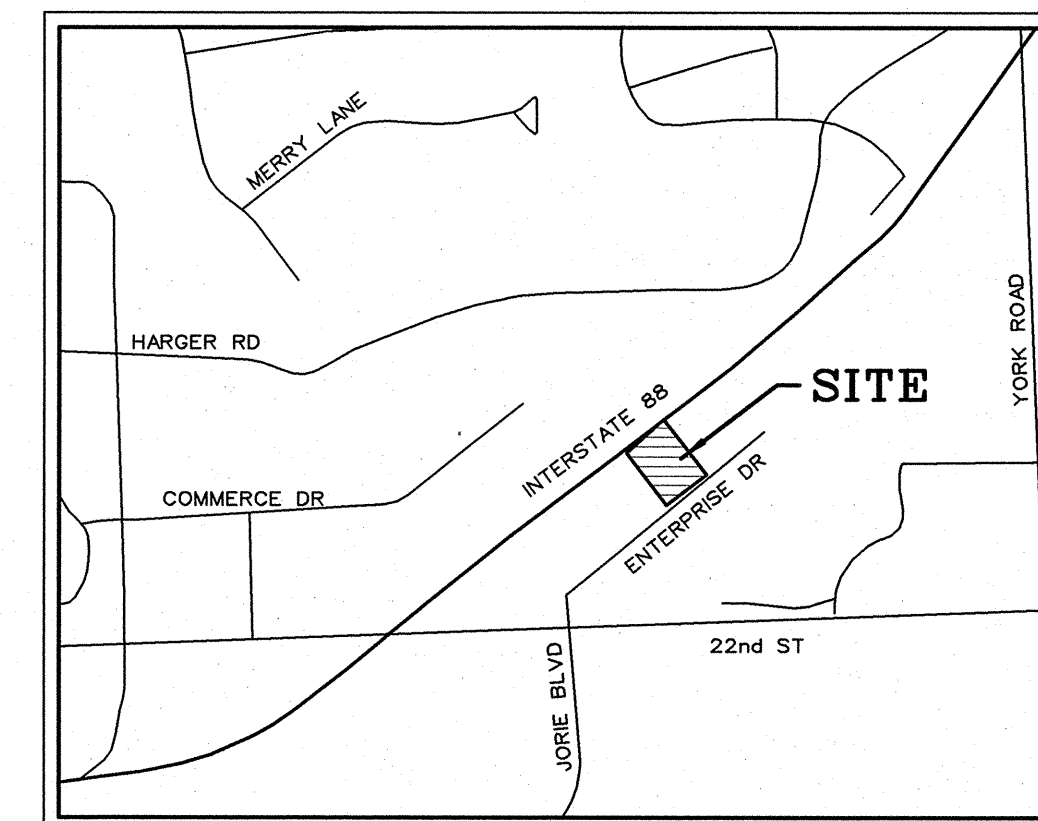
⊙	SANITARY MANHOLE	⊙	MAILBOX
⊙	SANITARY CLEANOUT	⊙	LIGHT POLE
⊙	STORM MANHOLE	⊙	OVERHEAD LIGHT POLE
⊙	STORM CATCH BASIN	⊙	ELECTRIC MANHOLE
⊙	STORM INLET	⊙	TRAFFIC SIGNAL POLE
⊙	FLARED END SECTION	⊙	TRAFFIC SIGNAL VAULT
⊙	TRANSFORMER	⊙	RAILROAD SIGNAL POLE
⊙	ELECTRICAL BOX	⊙	RAILROAD SIGNAL VAULT
⊙	CABLE 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	⊙	PIKE 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



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
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			
WEBSTER, McGRATH & AHLBERG LTD.			
VMA Over 100 Years of Service to Clients			
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE			
207 South Naperville Road, Wheaton, Illinois 60187, (630) 668-7603, Fax: (630) 892-1760, Email: wma@wma-ill.com, Design Firm License No. 184-000310			
JOB: 40458	DATE: 9-20-07	SCALE: 1" = 20'	
SURV: AF/GA	DRAWN: AF/NK	DESIGN: AF/NK	
FILE: D-31704-ALTA			SHEET: 1 OF 1

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



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.

LEGEND	
SANITARY MANHOLE	WELDER
SANITARY CLEANOUT	LIGHT POLE
STORM MANHOLE	OVERHEAD LIGHT POLE
STORM CATCH BASIN	ELECTRIC MANHOLE
STORM EXIST	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 WIRE
TELEPHONE MANHOLE	UNDERGROUND ELECTRIC
ELECTRIC METER	UNDERGROUND GAS
GAS METER	UNDERGROUND TELEPHONE
GAS VALVE	UNDERGROUND CABLE T.V.

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).

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





Sign Dimensions: 48" wide x 36" high



ITEM 7.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
November 11, 2025

SUBJECT: Award a Contract for Public Relations & Social Media Services

FROM: Joseph Mitchell, Assistant Village Manager

BUDGET SOURCE/BUDGET IMPACT: \$60,000 is included in account 17-171-73600, Advertising / Promotion

RECOMMENDED MOTION: I move that the Village Board approve Resolution R-2324, a Resolution awarding a contract for Public Relations and Social Media Services to Zapwater Communications for the Oak Brook Hotels, for an amount not to exceed \$60,000, pending final attorney review and approval.

Background/History:

At the May 27, 2025, Village Board meeting, staff received authorization to issue a Request for Proposals (RFP) for Public Relations and Social Media Services to promote the Oak Brook Hotels and enhance the Village's tourism and branding initiatives. The RFP was released on June 11, 2025, through the OpenGov procurement portal in accordance with applicable competitive proposal procedures under municipal procurement standards.

Eighty-five (85) firms downloaded the RFP specifications, and twenty-three (23) firms submitted applications for proposals. Of these, thirteen (13) qualified firms submitted complete proposals by the July 23, 2025, deadline. Following an initial review, five (5) firms were invited to provide in-person presentations before Village staff, the Chairperson of the Hotel Committee, and hotel representatives. Subsequently, two (2) firms were shortlisted to present before the full Hotel, Convention, and Visitors Committee during its October 9, 2025, quarterly meeting.

Following extensive evaluation of both written and in-person presentations, the Committee unanimously recommended awarding the contract to Zapwater Communications, an award-winning public relations agency with substantial experience in tourism and hospitality marketing. Zapwater's proposal was determined to offer the best overall value to the Village and its seven (7) hotels.

Analysis

The proposed agreement with Zapwater Communications covers a one-year initial term from November 15, 2025, through November 14, 2026. The Village retains the right to renew and extend the agreement annually, with the concurrence of the consultant, for up to four (4) additional one-year periods, through November 14, 2030. Each renewal term shall not exceed a five percent (5%) cost increase over the previous year's contract amount.

Village of Oak Brook Public Relations/Social Media Finalist Cost Comparison	
Firms	First Year Contract Cost
Zapwater Communications	\$60,000
Gatesman	\$60,000

If approved by the Board, Zapwater Communications will collaborate with Staff and the Hotel Committee to execute public relations and social media efforts to amplify the efforts of the Village's marketing manager, complement the existing paid advertising strategy and focus on enhancing awareness of the "Only in Oak Brook" brand and Oak Brook Hotels. The earned media strategy will be developed with measurable objectives, as defined by the Hotel Convention and Visitors Committee and will aim to deliver quantifiable results aligned with tourism growth goals for the Village.

The earned media strategy will include measurable, performance-based objectives aligned with the Village's tourism and marketing growth goals. Key outcomes will focus on increased brand awareness, media engagement, and visitor traffic.

Recommendation:

Staff recommends that the Village Board approve Resolution R-2324, a Resolution awarding a contract for Public Relations and Social Media Services to Zapwater Communications for the Oak Brook Hotels, for an amount not to exceed \$60,000, pending final attorney review and approval.

Attachments:

1. Resolution R-2324
2. PubRelationsSocialMedAgrmnt
3. Zapwater Measurements

THE VILLAGE OF OAK BROOK
COOK AND DUPAGE COUNTIES, ILLINOIS

RESOLUTION

NUMBER 2025-ADMN-CNTRCT-PR&SMS-R-2324

A RESOLUTION
APPROVING AN AWARD OF CONTRACT FOR PUBLIC
RELATIONS AND SOCIAL MEDIA SERVICES TO ZAPWATER
COMMUNICATIONS

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

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

Village Board

Published in pamphlet form by authority of the
President and the Board of Trustees of the Village of Oak Brook
on this 11th day of November 2025

RESOLUTION NO. 2025-ADMN-CNTRCT-PR&SMS-R-2324

A RESOLUTION
APPROVING AN AWARD OF CONTRACT FOR PUBLIC RELATIONS AND SOCIAL MEDIA
SERVICES TO ZAPWATER COMMUNICATIONS

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

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

WHEREAS, on June 11, 2025, staff requested proposals ("RFP") for public relations and social media services (the "Services") to promote the Oak Brook Hotels and enhance the Village's tourism and branding initiatives;

WHEREAS, eighty-five (85) firms downloaded the RFP specifications, and twenty-three (23) firms submitted applications to submit proposals. Of these, thirteen (13) qualified firms submitted complete proposals by the July 23, 2025, deadline. Following an initial review, five (5) firms were invited to provide in-person presentations before Village staff, the Chairman of the Hotel Committee, and hotel representatives. Subsequently, two (2) firms were shortlisted to present before the full Hotel, Convention, and Visitors Committee during its October 9, 2025, quarterly meeting;

WHEREAS, following extensive evaluation of both written and in-person presentations, the Committee unanimously recommended awarding the contract to Zapwater Communications, an award-winning public relations agency with substantial experience in tourism and hospitality marketing;

WHEREAS, Staff now recommends the Corporate Authorities approve the award of contract for the Services to Zapwater Communications, whose proposal was determined to offer the best overall value to the Village and its seven (7) hotels, as further detailed in the Professional Services Agreement (the "Agreement") attached hereto and incorporated herein as Exhibit A;

WHEREAS, Staff now recommends the Corporate Authorities to award the Agreement for the Services to Zapwater Communications, for the reasons provided for herein; and

WHEREAS, the Village of Oak Brook Corporate Authorities are of the opinion that it is in the best interests of the Village of Oak Brook to enter into the attached Agreement with the Zapwater Communications for the purposes referenced herein.

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

Section One – Recitals

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

Section Two – Award of Contract

The Corporate Authorities hereby awards the Agreement, substantially in the form attached hereto and made a part hereof as Exhibit A, to Zapwater Communications for the Services referenced herein.

Section Three – Authorization and Direction

The Village Manager is hereby authorized to execute the Agreement, substantially in the form attached hereto as Exhibit A, with such changes therein as shall be approved by the Village attorney and the officials of the Village executing the same, their execution thereof to constitute exclusive evidence of their approval to any and all changes or revisions therein from and after the execution and delivery of such Agreement.

Section Four - Other Actions Authorized

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

Section Five - Authorization of Expenditures

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

Section Six - Acts of Village Officials

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

Section Seven – Effective Date

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

Section Eight - Publication

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

Section Nine – Conflict Clause

All resolutions, parts of resolutions or board actions in conflict herewith are hereby repealed to the extent of such conflict.

Section Ten – Saving Clause

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

Section Eleven – Recording

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

PASSED THIS 11th day of November 2025.

Ayes: _____

Nays: _____

Absent: _____

APPROVED THIS 11th day of November 2025.

LAURENCE E. HERMAN,
Village President

ATTEST:

NETASHA SCARPINITI,
Village Clerk

EXHIBIT A

[Agreement]



REVIEW OF CONTRACTS

Awarding Agency:

VOB

Type of Contract:

Prof. Svs.

Department:

Administration

Program/Account Number:

171-

Awarded Contract Price:

\$60,000

Budgeted Amount:

\$60,000

CONTRACT AMOUNT

☐

Under \$20,000

☐

\$500,001 - \$1,000,000

☒

\$20,000 - \$500,000

☐

Over \$1,000,000

NOTES

Public Relations and Social Media Services

DEPARTMENT DIRECTOR SIGNATURE

Name:

[Signature]

Date:

10/31/25

INITIAL REVIEWING ATTORNEY SIGNATURE

Name:

Date:

APPROVED BY VILLAGE MANAGER

Name:

Date:

FINAL REVIEW AS TO FORM ATTORNEY SIGNATURE

Name:

Date:

☐

Three (3) Originals signed by other party

Date/Initials _____

☐

Original provided to staff member for other party

Date/Initials _____

☐

Original provided to Official Files

Date/Initials _____

VILLAGE OF OAK BROOK PROFESSIONAL SERVICES AGREEMENT

This AGREEMENT is dated as of the ____ day of _____, 2025 ("**Agreement**"), and is by and between the **VILLAGE OF OAK BROOK, 1200 Oak Brook Road, Oak Brook, Illinois 60523** an Illinois municipal corporation ("**Village**"), and **ZAPWATER COMMUNICATIONS, INC., 118 North Peoria Street, Floor 4, Chicago, Illinois 60607** ("**Consultant**").

IN CONSIDERATION OF the recitals and the mutual covenants and agreements set forth in the Agreement, and pursuant to the Village's statutory powers, the parties agree as follows:

SECTION 1. SCOPE OF SERVICES. The Village retains the Consultant to perform, and the Consultant agrees to perform, all necessary services to perform the work in connection with the project identified below ("**Services**"), which Services the Consultant shall provide pursuant to the terms and conditions of this Agreement:

Public Relations and Social Media Services, as more fully described in the attached proposal dated July 23, 2025, in Exhibit A.

A. Mandatory Reporting. The Consultant shall submit a report explaining the services performed to the Village Marketing Manager on a quarterly basis. These performance reports are due no later than the last day of each quarter (March 31st, June 30th, September 30th, December 31st).

B. Ownership of Work Product. All reports, documents, data, studies, photographs, social media content, artwork, and other materials prepared by the Consultant in the performance of this Agreement ("**Work Product**") shall be the exclusive property of the Village. The Consultant shall not use, disclose, or distribute the Work Product without the prior written consent of the Village. Upon termination or completion of this Agreement, the Consultant shall deliver all Work Product to the Village, whether completed or in progress.

C. Record Retention and FOIA Compliance. The Consultant acknowledges that the Village is subject to the Illinois Freedom of Information Act ("**FOIA**"), 5 ILCS 140/1 et seq., and agrees to maintain all records related to this Agreement for a minimum of five (5) years after completion of the Services. The Consultant further agrees to provide such records to the Village upon request and to cooperate with the Village in responding to any FOIA request.

SECTION 2. TIME OF PERFORMANCE. The Consultant shall perform and complete the Services as mutually agreed upon between Village and Consultant ("**Time of Performance**").

SECTION 3. COMPENSATION.

A. Agreement Amount. The total amount billed by the Consultant for the Services under this Agreement shall be in the amount of **\$60,000.00**, including reimbursable

expenses, without the prior express written authorization of the Village Manager.

B. Agreement Term. The term of this agreement will be for one (1) year beginning November 15, 2025 – November 14, 2026. *The Village reserves the right to renew and extend the agreement terms, with the concurrence of the Consultant, for four (4) additional years (November 15, 2026 – November 14, 2030). The total agreement amount for the subsequent years shall not exceed five percent (5%) of the previous year's agreement amount.*

C. Taxes, Benefits, and Royalties. Each payment by the Village to the Consultant includes all applicable federal, state, and Village taxes of every kind and nature applicable to the Services as well as all taxes, contributions, and premiums for unemployment insurance, old age or retirement benefits, pensions, annuities, or similar benefits and all costs, royalties, and fees arising from the use of, or the incorporation into, the Services, of patented or copyrighted equipment, materials, supplies, tools, appliances, devices, processes, or inventions. All claim or right to claim additional compensation because of the payment of any such tax, contribution, premium, costs, royalties, or fees is hereby waived and released by Consultant.

D. Payment of Agreement Amount. Payments shall be made pursuant to the terms of the Local Government Prompt Payment Act, 50 ILCS 505/3 et seq.

E. No Automatic Renewal. Notwithstanding anything to the contrary contained in this Agreement: (a) in no event shall the term of this Agreement be longer than the initial term expressly stated in this Agreement; (b) any automatic renewal or extension (whether or not conditioned upon any notice or absence thereof from either Party) or any similar "evergreen" provision shall be deemed null and void *ab initio*; and (c) the term of this Agreement shall not be extended or renewed except by written agreement duly authorized, executed and delivered by the Parties hereto. In the event of any inconsistency within this Agreement relating to the duration of the initial term hereof, the shorter initial term shall govern. If no initial term is stated in this Agreement, then the term shall be one year from the date on which the term commences.

SECTION 4. REPRESENTATIONS OF CONSULTANT. The Consultant represents and certifies that the Services shall be performed in accordance with the

standards of professional practice, care, and diligence practiced by recognized consultants in performing services of a similar nature in existence at the Time of Performance. The representations and certifications expressed shall be in addition to any other representations and certifications expressed in this Agreement, or expressed or implied by law, which are hereby reserved unto the Village.

The Consultant further represents that it is financially solvent, has the necessary financial resources, and is sufficiently experienced and competent to perform and complete the Services in a manner consistent with the standards of professional practice by recognized consultants providing services of a similar nature. The Consultant shall provide all personnel necessary to complete the Services.

SECTION 5. INDEMNIFICATION; INSURANCE; LIABILITY.

A. **Indemnification.** The Consultant proposes and agrees that the Consultant shall indemnify and save harmless the Village against all damages, liability, claims, losses, and expenses (including attorneys' fee) that may arise, or be alleged to have arisen, out of or in connection with the Consultant's performance of, or failure to perform, the Services or any part thereof, or any failure to meet the representations and certifications set forth in Section 4 of this Agreement.

B. **Insurance.** The Consultant acknowledges and agrees that the Consultant shall, and has a duty to maintain adequate insurance, in an amount, and in a form and from companies, acceptable to the Village. The Consultant's maintenance of adequate insurance shall not be construed in any way as a limitation on the Consultant's liability for losses or damages under this Agreement.

C. **No Personal Liability.** No elected or appointed official or employee of the Village shall be personally liable, in law or in contract, to the Consultant as the result of the execution of this Agreement.

SECTION 6. GENERAL PROVISIONS.

A. **Relationship Between the Parties.** The Consultant shall act as an independent contractor in providing and performing the Services. Nothing in, nor done pursuant to, this Agreement shall be construed to: (1) create the relationship of principal and agent, employer and employee, partners, or joint venturers between the Village and Consultant; or (2) to create any relationship between the Village and any subcontractor of the Consultant.

B. **Conflicts of Interest.** The Consultant represents and certifies that, to the best of its knowledge: (1) no Village employee or agent is interested in the business of the Consultant or this Agreement; (2) as of the date of this Agreement, neither the Consultant nor any person employed or associated with the Consultant has any interest that would

conflict in any manner or degree with the performance of the obligations under this Agreement; and (3) neither the Consultant nor any person employed by or associated with the Consultant shall at any time during the term of this Agreement obtain or acquire any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement.

C. **No Collusion.** The Consultant represents and certifies that the Consultant is not barred from contracting with a unit of state or local government as a result of (1) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless the Consultant is contesting, in accordance with the procedures established by the appropriate revenue act, its liability for the tax or the amount of the tax, as set forth in Section 11-42.1-1 *et seq.* of the Illinois Municipal Code, 65 ILCS 5/11-42.1-1 *et seq.*; or (2) a violation of either Section 33E-3 or Section 33E-4 of Article 33E of the Criminal Code of 1961, 720 ILCS 5/33E-1 *et seq.* If at any time it shall be found that the Consultant has, in procuring this Agreement, colluded with any other person, firm, or corporation, then the Consultant shall be liable to the Village for all loss or damage that the Village may suffer, and this Agreement shall, at the Village's option, be null and void.

D. **Termination.** Notwithstanding any other provision hereof, the Village may terminate this Agreement at any time upon 15 days prior written notice to the Consultant. In the event that this Agreement is so terminated, the Consultant shall be paid for Services actually performed and reimbursable expenses actually incurred, if any, prior to termination, not exceeding the value of the Services completed.

E. **Compliance with Laws and Grants.** Consultant shall give all notices, pay all fees, and take all other action that may be necessary to ensure that the Services are provided, performed, and completed in accordance with all required governmental permits, licenses, or other approvals and authorizations that may be required in connection with providing, performing, and completing the Services, and with all applicable statutes, ordinances, rules, and regulations, including without limitation the Fair Labor Standards Act; any statutes regarding qualification to do business; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification, including, without limitation, the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12101 *et seq.*, and the Illinois Human Rights Act, 775 ILCS 5/1-101 *et seq.* Consultant shall also comply with all conditions of any federal, state, or local grant received by the Village or Consultant with respect to this Contract or the Services. Consultant shall be solely liable for any fines or civil penalties that are imposed by any governmental or quasi-governmental agency or body that may arise, or be alleged to have arisen, out of or in connection with Consultant's, or its subcontractors, performance of, or failure to perform, the Services or any part thereof. Every provision of law required

by law to be inserted into this Contract shall be deemed to be inserted herein.

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

G. Certified Payroll. If applicable, Consultant shall, in accordance with Section 5 of the Illinois Prevailing Wage Act, 820 ILCS 130/5, submit to the Village, and upon activation of the database provided by 820 ILCS 130/5.1 to the Department of Labor, on a monthly basis, a certified payroll. The certified payroll shall consist of a complete copy of those records required to be made and kept by the Prevailing Wage Act. The certified payroll shall be accompanied by a statement signed by the Consultant or subcontractor which certifies that: (1) such records are true and accurate; (2) the hourly rate paid is not less than the general prevailing rate of hourly wages required by the Prevailing Wage Act; and (3) Consultant or subcontractor is aware that filing a certified payroll that he or she knows to be false is a Class A misdemeanor. A general Contractor may rely upon the certification of a lower tier subcontractor, provided that the general contractor does not knowingly rely upon a subcontractor's false certification. Upon seven business days' notice, Consultant and each subcontractor shall make available for inspection and copying at a location within this State during reasonable hours, the records required to be made and kept by the Act to: (i) the Village, its officers and agents; (ii) the Director of Labor and his deputies and agents; and (iii) to federal, State, or local law enforcement agencies and prosecutors.

H. Default. If it should appear at any time that the Consultant has failed or refused to prosecute, or has delayed in the prosecution of, the Services with diligence at a rate that assures completion of the Services in full compliance with the requirements of this Agreement, or has otherwise failed, refused, or delayed to perform or satisfy the Services or any other requirement of this Agreement ("***Event of Default***"), and fails to cure any such Event of Default within ten business days after the Consultant's receipt of written notice of such Event of Default from the Village, then the Village shall have the right, without prejudice to any other remedies provided by law or equity, to (1) terminate this Agreement without liability for further payment; or (2) withhold from any payment or recover from the Consultant, any and all costs, including attorneys' fees and administrative expenses, incurred by the Village as the result of any Event of Default by the Consultant or as a result of actions taken by the Village in response to any Event of Default by the Consultant.

I. Assignment. This Agreement may not be assigned by the Village or by the Consultant without the prior written consent of the other party.

J. Notice. All notices required or permitted to be given under this Agreement shall be in writing and shall be delivered: (1) personally; (2) by a reputable overnight courier; or by (3) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid. Unless otherwise expressly provided in this Agreement, notices shall be deemed received upon the earlier of: (a) actual receipt; (b) one business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) three business days following deposit in the U.S. mail, as evidenced by a return receipt. Notices and communications to the Village shall be addressed to, and delivered to, the following address:

Village of Oak Brook
1200 Oak Brook Road
Oak Brook, Illinois 60523
Attention: Susan Rose, Marketing Manager

Notices and communications to the Consultant shall be addressed to, and delivered to, the following address:

Zapwater Communications, Inc.
118 North Peoria Street, Floor 4
Chicago, Illinois 60607
Attention: David Zapata, Owner

K. Waiver. Neither the Village nor the Consultant shall be under any obligation to exercise any of the rights granted to them in this Agreement except as it shall determine to be in its best interest from time to time. The failure of the Village or the Consultant to exercise at any time any such rights shall not be deemed or construed as a waiver of that right, nor shall the failure void or affect the Village's or the Consultant's right to enforce such rights or any other rights.

L. Third Party Beneficiary. No claim as a third-party beneficiary under this Agreement by any person, firm, or corporation shall be made or be valid against the Village.

M. Governing Laws. This Agreement and the rights of Owner and Consultant under this Agreement shall be interpreted according to the internal laws, but not the conflict of laws rules, of the State of Illinois; the venue for any legal action arising in connection with this Agreement shall be in the Circuit Court of DuPage County, Illinois.

N. Conflicts; Exhibits. If any term or provision in this Agreement conflicts with any term or provision of an attachment or exhibit to this Agreement, the terms and provisions of this Agreement shall control.

O. No Disclosure of Confidential Information by the Consultant. Confidential information means all material, non-public, business-related information, written or oral, whether or not it is marked that is disclosed or made available to the Consultant, directly or indirectly, through any means of communication or observation. The Consultant acknowledges that it shall, in performing the Services for the Village under this Agreement, have access, or be directly or indirectly exposed, to Confidential Information. The Consultant shall hold confidential all Confidential Information and shall not disclose or use such Confidential Information without the express prior written consent of the Village. The Consultant shall use reasonable measures, at least as strictly as those the Consultant uses to protect its own confidential information. Such measures shall include, without limitation, requiring employees and subcontractors of the Consultant to execute a non-disclosure agreement before obtaining access to Confidential Information.

ATTEST:

VILLAGE OF OAK BROOK

By: _____
Netasha Scarpiniti, Village Clerk

By: _____
Greg Summers, Village Manager

ATTEST:

ZAPWATER COMMUNICATIONS, INC.

By: _____

By: _____

Title: _____

Its: _____

EXHIBIT A

(PROPOSAL SUBMITTED FOR PUBLIC RELATIONS AND SOCIAL MEDIA SERVICES DATED JULY 23, 2025)



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

[ZAPWATER COMMUNICATIONS] RESPONSE DOCUMENT REPORT

GEN No. 25-RFP-01

Public Relations and Social Media Services

RESPONSE DEADLINE: July 23, 2025 at 10:00 am

Report Generated: Monday, October 13, 2025

Zapwater Communications Response

CONTACT INFORMATION

Company:

Zapwater Communications

Email:

natalies@zapwater.com

Contact:

Natalie Smilie

Address:

118 N Peoria Street

Floor 4

Chicago, IL 60607

Phone:

(312) 943-0333

Website:

<https://www.zapwater.com/>

Submission Date:

Jul 18, 2025 11:44 AM (Central Time)

ADDENDA CONFIRMATION

Addendum #1

Confirmed Jul 18, 2025 10:25 AM by Natalie Smilie

QUESTIONNAIRE

1. Respondent Submittals (without Cost)*

Please Upload your COMPLETE response, including any and all required forms listed in the solicitation and the corresponding attachments.

(Do not upload cost information in here)

Village_of_Oak_Brook_Section_8_Proposers_Certification_Notarized.pdf

Village_of_Oak_Brook_-_Zapwater_Communications_Response_to_Request_for_Proposal_Final.pdf

2. I certify that I have read, understood and agree to the terms in this solicitation, and that I am authorized to submit this response on behalf of my company.*

Confirmed

PRICE TABLES

Line Item	Description	Unit of Measure	Unit Cost
1	Public Relations and Social Media Services October 1, 2025 - September 30, 2026	LS	\$60,000.00

[ZAPWATER COMMUNICATIONS] RESPONSE DOCUMENT REPORT

GEN No. 25-RFP-01

Public Relations and Social Media Services

Line Item	Description	Unit of Measure	Unit Cost
2	Public Relations and Social Media Services October 1, 2026 - September 30, 2027	LS	\$65,100.00
3	Public Relations and Social Media Services October 1, 2027 - September 30, 2028	LS	\$70,632.00
4	Public Relations and Social Media Services October 1, 2028 - September 30, 2029	LS	\$76,637.00
5	Public Relations and Social Media Services October 1, 2029 - September 30, 2030	LS	\$83,155.00

Section 8. Proposers Certification

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

"Public Relations and Social Media Service Services"

- 1) The undersigned certifies that, pursuant to Chapter 720, Section 5/33E of the Illinois Compiled Statutes, 1993, the proposer is not barred from bidding on this agreement as a result of a conviction for the violation of State of Illinois laws prohibiting bid rigging or bid-rotating.
- 2) The undersigned states under oath that, pursuant to Chapter 65, Section 5/11-42.1-1 of the Illinois Compiled Statutes, 1993, the proposer is not delinquent in the payment of any tax administered by the Illinois Department of Revenue.
- 3) The undersigned certifies that, pursuant to Chapter 775, Section 5/2-105 of the Illinois Compiled Statutes, 1993, the proposer has a written sexual harassment policy in place including the following information:
 - a) An acknowledgment of the illegality of sexual harassment.
 - b) The definition of sexual harassment under State law.
 - c) A description of sexual harassment, utilizing examples.
 - d) The Consultant's internal complaint process including penalties.
 - e) The legal recourse, investigative and complaint process available through the Illinois Department of Human Rights and the Human Rights Commission.
 - f) Directions on how to contact the Department or the Commission.

This Business Firm is (Check One)

☒ Corporation ☐ Partnership ☐ Individual

Firm Name: Zepwater Communications, Inc.
Address: 118 N. Peoria 4th FL
Chicago IL 60302
Signature: [Signature]
Name: David Zepate
Printed: David Zepate
Title: President
Telephone: 312/771-1271
Date: 7/15/25

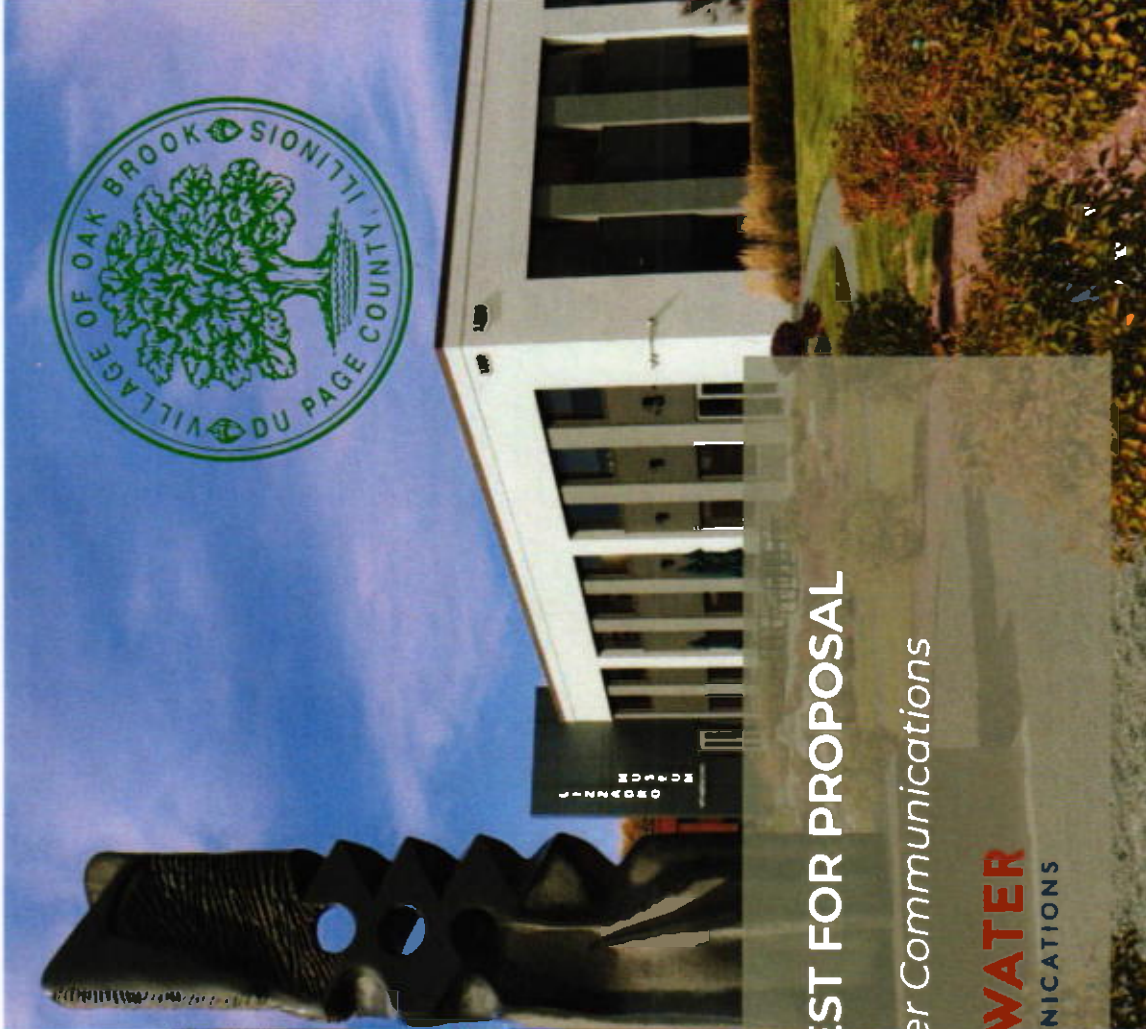
ATTEST:

-SEAL-

SUBSCRIBED AND SWORN TO
before me this 15 day
of July, 2025.

[Signature]
Notary Public





RESPONSE TO REQUEST FOR PROPOSAL

Presented by Zapwater Communications



ZAPWATER
COMMUNICATIONS

Dear Friends in Oak Brook,

Few communities in the western suburbs of Chicago are as vibrant and distinguished as Oak Brook. It's a place with personal meaning to me as I was married there, and one I hold in the highest regard. That's why it's both a professional and personal honor to respond to your RFP for Public Relations and Social Media services to help elevate the Village's visibility and continued growth.

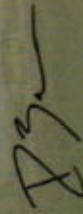
Zapwater Communications is a Chicago-based, award-winning agency with deep expertise in tourism, lifestyle, and destination marketing. We have a proven track record of securing high-impact media placements, cultivating meaningful influencer partnerships, and executing social media campaigns that deliver results on a local, regional, and national level.

We believe Oak Brook is entering a pivotal moment. With the return of signature events like Taste of Oak Brook and the global spotlight of the 2026 Presidents Cup, now is the time to craft and share a story that reflects the energy, elegance, and evolution of this remarkable community. Our refreshed "Only in Oak Brook" platform is designed to do just that, celebrating what sets Oak Brook apart while driving measurable impact for its hotels, attractions, and businesses.

At Zapwater, we know how to tell destination stories with purpose and creativity. We would be honored to serve as your partner in shaping Oak Brook's next chapter.

Thank you for the opportunity. We look forward to the conversation ahead.

Warm regards,



David Zapata, CEO and Founder
Zapwater Communications

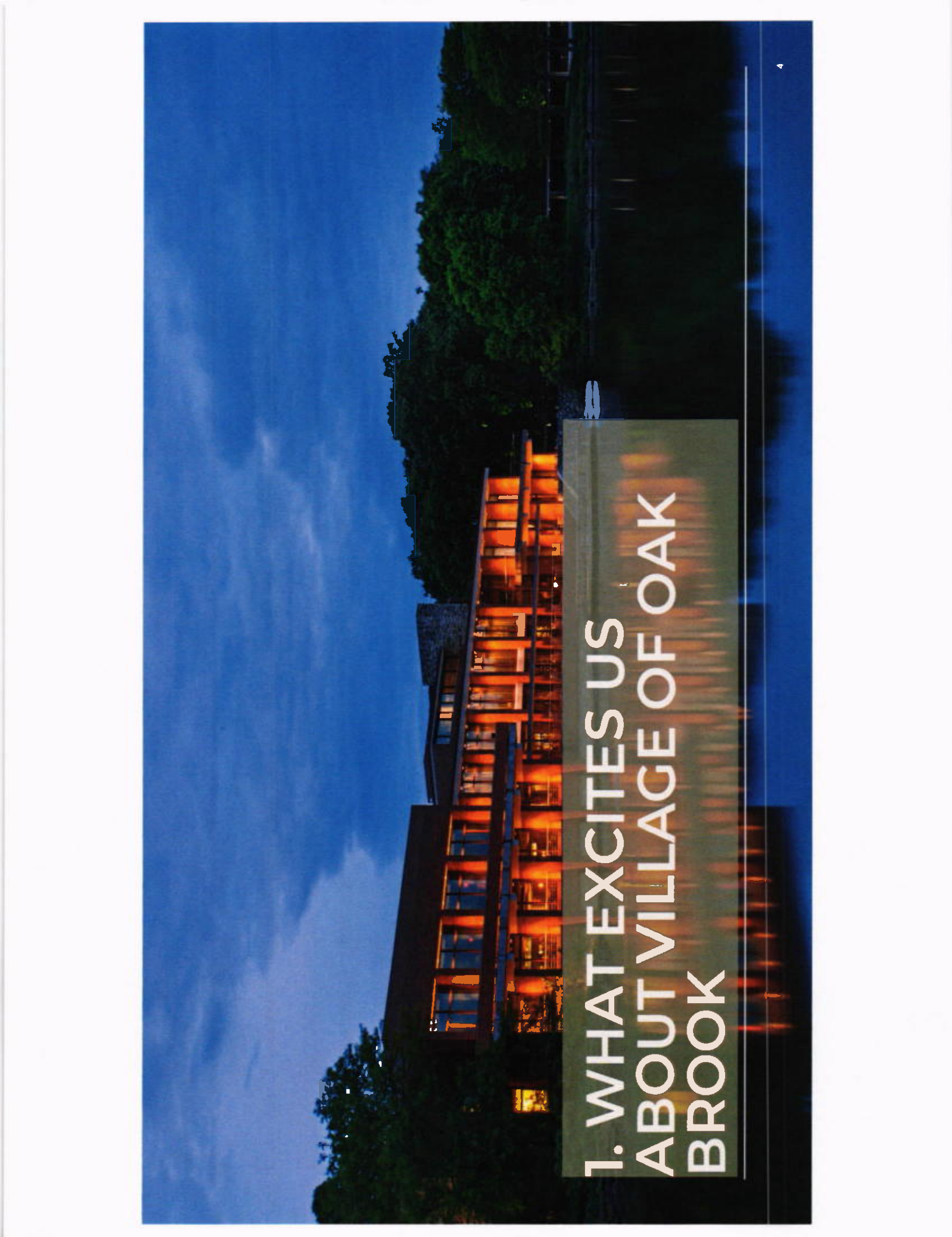


ZAPWATER
COMMUNICATIONS



TABLE OF CONTENTS

1. What Excites Us About Village of Oak Brook	Pages 4-5
2. Current and Past Destination/tourism-Related Accounts	Pages 6-10
3. What Distinguishes Zapwater from Other PR Firms	Pages 11-15
4. References	Pages 16-17
5. Conflicts of Interest	Pages 18-19
6. Proposed Account Team Structure	Pages 20-26
7. Approach to Media Relations, Influencer Marketing and Social Media	Pages 27-42
8. Campaign Strategy and Execution	Pages 43-67
9. Measurement and Reporting	Pages 68-76
10. FAM Tours and Media Visits	Pages 77-89
11. Creative Ideas for Oak Brook	Pages 90-104
12. Proposers Certification	Pages 105-106
13. Case Studies	Pages 107-118



1. WHAT EXCITES US ABOUT VILLAGE OF OAK BROOK

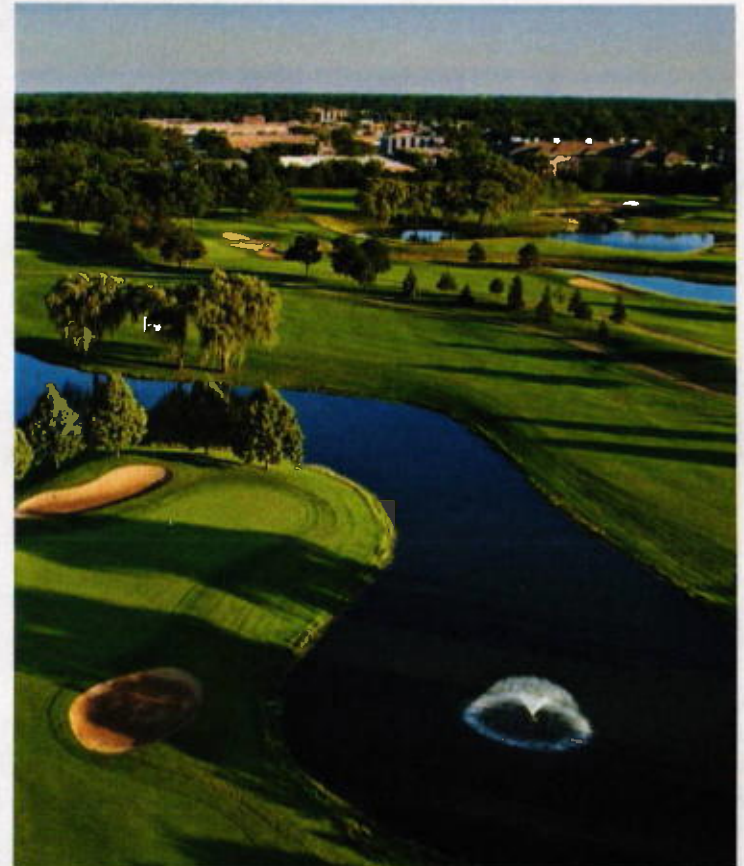
Zapwater Communications is excited about the opportunity to work with the Village of Oak Brook. With deep roots in the Chicago area, Zapwater Communications is committed to being stewards for the destination overall and the "Only in Oak Brook" brand.

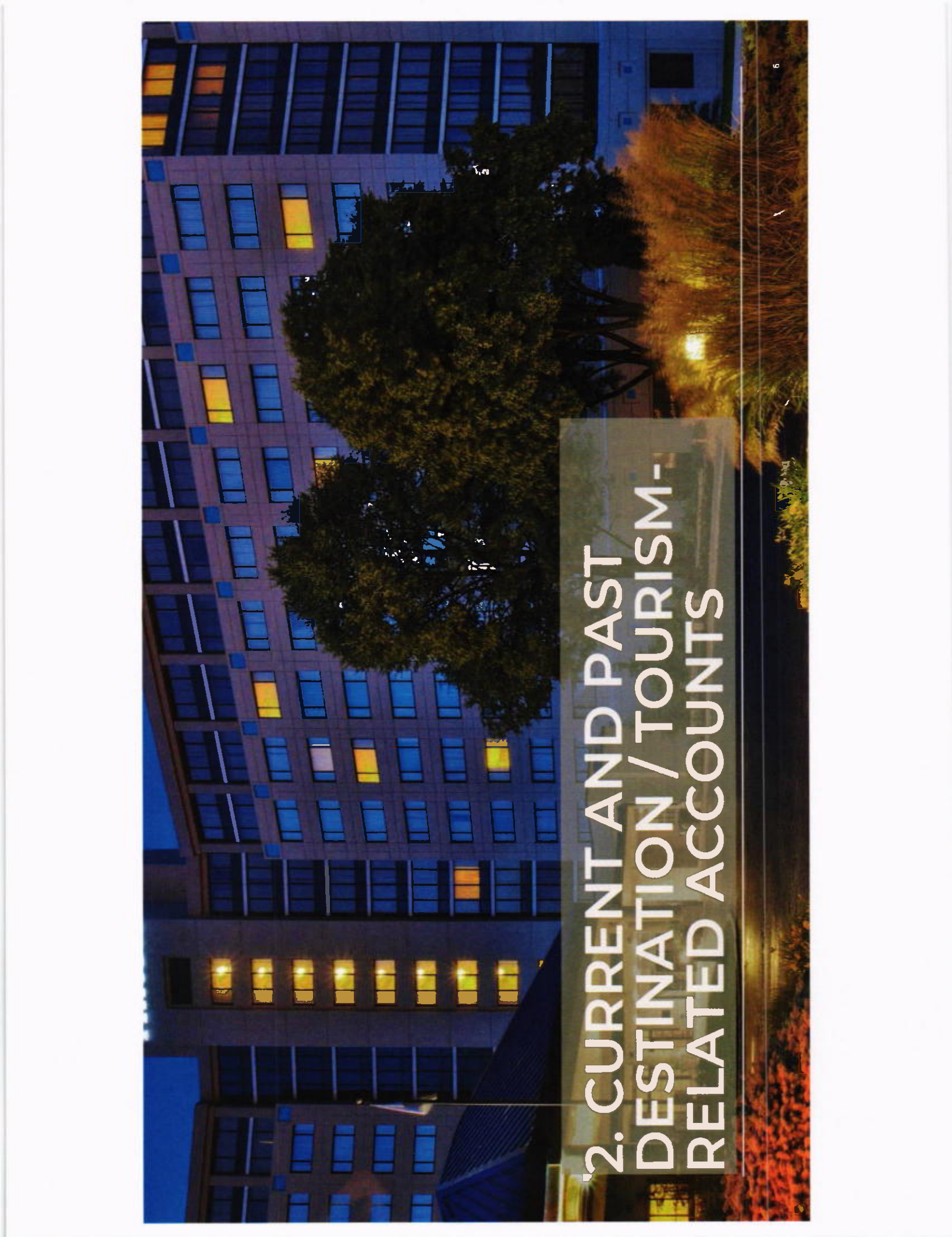
What sets our team apart isn't just our **authentic passion for** and **understanding of** the destination. It's a rare alignment of experts who've led tourism programs from the inside, advised governments in moments of change, and executed award-winning campaigns at every level — from regional relaunches to global destination strategies.

We've built tourism brands from scratch, evolved legacy programs, and stepped in during times when message, mission, and momentum needed to align fast. Plus, we're fluent in the current communications realities of tourism bureaus, economic development agencies, and local and state governments.

This is the team you call when you don't have time to explain everything.

You just need people who get it — and can get to work.





2. CURRENT AND PAST DESTINATION / TOURISM- RELATED ACCOUNTS

REPRESENTING TOURISM AT EVERY LEVEL

Our team has supported tourism communications at every level — from local and regional DMOs to national and international tourism boards. This work spans media relations, campaign strategy, brand messaging, and stakeholder alignment across diverse travel audiences.

LOCAL & REGIONAL DMOs: We've partnered with tourism entities across

the U.S., including the Hollywood Partnership, West Town Chamber of Commerce, Lakeview Chamber of Commerce, and beyond — aligning community-driven storytelling with broader destination brand strategy.

CULTURAL INSTITUTIONS & ATTRACTIONS: We've also supported

destination-defining attractions like Skydeck Chicago, SkyBridge Michigan, Hotel Zachary, and Gallagher Way — helping these institutions craft compelling public narratives that align with broader tourism goals. This work reflects a wide range of objectives — from increasing leisure travel and media visibility to strengthening regional identity and economic impact — and has equipped our team with a nuanced understanding of traveler motivations, tourism ecosystems, and cross-sector coordination.

INTERNATIONAL TOURISM BOARDS: Our international portfolio spans six

continents — from consumer and trade campaigns in Canada with Visit Manitoba and the Montreal Tourism Board and influencer activations across Asia, to work with Visit Finland, Visit Portugal, Visit Serbia, Grenada Tourism Authority, Discover Dominica, La Paz and Baja Sur, and brand development in Africa and Latin America. This breadth reflects not just global reach, but fluency working across diverse government structures, cultural expectations, and travel ecosystems.

STATE TOURISM OFFICES: Our team has supported efforts for Visit Connecticut — developing integrated messaging that reaches travelers across in-state, domestic, and international markets.

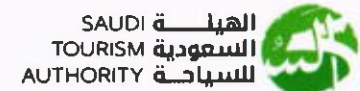
AIRLINES: We represent two global airlines and consistently find ways to add value for our tourism clients by offsetting costs for flights for media and other initiatives.

RECENT TOURISM & TRAVEL EXPERIENCE



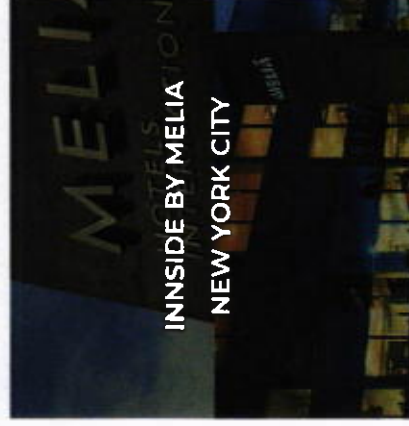
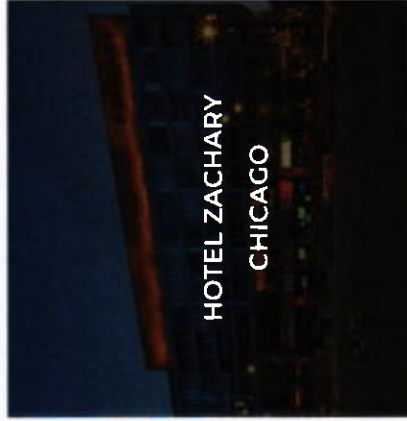
EXPERIENCE IN SERVING DESTINATIONS

We understand the needs of emerging destinations and work alongside them to create campaigns that stand out in a meaningful and impactful way. Destinations we currently work with and have worked with in the past include:



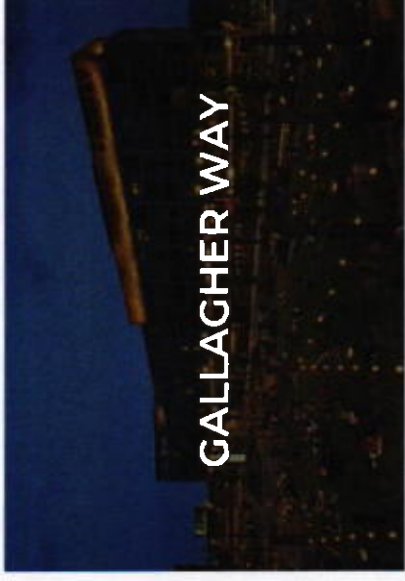
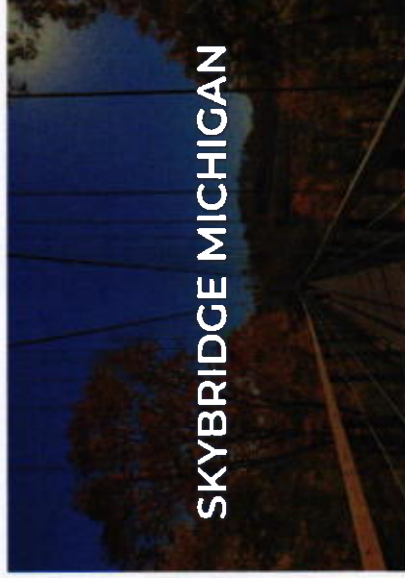
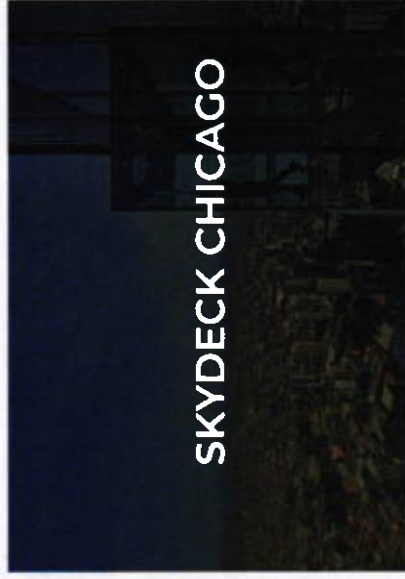
ZAPWATER COMMUNICATIONS

SAMPLE CURRENT U.S. HOTEL & RESORT CLIENTS



ZAPWATER COMMUNICATIONS

SAMPLE CURRENT MIDWEST ENTERTAINMENT & ATTRACTION CLIENTS





3. What distinguishes your firm from others in the public relations industry, particularly when it comes to destination marketing and tourism branding?

AGENCY BACKGROUND

ZAPWATER FACTS & FIGURES

20+

YEARS IN
BUSINESS

42

FULL-TIME
TEAM MEMBERS



ZAPWATER OFFICE LOCATIONS

CHICAGO



We have one of the **strongest** **client** and **employee** **retention rates** in the industry.

LOS ANGELES



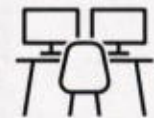
One-third of the Zapwater Communications team is **bilingual**.

MIAMI



We've won more than **350+** **awards** for our client campaigns.

SAN FRANCISCO



Zapwater is known for being the **creative alternative** to the big agencies.

AGENCY BACKGROUND



OUR COMPANY PHILOSOPHY

We believe great PR starts with purpose.

As an award-winning travel PR agency, we are committed to ethical practices, meaningful storytelling, and responsible growth. We prioritize long-term partnerships with like-minded clients and media, support local and global communities, and embrace creative solutions that leave a positive impact.

Progress is made through everyday actions, transparency, and a deep respect for people, places, and the planet.

We are an agency built on **collaboration**, **passion**, and **creativity**. Our core company culture values include:

Honesty + Respect

Diversity + Inclusion

Passion

Safety

Innovation & Creativity

Outcome Orientation

Loyalty

Wellness

RECENT AGENCY AWARDS & ACCOLADES



Crain's Chicago Business Top 100
Best Places to Work in Chicago +
No. 1 Creative Service Firm



North America Best
Agency to Work For –
13 Consecutive Years

AGENCY BACKGROUND

ZAPWATER ADVANTAGES

CLIENT & EMPLOYEE RETENTION

→ Zapwater's average client and employee retention rates are one of the highest in the industry. It's one of the reasons why we've been named **PRWeek's Best Agency to Work For** (Boutique) for 12 consecutive years, **Best Creative Services Company to Work For** by Crain's Chicago Business, and named one of PProvoke Media's **Top 5 Consumer Agencies** in North America.



AWARD WINNING CAMPAIGNS

→ Our agency has won 350+ industry awards, more than any other agency our size, including **Cannes Lion (PR credit)**, **PProvoke Media In2 SABRE and SABRE**, **PRWeek**, **PRSA Anvil**, and **Adrian Awards** to name a few. These awards are a testament to innovation and measurable results.



DE&I

→ We value **diversity, equity, accessibility, and inclusion**. Nearly 48% of Zapwater's full-time staff and 55% of the leadership team are non-white, **and one-third of the Zapwater team is bilingual in Spanish**.



INNOVATION MEETS MEASUREMENT

→ We approach every campaign with a **clear understanding of what success looks like** — and the discipline to build toward it. For us, results aren't just a final report — they're the foundation of the strategy itself. We work with our clients to define goals at the outset, identify the metrics that matter, and structure campaigns that are accountable from day one.

→ **Capability of Note:** Zapwater's bilingual services division, Chispa, provides comprehensive and culturally nuanced services for clients to effectively engage with the vibrant and diverse Latin community and provide tailored, culturally relevant strategies for clients. This includes original Spanish-language content, translation, localization of marketing materials, bilingual media relations services, social media management, crisis communications, influencer marketing, and overall message development.

ZAPWATER EMPLOYEE COUNT

42 Full-Time Employees

OFFICE LOCATIONS

Chicago, Los Angeles, Miami, San Francisco



RECENT CHICAGO PR INDUSTRY AWARDS



2024 Best of Show Finalist

Stadium Chef Series with Marquee Development

2024 Golden Trumpet Award

Visit Finland: Find Your Inner Finn

2024 Golden Trumpet Award

Marquee Development: The Stadium Chef Series

2024 Silver Trumpet Award

Museum of Illusions Chicago: More Illusions! Museum of Illusions Re-Opening



2024 Best of Skyline Award for Skydeck Chicago

Integrated Communications, Consumer Services

2024 Skyline Award for Skydeck Chicago

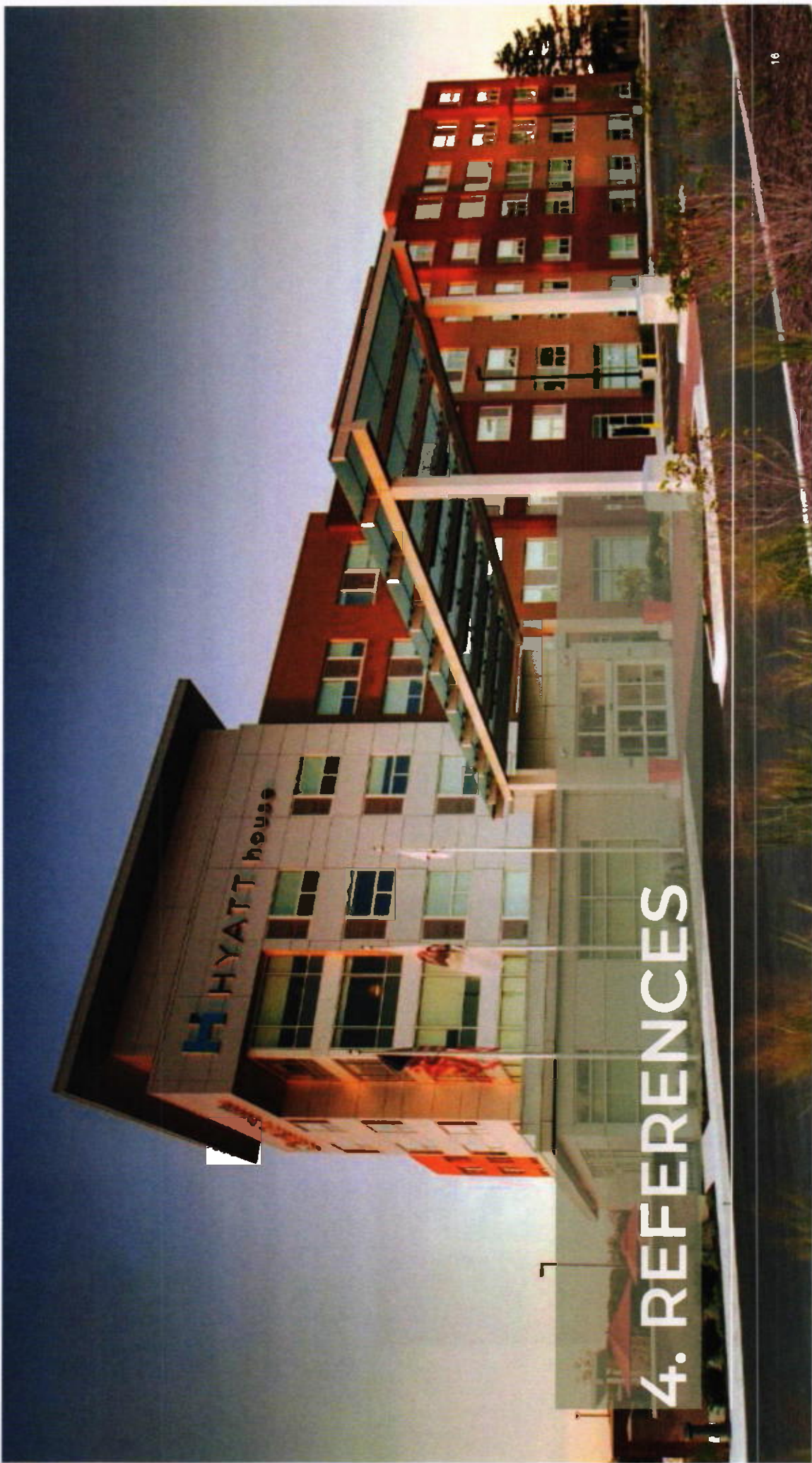
Integrated Communications, Consumer Services

2024 Award of Excellence for Marquee Development

Events & Observances, Associations, Government, Nonprofit Organizations

2024 Award of Excellence for Visit Finland

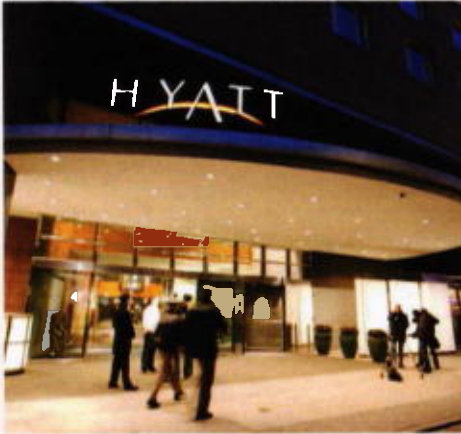
Best Earned Media Relations, Associations, Government, Nonprofit Organizations



4. REFERENCES

ZAPWATER COMMUNICATIONS

CLIENT REFERENCES



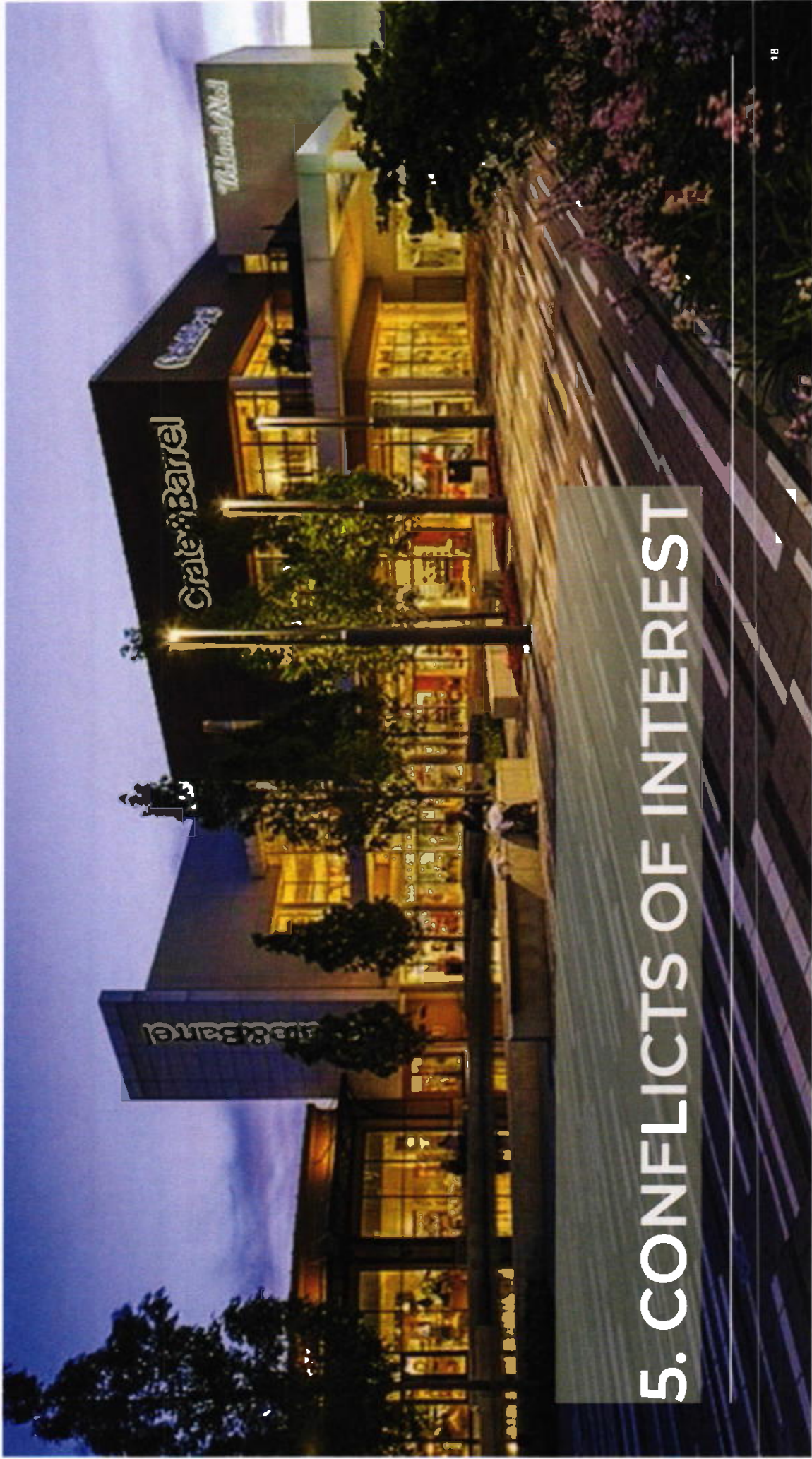
Client name: Hyatt Hotels Corporation
Contact Name: Jorian Weiner
Title: Director, Global Field PR & Issues Management
Phone number: 312-780-3004
Email: jorian.weiner@hyatt.com
Current Client



Client name: SkyDeck Chicago
Contact Name: Randy Stancik
Title: General Manager, Vice President
Phone number: 312-875-9447
Email: RStancik@willistower.co
Current Client



Client name: Visit Finland
Contact Name: Sari Hey
Title: PR & Media Manager
Phone number: +358 46 923 4745
Email: Sari.Hey@businessfinland.fi
Current Client



CURRENT TRAVEL & HOSPITALITY CLIENTS

INTERNATIONAL HOTELS & RESORTS

ALAI BELIZE, AUTOGRAPH COLLECTION
ALEXANDRA RESORT
AMBERGRIS CAY
ANDAZ MEXICO CITY CONDESA*
AYANA ESTATE
AYANA MIDPLAZA JAKARTA
AYANA KOMODO WAEICICU BEACH
BLUE HAVEN RESORT
BORGO SAN VINCENZO*
CASONA ROMA NORTE
CAYO ESPANTO*
DREAMS BAHIA MITA SURF & SPA**
DREAMS ESTRELLA DEL MAR MAZATLÁN
GOLF & SPA RESORT**
GRAND HYATT PLAYA DEL CARMEN
EI CIELO RESORT
FORT GEORGE HOTEL & SPA
FRANCIPANI BEACH RESORT*
HOTEL LA COMPANIA CASCO ANTIGUO*
HOTEL LA COMPANIA DEL VALLE**
IMPRESSIONS ISLA MUJERES, BY SECRETS**

INTERNATIONAL HOTELS & RESORTS CONT.

LEBUA STATE TOWER BABKOK*
MELIÁ HOTELS INTERNATIONAL**
NUMU BOUTIQUE HOTEL**
OCEAN CLUB RESORTS*
SEASIDE FINOLHU BAA ATOLL MALDIVES**
SECRETS BAHIA MITA SURF & SPA RESORT**
SONESTA RESORTS SINT MAARTEN
THOMPSON ZIHUATANEJO**
TROPICANA LOS CABOS**
VOLGA**

TOURISM / INTERNATIONAL DESTINATIONS

DISCOVER BAJA CALIFORNIA SUR*
DISCOVER DOMINICA*
GRENADA TOURISM AUTHORITY*
GRINDELWALD TOURISM SWITZERLAND*
JUNGFRAU*
SERBIA TOURISM ORGANIZATION*
THE HOLLYWOOD PARTNERSHIP*
TRAVEL MANITOBA*
VISIT FINLAND*

DOMESTIC HOTELS & RESORTS

ANDAZ WEST HOLLYWOOD*
CONRAD INDIANAPOLIS**
FAIRMONT CHICAGO*
GRAND HYATT ATLANTA
HILTON SANDESTEIN*
HOTEL ZACHARY*
HYATT REGENCY SAN FRANCISCO*
HYATT REGENCY SALT LAKE CITY
SAINT JOHN'S RESORT
THE INN AT STONECLIFFE
THE SHAY CULVER CITY

CRUISE

AYANA CRUISES & PRIVATE CHARTERS
HAVILA VOYAGES
HERITAGE CRUISES**

AIRLINES

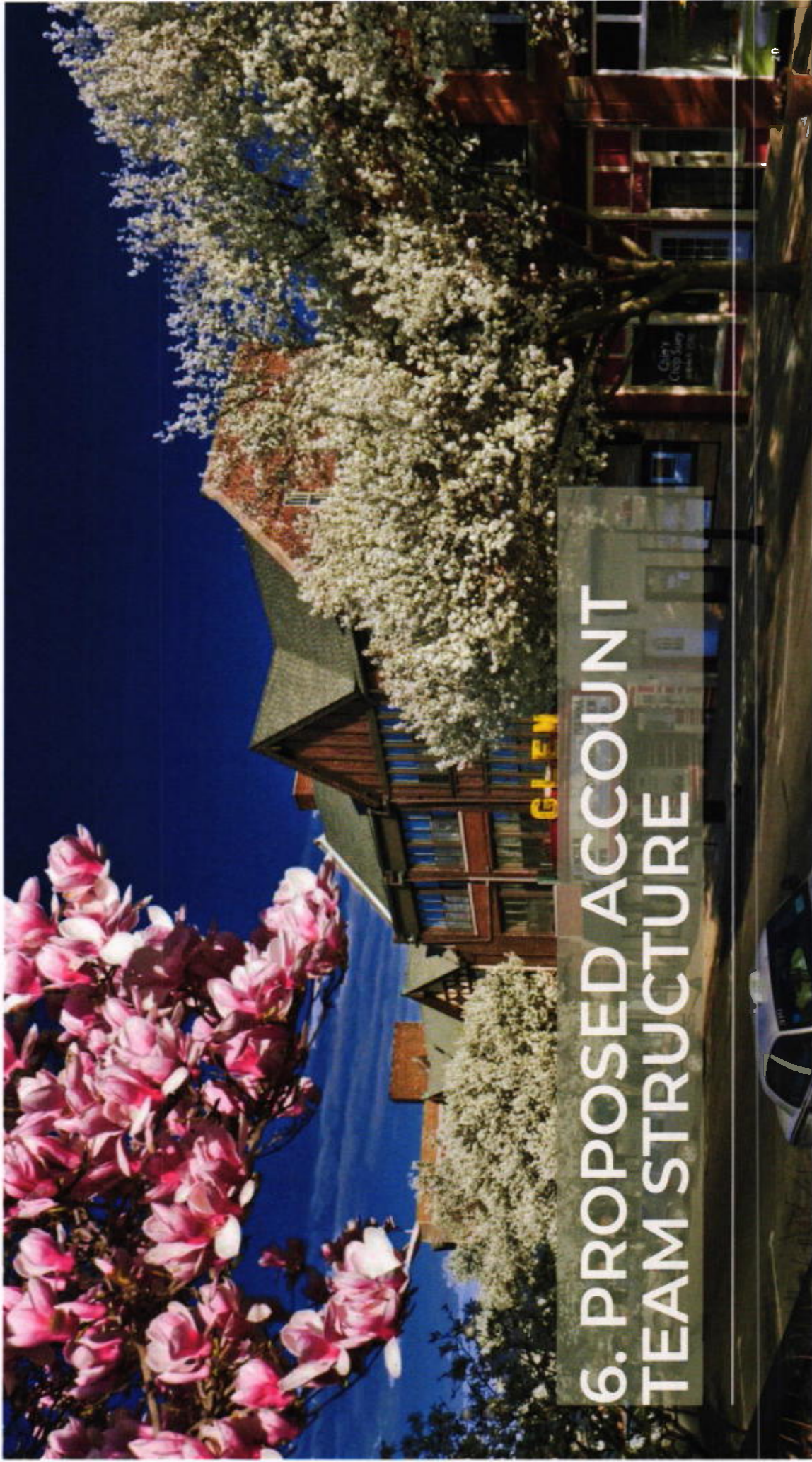
AIR TAHITI NUI
COPA AIRLINES*

* Denotes accounts of 3 years or more

** Accounts acquired this past year

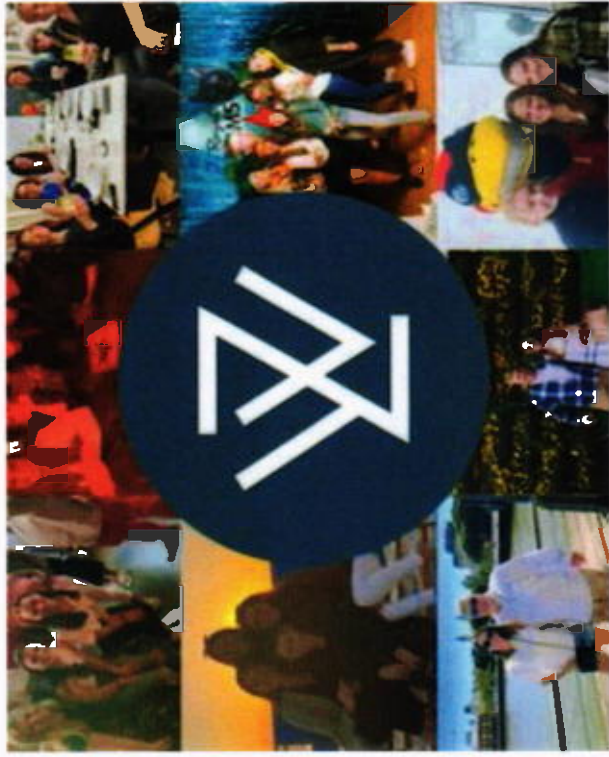
NON-COMPETE DISCLOSURE:

Zapwater does not represent any competitors in the local market or clients that may pose a conflict of interest in Illinois.



6. PROPOSED ACCOUNT TEAM STRUCTURE

ACCOUNT TEAM STRUCTURE



VILLAGE OF OAK BROOK

ACCOUNT TEAM STRUCTURE

We've built this team to reflect a wide range of perspectives, disciplines, and lived experiences in Chicago and the Midwest — and the result is stronger, more thoughtful, and more effective because of it.

Our core strategy team blends tourism, media, and international insights. The Zapwater account team structure allows for flexibility — and it ensures that the best ideas move forward, no matter where they come from.

We assemble the right team for each opportunity, engaging each member in the role and structure that best supports the work, with a long-term commitment to Village of Oak Brook.

This model allows us to align top-tier tourism and public-sector talent to the specific needs of Village of Oak Brook, with the flexibility to evolve the team composition as priorities shift over time. What unites us all is a shared respect for the work — and for each other.

The following pages provide an overview of how this team is structured for the work ahead, along with brief bios that highlight everyone's relevant experience and role.



ACCOUNT TEAM STRUCTURE

VILLAGE OF OAK BROOK

OPERATIONAL APPROACH FOR VILLAGE OF OAK BROOK

A **dedicated team** built exclusively for Village of Oak Brook — fully focused on delivering equitable support for our strategy.

WHAT THIS MEANS

- Dedicated Village of Oak Brook team with no brand conflicts, ensuring full alignment with Village of Oak Brook's priorities and nuances
- Team immersed in travel and tourism providing end-to-end management from strategy to reporting
- Streamlined onboarding and readiness plan to move with speed and precision

Client
Partnership
& Business
Growth
Strategy

Insights &
Reporting

Media &
Social Media
Stewardship

Creative
Strategy

Executive Leadership

Account Lead

Client Solutions

Account Manager

Strategy & Analytics

Media Relations
Account Managers

Social Media Account
Managers

Creative Strategy and Support



AGENCY LEADERSHIP



DAVID ZAPATA
CEO & Founder

David Zapata is founder of Zapwater Communications, an award-winning public relations agency. He has advised clients ranging from major consumer brands to Fortune 500 companies and technology start-ups to global airlines. At Zapwater, he continues to work with a unique blend of clients in a wide variety of categories. The list includes numerous global and trendsetting lifestyle brands.

Under Zapata's leadership, Zapwater has won some of the PR industry's biggest awards, a tally unmatched by agencies of similar size. He is also considered a thought leader on the topic of agency culture and Zapwater has been named "A best agency to work for in the U.S." by The Holmes Report / Provoke Media every year since 2013.

A self-proclaimed airline-brat and avid traveler, he has traveled to over 65 countries. He also currently sits on the board of directors of several not-for-profits, including an international relief organization.

ACCOUNT TEAM STRUCTURE

PROPOSED ACCOUNT STRUCTURE



Kalli LeVasseur
Vice President

ROLE: Client onboarding and immersion, creative strategy development, budget and timeline.



Madie Holland
Senior Publicist

ROLE: Main day-to-day account lead and client liaison, PR strategy, research, larger initiatives, media familiarization trip attendance and coordination.



Cate Plunkett
Assistant Publicist

ROLE: Media relations pitching, media material development, awards, event support, media familiarization trip coordination.



Stephanie Poquette
Senior Vice President,
Social Media and
Influencer Marketing

ROLE: Client onboarding and immersion, social media and influencer marketing
Strategy development, budget timeline.



Lindsey Hammond
Senior Social Media +
Influencer Marketing
Specialist

ROLE: social media and influencer relations main day-to-day account lead and client liaison, strategy execution, event support, industry and trends research.

ACCOUNT TEAM STRUCTURE



KALLI LEVASSEUR
Vice President

Kalli is a seasoned travel media relations expert with a track record of leading award-winning PR campaigns. With a skill set encompassing strategic media planning, creative partnerships, and tactical events, she excels in effectively conveying a brand's narrative. From overseeing renovations to launching new routes, Kalli has devised and executed targeted media strategies for various travel clients, generating awareness in the U.S. and Canadian markets.

Most recently, Kalli spearheaded an award-winning Vow Renewal Campaign for Air Tahiti Nui, celebrating a decade of marriage equality at 40,000 feet. Collaborating closely with pioneering couple Kris Perry and Sandy Stier, as well as key partners, she orchestrated a seamless and memorable celebration. The campaign yielded impressive results, amassing over 298 million impressions, an estimated \$11 million USD in advertisement value, and a noteworthy CPM of \$0.06. In her role, Kalli showcased a talent for crafting authentic narratives that resonate with audiences, leaving a lasting impression.

Her extensive experience spans destination, resort, and airline clients, including Air Tahiti Nui, Finnair, Fairmont Mayakoba, Mount Carmichael Resort, Grenada Tourism Authority, Glenapp Castle, Skydeck Chicago, The Forge Lemont Quarries among others.



PUBLIC RELATIONS ACCOUNT TEAM



MADIE HOLLAND
Senior Publicist

Madie Holland is a communications professional with experience strategically garnering media coverage for clients across a wide variety of industries. She has worked for a variety of small, boutique PR agencies, where she used her writing expertise to tell client stories and land media placements in print, online and broadcast segments. Most recently, she worked as a Senior Account Executive at Mekky Media, where she led the agency's nonprofit clients as well as supported clients in the consumer, hospitality and local Chicago travel space.

Since 2022, she has been working as a publicist at Zapwater Communications, where she has taken her passion for travel and storytelling to help communication campaigns for a wide variety of travel clients. She has successfully garnered media coverage for tourism boards like Discover Dominica Authority and Connecticut Office of Tourism as well as hotel brands, like Swissotel Chicago, Sofitel Chicago, Fairmont Mayakoba and more.



CATE PLUNKETT
Assistant Publicist

Cate Plunkett is an Assistant Publicist at Zapwater Communications. Following graduation from college, Cate began working at Zapwater as a Public Relations and Social Influencer Marketing intern. In this role, Cate started her professional career in media relations working with various consumer and lifestyle clients. Now, as an Assistant Publicist, Cate leverages her skills in writing, research and event planning to support media initiatives and execute successful client events.

In her current role, Cate has played a key part in drafting compelling pitches, conducting strategic outreach and securing media coverage in outlets like Better Homes & Gardens, Real Simple, and Southern Living. She has also facilitated broadcast opportunities on platforms like ABC7 Chicago and Live with Kelly and Mark. Cate's consumer and lifestyle client work includes brands such as Ace Hardware and Ball Horticultural.

She holds a Bachelor of Arts in Multimedia Journalism and a minor in Marketing from Loyola University of Chicago where she graduated from the Interdisciplinary Honors Program.

ACCOUNT TEAM STRUCTURE



SOCIAL MEDIA ACCOUNT TEAM



STEPHANIE POQUETTE

Senior Vice President, Social Media & Influencer Marketing

Stephanie Poquette has 10+ years of social media, influencer and public relations experience, and she's been working at Zapwater for a decade. Her work includes 25+ industry awards for PRSA Chicago, the Publicity Club of Chicago, Adrian Awards, Bulldog Reporter and Holmes Report SABRE Awards. She holds a Bachelor of Science in News-Editorial Journalism from the University of Illinois in Urbana-Champaign.

She leads social media strategy and influencer programming at the agency including for clients such as CIM, Skydeck Chicago, Gallagher Way, Fairmont Mayakoba, Hotel Zachary and Finnair.

Stephanie won the 2020 Elynore D. Meserow Creativity Award for Skydeck Chicago and was also the winner of the 2016 Publicity Club of Chicago's Best of Show award on behalf of Virgin Hotels Chicago.



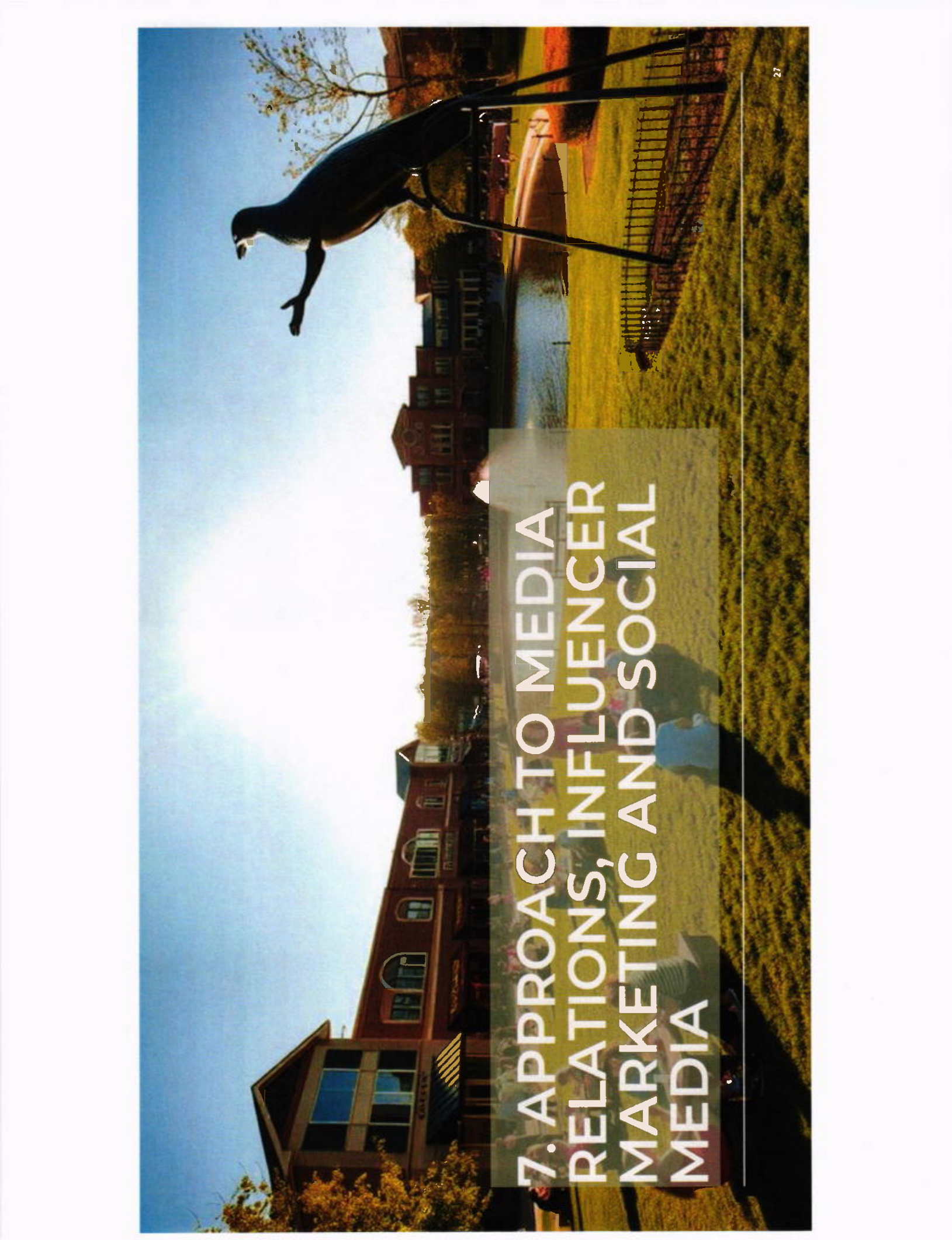
LINDSEY HAMMOND

Senior Social Media & Influencer Marketing Specialist

Lindsey Hammond, a Connecticut native, started her professional career as an intern at Zapwater after graduating from Cerrysburg College in 2022, and is now a Social Media & Influencer Marketing Specialist.

While growing up in Connecticut, some of Lindsey's favorite memories are weekend trips to Boston with her family. From exploring Chinatown, visiting the Make Way for Ducklings statues to shopping on Newbury Street Boston is one of her favorite destinations to visit, even now!

During her time at Zapwater she has contributed to many award-winning campaigns, including Skydeck Chicago and Gallagher Way. Lindsey's work also includes Dr. Scholl's, Hyatt Regency San Francisco, Hyatt Regency Salt Lake City, Hotel Zachary, and more.

A scenic view of a resort. In the foreground, a large, multi-story building with a brown facade and arched windows is visible. To the right, a body of water reflects the sky. In the background, a large penguin sculpture stands on a grassy area. The sky is blue with some clouds.

7. APPROACH TO MEDIA RELATIONS, INFLUENCER MARKETING AND SOCIAL MEDIA

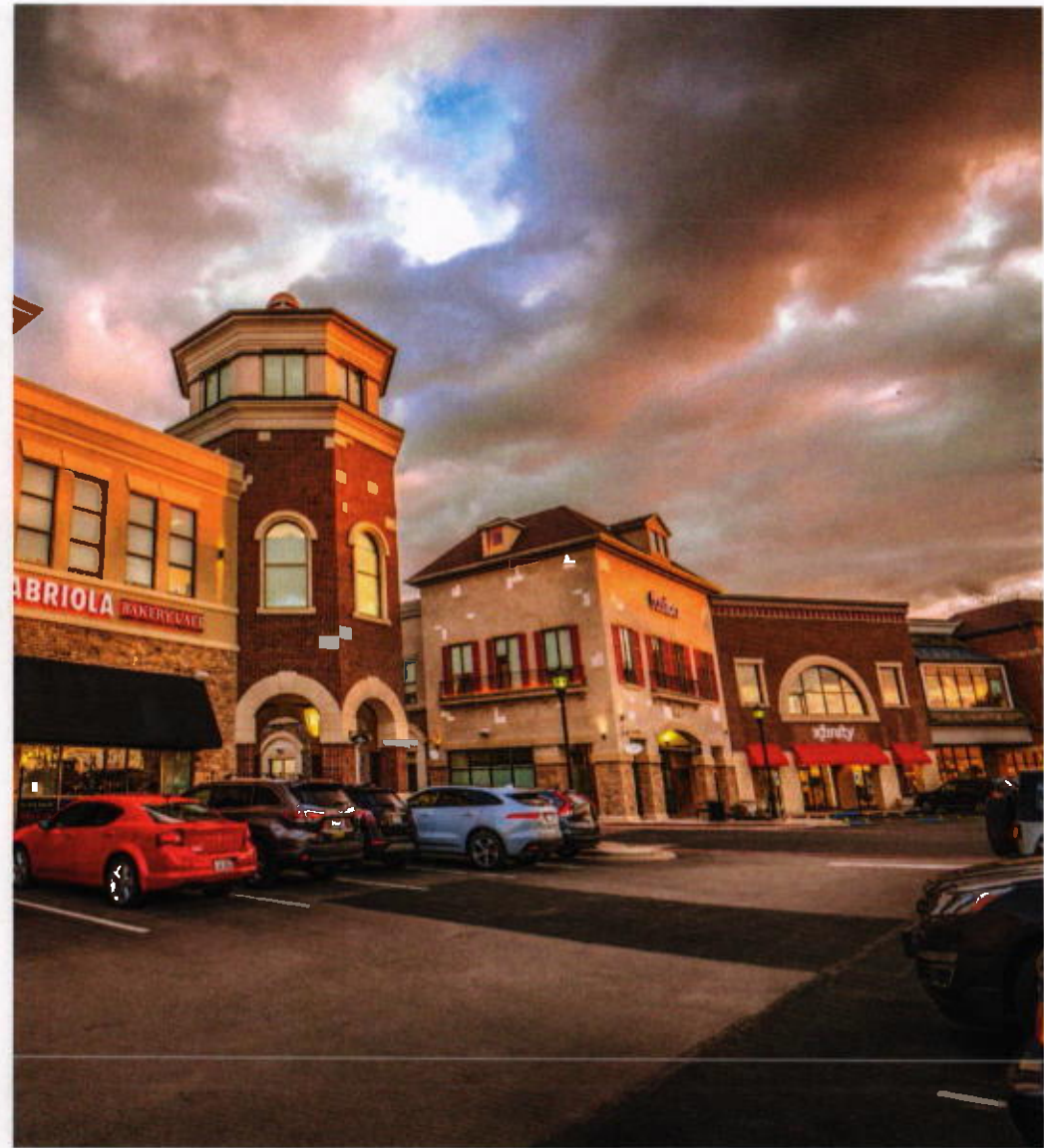
How do you identify, pitch, and secure media placements?

Zapwater Communications is a **media relations powerhouse**.

We are a trusted media resource, in constant conversation with media across travel, lifestyle, event, golf, culinary, lodging and more. Our **contacts across Chicago, the Midwest and the U.S. trust us** and even reach out to us for story ideas.

During our campaign, we will work with the Village of Oak Brook team to identify key messages that include essential information we want highlighted to media about the destination. These key messages will serve as the foundation for press releases and media pitches.

Proactively, the agency will develop an editorial calendar of story pitch ideas, approved by the Village of Oak Brook team, to consistently bring awareness and attention to the destination and generate media coverage, based on key travel trends, notable holidays, culinary offerings, event happenings, and interesting angles that align with the Village of Oak Brook's goals and focus points.





VILLAGE OF OAK BROOK

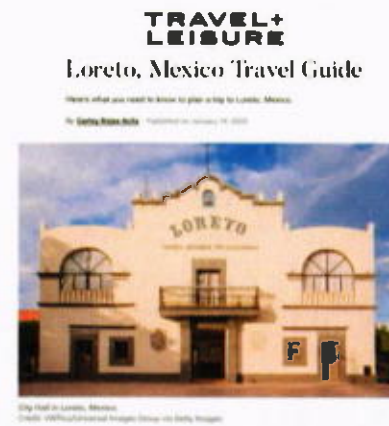
U.S. PRESS OFFICE: ONGOING MEDIA RELATIONS APPROACH

PROACTIVE MEDIA PITCHING	PRESS RELEASES + MEDIA MATERIALS	MEDIA INTERVIEWS	MEDIA DATABASE
Zapwater will pitch and secure coverage for Village of Oak Brook in both short- and long-lead print, online, broadcast, blog, and digital outlets.	Zapwater will distribute press releases, craft key messages, talking points, fact sheets, and press releases to support all media efforts.	Zapwater will provide media training for representatives and coordinate interviews, broadcast segments, radio, and podcast interviews on a regular basis.	Our team will develop a U.S. media database on behalf of Village of Oak Brook, including local, regional, and national print, online, and broadcast.



EXAMPLES OF PRESS PLACEMENTS SECURED WITH PROACTIVE PITCHING

The below includes a small sampling of relevant national, regional and local placements secured through Zapwater's proactive pitching:



How do you identify, vet and execute influencer partnerships?

Zapwater has always been ahead of the curve when it comes to working with influencers.

Influencers have the power to amplify a campaign, build brand reputation through third-party credibility, reach new audiences and generate interest. Our team not only has strong relationships within the influencer space, but we are skilled at selecting creators who match your target audiences and can help propel your overall marketing strategy.

Knowing how and where to meet your audiences, along with how to find the right partners to do so, is key to a successful influencer strategy. Our team will guide you through the process and work closely with you to ensure we have the rights and the means to amplify our partnerships to the next level.

Zapwater will lead an earned/paid influencer strategy, including securing one-off partnerships and stays, along with supporting larger campaigns with a fresh new perspective.



INFLUENCER MARKETING OVERVIEW

INFLUENCER OUTREACH

Identify, vet, and reach out to top influencers to promote the destination. These influencers will be a diverse group based on market and that reach our top target audiences

PARTNERSHIP AGREEMENTS

Our team will handle all negotiations and partnership agreements with influencers to ensure that the Village of Oak Brook receives coverage, and all influencers are held to the latest FTC guidelines.

VETTING & ANALYSIS

Proprietary software allows us to ensure the influencers we work with have an authentic and engaged following and will deliver tangible results beyond beautiful content.

MONITORING & MEASUREMENT

Zapwater will work with influencers leading up to, during and following their partnership to ensure messaging is on brand, content is properly posted and tagged and provide a full campaign report.



VILLAGE OF OAK BROOK

INFLUENCER VETTING

When vetting potential influencer partners, Zapwater considers several variables that can contribute to a successful partnership.

Once campaign partners are secured, Zapwater will work with Village of Oak Brook to create partnership agreements that detail the give/get of the collaboration and successfully outline promotional expectations (how many posts, post key messaging, any referral codes/links for tracking, etc.).

In addition to these items, our standard agreement template is customized to meet the demand of our clients and any specifics as it relates to the destination. We are also able to work with set agreements and procedures to ensure alignment and success.



PAST PARTNERSHIPS & CONFLICTS

Review past paid collaborations or sponsored content to ensure there are no conflicts or duplicate efforts. Work with management to see if there are any ongoing partnerships or upcoming opportunities that would be a conflict of interest, such as paid content with another hotel or resort.



AUTHENTICITY

Ensure that followers for an influencer are authentic—meaning there is no suspected bot activity or paid likes. While these tools are used to inflate follower numbers and engagement, our team is skilled at spotting this type of activity.



AUDIENCE

Review media kits, use our vetting tools, and work with influencer managers to get more detailed information about the influencer's audience to make strategic partnership recommendations prior to presenting to the team.



FTC GUIDELINES

Provide clear FTC guidelines for all posts and promotion to ensure Village of Oak Brook is always adhering to the latest guidelines.

VETTING & CASTING BEYOND THE TOOLS

Our influencer marketing platform is signature to assisting with starting the vetting and casting process, but our team is comprised of seasoned influencer marketing specialists who can decipher the information and better guide our partners to a successful collab.



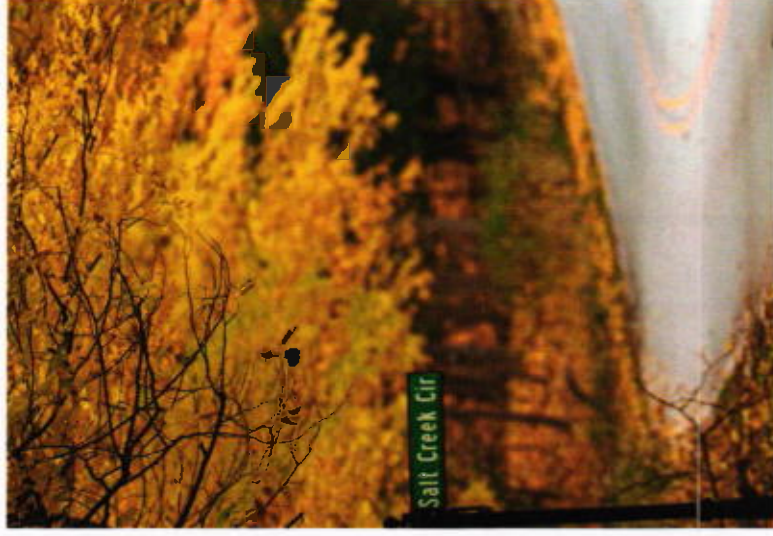
ACQUISITION & ID

Using our tools to create an initial search is key, but it takes skill from there to make sure those who populate are a good fit -- we spot check for bots, audience alignment, target demo alignment, content types, and so much more!



BRAND INVESTMENT

Once we have determined the best channels for a collaboration (based on where they best meet our target audience), Zapwater can share predictive measurements from the collaboration based on the investment versus the outputs.



BRAND ALIGNMENT

So, the numbers check out, but a great influencer agency can tell when a partnership will feel authentic, natural and true to the brand, creating the most rewarding collaborations.



NEGOTIATION

Our team is skilled at getting you a deal that makes sense and still compensates our partners for their work. We won't engage in a collaboration unless it makes financial and promotional sense for all involved.

How do you approach social media strategy and content creation?

Every brand has a story to tell. We'll help you bring yours to life.

We love helping destinations bring their story to the right customers, through smart, inspired and meaningful content. From initial idea to final execution, we craft social media strategies that help achieve your goals by creating content that sparks brand awareness, messaging that creates intrigue, and implementing tactics that call for action.

Our 360 social media strategy ensures that customers are guided along a beautiful and thoughtful journey every step of the process. Our content and messaging resonates with your target audiences. Most importantly, our strategies are rooted in data and customer insights.

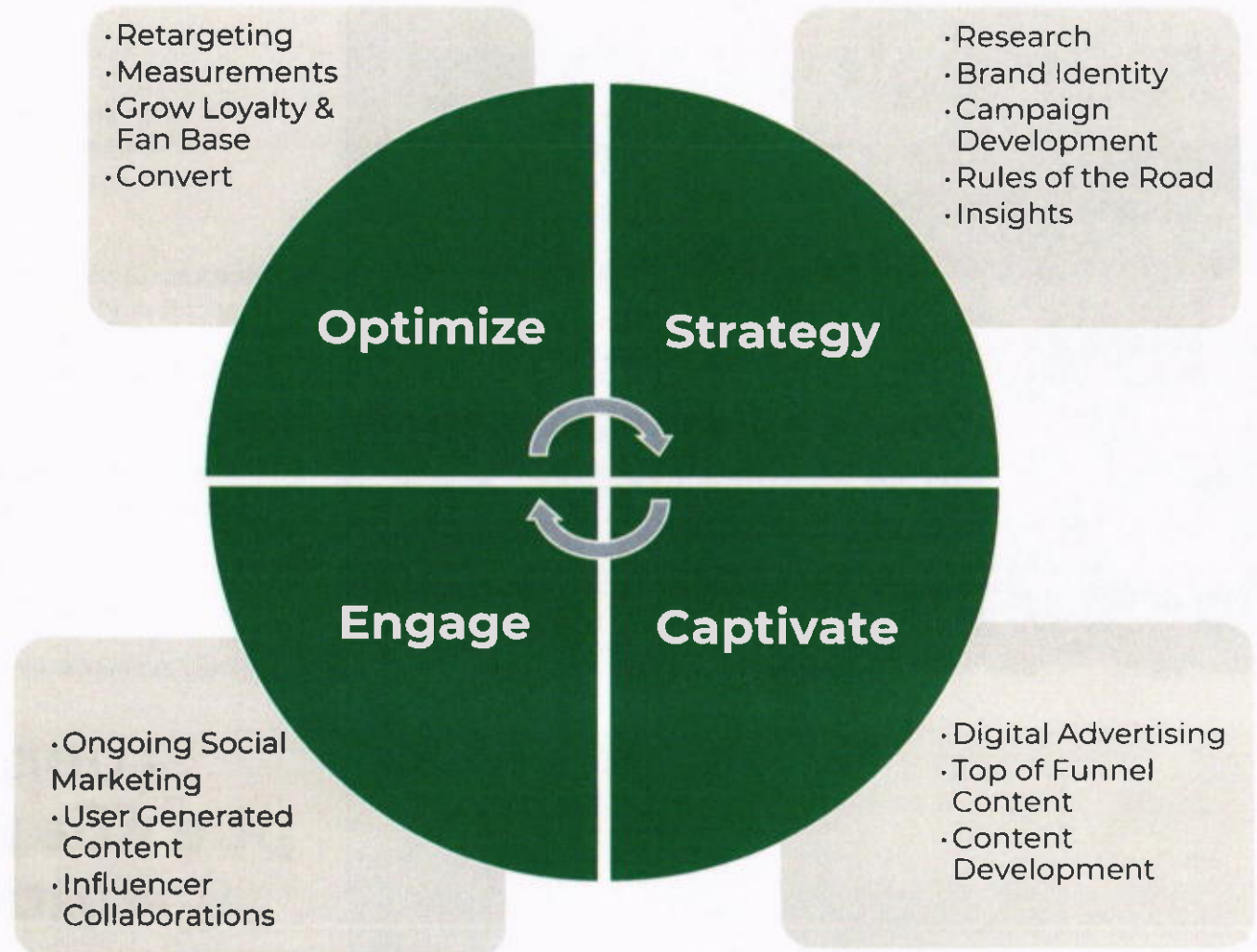
Armed with the latest social techniques and passion for helping brands bring their unique points of difference to the forefront, Zapwater can help artfully create a social strategy that lands and converts.



VILLAGE OF OAK BROOK

360 SOCIAL APPROACH

Our approach to social allows us to guide customers and the follower experience to optimize all brand efforts.



SAMPLE CONTENT PLANNING

VILLAGE OF OAK BROOK



VILLAGE OF OAK BROOK

SAMPLE CONTENT SHOOTS
IN HOUSE & CONTENT PARTNERS



VILLAGE OF OAK BROOK

SAMPLE INSTAGRAM REEL & TIKTOK CONTENT



VILLAGE OF OAK BROOK

SAMPLE LONG-FORM VIDEO CONTENT



[View here](#)



[View here](#)



[View here](#)



[View here](#)

VILLAGE OF OAK BROOK

SAMPLE CAMPAIGN CREATIVE

GRAPHICS



LIFESTYLE SHOOT



VIDEO ASSETS

[View here](#)

8. CAMPAIGN STRATEGY & EXECUTION



OUR CAMPAIGN STRATEGY

Create a dedicated campaign for **VILLAGE OF OAK BROOK** with an always-on approach that drives breakthrough awareness, reach, and overnight stays amongst top target leisure and group audiences. Our campaign will also focus on key need periods for the destination.

CHALLENGES TO OVERCOME

Overcome strong competitors by increasing destination awareness of the Village of Oak Brook, hotels, dining and more.

Affirm the Village of Oak Brook as the **preeminent Chicagoland suburb** that connects with top target segments.

Go beyond destination awareness to **drive overnight stays** to Oak Brook hotels.

THE OPPORTUNITY

Village of Oak Brook has the opportunity to gain awareness of the exciting things that happen

ONLY IN OAK BROOK

and amplify the destination's Midwest charm,
unique experiences, events and offerings among
top target audiences.

Here's the catch...

**Village of Oak Brook's
U.S. media reach
declined by 40%
in 2024**

Source: Meltwater

and received

-33%

in total U.S. media placements YoY from
2023

&

17%

in negative sentiment media stories,
74.4% neutral, and only 7.7% positive.

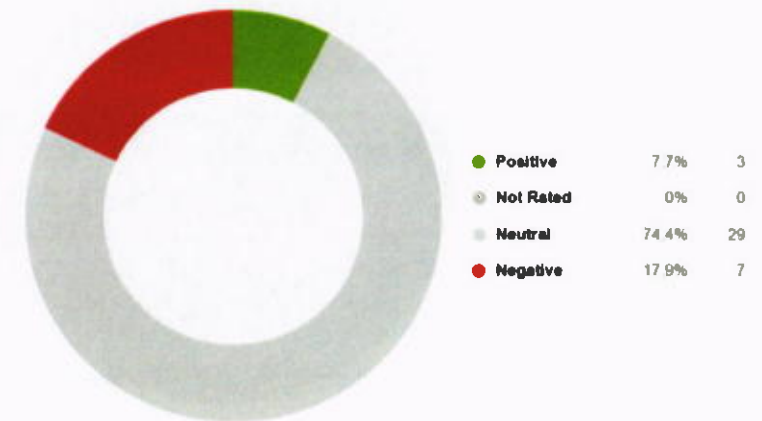
It's Time for Some *Change*

2024 U.S. KEYWORDS & THEMES

● Keyword ● Hashtag ● Product ● Person ● Organization ● Location ● Emoji

pre-trial release frank montez-davila oak brook village
village of oak brook chuck fieldman fox news
bob berlin pioneer press
stores police chicago village decision
macy's migrants oak brook 5a oak brook
retail crimes dupage county illinois authorities
i.c.e. brian strockis iphone 16 larry herman
bigger crime ring greg summers theft detection devices

2024 MEDIA SENTIMENT



...and we're ready to work with Village of Oak Brook to generate impactful results

So Where Does Our Strategy Start?

Understanding the:



And their impact on ➔



Understanding the Current Media Landscape

EDITORIAL IS MORE PAY-TO-PLAY THAN EVER

In 2025, the rise of pay-to-play editorial significantly impacts media relations. Approximately 60% of PR professionals report encountering increased pay-to-play opportunities.

VILLAGE OF OAK BROOK OPPORTUNITY:

We must strategically balance paid placements with transparent, earned media to preserve audience engagement and authenticity.

RISE OF NICHE & MICRO-COMMUNITIES

With the rapid growth of Substack, Discord, and podcasts, nearly 75% of journalists say they're prioritizing specialized, community-driven outlets, citing stronger audience engagement compared to traditional channels.

VILLAGE OF OAK BROOK OPPORTUNITY:

Tailored content and deeper partnerships with influential niche outlets. This will allow us to reach new audiences and drive interest.

THE ERA OF JOURNALIST INFLUENCERS

Nearly 50% of journalists now actively promote their personal brands online, becoming trusted authorities beyond their publications.

VILLAGE OF OAK BROOK OPPORTUNITY:

The Village of Oak Brook must cultivate relationships with these journalist-influencers, tapping into their built-in audiences to generate deeper, more genuine narratives.

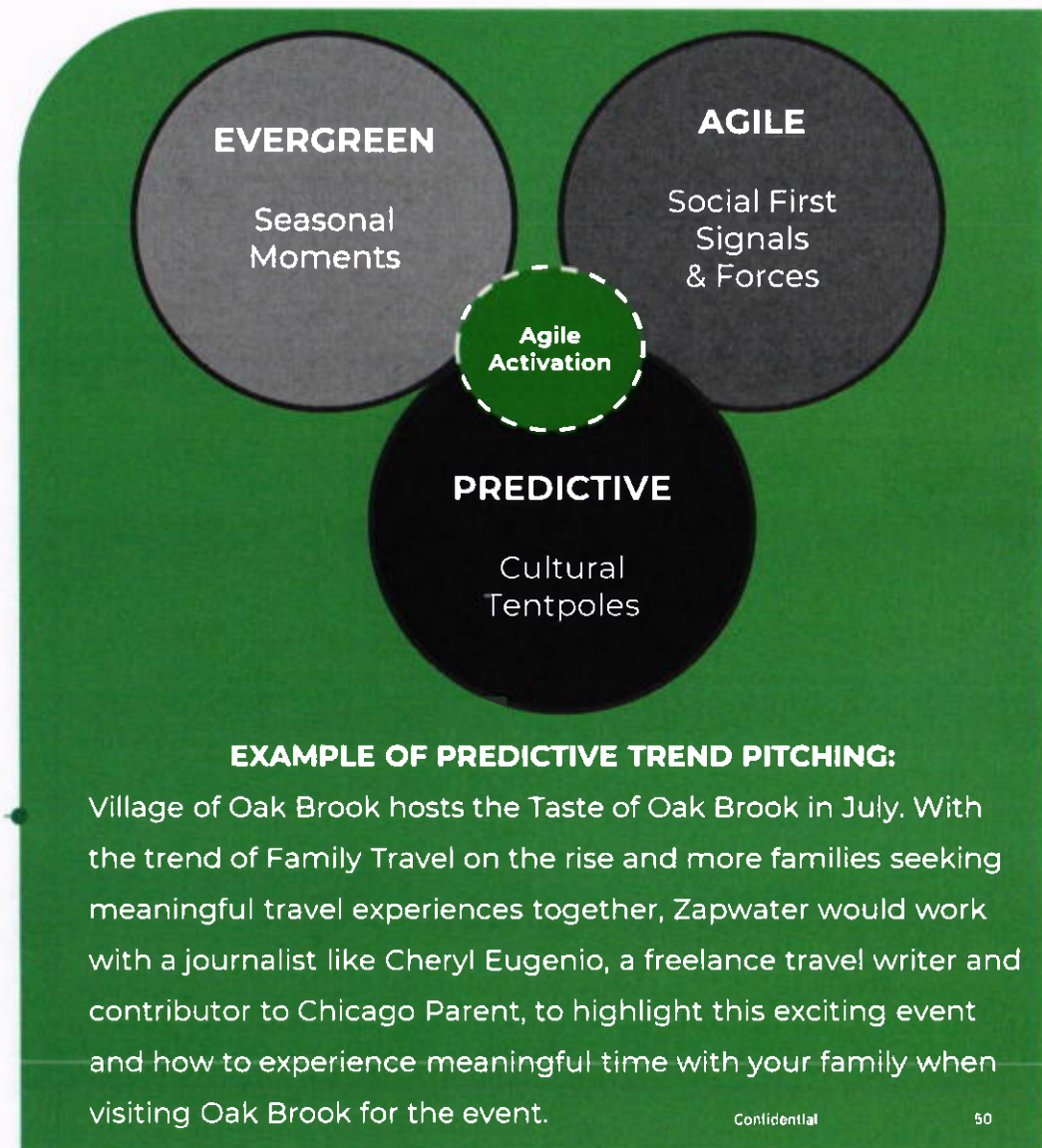
PR is no longer just being **PR**oactive.

We must be *nimble* and *reactive* when it matters most.

Capture shifting interests, trends and behaviors filtered through our favorite influencers and media targets.

We don't just track trends, we build a **predictive content roadmap** and earned **editorial calendar** that aligns with where leisure and group travel and are headed next.

Shape how top target audiences discover and consider
Village of Oak Brook



Understanding the Travel Landscape & Trend Shifts

THE RISE OF MULTIGENERATIONAL TRAVEL

For the first time, GenZ parents are traveling with their children and their own parents and grandparents.

VILLAGE OF OAK BROOK OPPORTUNITY:

With an influx of families traveling together, Oak Brook can offer specific programming built around shared experiences with children, parents and grandparents.

SEEKING AUTHENTIC, LOCAL EXPERIENCES

Travelers are looking to connect with destinations through unique, hands-on experiences, especially by discovering specialty goods and local flavors they can't find at home.

VILLAGE OF OAK BROOK OPPORTUNITY:

While Oak Brook is already a premier shopping destination, there's an opportunity to highlight the village's charm, artisan goods, cafes and restaurants that give visitors a deeper, more personal connection to the community.

DAY TRIPS ARE SURGING

With more travelers craving quick, unique getaways and looking to avoid crowded destinations, day trips are becoming an increasingly popular choice.

VILLAGE OF OAK BROOK OPPORTUNITY:

Just 30 minutes from Chicago's Loop, Oak Brook is perfectly positioned to attract day-trippers seeking a refreshing escape close to the city. From upscale shopping and dining to scenic parks and cultural experiences, Oak Brook offers the ideal mix of convenience and charm for a memorable day trip.

Understanding The Current State of Oak Brook

RICH IN PARKS AND NATURE

With over 300 acres of parkland, including the popular Fullersburg Woods, Oak Brook offers trails, forest preserves and scenic parks.

VILLAGE OF OAK BROOK OPPORTUNITY:

Grow visitation to these nature sites, including Fullersburg Woods' nature education center and wildlife viewing.

ESCAPE FROM THE CITY

Just 30 minutes from downtown Chicago, Oak Brook is a convenient and charming alternative for day trips, weekend getaways and corporate retreats.

VILLAGE OF OAK BROOK OPPORTUNITY:

Showcase experiences that set Oak Brook apart from the city and position itself as a nearby escape that blends relaxation, recreation, and refinement – feeling like a getaway, without the long drive.

CORPORATE HUB

Oak Brook is home to several major corporate headquarters, making it a key business destination in the region.

VILLAGE OF OAK BROOK OPPORTUNITY:

Oak Brook offers a unique blend of productivity and relaxation. It can position itself as the ideal location for corporate meetings, retreats, and off-site gatherings—where teams can connect, recharge, and refocus just minutes from the city.⁶²

BUILDING OUR STRATEGY

Strategic planning is foundational to our approach.

With decades of experience leading tourism initiatives at the local, regional, national, and global levels, we bring a **research-driven, insight-led, and execution-minded approach** that aligns with tourism marketing goals.

Our structured immersion dives into Village of Oak Brook's current positioning, performance, and audience profiles.

We must understand recent shifts in **traveler behaviors, media sentiment, cultural assets, and brand perception.**

Layered research allows us to identify motivators for Village of Oak Brook audience segments — from leisure and group, to drive-market travelers and in-state explorers and long-haul international visitors.





VILLAGE OF OAK BROOK

MAIN CAMPAIGN OBJECTIVES

**GROW
TOURISM &
REVENUES**

**PROMOTE NEW
DESTINATION
ENHANCEMENTS**

**PRESERVE
VILLAGE OF OAK
BROOK'S
CHARACTER**

**REACH NEW
LEISURE &
GROUP MARKETS**

**MEASURE
KPI'S**

We understand the **best strategies require an engine of ongoing support**. These foundational elements of our strategy drive momentum and results in both the short and long-term. The following section highlights the key day-to-day efforts that our team employs to drive a return on your investment.

How Zapwater employs these strategies is our main key point of difference.

Media Relations

Influencer Marketing

Social Media

Strategic Challenge:

The Village of Oak Brook needs to drive overnight visits and increase awareness of the suburb as the preeminent Chicagoland suburban destination. That's our opportunity: to reinvent Village of Oak Brook for both leisure and group audiences. Travelers seeking a **stress-free destination** and who crave a **relaxed suburban lifestyle experience with easy access to urban amenities**. We have space to reintroduce a vibrant destination that aligns with today's modern traveler preferences.



Creative Opportunity:

We'll take "Only In Oak Brook" to the next level with a strategy that focuses on seasonal campaign pushes. Everything we do will align with your key campaign objectives that reach top target audiences.

Rooted in Village of Oak Brook's core values, character, and identity, our 2025-2026 campaign champions a new era of travel that's unapologetically aligned with what today's travelers are looking for.



ONGOING EFFORTS

OUR MEDIA RELATIONS STRATEGY

Zapwater will serve as the U.S. press office for Village of Oak Brook and will be supported by a robust media content strategy and ongoing services, including:



Proactive Media Pitching

Press Release Development & Distribution

Key Message Development

Media Database Management

Executive Profiles

Media Interviews

Partnership Promotion

Group Press Trips & Individual Media Visits



VILLAGE OF OAK BROOK

MEDIA RELATIONSHIPS & TARGETS

Zapwater has extensive and deeply-rooted relationships with media in the Midwest and throughout the United States. Our relationships reach beyond the broad travel market to include writers who cover lifestyle, business, design, culinary, nature, adventure, MICE, golf, weddings and much more. Our team takes pride in delivering earned media results for our clients, and we believe in personalizing our pitches to each media outlet and writer.

TRAVEL



**OUTDOOR
ADVENTURE**



NATURE



**ARTS &
CULTURE**



**FOOD &
BEVERAGE**



GOLF



WELLNESS



**COUPLES,
SOLO, FAMILY**



LIFESTYLE



** These are sample media verticals and not a comprehensive focus of our short-lead and long lead media

VILLAGE OF OAK BROOK

SAMPLE TARGET MEDIA

Zapwater will work with Village of Oak Brook to develop a proactive media plan designed to increase exposure among its target markets.

Our team will look to secure a variety of features and story inclusions in local, regional and national lifestyle, travel, consumer, culinary, retail, MICE, and trade print, online, and broadcast media outlets. We develop highly targeted media lists to ensure we reach all desired markets.



* The media outlets showcased above are only examples and not a definitive or comprehensive list of national outlets.

ONGOING EFFORTS

83%

of journalists still find press releases the most useful tool provided by PR professionals.

...and they expect our press releases to have **purpose** and **newsworthy elements**.

SAMPLE PRESS RELEASE RECOMMENDATIONS:

OCTOBER 2025

EXPLORING VILLAGE OF OAK BROOK'S FOOD SCENE

FEBRUARY 2026

SPRING BREAK STAYCATION: WHERE TO EAT, STAY & PLAY IN OAK BROOK

MAY 2026

THE BEST OF TASTE OF OAK BROOK

JULY 2026

WHERE TO STAY IN OAK BROOK: 2026 PRESIDENTS CUP

VILLAGE OF OAK BROOK
SAMPLE MEDIA PITCHES

	OCTOBER / NOVEMBER	DECEMBER / JANUARY	FEBRUARY / MARCH
SHORT LEAD PITCHES	Why DuPage County Should Be on Your Must Visit List This Fall: Where to Stay, Eat & Play in Oak Brook Where to Dine: Thanksgiving in Oak Brook Holiday Shopping Without the Downtown Stress: Discover Oak Brook's Shopping Scene Relax and Unwind at Oak Brook's Top Spa Experiences	From Fine Dining to Family Fun: How to Spend a Winter Weekend in Oak Brook Elevate Your Next Corporate Event with Oak Brook's Premier Meeting Spaces A Hidden Gem in the Midwest: Step Inside the Sparkling World of the Lizzadro Museum of Lapidary Art Enjoy Delicious High Tea at These Oak Brook Hotels	An Art Lover's Guide for a Weekend in Oak Brook From Elegant Ballrooms to Garden Ceremonies: Oak Brook Hotels that Set the Scene for Dream Weddings The Best Spots to Eat, Drink and Celebrate St. Patrick's Day in Oak Brook Spring Break Staycation: What to do this Spring for Families in Oak Brook
LONG LEAD PITCHES	Make the Holidays Merrier with a Festive Getaway in Oak Brook Plan Your Next Snowshoeing Outing at This DuPage Forest Preserve The Best Places to Stay in Oak Brook in 2026	Celebrate Valentine's Day with a Romantic Retreat to Oak Brook Tee Off at These Top Public Golf Courses Just Outside Chicago This Spring Discover the Mayslake Peabody Estate	2026 Presidents Cup Coming to Medinah Country Club This September Why Oak Brook Should Be Your Next Midwest Destination this Summer Lizzadro Museum Teams Up with Smithsonian to Uncover the Hidden Earthly Origins of Cellphones in Upcoming Exhibit

ONGOING EFFORTS

VILLAGE OF OAK BROOK

KEY STAKEHOLDER COMMUNICATION

Zapwater will consistently streamline the collaboration with key tourism partners and stakeholders including Doubletree Hotel Chicago-Oak Brook, The Drake Hotel Oak Brook, Hyatt House Chicago / Oak Brook, Hyatt Lodge Oak Brook Chicago, Le Meridien Chicago Oakbrook Center, Marriott Chicago-Oak Brook and Residence Inn by Marriott-Oak Brook. Everything we do will be designed to drive earned media, elevate brand messaging, and increase leisure and group visitation to Village of Oak Brook. Including but not limited to:

HYPER LOCAL,
STATE & REGIONAL
TOURISM BOARDS

LOCAL PARTNERS

NATIONAL &
INTERNATIONAL
ORGANIZATIONS

GREATER OAK BROOK



CHAMBER & COMMERCE
BUSINESS FIRST



ILLINOIS
RESTAURANT
ASSOCIATION



HYATT
LODGE
OAK BROOK

GREATER OAK BROOK



CHAMBER & COMMERCE
BUSINESS FIRST

U.S. TRAVEL
ASSOCIATION
MEMBER



DiscoverAmerica.com

enjoy
illinois

Discover
DuPage

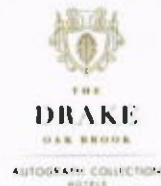
Le MERIDIEN
CHICAGO-OAKBROOK CENTER

OAKBROOK CENTER
Your Chicago Traveling Destination

MPI
MEETING PROFESSIONALS INTERNATIONAL

Signature
Travel Network

ILLINOIS
HOTEL & LODGING ASSOCIATION



Residence INN.
BY MARRIOTT

MARRIOTT
CHICAGO OAK BROOK

HYATT
house
CHICAGO
OAK BROOK

VIRTUOSO.
SPECIALISTS IN THE ART OF TRAVEL

pcma
Professional Convention
Management Association

PARTNERSHIP ALLIANCE IN ACTION

A photograph of a modern building at dusk, with a path leading towards it.

QUARTERLY STAKEHOLDER
UPDATES & REPORTING

A photograph of a roundtable discussion with several people seated around a table.

DESTINATION PARTNER
ROUNDTABLES

A photograph of a large crowd of people at an outdoor event.

CAMPAIGN ALIGNMENT
WITH VISIT ILLINOIS

A photograph of a large, multi-story building at dusk.

VILLAGE OF OAK BROOK
PARTNER TOOLKIT

PARTNER REPORTING & COMMUNICATION

- **Bi-Monthly PR Calls:** Quick calls to align on current press targets and needs with the CVB and key stakeholder partners
- **Press Report Newsletters:** Sharing earned media value and press wins with stakeholders
- **Surveys & Questionnaires:** Collect insights from stakeholders to evolve messaging and PR priorities

MEASURING RESULTS

- **YoY Media Results:** Year-over-year increase in earned media mentions, reach, and share of voice with partner inclusion
- **PR & Co-Op Marketing Participation:** Increased participation in co-branded media FAMs and PR initiatives with partners
- **Website Impact:** Direct referrals into Village of Oak Brook campaigns and media results





VILLAGE OF OAK BROOK

CRISIS COMMUNICATIONS

Zapwater will support Village of Oak Brook with issues and crisis management.

We understand destinations must be prepared and identify key areas of vulnerabilities. Everything we do will be to create strategies, holding statements, and contract matrixes to mitigate future risk.

Zapwater will work closely with Village of Oak Brook to develop experience-based response plans to ensure we can take action to address any active threat. This includes but is not limited to:

- Risk assessment/landscape analysis; existing materials review; subject matter expert interviews
- Crisis playbook socialization; media/effective message delivery training; rapid crisis response
- 24/7 crisis support
- Post-crisis recovery (where necessary)
- Reputation repair/rebuilding





VILLAGE OF OAK BROOK

RESPONDING IN THE EVENT OF A CRISIS

FIRST 24 - 48 HOURS

Determine the impact on partners/allies and the appropriate level of communication

Prioritize audience outreach

Gather facts, develop and approve messages

Convene key stakeholders

Recalibrate, recalibrate and recalibrate

Determine who delivers messages to key stakeholders

Institute real-time media and social media monitoring and reporting

POST CRISIS

Post-mortem on crisis plan and implementation

Develop plans for reputation rebuild

Evaluate crisis impact across stakeholder groups





ONGOING EFFORTS

OUR SOCIAL MEDIA STRATEGY

Zapwater will serve as the dedicated partner for Village of Oak Brook to support and oversee a refreshed and engaging social media strategy, including:



Voice & Tone Development

Establishing Channel
Look & Feel

Determine Key Content
Buckets

Posting Schedule &
Cadence

Content Inventory &
Creation

Influencer Collaborations

Community Management
Guide

Ongoing Analysis &
Optimization

VILLAGE OF OAK BROOK

STAYING UP TO DATE ON SOCIAL TRENDS & PLATFORMS

Staying up-to-date on the trends, influencers, and platforms that matter most for you and your target audiences is crucial to creating a social and influencer strategy that can help you achieve your goals. Zapwater employs the following tactics to ensure we're always on top of the latest analytics and data creating waves amongst your followers, so we don't miss a beat.

Ongoing Education – As an agency, we're invested in the continued and ongoing education of our team. We know that social and influencer marketing are two of the fastest changing and evolving marketing categories, so providing our team with opportunities to attend classes, conferences, and more is essential.

Real-time Performance Reports – We review, analyze, and implement social strategy and influencer marketing techniques based off your real-time reports. Trends and changes to platforms of preference don't mean a thing if your specific audience isn't gravitating toward them. We know how to review your audience, read your data, and make sure our strategy is tailored to you.

Practice & Industry Resources – Practice makes perfect. Knowing how to spot and put a trend to use is one of the most valuable tools your social media partner can bring to the table. Not only that, but we also continue to review annual reports, trend updates, and forecast predictions from some of the best and most reliable resources in the category.





VILLAGE OF OAK BROOK

CONTENT FOCUS AREAS



Only In Oak Brook



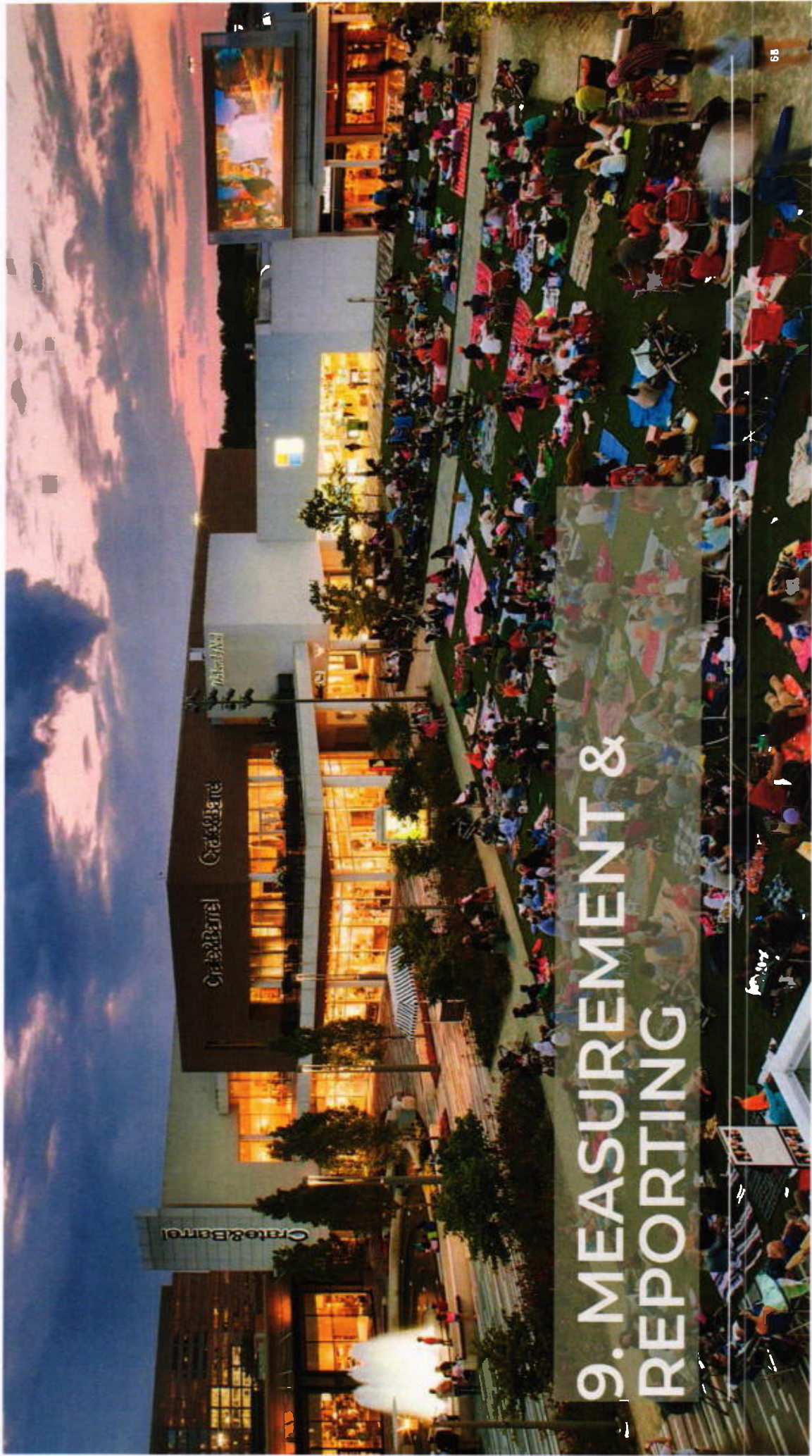
Hotels &
Accommodations



Events & Festivals



Community
Spotlights



9. MEASUREMENT & REPORTING



VILLAGE OF OAK BROOK

CAMPAIGN MEASUREMENT: MEDIA RELATIONS

Zapwater will use both qualitative and quantitative measurements on behalf of Village of Oak Brook

We leverage tools to provide real-time analytics, including:

PR & MEDIA RELATIONS: QUALITATIVE MEASUREMENTS

- Unaided Brand Awareness
- Media Publication Quality and Alignment with Target Audiences
- Story/Feature Quality (quality of mentions, length of feature, etc.)
- Key Message Positioning
- Brand Awareness Among High-Value Targets
- Content Creation and Brand Alignment
- Keyword Trends and Themes
- Authentic, Organic Storytelling

PR & MEDIA RELATIONS: QUANTITATIVE MEASUREMENTS

- Media Impressions
- Total Reach and Media Exposure
- CPM and Ad Value Equivalency
- Share of Voice
- Google Analytics (media referral traffic, quality backlinks for digital stories)
- Sentiment Analysis
- Social Media Amplification of Media Stories (reshares, saves, comments)





VILLAGE OF OAK BROOK

CAMPAIGN MEASUREMENT: INFLUENCER MARKETING

INFLUENCER MARKETING: QUALITATIVE MEASUREMENTS

- Influencer Alignment (market, audience demographics, themes)
- Diversity (e.g., age, gender, ethnicity, sexual orientation, location, priority social media channels, etc.)
- Key Messaging and Positioning
- Quality of Content Creation

INFLUENCER MARKETING: QUANTITATIVE MEASUREMENTS

- Social Engagements (likes, shares, and actions that indicate intent to purchase)
- Google Analytics Quality of Backlinks and Referral Traffic (blog posts, Instagram Stories, etc.)
- SEO impact of blogger's features and reviews
- Social Media Content Performance (reach, engagements, shares, comments, clicks)
- Conversion (clicks, sales)
- Affiliate traffic (clicks, sales)



MEASURING SUCCESS SOCIAL MEDIA + CREATIVE

Zapwater measures both qualitative and quantitative KPIs on behalf of our social media and creative strategy. With channels constantly evolving, we acknowledge that our analysis must, as well. Defined "success" in the world of social media and creative has surpassed just likes and follows, with behind-the-scenes metrics now taking center stage as the true performance indicators. Zapwater will hone-in on those insights, noting not just the WHAT, but also the WHY as an essential tool to guide our ongoing strategy development and execution.

QUANTITATIVE MEASUREMENTS

(WHAT)



IMPRESSIONS



SHARES



SAVES



ENGAGED
USERS

QUALITATIVE MEASUREMENTS

(WHY)



TRENDS



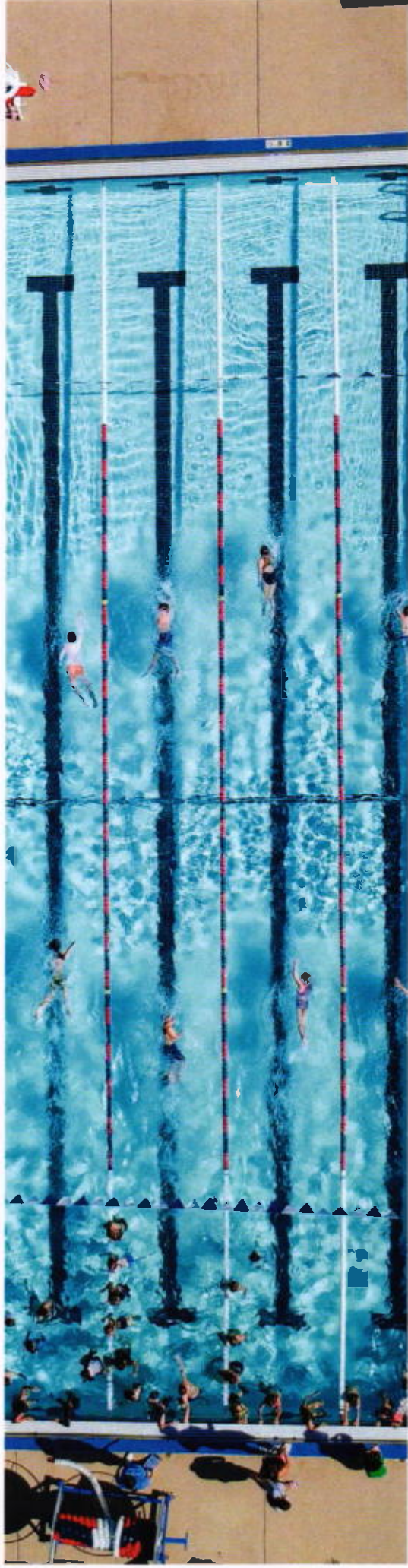
MESSAGING



CONTENT
TYPE



TRAFFIC



VILLAGE OF OAK BROOK

COLLABORATIVE APPROACH

It's crucial for public relations campaigns to not work within a vacuum. At Zapwater, we know that working with your valued brand partners to ensure execution and rollout of the campaign through multiple marketing funnels will be key to the ultimate success of these collaborations. We're seasoned at speaking, ideating, and crafting strategies with brand partners that have a 360 approach.

From destinations with one or two strategic marketing partners to those with upwards of eight, we've worked within all spaces and know how to seamlessly communicate with these individuals/agencies to ensure that the destination maintains a consistent voice and feel in its messaging.

Zapwater Communications would work with third party regional and provincial partners to ensure maximum visibility for the destination and its offerings.

PRIMARY METHODS OF COMMUNICATIONS



CALLS & REPORTS

Organize monthly or bi-weekly calls to review priority project items, current work and to brainstorm new ideas.



QUARTLERY MEETINGS

Quarterly meetings with key stakeholders and community partners to discuss progress.



STATUS REPORTS

Provide weekly status reports with ongoing updates, results and new ideas for upcoming week and prior to client calls to serve as the agenda and recap.



MICROSOFT TEAMS

Our agency creates separate channels of communication based on client needs. Several clients prefer Teams for quick communication.



MEDIA TRACKERS

Detailed performance trackers for the ongoing initiatives.



QUARTERLY REVIEWS

Quarterly review sessions to review results obtained and strategic points for improvement.

STATUS REPORTING

Zapwater offers flexible reporting options tailored to each client's preferences and internal needs — whether that's monthly, bi-monthly, or quarterly. Our standard practice is to provide a status report ahead of scheduled client calls to guide discussions, followed by a more detailed performance report on a monthly or bi-monthly basis.

These in-depth reports include key deliverables, media coverage highlights, and a media tracker. We also track influencer deliverables, social media impact (if applicable), and any relevant campaign performance to ensure full transparency and accountability.

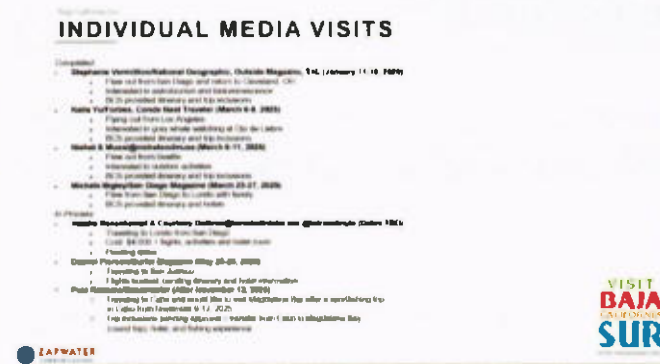
Our goal is to ensure our clients always have a clear view of progress, results, and opportunities, and we're happy to adapt our cadence and format to best suit your team's workflow.

**This is a sample weekly status report, which is provided with every client call*

[illegible]

MONTHLY REPORT EXAMPLE – PUBLIC RELATIONS

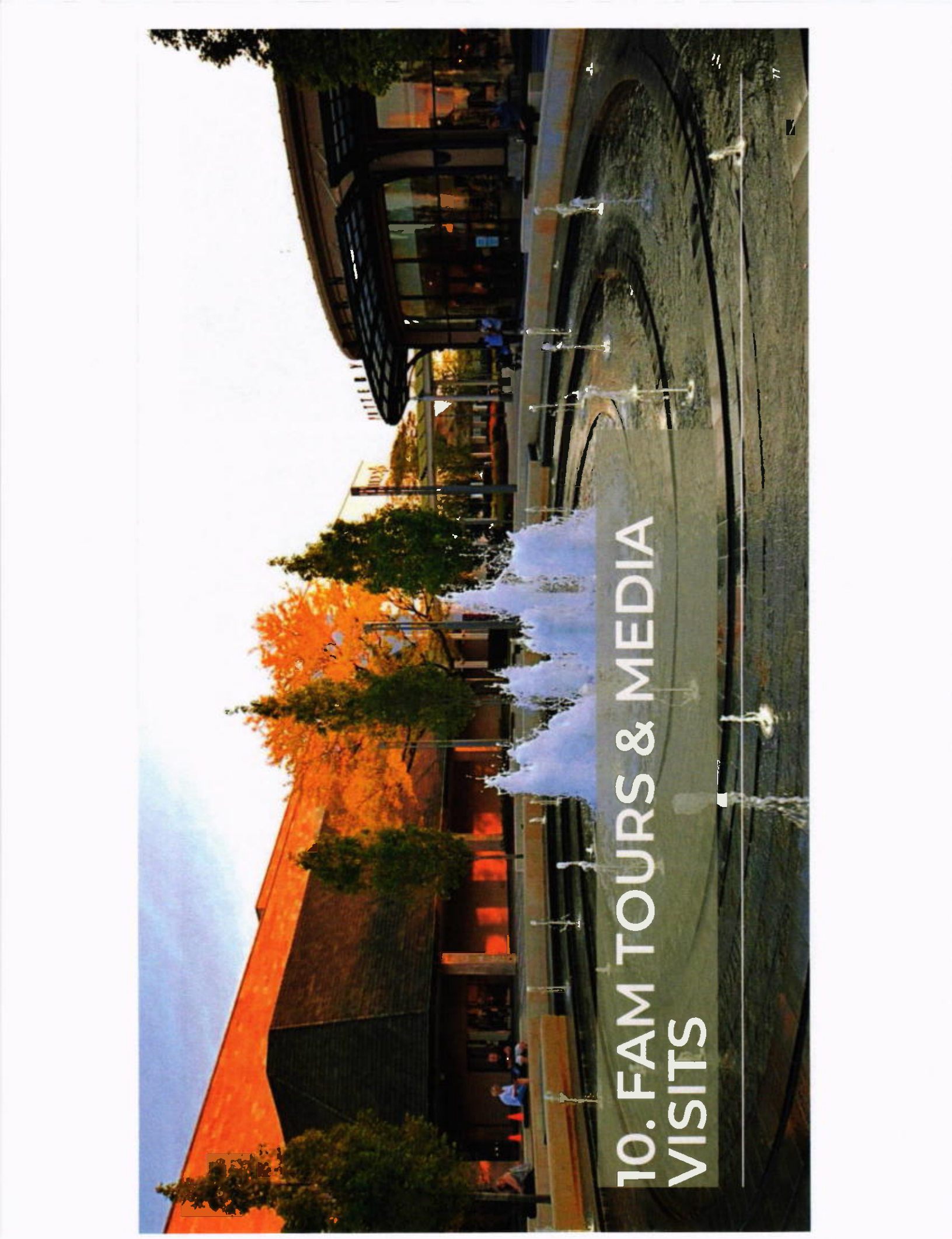
An example of a monthly Zapwater Communications report for a destination client can be found [below](#):



MONTHLY REPORT EXAMPLE – SOCIAL MEDIA

An example of a monthly Zapwater Communications report for a destination client can be found below:





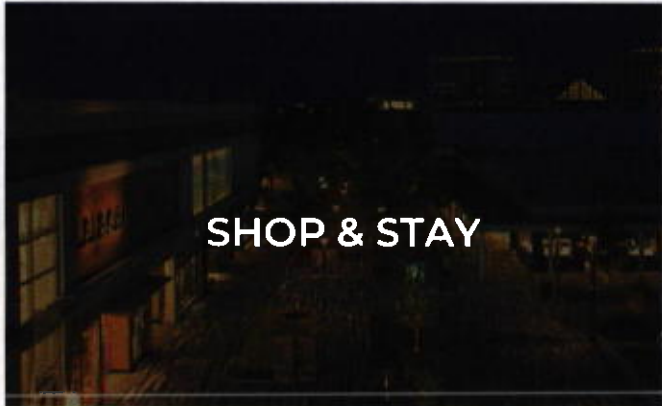
10. FAM TOURS & MEDIA VISITS



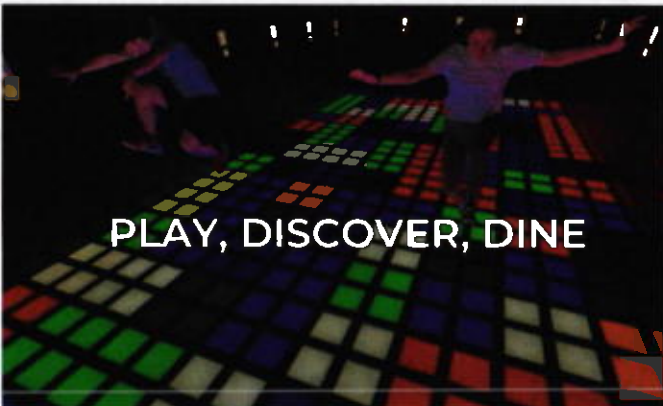
VILLAGE OF OAK BROOK

ONLY IN OAK BROOK MEDIA & INFLUENCER FAM TOURS & VISITS STRATEGY

To celebrate the "Only in Oak Brook" campaign, Zapwater will focus on different themes that showcase the unique points of difference of the community and destination. Moreover, these FAM trips and visits will further support the local hotels, restaurants, retailers, and businesses.



SHOP & STAY



PLAY, DISCOVER, DINE



**ARCHITECTURE &
ELEVATED ESCAPES**

GROUP PRESS TRIPS + INDIVIDUAL MEDIA VISITS

Zapwater team members are experts at coordinating media visits and group media familiarization tours to highlight the best of a destination. The best way to generate ongoing, in-depth, multi-page feature stories that impact would-be traveler decisions is to give media a first-hand experience so they can share their explorations with their readers. We will find the best writers that speak to the right audiences and create an itinerary that will allow them to explore the themes we want to convey.

Our team will coordinate and host group press trips capitalizing on our existing relationships in the Midwest and across the U.S., as well as a series of individual media visits. We will work with destination partners to source bespoke itinerary activities, accommodations at Oak Brook hotels and dining. Zapwater will coordinate invites, RSVPs, air travel and post trip follow up.

Where relevant, we will work with airline partners and private sector partners to secure their financial support or ground handling for press trips.



JP Anderson
Modern Luxury Chicago



Nina Hahn
Chicago Magazine



Wendy Altschuler
Forbes, Business Insider



Sarrah Yaniga
Macaroni Kid Chicago



SHOP & STAY FAM TRIP ITINERARY & PACKAGE

Zapwater will work with the Village of Oak Brook team to craft itineraries that highlight the unique aspects of the community. These group familiarization trips will focus on different themes, such as retail and shopping, family-friendly activities and offerings, and culinary.

Our first recommended theme is a Shop & Stay itinerary, highlighting the individual stores, boutiques, and shopping centers.

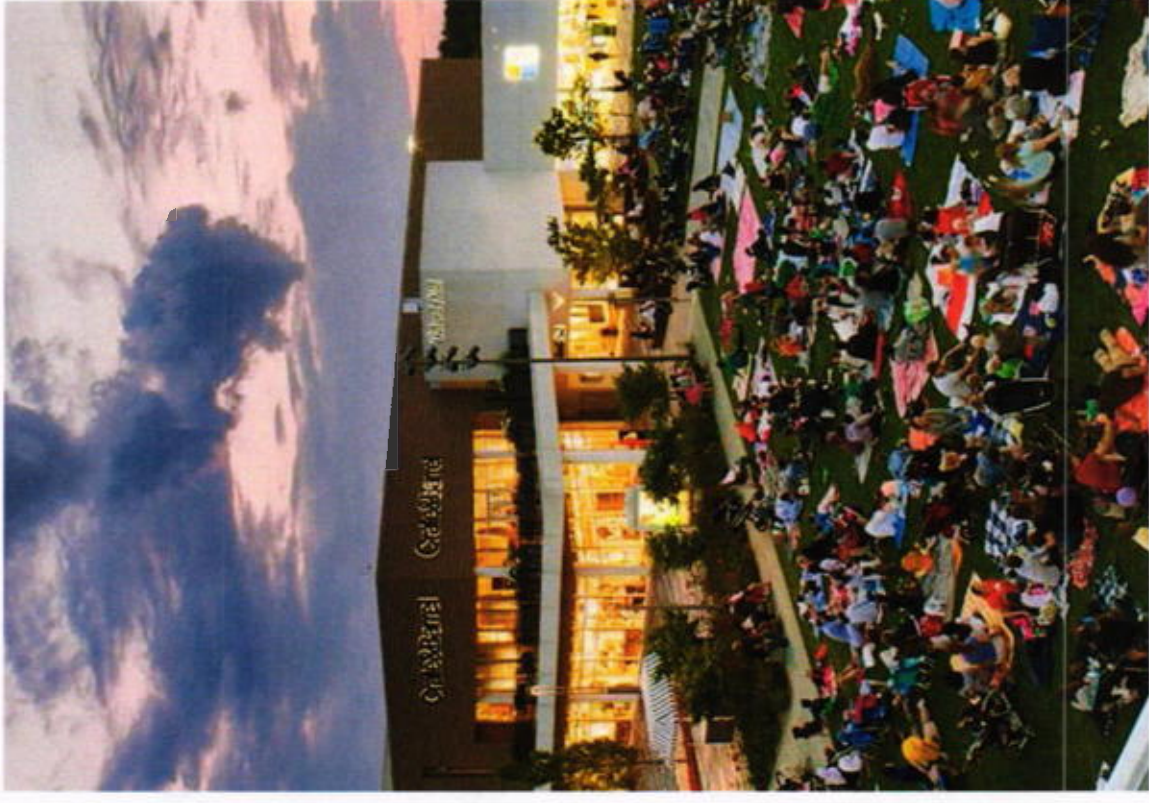
Our team will also develop a "Shop & Stay Package" with various hotels and retail partners for customers to book at a future date. We'll also update these packages throughout the year to be timed with proper seasonal focuses like holidays including Mother's Day, Black Friday, and beyond.

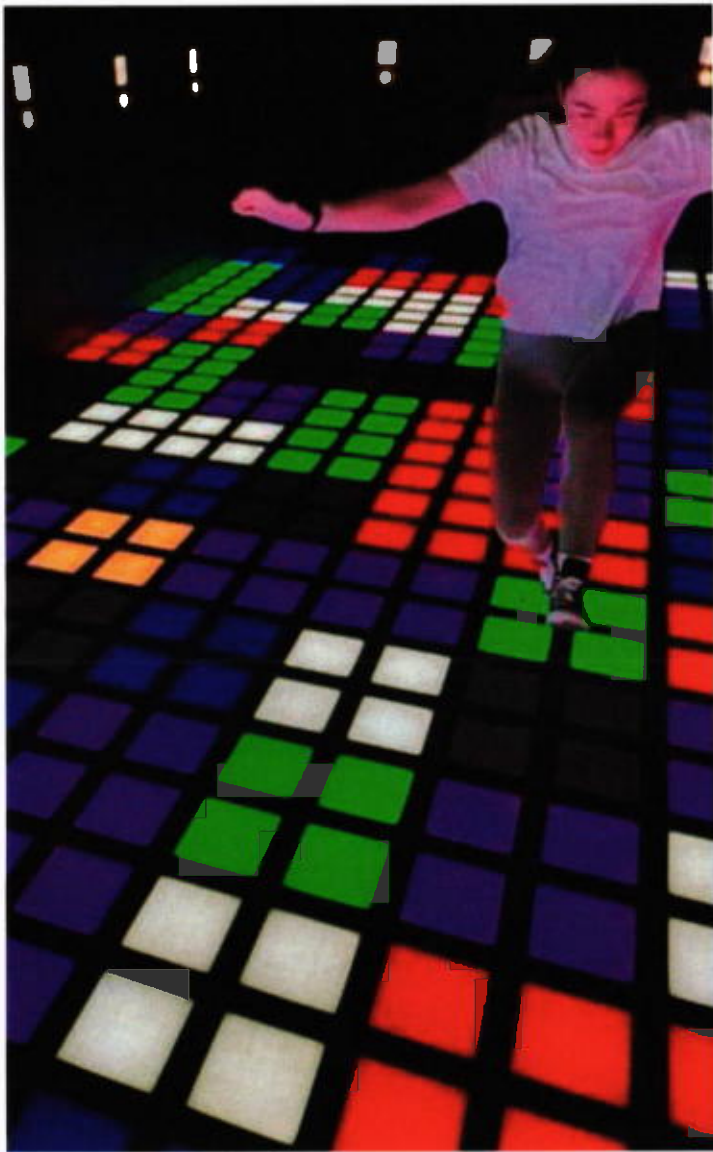
Day 1

12 PM – Check-in at Le Meridien Chicago
Oakbrook Center + enjoy lunch at the hotel
2 PM – Tour of the hotel property with the GM
3:30 PM – Visit Oakbrook Center with a special tour with local stylist, Helen Berkun
5:15 PM – Dinner @ Gibsons Bar & Grill
7 PM – Head back to the hotel for a nightcap at the bar

Day 2

- 9 AM – Breakfast/Brunch
- 10 AM – Independent Boutiques (Enzee Boutique, La Jolie MLN, The Darling Shop, Bangle Boulevard
- 11:30 AM – Lunch at Tin Cup Grill (Hilton Oak Brook Hills)
- 1 PM – Arrive back at hotel
- 3 PM – Late Check-Out





VILLAGE OF OAK BROOK

PLAY, DISCOVER & DINE FAM TRIP ITINERARY & PACKAGE

Our team will work with the Village of Oak Brook on a group media familiarization trip specifically focused on family-friendly activities. We'll invite journalists who contribute to publications like:

- Chicago Parent
- Chicago Magazine
- TinyBeans
- Midwest Living

The two-day staycation will highlight how Oak Brook can be a memorable escape for families who love a little fun and active experiences.

Day 1

10 AM - Early Check-in at Hyatt Lodge Oak Brook
11 AM - Graue Mill & Museum Experience
12:30 PM - Lunch at Hamburger Heaven
3:30 PM - Tour of the hotel property with the GM
5:00 PM - Mayslake Peabody Estate Nature Walk
6:30 PM - Dinner and Bowling at Pinstripes

Day 2

- 8-9 AM - Breakfast/Brunch at the hotel
- 10 AM - Visit to the DuPage Children's Museum On-the-Go Program at Central Park
- 11:30 AM - Visit to Activate Games Oak Brook
- 1 PM - Lunch at Beatrix Oak Brook and official send-offs

VILLAGE OF OAK BROOK

ARCHITECTURE & ELEVATED ESCAPES FAM TRIP ITINERARY & PACKAGE

Create a design-forward itinerary that taps into Oak Brook's history of mid-century modern estates, serene green spaces, and its growing arts scene.

Our team will focus on top tier media outlets, including contributors to publications like *Architectural Digest*, *Surface*, *Elle Decor*, *Dwell*, *Travel + Leisure*, *Conde Nast Traveler*, and *Modern Luxury*.

The fam trip will highlight Oak Brook's roots in mid-century architecture (Mayslake, McDonald's HQ campus), civic design and its artistic legacy, such as Lizzadro Museum and local art galleries.



Day 1

10 AM – Check-in at The Drake Hotel Oak Brook
+ enjoy lunch at the hotel
11 AM – Tour at Mayslake Peabody Estate
12 PM – Lunch
1:30 PM – Visit to Lizzadro Museum of Lapidary Art
6 PM – Cocktails & Dinner at RH Rooftop Oak Brook
8 PM – Head back to the hotel

Day 2

9 AM – Breakfast/Brunch
10 AM – Public Art & Sculpture Safari in Oak Brook
11:30 AM – Lunch & Discussion at Table at Crate (Crate & Barrel HQ)
1 PM – Arrive back at hotel
3 PM – Late Check-Out

Zapwater, in collaboration with Discover Dominica Authority, hosted a combination of (4) U.S. and Canadian journalists on a group press trip to the Caribbean Island of Dominica. The theme of this trip was 'Sustainable Luxury,' highlighting the destination's luxury resorts, wellness offerings and nature activities.

MEDIA ATTENDEES

- Joni Sweet: Forbes, Travel + Leisure, MSN
- Amelia Mularz: Architectural Digest, MSN, The Points Guy, National Geographic
- Diana Ballon: Wander Magazine, The Toronto Star, San Diego Magazine
- Liz Humphreys: Conde Nast Traveler, Business Insider, MSN

[illegible]

DOMINICA TRIP MEDIA COVERAGE

TRAVEL+LEISURE

Here's What It's Like to Stay at the Caribbean's Best Resort — With Treehouse Villas, Private Pools, and a Rainforest Funicular

Visited the best Caribbean resort by Travel + Leisure's readers. Secret Bay Resort redefines paradise with its unique accommodations and unparalleled privacy.



Aerial view of Secret Bay Resort in Dominica. Photo: © 2019 Travel + Leisure Co.

Source: UNWTO | Travel + Leisure

Dominica Will Change The Way You See The Caribbean

Just Bunker Contributor

Follow

Like

Share

Jan 28, 2024 10:00pm EST



Dominica is a Caribbean island paradise for nature lovers. Photo: iStockphoto.com

Drop all your expectations about a Caribbean vacation. Dominica is an island unlike any other in the region. It's a nature lover's paradise for travelers seeking adventure, sustainability, untouched landscapes, and rainforests painting the sky almost every day — and that's what makes it so special.

From its dense rainforests and dramatic volcanic scenery to its thriving marine life and secluded resorts committed to both

AD

16,865

The 20 Most Beautiful Cities in the World

Portsmouth, Dominica

One of the best of the Caribbean island life is that its equivalent to a resort town, yet almost all other towns on the list. Portsmouth, the second largest city in Dominica, is in the French island, which is one of many that offer glimpses into a truly living world, several resorts built into the original town of plantation from living trees, and a unique beauty that has no real walls, with its lush green hills. The city's beauty also lies in the ability to enjoy all the natural offers. The area's major hotel, Secret Bay, is a choice of sustainability, with some responsibly sourced food, outdoor work locally crafted furniture, and a focus on local tourism during.

Link: The 20 Most Beautiful Cities in the World | Architecture Digest

Impressions: 7,208,336



Portsmouth, the second largest city in Dominica, is in the French island, which is one of many that offer glimpses into a truly living world, several resorts built into the original town of plantation from living trees, and a unique beauty that has no real walls, with its lush green hills. The city's beauty also lies in the ability to enjoy all the natural offers. The area's major hotel, Secret Bay, is a choice of sustainability, with some responsibly sourced food, outdoor work locally crafted furniture, and a focus on local tourism during.



Portsmouth, the second largest city in Dominica, is in the French island, which is one of many that offer glimpses into a truly living world, several resorts built into the original town of plantation from living trees, and a unique beauty that has no real walls, with its lush green hills. The city's beauty also lies in the ability to enjoy all the natural offers. The area's major hotel, Secret Bay, is a choice of sustainability, with some responsibly sourced food, outdoor work locally crafted furniture, and a focus on local tourism during.

Portsmouth, the second largest city in Dominica, is in the French island, which is one of many that offer glimpses into a truly living world, several resorts built into the original town of plantation from living trees, and a unique beauty that has no real walls, with its lush green hills. The city's beauty also lies in the ability to enjoy all the natural offers. The area's major hotel, Secret Bay, is a choice of sustainability, with some responsibly sourced food, outdoor work locally crafted furniture, and a focus on local tourism during.



ADDITIONAL EXAMPLES OF SUCCESSFUL PRESS TRIP & INDIVIDUAL MEDIA VISIT OUTCOMES

TIME WORLD'S GREATEST PLACES 2024

Resulting from an individual media visit for Andrea Guthmann, a Midwest-based journalist, to boutique hotel client The Inn at Stonecliffe, located on Mackinac Island, MI, Zapwater secured the property on the 2024 Time Magazine Worlds Greatest Places.

THE DENVER POST



As a result of attendance on a group press trip highlighting the destination, Visit Manitoba, freelance journalist Irene Thomas produced feature coverage in target regional outlet The Denver Post titled "Northern lights, beluga whales and science meet in Churchill, Manitoba."

Condé Nast Traveler



Resulting from coordination of an individual media visit to client Fairmont Chicago with freelance, Chicago-based writer, Nicole Schnitzler, the property was featured in Conde Nast Traveler as one of the "The 32 Best Hotels in Chicago".

ONGOING INFLUENCER AMBASSADORS

Engaging influencers for long-term agreements has been proven to drive to greater brand awareness, higher interest, and ultimately conversion. Consumers need to see something 6-8x before they make a purchasing decision, and working with influencers on reoccurring content only allows their followers to become more enticed and act on the offering.

Zapwater recommends setting up a host of Oak Brook Ambassadors in key categories including Parenting/Community, Culinary, Lifestyle, Travel and more.

These influencers will be contracted for a six-month or year-long engagement, allowing us to plan out key focus areas and build them into some of the ongoing influencer programming.

As part of these collaborations, Zapwater will work with each influencer individually to determine the best platforms, events, stakeholders, and marketing experiences to convey to their audience, so we see the highest lift in engagement.



@NicoleaRegan
29.5k followers



@Michelle.Elvin
12.5k followers



@Huda.explores
195k followers



@DanielRomeohh
70.3k followers



INFLUENCER ITINERARY EXAMPLE: VISIT FINLAND

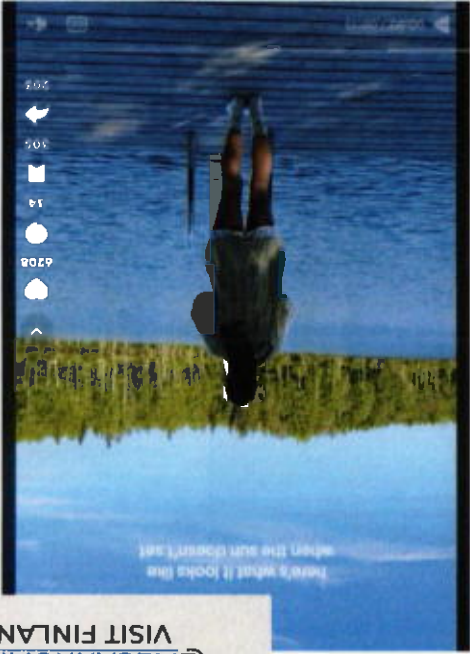
Zapwater takes great pride in the careful process of crafting an engaging and unique itinerary for all influencer FAMs. Whether it's a highly personalized program for an individual collaboration or a multifaceted immersion for a group of creators exploring a destination together, we ensure our clients and local destination partners are a part of the planning every step of the way.

Zapwater influencer itineraries feature detailed plans, meeting points, contact information and clearly noted social tags for the client and featured partners for easy reference and inclusion in content.

SAMPLE ITINERARY PAGE



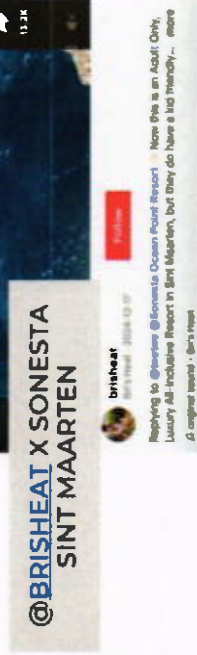
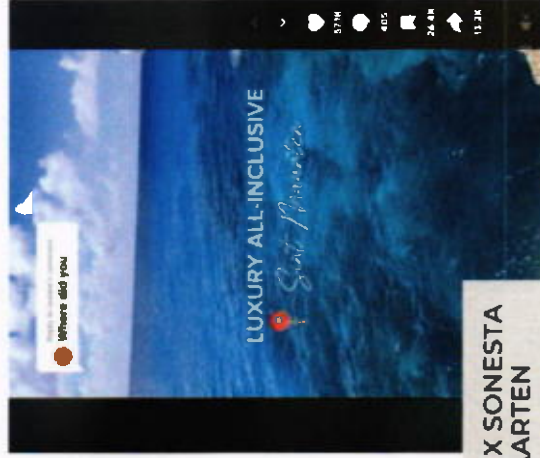
2:30 pm	• Lunch at Miljo , a rooftop terrace of Original Bohem Hotel
3:30 pm	• A guided walk on the "Islands of the Past" with guide Tero
4:00 pm	• Dinner at Islands of the Past , a rooftop terrace of Original Bohem Hotel
5:30 pm	• Dinner at Islands of the Past , a rooftop terrace of Original Bohem Hotel
6:00 pm	• Departure back to Kuru Resort



RESULTING TRIP CONTENT

@MEGANHOMME X
VISIT FINLAND

ADDITIONAL SAMPLE DESTINATION INFLUENCER ENGAGEMENTS

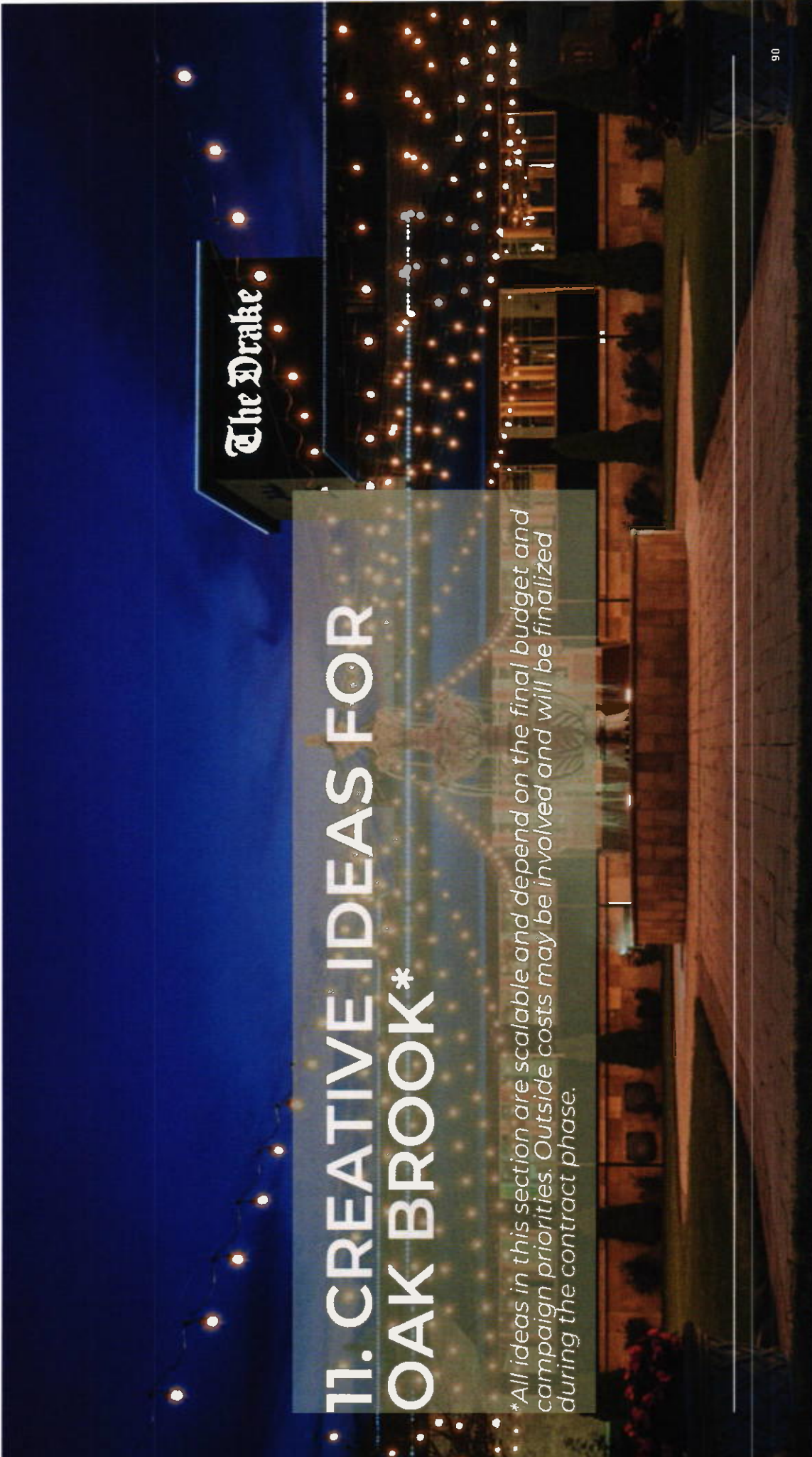




AVAILABILITY TO BE ON-SITE

Zapwater Communications' Chicago team is available to be onsite for Village of Oak Brook's ongoing needs, including meetings with the Village's Marketing Manager, hosting media, attending top media events and Hotel Committee meetings as requested by the Village.

We recognize the importance of spending quality time with Village of Oak Brook key stakeholders, and other community and civic leaders, and our team is committed to making that investment.



11. CREATIVE IDEAS FOR OAK BROOK*

*All ideas in this section are scalable and depend on the final budget and campaign priorities. Outside costs may be involved and will be finalized during the contract phase.



VILLAGE OF OAK BROOK

CREATIVE CAMPAIGN INITIATIVE

The best destination strategy is rooted in a strong, ownable message that permeates all aspects of the campaign.

Our team has created several creative concepts designed to increase visibility and awareness of Village of Oak Brook as a destination for both group and leisure travelers. Above all, our campaign is designed to reinvent and reinvigorate the theme of:

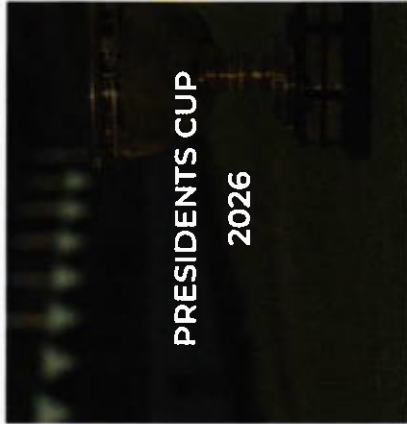
ONLY IN
Oak Brook





ONLY IN OAK BROOK

ONLY IN OAK BROOK CREATIVE CAMPAIGN CONCEPTS



←-----ONGOING SOCIAL MEDIA BUILDS, THOUGHT LEADERSHIP & AWARDS-----→

CREATIVE CAMPAIGN INITIATIVE

Meetings Start Here: Only in Oak Brook

As we look to appeal to B2B audiences, Zapwater will help position Oak Brook as a central hub for meetings, groups, and events.

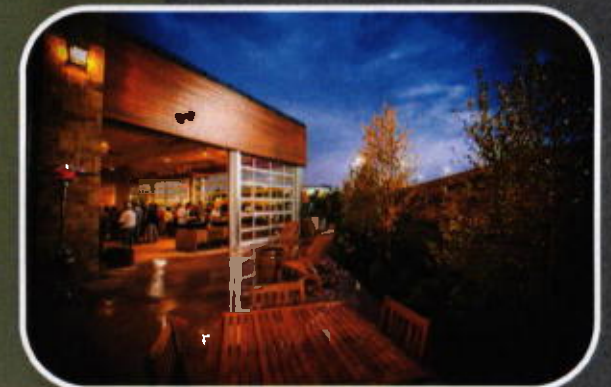
To do so, we recommend enhancing Oak Brook's Meeting & Events Incentive Program to encourage planners to book meetings and receive perks such as free shuttle service, hosted dinners, and customized team outings.

We'll look to partner with hotels to showcase next-gen meeting spaces featuring tech-forward, experiential design.

Lastly, we recommend hosting a B2B Media FAM experience by inviting top tier meetings media for an exclusive Oak Brook showcase during a high-impact calendar windows.

Top media targets will include:

- BizBash
- Smart Meetings
- Meetings Today
- Successful Meetings



Confidential

CREATIVE CAMPAIGN INITIATIVE

Only In Oak Brook Grand Tour Press Trip

Highlighting Oak Brook's close proximity to Chicago, its hotels, upscale Oakbrook Center and more, Zapwater will host an Only In Oak Brook Grand Tour Press Trip.

To start, Zapwater will work with the Village of Oak Brook to identify 4-5 notable Oak Brook locals, from tastemakers to entrepreneurs and influencers, to create their perfect Oak Brook weekend itinerary. These itineraries would align with different verticals, from family to fashion, bleisure travel to culinary, and would highlight top local Oak Brook partners such as Oakbrook Center, restaurants, hotels, etc.

Once the itineraries are finalized, Zapwater would announce the Only In Oak Brook itineraries via a press release to local, regional and national media contacts, and across social media. We will also use them as a basis for the Only in Oak Brook Grand Tour Press Trip, identifying a top tier local/regional journalist to visit Oak Brook and experience each dedicated itinerary for editorial coverage.

For instance, Zapwater could work with Nicole Regan of Cedar & Rush to create an itinerary that focuses on the Village's family friendly offerings, such as Activate Games, Oakbrook Center, Fullersburg Woods Museum and her favorite family friendly hotel. Zapwater would then invite a regional Midwest writer such as Debra Flanagan of Macaroni Kid to visit for editorial coverage.



CREATIVE CAMPAIGN INITIATIVE

The 19th Hole Experience in Oak Brook: Presidents Cup 2026

While the Presidents Cup 2026 will take place at Medinah Country Club, this high-profile tournament offers a great opportunity for Oak Brook due to its proximity.

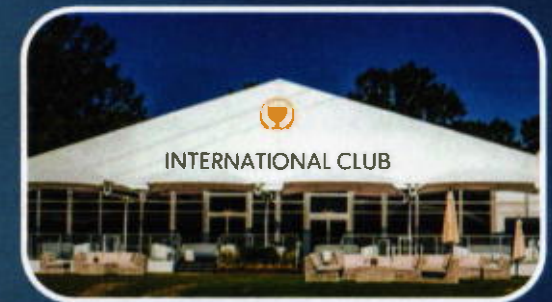
Our team recommends creating a 19th Hole Experience in Oak Brook, an initiative to help position Oak Brook as the premier off-course destination for lodging, dining, and elevated experiences.

This pop-up experience will focus on Oak Brook's incredible hospitality and entertainment options through unique programming and events, such as:

- Comfy seating with the matches playing on large screens throughout the day
- Nightly music and entertainment from local bands and musicians, signature cocktails and mocktails
- Special culinary showcases by Oak Brook chefs with Presidents Cup-inspired menus

We'll also create Oak Brook Stay & Swing Packages featuring bookable options at Oak Brook hotels themed around Presidents Cup week. Ideas include:

- **Luxury Leaderboard Package** featuring a two-night stay at Le Méridien or The Drake Hotel Oak Brook with private car transfer to Medinah Country Club, a welcome amenity featuring local Oak Brook treats and bourbon tasting set, and a reservation at a top-tier restaurant
- **The Corporate Clubhouse Package** including room block rates for small groups and sponsors, access to meeting rooms or private event space, hosted cocktail hour or private chef tasting





VILLAGE OF OAK BROOK

SAMPLE MEDIA ANGLES

PRESIDENTS CUP 2026

Experience the 19th Hole
Experience in Oak Brook
During the Presidents Cup
2026

Where to Stay, Dine, and
Shop Near the Presidents
Cup

Chicagoland's Hidden Gem
Is Hosting Golf's Most
Stylish Spectators

Oak Brook Emerges as a
Presidents Cup Power
Player



CREATIVE CAMPAIGN INITIATIVE

2026 Taste of Oak Brook

Taste of Oak Brook is no longer just a summer event. In 2026, our goal is to ensure it's a high-visibility cultural moment that showcases Oak Brook's culinary creativity, community pride, and hospitality excellence in a whole new light.

Our team will introduce several new dedicated PR and influencer marketing tactics to elevate the annual event, including but not limited to:

Taste of Oak Brook Media Drops: Our team will organize media drops to top local broadcast and radio stations with savory and sweet food from participating chefs and restaurants. We'll also offer up one of the chefs to go on-air to talk about the annual event and invite viewers to attend. We'll also pitch broadcast live shots in the days leading up to July 3 featuring chef demos and food samplings.

Pre-Taste Preview Chef's Dinner: Host a VIP preview night at an Oak Brook restaurant and/or hotel with key media, influencers, and community partners featuring signature dishes from festival participants.

On-Site Attendance: Offer media and influencers behind-the-scenes interviews with chefs, fireworks access, and content zones. Our team will have media-ready content kits featuring B-roll, photography, and chef quotes for easy pickup.



SOCIAL MEDIA PLUS-UP

Create a Chef Soundbites Series with 30-second looping videos featuring participating chefs describing their featured dishes. These videos will be shared across Oak Brook's social channels and by partners through collaborative posts.



VILLAGE OF OAK BROOK

SAMPLE MEDIA ANGLES

TASTE OF OAK BROOK 2026				
Meet the Chef Line-Up for Taste of Oak Brook 2026	Chef-Driven Festivals Are the New Draw and Taste of Oak Brook 2026 Is Leading the Way	Where to Eat, Celebrate, and See Fireworks This Summer in the Midwest	The Underrated Suburban Food Festival That's Bursting With Flavor and Style	How Oak Brook Is Reinventing the Suburban Summer Experience
Midwest Living THRILLIST	CHICAGO SUN-TIMES Chicago Tribune	abc WGN9 Around Town Hinsdale MAGAZINE GROUP	Chicago Parent FOX 32 CHICAGO Daily Herald	CS MAGAZINE MICHIGAN AVENUE MAGAZINE WEST BURNHAM Living CHICAGO MAGAZINE

ONLY IN OAK BROOK SOCIAL MEDIA BUILDS

Zapwater will work with Village of Oak Brook to bring to life all that 'Only in Oak Brook' has to offer. Priority focus will be on spotlighting the hotel stakeholders and what makes each one unique, alongside the culinary and entertainment offerings available to visitors. Key content themes will include special events and community programming, family-friendly activities, meetings & corporate offerings, romantic escapes, and more. The teams will work together to concept creative social series and timely content for the Only in Oak Brook campaign, including:

- **Oak Brook Itineraries** // Carousel posts that feature the collaborative itineraries built by our partners. Formatted to be highly shareable with users' travel companions, posts will note any upcoming events, new openings, iconic sights of the seasons, etc. Team will ensure a diverse selection of businesses and partners featured in each itinerary.
- **Your Stay, Your Way** // An ongoing series that highlights the defining characteristics of the Village of Oak Brook hotels. This series will align each accommodation with a specific traveler profile to note the diverse array of offerings for families, couples, and professionals alike.
- **Only In Oak Brook** // Use trending POV-style content with voiceovers sharing how one can fill their day with fun in Oak Brook. From hotel breakfast, to an afternoon at the golf course to an early dinner with the family; showcase a day you can enjoy Only In Oak Brook. This type of content will also be key when covering priority events, like the Presidents Cup, as an authentic "on the ground" approach.



ONLY IN OAK BROOK INFLUENCER VISITS

Aligned with Village of Oak Brook's marketing plan, Zapwater will lead targeted regional outreach within key drive markets, with the goal of partnering with creators based in those markets to increase awareness of the destination, with a key focus placed on the variety of available accommodations, the ease of getting to Oak Brook, it's proximity to Chicago, along with all the area has to offer as a stand-alone destination. These collaborations will be framed as a part of the Only In Oak Brook overarching campaign.

By partnering with a series of different onsite stakeholders, the teams will utilize the already established itineraries for our partners to enjoy, capture and share with their networks back home. The team will also seek opportunities for the visiting creators to meet up with our local partners for a more personalized experience.



@ThriftyWithACompass // 42.7k followers

📍 Wisconsin



@SierraInTheCity // 25.5k followers

📍 Indianapolis



@ElliJenn // 19.3k followers

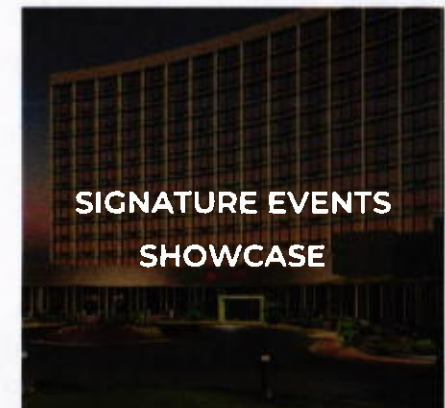
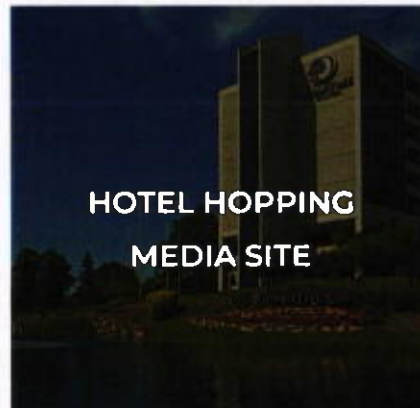
📍 Ames





ONLY IN OAK BROOK

OAK BROOK HOTELS APPROACH



←-----ONGOING SOCIAL MEDIA BUILDS, THOUGHT LEADERSHIP & AWARDS-----→

HOTEL-FOCUSED INITIATIVE

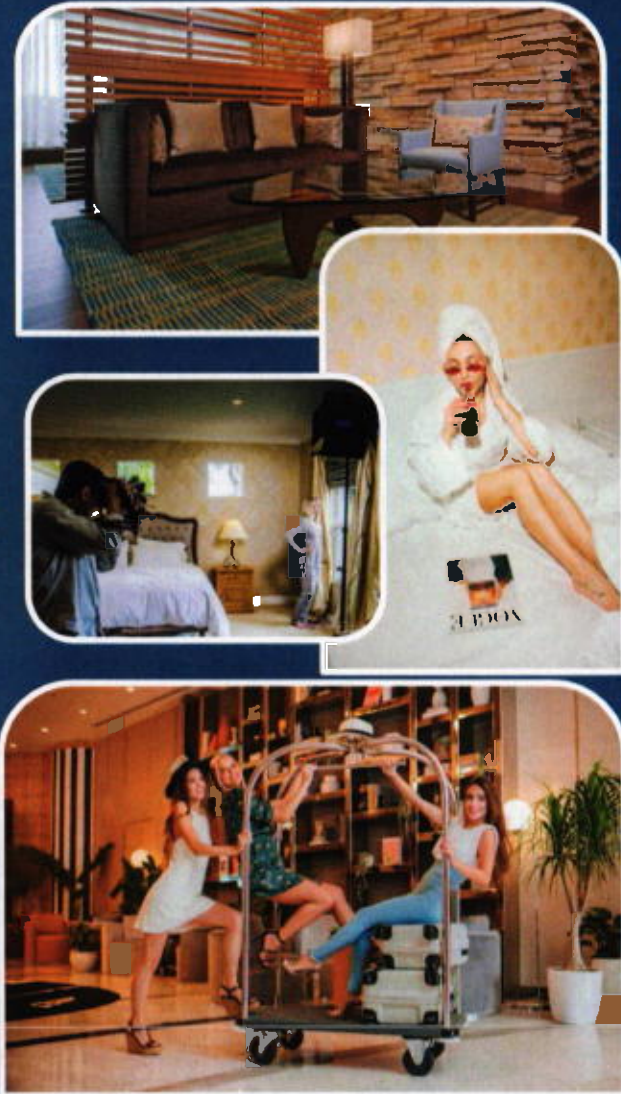
Suite Season in Oak Brook

Zapwater will work with the Village of Oak Brook to create a luxury-led campaign elevating Oak Brook's reputation as Chicagoland's most stylish suburban stay. Everything will be designed to drive media attention through media and influencer relations and social media amplification.

To showcase the luxury suite and hotel offerings around Oak Brook, we recommend creating an Oak Brook Suite Style Lookbook, a limited-edition seasonal fashion guide styled entirely within Oak Brook hotel spaces. The goal will be to showcase the fashion and accessories available at Oak Brook stores, boutiques, and Oakbrook Center retailers.

The lookbook will feature local tastemakers, bloggers, and creators as models wearing the clothing and accessories. As part of their involvement, the participating retailers will provide gift cards and gifting in exchange for promotion on their social media channels and/or blogs.

This digital lookbook will be distributed to travel and lifestyle editors along with promoting our Stay & Shop packages with local partners.



HOTEL-FOCUSED INITIATIVE

Hotel Hopping Media Site

To increase awareness of the Village of Oak Brook's easy access from Chicago and the variety of hotel options available, Zapwater proposes organizing a progressive media site visit in an open house style.

Zapwater will work with the Village of Oak Brook to select three hotel partners for the initiative. We will share invites with Chicago-based journalists across verticals for the curated day trip experience, coordinate RSVPs, transportation, and post visit follow up for editorial coverage.

The day will begin with group transportation from a central pick-up point in Chicago with progressive stops and site visits at each hotel. Lunch and snacks will be provided to media attendees and transportation will be provided back to the city. Sample itinerary could include:

8 AM – Transportation Pick Up – Chicago to Oak Brook
9 AM – Site Visit at Chicago Marriott Oak Brook
11 AM – Site Visit at The Drake Hotel Oak Brook
12:30 PM – Lunch at COA At The Drake
2 PM – Site Visit at Le Meridien Chicago Oak Brook Center
4 PM – Transportation – Oak Brook back to Chicago



HOTEL-FOCUSED INITIATIVE

Oak Brook Hotels Signature Annual Showcase

In partnership with the Oak Brook Hotel, Convention & Visitors Committee, this new signature event will help generate ongoing media coverage and position Oak Brook as a premier destination for leisure travel, business meetings, groups and events.

This experience will invite media, meeting planners, and influencers to a curated preview of what is new, next, and noteworthy in Oak Brook for the year ahead.

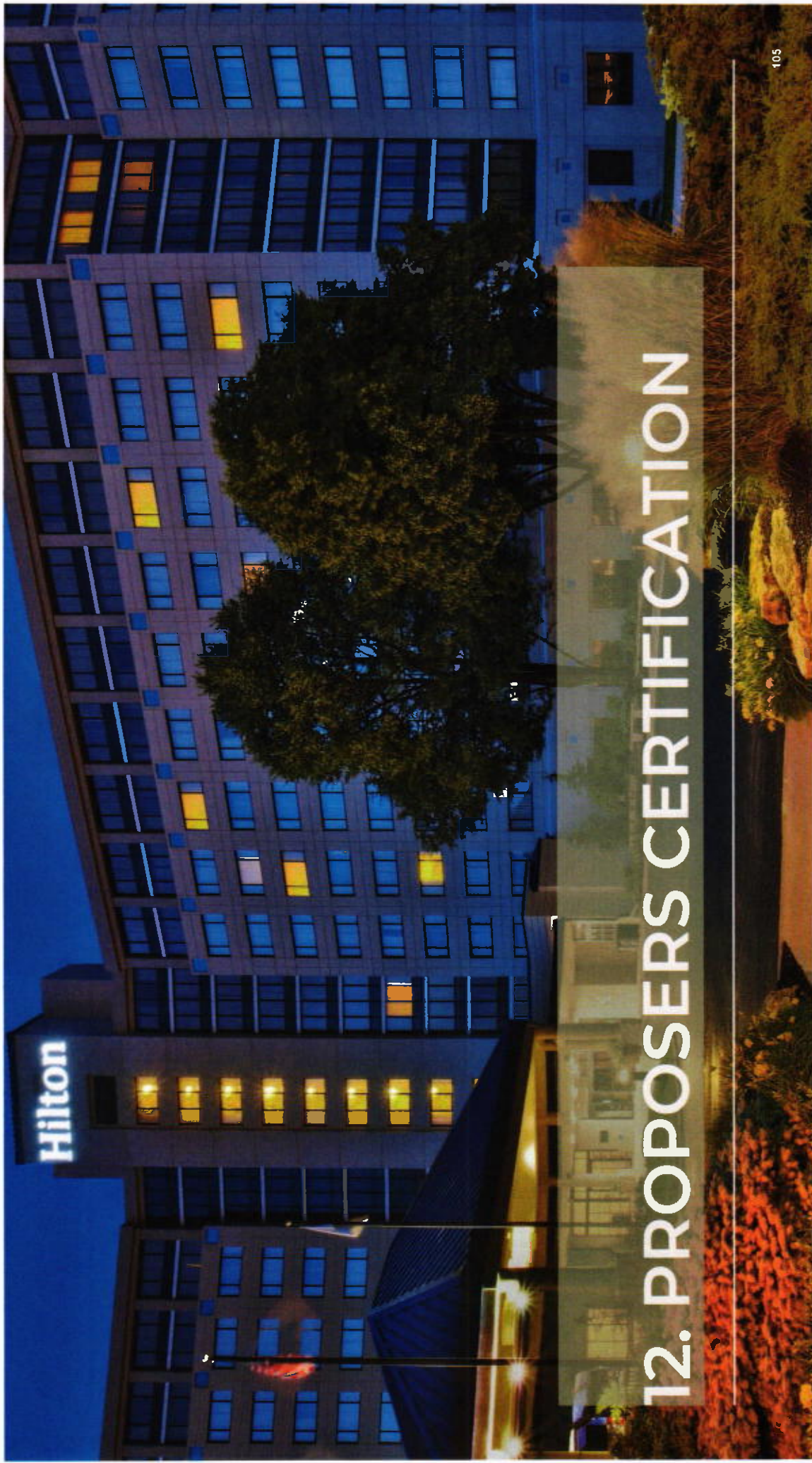
The event will feature individual vignettes representing:

- Each hotel property in Oak Brook showcasing previews of packages, an experience, amenity, or group offer
- Oakbrook Center's newest retailers and seasonal fashion displays
- Upcoming signature events including Taste of Oak Brook and holiday experiences
- Local culinary brands offering tastings and chef meet-and-greets

Each vignette includes branded signage, a QR code with press kit downloads, and takeaway items like mini branded gifts or food samples.

The event will rotate annually between Oak Brook hotel partners or outdoor venues such as Le Méridien Oakbrook Center, The Drake Hotel Oak Brook, Hyatt Lodge Oak Brook, Oakbrook Center's main plaza and beyond.





12. PROPOSERS CERTIFICATION

SECTION 8: PROPOSERS CERTIFICATION

Section 8. Proposers Certification

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

"Public Relations and Social Media Service Services"

- 1) The undersigned certifies that, pursuant to Chapter 720, Section 5/33E of the Illinois Compiled Statutes, 1993, the proposer is not barred from bidding on this agreement as a result of a conviction for the violation of State of Illinois laws prohibiting bid rigging or bid-rigging.
- 2) The undersigned states under oath that, pursuant to Chapter 10, Section 5/11-42.1.1 of the Illinois Compiled Statutes, 1993, the proposer is not delinquent in the payment of any tax administered by the Illinois Department of Revenue.
- 3) The undersigned certifies that, pursuant to Chapter 775, Section 5/2-105 of the Illinois Compiled Statutes, 1993, the proposer has a written sexual harassment policy in place including the following information:
 - a) An acknowledgment of the illegality of sexual harassment;
 - b) The definition of sexual harassment under State law;
 - c) A description of sexual harassment, utilizing examples;
 - d) The Consultant's internal complaint process including penalties;
 - e) The legal recourse, investigative and complaint process available through the Illinois Department of Human Rights and the Human Rights Commission;
 - f) Directions on how to contact the Department or the Commission.

This Business Firm is (Check One)

☒ Corporation ☐ Partnership ☐ Individual

Firm Name: Zapwater Communications, Inc.

Address: 118 N. Branch 4th Fl.
Chicago IL 60602

Signature: [Signature]

Name: David Zapata

Title: President

Telephone: 312.711.1271

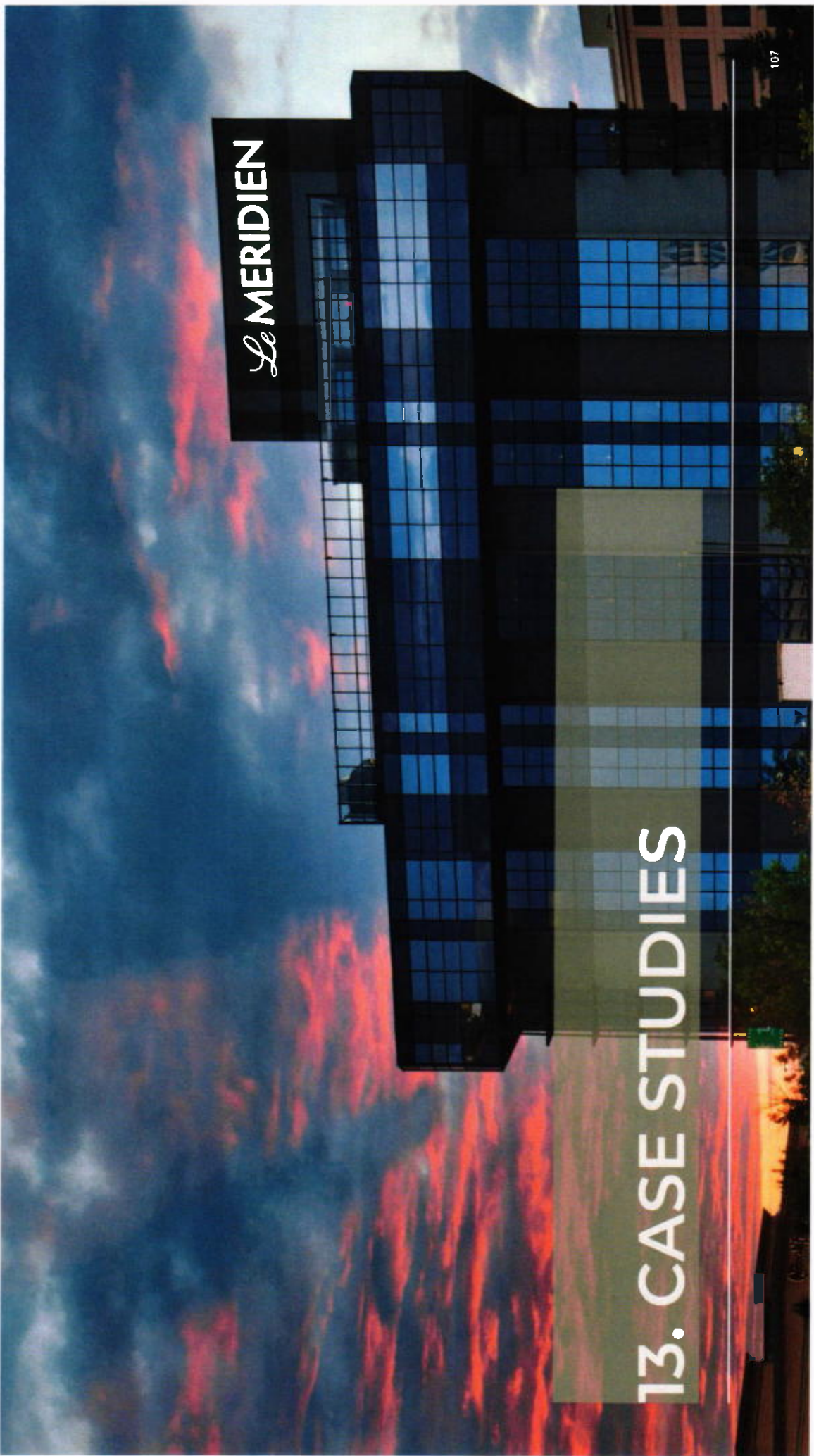
Date: 7/15/25

ATTEST

Notary

SUBSCRIBED AND SWORN TO
before me this 15 day
of July, 2025
[Signature]
Notary Public





13. CASE STUDIES

ATTRACTIONS EXAMPLE



SKYDECK CHICAGO: ELEVATING ENTHUSIASM POST-RENOVATION

Overview: Skydeck Chicago at Willis Tower, renowned for its views and The Ledge experience, continues to captivate visitors. Zapwater's 2023 campaign built excitement through exclusive events, high-profile collaborations, and strategic media outreach. By tapping into Chicago's local culture and leveraging viral social media moments, the campaign reignited interest and kept Skydeck in the spotlight.

Campaign: Zapwater's strategy included partnerships with Lollapalooza artists like Louis the Child and Noah Kahan, the lighting of Willis Tower's antenna for Taylor Swift's Eras Tour, and hosting events like the "Love on The Ledge" contest. The campaign engaged local communities through sports tie-ins, including the University of Chicago Men's Soccer team and Chicago Fire's jersey reveal. Influencer collaborations, viral TikTok content, and special photography events ensured Skydeck remained relevant to diverse audiences, driving both local and global engagement.

Results: In 2023, Zapwater secured 1.9 billion media impressions and 33.8 million social impressions, significantly boosting Skydeck's visibility. Strategic partnerships, influencer engagement, and high-profile events positioned Skydeck as a top destination, attracting over one million visitors.

2023 INITIATIVE TIMELINE





ATTRactions EXAMPLE

EXECUTION

Media Relations

The campaign generated **1.9 billion media impressions** through coverage in publications such as **Chicago Tribune, Travel + Leisure, and Billboard**. Secured placements across broadcast, print, and digital media reinforced Skydeck's relevance to both local and national audiences.

Influencer Relations

124 content creators were hosted, resulting in over **10 million social impressions**. Key partnerships with influencers like Renee DiNino drove engagement for campaigns such as *Pumpkin Pie in the Sky*.

Events & Partnerships

Exclusive events like the **Love on The Ledge** contest generated **338 million media impressions**, a 90% increase from 2022. Collaborations with Chicago's sports teams, Lollapalooza artists, and local photographers also helped amplified Skydeck's presence.

Social Media

Zapwater's focus on video content across Instagram Reels and TikTok contributed to **33.8 million social media impressions**. Viral TikTok content tied to Chicago events and the Willis Tower antenna lighting for Taylor Swift's *Eras Tour* helped reach new audiences.

CAMPAIGN RESULTS

TOTAL 2023 MEDIA IMPRESSIONS

1.9
BILLION

TOTAL SOCIAL MEDIA IMPRESSIONS

10
MILLION

INCREASE IN LOVE ON THE LEDGE MEDIA IMPRESSIONS FROM 2022

90%
INCREASE

TOTAL SOCIAL MEDIA IMPRESSIONS

33.8
MILLION

woman's day



CBS NEWS CHICAGO





Zapwater Communications was retained by Accor Chicago hotels, comprised of three properties including Swissotel, Fairmont, and Sofitel Chicago. Each presented unique challenges and collectively was looking to increase awareness in and demand for travelers.

Zapwater's strategic efforts and creativity helped the hotels stand out within the competitive Chicago market. In 2022, Zapwater secured **637 million media impressions** for the Fairmont Chicago property, **787 million media impressions** for Swissôtel Chicago and **237 million media impressions** for Sofitel Chicago.

Throughout the year, the hotels were featured locally in *Chicago Tribune*, *Eater Chicago*, *NBC-5*, *WGN-TV*, *CS Modern Luxury*, *Chicago Parent*, *TinyBeans*, *TimeOut Chicago* and nationally in outlets such as *USA Today*, *Brides*, *Travel + Leisure*, *Parade*, *Forbes*, *Matador Network*, *TripAdvisor* and more.

In 2022, Fairmont Chicago hosted **60 influencers** resulting in over **1.3 million impressions** with an estimated media value exceeding **\$223,000**. Swissôtel Chicago hosted 62 influencers resulting in over 2.1 million impressions with an estimated media value exceeding \$947,000. Sofitel hosted 26 influencers resulting in 1.3 million impressions with an estimated media value exceeding \$1.5 million.

Zapwater also grew Sofitel Chicago's Instagram following by 18% and saw a 15% increase in total impressions. Swissôtel Chicago saw an 8% increase in followers and a 2% increase in total impressions on Instagram.

1.6B

TOTAL
IMPRESSIONS

148

INFLUENCER
VISITS

20%

SOCIAL MEDIA FOLLOWER
GROWTH



The agency kicked off the summer "Lake House" lobby activation with a media and influencer preview event and a Lake House Vintage Market Series featuring 20 local artisans to shop from. The Lake House campaign generated **60 placements** including *Thrillist*, *Chicago Tribune*, *Modern Luxury* CS, *NBC-5*, *Parade* and more, garnering **48,749,265 impressions** with an ad value of **\$487,908**, along with over 260,000 social media impressions. Coverage of the events included *WGN Around Town*, which generated **50+ reservations** immediately following airing.



swissôtel CHICAGO

SWISSÔTEL CHICAGO ST. PATRICK'S DAY

Hosted an exclusive family-focused St. Patrick's Day event, providing 95 media, influencers and their families the best view of the Chicago River Dyeing, garnering 755,488 social media impressions. The hotel's annual Santa Suite activation included a media preview event that garnered 611,000 media impressions and 134,000 social media impressions.

Through targeted pitching efforts, Santa Suite media coverage appeared in *USA Today*, *TripSavvy*, *MSN*, *Forbes*, *TripAdvisor*, *TinyBeans* and more, garnering **188 million media impressions, 177 million more impressions** than the year prior. The hotel launched monthly Sound Bath events where Zapwater worked with local influencer @KenInChicago to assist with promotion. Her coverage reached viral status on TikTok, resulting in over 270,000 views and ultimately selling out the upcoming event in the series.



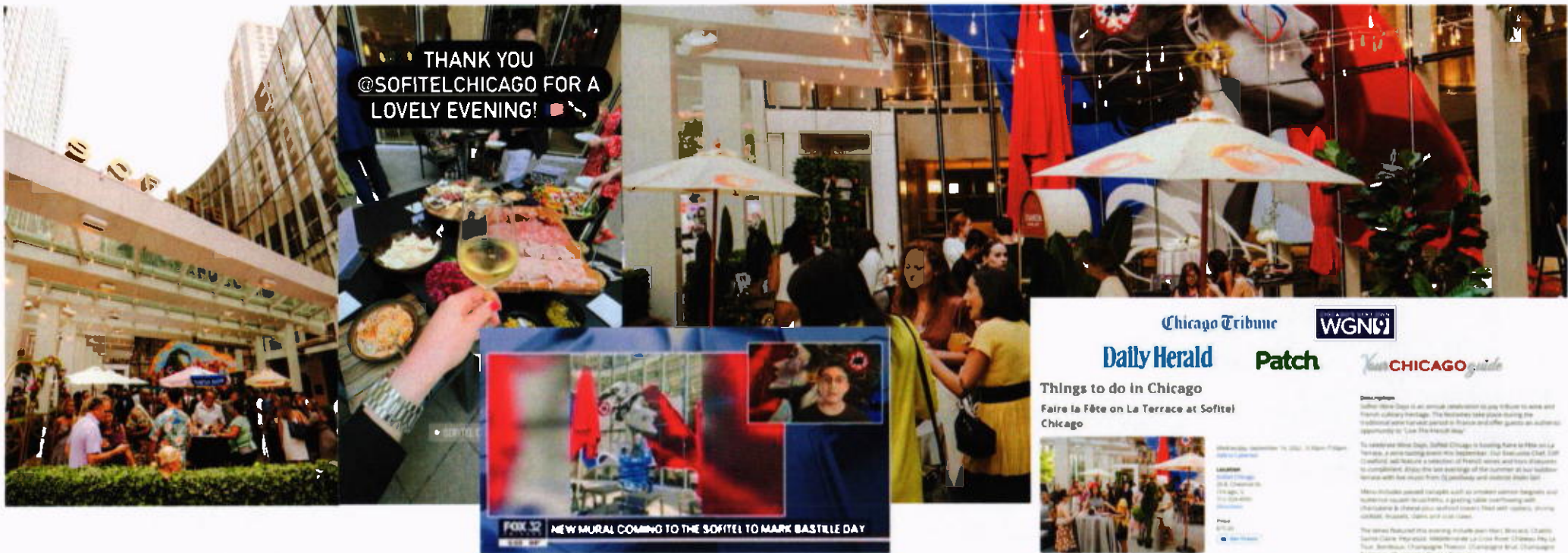
Forbes

Celebrate St. Patrick's Day In Chicago

Where to Stay

Located in the New Zantale neighborhood, the swissôtel Chicago is one of the top places to stay when downtown for the festivities. Designed by Chicago architect Henry Wiese, this hotel is not only stunning to look at, but also, it's well located near the Chicago River, Lake Michigan, and the Magnificent Mile. And, with the swissôtel Kids' Room and special amenities and decor, you'll find that this hotel is perfect for families. Line up The Palm, an Italian steakhouse, or Armani, for grab-and-go options.





SOFITEL
HOTELS & RESORTS

CHICAGO MAGNIFICENT MILE

SOFITEL CHICAGO MAGNIFICENT MILE
"WOMEN & WINE"

Zapwater promoted the hotel's ongoing wine dinner series, launching with a 20-attendee media and influencer "Women & Wine Dinner" preview event in honor of International Women's Day, resulting in over 125,000 social impressions. Zapwater also prioritized promoting the hotel's outdoor space, La Terrace, through a series of French-centric events: "Toast to La Terrace," "Bastille Day" and "Faire la Fête on La Terrace." Zapwater secured a total of **59 attendees** across the three events, including top-tier media from publications such as *Vogue*, *USA Today*, *Chicago Tribune*, *WGN-TV*, *Fodor's Travel*, and more.

As a result of these events, Zapwater secured **21 media placements** featuring La Terrace, garnering a total of **16,621,536 media impressions** with an ad value of **\$166,649**.



Overview:

For seven years running, Finland has been crowned the world's happiest country by the United Nations World Happiness Report. However, the challenge for Zapwater and Visit Finland was clear: how do you take an abstract concept like "Finnish happiness" and turn it into something tangible and aspirational for international travelers—especially those in the U.S.?

Enter the 2024 Helsinki Happiness Hacks campaign, which invited 14 participants, including two from the U.S., to experience a five-day, all-expenses-paid masterclass in Finland's capital. Selected through a global application process, participants submitted online entries and completed a social media challenge, sharing their hopes of learning how Finnish happiness could transform their lives

Led by Helsinki's "Happiness Hackers," the program brought Finnish happiness to life through four core themes: nature and lifestyle, health and balance, design and everyday, and food and well-being. This campaign wasn't just a tourism initiative; it invited a global audience to see happiness as a way of life—accessible, intentional, and transformative.

AFAR

By Michelle Berman • March 30, 2024

Finland Is Giving Away Free Trips to Encourage Happiness

The world's happiest country wants to spread the joy to a group of lucky applicants who will travel to Helsinki this summer.



GMA



LIVING — June 19, 2024

What makes Finland the happiest place on Earth? New program shares secrets

After once again landing the number one spot in this year's World Happiness Report, the country shares its secrets by launching a program to spread happiness hacks all over the world.





SUMMARY

Media Relations Approach

- Arranged exclusive preview trips for two U.S. journalists and three influencers
- Secured high-profile media features
- Coordinated feature segment on Good Morning America featuring two Happiness Hackers and two U.S. participants
- Facilitated the creation of engaging digital content

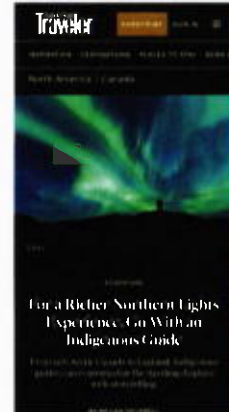
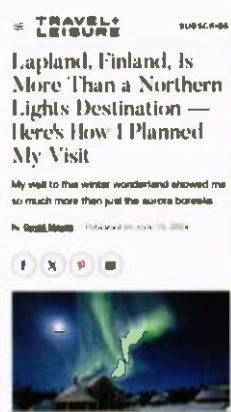
Overall Results

The campaign positioned Finland as a leader in wellness tourism, generating 77 million media impressions and \$2.8 million in media value, with coverage in top outlets like AFAR, CNBC, and Well + Good. A Good Morning America segment reached 50 million viewers, while an influencer trip produced 300,000 impressions and \$255,000 in social media value. U.S. flight bookings to Finland rose by 72%, and travel-related searches increased by 59.6%, indicating the campaign's impact on awareness.

FOCUS

Zapwater's innovative storytelling, strategic media outreach, and immersive experiences exceeded campaign objectives, bringing the Finnish approach to happiness to life for a global audience. By redefining how destinations can authentically connect with travelers, the Helsinki Happiness Hacks campaign not only showcased Finland's values but also inspired participants and audiences to adopt a life-enhancing way of living.

MEDIA IMPACT:





In 2022 the historic LA PRIDE parade moved to Hollywood after taking place in the City of West Hollywood for the last 40+ years. To help get the word out to local media about The Hollywood Partnership's festivities timed with the LA PRIDE parade, including the installation of rainbow lighting along the iconic Walk of Fame and its first-ever Hollywood Pride Village community street fair,

Zapwater developed a strategic PR campaign and storytelling that highlighted the parade's return to where it all began on Hollywood Blvd., the site of the first ever gay-permitted parade in the U.S. in 1970. The two-month campaign not only garnered coverage in top news and consumer publications across Los Angeles but also secured broadcast segments including live interviews with The Hollywood Partnership CEO on every major network in the city.

1.6B+ TOTAL MEDIA IMPRESSIONS
IN THE LOCAL MARKET

193 EARNED MEDIA PLACEMENTS
IN 2 MONTHS

Los Angeles Times

Parades, drag shows, street parties at
celebrate Pride Month in L.A.



Pride Village
This family-friendly block party features performances by local
musicians [Jill Scott](#), [Mickie Goetz](#), and [The Roots](#). It's a
Pride street, a roller rink, food and drink and more. Hollywood
Boulevard between Vine Street and Chabot Boulevard, 11 a.m. to
10 p.m. Sunday, June 12. [https://la.pridefestival.com](#)

LA WEEKLY



2022 PRIDE GUIDE: THE BIGGEST AND
BEST PRIDE EVENTS IN
UPDATES **BEVERLY PRESS**

thrillist

The Ultimate Guide to Celebrating Pride in LA

After a pandemic hiatus, LA's Pride Month festivities are back and bigger than ever, including a parade,
Pride on the Park festival, and more.

By [Kathleen Rawson](#), CEO of The Hollywood Partnership

What do I do after the Parade?

At the end of the Parade route is the new Pride Village, a street fair on Hollywood
Boulevard between Chabot and Vine. There will be a bar and beer garden, community vendors,
two stages of live and performances, and a whole lot more. It runs just about all day, from
11 am to 10 pm at night and entrance is free and open to everyone. The goal, according to Rawson, is
to "add to your community experience to being Pride in LA in Hollywood."



FOX 11 RAINBOW LIGHTS ILLUMINATE HOLLYWOOD BLVD.



LIGHTING TREES ALONG HOLLYWOOD BOULEVARD



NEW LIGHT DISPLAY COMING TO HOLLYWOOD BLVD



Hollywood Blvd. Lit Up for Pride Month

Boulevard to sparkle with new lighting

Proper lighting on June 1 between
Hollywood and Vine
will be a big part of the
celebration.



pride KATHLEEN RAWSON
PRESIDENT & CEO, THE HOLLYWOOD PARTNERSHIP



CAMPAIGN OVERVIEW

Gallagher Way, home to seasonal free outdoor programming, adjacent to Wrigley Field, had long been dormant until July 2020, when the team was able to execute some of the annual summer programming. Winterland 2021 would mark the full return of the destination's winter offerings, including the beloved Christkindlmarket, The Rink for skating and lessons, Santa's Workshop, Concessions with warm treats and more.

MEDIA RELATIONS

Zapwater executed proactive media outreach, securing placements in top outlets, such as Forbes, Eater, Thrillist, Chicago Tribune, WGN, NBC 5, ABC 7, and beyond.

INFLUENCER MARKETING

To establish third-party credibility, Zapwater engaged both earned and paid influencer partners to visit Winterland and truly experience all it had to offer for themselves

PAID MEDIA

We secured more than a dozen paid media spots in local outlets, including Do312 and Chicago Bucketlisters. Placements included Instagram posts, newsletter inclusions, Facebook event listings, website features, and

NEWSLETTERS

For the return of Winterland at Gallagher Way, the Zapwater team assisted with newsletter creation, including attention-grabbing headlines and neighborhood happenings.

SOCIAL MEDIA

Beyond static and video posts, the team executed daily Instagram Stories, too, to regularly remind Gallagher Way's audience of the happenings and allowing them to make plans to join.





CAMPAIGN RESULTS

Through an integrated campaign that consisted of the previously mentioned components, Zapwater positioned Winterland at Gallagher Way as the must-visit destination for the holiday season, leading to the most successful season yet, with numbers and sales outpacing those from 2019. All efforts resulted in:

TOTAL MEDIA PLACEMENTS

163

SWEEPSTAKES ENTRIES

+1080%

TOTAL MEDIA IMPRESSIONS

251.9M

TOTAL INFLUENCER VISITS

24

Resulting in 183 social posts, 702.2k impressions, and 22.9k engagements

HISTORIC CONCESSION SALES

\$100K

FACEBOOK EVENTS REACH

+424%

Compared to 2019

NEWSLETTER SUBSCRIBERS

8%

NEW SOCIAL MEDIA FOLLOWERS

+3K

SAMPLE MEDIA PLACEMENTS

Forbes

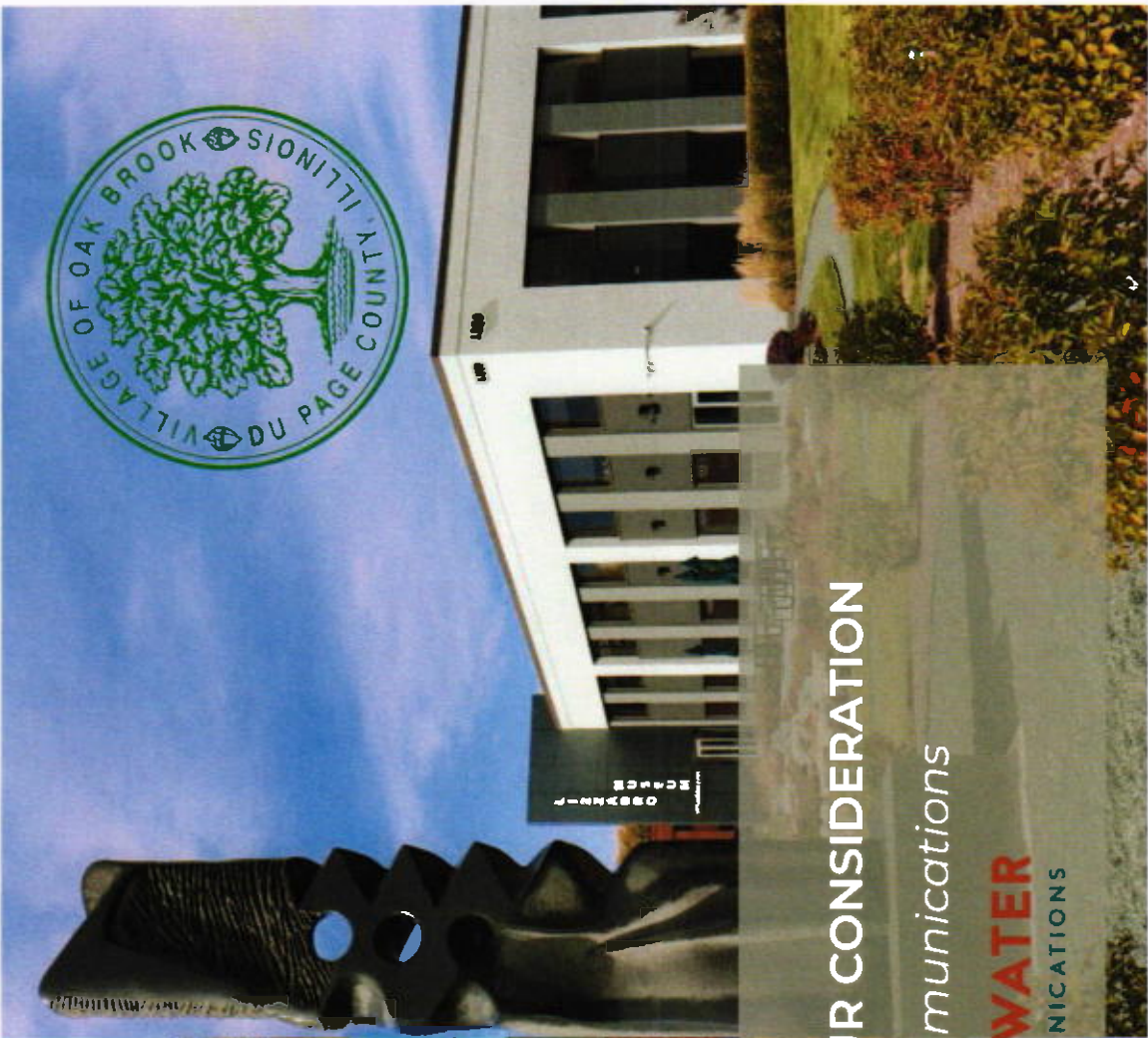
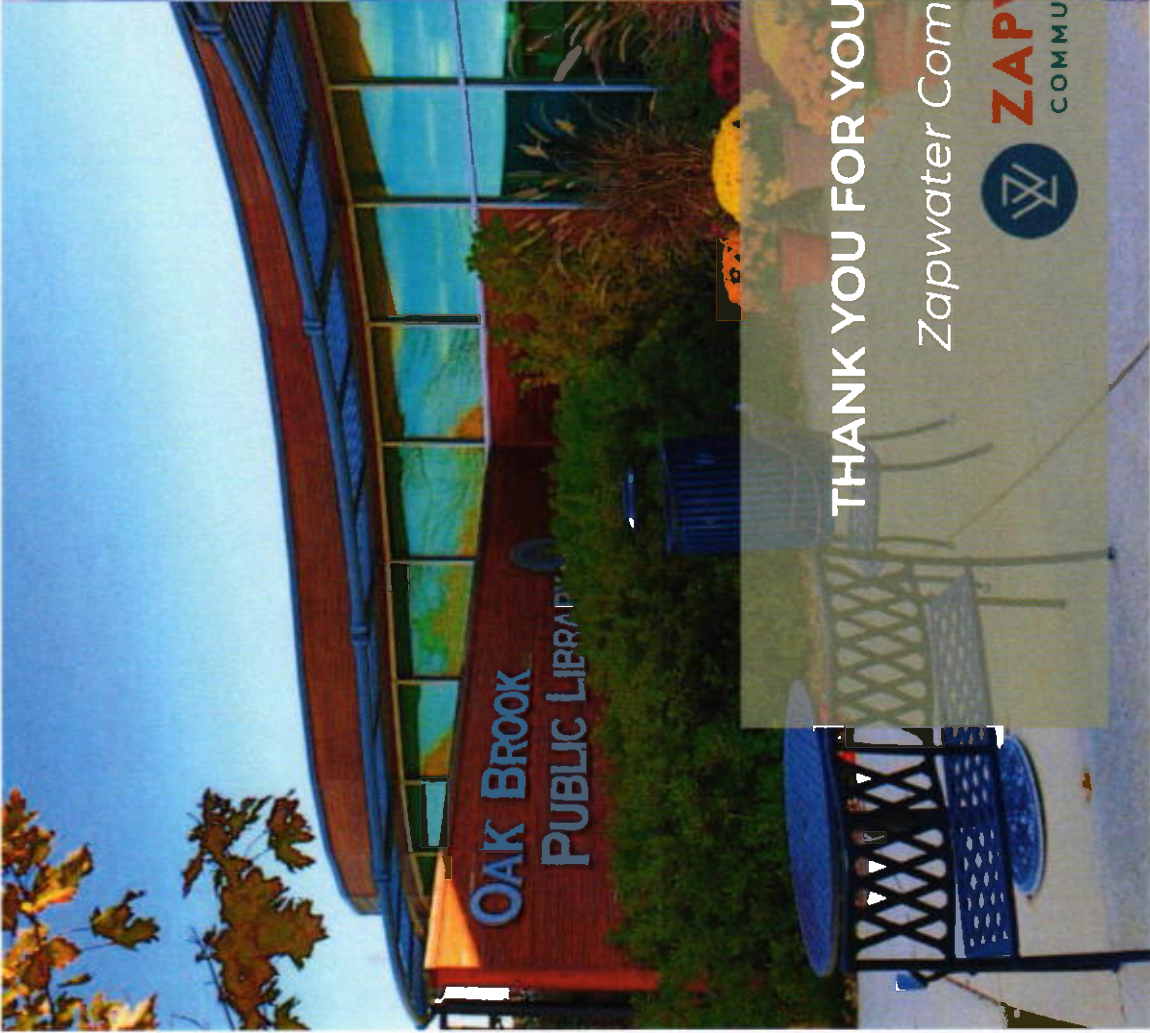
CHICAGO'S VERY OWN
WGN9

EATER



THRILLIST

Chicago Tribune



THANK YOU FOR YOUR CONSIDERATION

Zapwater Communications



ZAPWATER
COMMUNICATIONS



VILLAGE OF OAK BROOK

HOW WE MEASURE

Media Relations, Influencer Marketing, Social Media

QUALITATIVE MEASUREMENTS

- Media Publication Quality and Alignment with Target Audiences
- Story/Feature Quality (quality of mentions, length of feature, etc.)
- Key Message Positioning
- Brand Awareness Among High-Value Targets
- Content Creation and Brand Alignment
- Influencer Alignment (market, audience demographics, themes)
- Diversity (e.g., age, gender, ethnicity, sexual orientation, location, priority social media channels, etc.)
- Authentic, Organic Storytelling
- Social Media trends, messaging, content type

QUANTITATIVE MEASUREMENTS

- Incremental room nights generated (tracked via promo codes/unique booking links)
- Occupancy lift vs. baseline during November through April
- ADR growth
- Revenue attributable to campaign initiatives and packages
- Media Impressions and share of voice
- Total Reach and Media Exposure
- CPM and Ad Value Equivalency
- Sentiment Analysis
- Social Engagements (saves, shares, and actions)
- Google Analytics Quality of Backlinks and Referral Traffic)
- SEO impact of blogger's features and reviews



Jennifer Lake

Chief Strategy Officer

[Zapwater Communications, Inc.](#)

118 North Peoria Street, 4th Fl | Chicago, IL 60607

Ph: 312.943.0333 | **Cell:** 847.707.7059

[LinkedIn](#) | **[Instagram](#)** | **[TikTok](#)**

Chicago | **Miami** | **Los Angeles**

[PRovoke Media 80 Best Agencies in the U.S. 2025](#)

[The PR Net 100 List 2025](#)