

City of Oakbrook Terrace

*City Hall
17W275 Butterfield Rd.
Oakbrook Terrace, IL 60181
www.oakbrookterrace.net*



City Council Meeting Agenda

Tuesday, November 26, 2024
7:00 PM

City Council Board Room

Oakbrook Terrace City Council

Mayor Paul Esposito

City Clerk Michael Shadley

Ward 1

Alderman Charlie Barbari

Alderman Joseph Beckwith

Ward 2

Alderman Frank Vlach

Alderman Dennis Greco

Ward 3

Alderman Bob Rada

Alderwoman Mary Fitzgerald

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. ADDITIONS OR DELETIONS TO THE AGENDA

V. APPROVAL OF MINUTES – CHANGES OR CORRECTIONS

1. Regular Meeting Minutes of November 12, 2024

VI. PUBLIC PARTICIPATION

VII. ACTION ITEMS/CONSENT AGENDA

1. Payment Of City Bills: November 26, 2024, In The Amount Of \$310,678.43
2. Ordinance No. 24-41: An Ordinance To Renew The Agreement For Risk Management And Insurance Brokerage Services And To Accept The Proposal For Workers' Compensation And Employees' Liability Insurance For The City Of Oakbrook Terrace, Illinois
3. Ordinance No. 24-42: An Ordinance To Renew The Agreement For Risk Management And Insurance Brokerage Services And To Accept A Proposal For Property And Casualty Insurance For The City Of Oakbrook Terrace, Illinois
4. Ordinance No. 24-43: An Ordinance Granting A Special Use And Variations From The Requirements Of The Zoning Code For The Property Commonly Known As 1S576 Midwest Road In The City Of Oakbrook Terrace
5. Ordinance No. 24-44: An Ordinance Adopting A New Comprehensive Plan For The City Of Oakbrook Terrace, Illinois
6. 2026 Budget Calendar
7. Ordinance No. 24-45: An Ordinance Amending The Provisions Of Chapter 52 Entitled "Water Supply System" Of Title V Entitled "Public Works" Of The Code Of Oakbrook Terrace, Illinois

VIII. ITEMS REMOVED FROM THE CONSENT AGENDA

IX. RECESS TO THE COMMITTEE OF THE WHOLE

X. MAYOR ESPOSITO

XI. COMMITTEE OF THE WHOLE

1. Draft Resolution Designating The City Council Meeting Schedule For The City Of Oakbrook Terrace, Illinois
2. Consideration Of Adoption Of The 2021 International Building Code (IBC)

3. Discussion Of Traffic Patterns On Macarthur Drive

XII. COUNCIL MEMBER COMMENTS

XIII. CITY ATTORNEY RAMELLO

XIV. CITY CLERK SHADLEY

XV. CITY ADMINISTRATOR RITZ

XVI. RECONVENE THE CITY COUNCIL MEETING

XVII. RECESS TO EXECUTIVE SESSION

XVIII. EXECUTIVE SESSION

1. **Closed Session Pursuant To Section 2 (c) (21) Discussion Of The Approval Of Closed Session Meeting Minutes And Semi-Annual Review Of The Closed Session Meeting Minutes Mandated By Section 2.06 Of The Open Meetings Act.**

XIX. RECONVENE THE CITY COUNCIL MEETING

XX. NEW BUSINESS

1. **Resolution No. 24 - 11: A Resolution To Authorize The Release Of Certain Executive Session Minutes For Meetings In The Years 1995-2024 Of The City Council Of The City Of Oakbrook Terrace, Illinois**

XXI. OLD BUSINESS

ADJOURN

Next Regular City Council meeting is December 10, 2024

Next Ordinance No. 24 – 46

Next Resolution No. 24 - 12

In compliance with the Americans with Disabilities Act and other applicable Federal and State laws, the City of Oakbrook Terrace meetings will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the Executive Offices at 17W275 Butterfield Road, Oakbrook Terrace, Illinois 60181, or call (630) 941-8300 in advance of the meeting to inform them of their anticipated attendance.



**Memorandum for the Regular City Council Meeting and
Committee of the Whole for
Tuesday, November 26, 2024, at 7:00 PM**

REGULAR COUNCIL MEETING AGENDA

- I. CALL TO ORDER – Mayor Esposito**
- II. ROLL CALL – City Clerk Shadley**
- III. PLEDGE OF ALLEGIANCE**
- IV. ADDITIONS OR DELETIONS TO THE AGENDA**
- V. APPROVAL OF MINUTES - CHANGES OR CORRECTIONS**
 1. Regular Meeting Minutes of November 12, 2024
- VI. PUBLIC PARTICIPATION**
- VII. ACTION ITEMS/CONSENT AGENDA**
 1. Payment Of City Bills: November 26, 2024, In The Amount Of \$310,678.43
 2. Ordinance No. 24-41: An Ordinance To Renew The Agreement For Risk Management And Insurance Brokerage Services And To Accept The Proposal For Workers' Compensation And Employees' Liability Insurance For The City Of Oakbrook Terrace, Illinois
 3. Ordinance No. 24-42: An Ordinance To Renew The Agreement For Risk Management And Insurance Brokerage Services And To Accept A Proposal For Property And Casualty Insurance For The City Of Oakbrook Terrace, Illinois
 4. Ordinance No. 24-43: An Ordinance Granting A Special Use And Variations From The Requirements Of The Zoning Code For The Property Commonly Known As 1S576 Midwest Road In The City Of Oakbrook Terrace
 5. Ordinance No. 24-44: An Ordinance Adopting A New Comprehensive Plan For The City Of Oakbrook Terrace, Illinois
 6. 2026 Budget Calendar
 7. Ordinance No. 24-45: An Ordinance Amending The Provisions Of Chapter 52 Entitled "Water Supply System" Of Title V Entitled "Public Works" Of The Code Of Oakbrook Terrace, Illinois

The Mayor asks the City Council members if they would like to remove any item(s) from the Consent Agenda. The Mayor also asks the City Attorney if any items should be removed from the Consent Agenda by the Council because they are not ready or new information is available.

RECOMMENDED MOTION: I move to approve all the items contained on the consent agenda for November 26, 2024 (*as presented*) or (*as amended*). (Roll Call Vote, Mayor's Vote Not Called).

❖ **EXPLANATION OF ITEMS ON THE CONSENT AGENDA (*For Council Only*)**

VIII. ITEMS REMOVED FROM THE CONSENT AGENDA

IX. RECESS TO THE COMMITTEE OF THE WHOLE

X. MAYOR ESPOSITO

XI. COMMITTEE OF THE WHOLE CONSIDERATIONS

1. Draft Resolution Designating The City Council Meeting Schedule For The City Of Oakbrook Terrace, Illinois

Please review the draft resolution regarding the City of Oakbrook Terrace City Council and Committee of the Whole for the 2025 Calendar Year.

According to Sections 2.02 and 2.03 of the Illinois Open Meetings Act, 5ILCS 120/2.02 and 5ILCS 120/2.03, the City is required to make available and give public notice of the schedule of regular meetings for such a calendar or fiscal year and listing the dates, times and places of such meetings.

Recommended Action: If the Council concurs with the draft resolution, it should be approved at the subsequent Consent Agenda for approval.

2. Consideration Of Adoption Of The 2021 International Building Code (IBC)

This year, we will continue our property and casualty insurance with Travelers. Thanks to minimal claims, we have managed to keep our premiums low. However, this portion of our coverage has increased by \$28,902, or 18.5%, compared to last year. Several factors contributed to this renewal increase, including budget rises, adverse loss history, a 10% increase in exposure, and fluctuations in market rates.

The Assistant to the City Administrator and a representative from our broker Assurance Agency, a Marsh & McLennan Agency LLC company, will be in attendance to answer any questions.

Recommended Action: If the Council concurs with the Planning & Zoning Commission, the City Attorney should be directed to create an ordinance for the next Consent Agenda.

3. Discussion Of Traffic Patterns On MacArthur Drive

During this time, any updates from the City Council or administration regarding traffic patterns on MacArthur Drive can be discussed freely.

Recommended Action: Informational Only.

XII. COUNCIL MEMBER'S COMMENTS

During this portion of the meeting, the Council members can bring up items that are of concern to them in order that they can be placed on a future agenda for discussion.

XIII. CITY ATTORNEY RAMELLO

XIV. CITY CLERK SHADLEY

XV. CITY ADMINISTRATOR RITZ

XVI. RECONVENE THE CITY COUNCIL MEETING

XVII. RECESS TO EXECUTIVE SESSION

XVIII. EXECUTIVE SESSION

1. **Closed Session Pursuant To Section 2 (c) (21) Discussion Of The Approval Of Closed Session Meeting Minutes And Semi-Annual Review Of The Closed Session Meeting Minutes Mandated By Section 2.06 Of The Open Meetings Act.**

XIX. RECONVENE THE CITY COUNCIL MEETING

XX. NEW BUSINESS

1. **Resolution No. 24 - 11: A Resolution To Authorize The Release Of Certain Executive Session Minutes For Meetings In The Years 1995-2024 Of The City Council Of The City Of Oakbrook Terrace, Illinois**

XXI. OLD BUSINESS

ADJOURN

City of Oakbrook Terrace

City Hall
17W275 Butterfield Road
Oakbrook Terrace, IL 60181
www.oakbrookterrace.net



City Council Meeting Minutes

Tuesday, November 12, 2024
7:00 PM

City Council Board Room

Oakbrook Terrace City Council

Mayor Paul Esposito

City Clerk Michael Shadley

Ward 1

Alderman Charlie Barbari

Alderman Joseph Beckwith

Ward 2

Alderman Frank Vlach

Alderman Dennis Greco

Ward 3

Alderman Bob Rada

Aldерwoman Mary Fitzgerald

I. CALL TO ORDER

Mayor Esposito called the November 12, 2024, Regular and Committee of the Whole Meeting of the City Council to order at 7:00 P.M.

II. ROLL CALL

Roll call indicated the following City Council members in attendance:

Present: Barbari, Beckwith, Fitzgerald, Rada, Vlach, and Mayor Esposito

Absent: Greco

Also in attendance: City Administrator J. Ritz, Assistant to the City Administrator A. Raffel, Finance Director T. Walker, Community Development Director M. Headley, HR Payroll Specialist J. Wade, and City Attorney R. Ramello.

III. PLEDGE OF ALLEGIANCE

Mayor Esposito led everyone in the Pledge of Allegiance.

IV. ADDITIONS OR DELETIONS TO THE AGENDA

None

V. APPROVAL OF MINUTES – CHANGES OR CORRECTIONS

1. Regular Meeting Minutes of October 22, 2024:

Motion to approve the October 22, 2024, minutes of the Regular City Council and Committee of the Whole, as presented, was made by Alderman Beckwith and seconded by Alderwoman Fitzgerald. Roll call vote was taken:

Ayes: Barbari, Beckwith, Fitzgerald, Rada, and Vlach

Nays: None

Absent: Greco

Motion passed.

VI. PUBLIC PARTICIPATION

None

VII. ACTION ITEMS/CONSENT AGENDA

1. Payment Of City Bills: November 12, 2024, In The Amount Of \$741,244.05.
2. Treasurer’s Report: October 2024.

3. Personnel & Payroll Report: October 2024.
4. Ordinance No. 24–38: An Ordinance Amending The Provisions Of Title XI (Business Regulations); Chapter 124 (Video Gaming); Subchapter 124.22 (Number Of Licenses) Of The Code Of Oakbrook Terrace To Increase The Maximum Number Of Video Gaming Location Licenses And The Maximum Number Of Video Gaming Terminal Licenses (Terrace Cantina, Inc., D/B/A Terrace Cantina, 17w615 Butterfield Road).
5. Ordinance No. 24-39: An Ordinance Amending The Provisions Of Section 30.35 Entitled “Council To Act As A Body” Of Chapter 30 Entitled “General Provisions” Of Title III Entitled “Administration” Of The Code Of Ordinances Of The City Of Oakbrook Terrace, Illinois.
6. Ordinance No. 24–40: An Ordinance Granting Variations From The Requirements Of The Zoning Code For The Property Commonly Known As 17W160 16th Street In The City Of Oakbrook Terrace, Illinois.

Motion to approve the Action Items/Consent Agenda of the November 12, 2024, Regular City Council and Committee of the Whole was made by Alderman Rada and seconded by Alderman Beckwith. Roll call vote was taken:

Ayes: Barbari, Beckwith, Fitzgerald, Rada, and Vlach

Nays: None

Absent: Greco

Motion passed.

VIII. ITEMS REMOVED FROM THE CONSENT AGENDA

None

IX. RECESS TO THE COMMITTEE OF THE WHOLE

Motion to recess to the Committee of the Whole portion of this meeting was made by Alderman Barbari and seconded by Alderman Beckwith. An acclamation vote was taken:

Ayes: Barbari, Beckwith, Fitzgerald, Rada, and Vlach

Nays: None

Absent: Greco

Motion passed.

X. MAYOR ESPOSITO

1. Mayor Esposito stated he enjoyed seeing everyone trick or treating on Halloween throughout the community, and clarified the use of speed bumps for special events and traffic safety.
2. Mayor Esposito stated the blinkersigns on MacArthur Drive and Karban Road are fully installed.
3. Mayor Esposito thanked our Veterans, Law Enforcement, and Firefighters, and further thanked everyone who attended the Veterans Day Event at the Villa Park VFW.
4. Mayor Esposito informed everyone that there was a possibility that Ascension of Our Lord Catholic Church may be closing or have alternative plans to consolidate. He also provided a handout provided by the church detailing some of the plans as stated.
5. Mayor Esposito stated the Lions Club has started selling their holiday Christmas trees.
6. Mayor Esposito welcomed HR Payroll Specialist JoEllen Wade to the City of Oakbrook Terrace.

XI. COMMITTEE OF THE WHOLE

1. Renewal Of Workers' Compensation Insurance For 2025:

Mayor Esposito requested that the City Council review the interdepartmental memo prepared by Assistant to the City Administrator Raffel regarding workers' compensation insurance. Assistant Raffel informed the Council that for the year 2025, the insurance costs would decrease due to a lack of open claims against the city. Assurance Representative Bobby Dufkis addressed the City Council to discuss coverage options and pricing for workers' compensation insurance.

Alderman Rada clarified that the decreased workers' compensation is due to the reduced claims.

The City Council concurs to vote on this matter at the subsequent meeting.

2. Renewal Of Property & Casualty Insurance For 2025:

Mayor Esposito requested that the City Council review an interdepartmental memo prepared by Assistant to the City Administrator Raffel. Raffel informed the City Council about the increased rates resulting from higher property values, increased fleet costs, and changes in the overall insurance market. Assurance Representative Bobby Dufkis also addressed the City Council discussing the reasons behind the rate increases, the efforts to find better rates in the market, and the decision to continue coverage with the current insurance carriers.

Alderman Beckwith requested clarification on several insurance riders, noting that they are not being rated. He also inquired whether the city needs to file a claim if the damages are below the increased deductible and asked about monitoring cyber security software.

The City Council concurs to vote on this matter at the subsequent council meeting.

3. Letter of Recommendation - 1S576 Midwest Road:

Mayor Esposito requested that the City Council review the interdepartmental memo prepared by Community Development Director Headley regarding the proposed renovation of the Wendy's located at 1S576 Midwest Road. He noted that the Planning and Zoning Commission held a public hearing concerning several variations related to setbacks and signage. Community Development Director Headley explained the different setbacks, emphasizing that Planning and Zoning raised various questions and ultimately approved the request with a vote of 6 to 1. Ronald Hart, Senior Development Project Manager at Hamra Enterprises, addressed the City Council about the proposed building, drive-thru, and landscaping plans.

Alderman Beckwith wanted to ensure that Planning and Zoning did not set any conditions on this request.

The City Council concurs to vote on this matter at the subsequent council meeting.

4. Presentation Of The City Of Oakbrook Terrace 2024-2027 Strategic Plan By Northern Illinois University:

Mayor Esposito briefly spoke about the strategic plan and introduced Melissa Henricksen, the Assistant Director of the Northern Illinois University Center for Governmental Studies. Assistant Director Henricksen presented a comprehensive overview of the strategic planning process, shared findings from the focus groups, and outlined the next steps for the executive team.

Alderwoman Fitzgerald inquired about how the City Council ensures that the plans and objectives outlined in the document are implemented.

Alderman Beckwith inquired whether there is a process to assess how the staff implements the strategic plan. He also asked if the cultural change aligns with the strategic, and comprehensive plan guidelines or represents a combination of both.

Alderman Rada expressed his concern with implementing the strategic plan and the role of the City Council.

This discussion was for informational purposes only; no action is required.

5. **Letter of Recommendation - Comprehensive Plan:**

Mayor Esposito asked the City Council to review the letter of recommendation prepared by Community Development Director Headley regarding the Planning and Zoning's public hearing pertaining to the Comprehensive Plan and the suggested changes.

Northern Illinois University representative Mim Evans talked about building the comprehensive plan, the process, and the plan's content. Ms. Evans explained that the plan has excellent value for the community due to their involvement and that the land use map will have great value for all projects within the boundaries of the city. Principal Planner Todd Vanadilok from Egret & Ox Planning, LLC presented the comprehensive plan's physical aspects that would guide any physical changes to the landscape of Oakbrook Terrace.

The City Council concurs to vote on this matter at the subsequent council meeting.

6. **2026 Budget Calendar:**

Mayor Esposito requested that the City Council review the proposed budget calendar prepared by Finance Director Walker. Finance Director Walker provided an overview of the calendar and suggested reducing the budget meetings from two down to one. The City Council agreed with this proposal.

The City Council concurs to vote on this matter at the subsequent council meeting.

7. **2024 Property Tax Levy:**

Mayor Esposito asked the City Council to review the interdepartmental memo prepared by Finance Director Walker regarding the proposed tax levy. Finance Director Walker informed City Council that the city's actuary, Foster and Foster, recommends a 3.4% increase over last year's property tax extension.

Alderman Beckwith explained that a mistake was made when an additional tax was placed on the property tax bill of the residents, and he wants to ensure that this does not happen again.

The City Council concurs to vote on this matter at the December 10, 2024 meeting.

8. **Draft Ordinance Amending The Provisions Of Chapter 52 Entitled “Water Supply System” Of Title V Entitled “Public Works” Of The Code Of Oakbrook Terrace, Illinois:**

Mayor Esposito requested that the City Council review the draft ordinance concerning amendments to the Oakbrook Terrace code related to the water supply system. Finance Director Walker pointed out an error from 2015 regarding the water rate increase and an incorrect ordinance. She explained that this is a cleanup ordinance.

The City Council concurs to vote on this matter at the subsequent council meeting.

9. **Discussion Of Traffic Patterns On MacArthur Drive:**

Mayor Esposito opened the discussion to the City Council. Alderwoman Fitzgerald highlighted a meeting with the Public Services Department regarding key performance measures to assess speed and traffic volume on MacArthur Drive before taking any further actions. She mentioned that the group has information from the police department that could serve as a baseline concerning this issue. Alderwoman Fitzgerald also emphasized that an additional study should be considered if changes have not been made according to the procedures that have already been implemented.

XII. COUNCIL MEMBER COMMENTS

Alderman Rada talked about the DuPage Convention and Visitors Bureau (DCVB) and their concern about tourism funds for the future. He stated that DuPage County overall creates some of the most robust tourism revenue for the state. Alderman Rada asked if the police reports could have a little more content to it.

Alderman Beckwith thanked everyone for those who were involved in planning the Veterans Day event.

Alderman Barbari thanked Mayor Esposito and Assistant to the City Administrator Raffel for planning the Veterans Day Event.

Alderwoman Fitzgerald expressed gratitude to Assistant to the City Administrator Raffel for uniting the communities of Oakbrook Terrace, Villa Park, and the VFW to host a well-attended tribute to our veterans.

XIII. CITY ATTORNEY RAMELLO

None

XIV. CITY CLERK SHADLEY

None

XV. CITY ADMINISTRATOR RITZ

1. City Administrator Ritz provided the City Council with the current water report from Public Services.
2. City Administrator Ritz gave an overview of the monthly police reports.

XVI. RECONVENE THE CITY COUNCIL MEETING

Motion to reconvene the City Council meeting was made by Alderman Beckwith and seconded by Alderwoman Fitzgerald. An acclamation vote was taken:

Ayes: Barbari, Beckwith, Fitzgerald, Rada, and Vlach
Nays: None
Absent: Greco

Motion passed.

XVII. OLD BUSINESS

None

ADJOURN

Motion to adjourn was made by Alderman Rada and seconded by Alderman Beckwith at 9:06 P.M.

Acclamation vote was made with all Ayes.

Motion carried unanimously.

Respectfully submitted,

Amy Raffel, Recording Secretary

Attested:

Michael Shadley
City Clerk

Next Regular City Council meeting is November 26, 2024

In compliance with the Americans with Disabilities Act and other applicable Federal and State laws, the City of Oakbrook Terrace meetings will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact the Executive Offices at 17W275 Butterfield Road, Oakbrook Terrace, Illinois 60181, or call (630) 941-8300 in advance of the meeting to inform them of their anticipated attendance.

CITY OF OAKBROOK TERRACE
Bills Payable Summary Report for November 26, 2024

Corporate Fund (01)		
Check Run	\$	152,795.83
Manual Check	\$	2,376.16
Corporate Fund Total (01)	\$	155,171.99
Impact Donation Fund (02)		
Check Run	\$	-
Manual Check	\$	-
Impact Donation Fund Total (02)	\$	-
Water Fund (03)		
Check Run	\$	56,660.94
Manual Check	\$	93.73
Water Fund Total (03)	\$	56,754.67
SSA Debt Service Fund (04)		
Check Run	\$	-
Manual Check	\$	-
SSA Debt Service Fund Total (04)	\$	-
Motor Fuel Tax Fund (05)		
Check Run	\$	2,354.27
Manual Check	\$	-
Motor Fuel Tax Fund Total (05)	\$	2,354.27
2012 Debt Service Business District (08)		
Check Run	\$	-
Manual Check	\$	-
2012 Debt Service Business District (08)	\$	-
Capital Improvement Fund (09)		
Check Run	\$	96,397.50
Manual Check	\$	-
Capital Improvement Fund Total (09)	\$	96,397.50
2012 Debt Service Business District (12)		
Check Run	\$	-
Manual Check	\$	-
2012 Debt Service Business District (12)	\$	-
Total Bills Payable	\$	310,678.43

CITY OF OAKBROOK TERRACE
MANUAL BILLS PAYABLE
November 26, 2024

<u>Account No.</u>	<u>Vendor</u>	<u>Description</u>	<u>Check No.</u>	<u>Date</u>	<u>Amount</u>
01-02-5668-00	Verizon Wireless	PD Air Cards Service for 11/2-12/1/2024	10154	11/14/2024	288.08
01-04-5668-00		Streets Cell Phones for 11/2-12/1/2024			145.92
01-02-5668-00		PD Cell Phones for 11/2-12/1/2024			809.47
03-12-5668-00		Water Cell Phones for 11/2-12/1/2024			93.73
01-03-5668-00		Comm. Dev. Cell Phones for 11/2-12/1/2024			84.52
01-01-5668-00		Exec. Admin. Cell Phones for 11/2-12/1/2024			127.05
01-11-5668-00		Finance Phones for 11/2-12/1/2024			124.11
01-02-5668-00		AirCard for 11/2-12/1/2024			36.01
01-02-5668-00		NIMS for 11/2-12/1/2024			24.99
01-02-5668-00		USB Port Card for 11/2-12/1/2024			36.01
					\$ 1,769.89
01-01-6170-00	Oakbrk PO	Annual Postage permit fees	10156	11/15/2024	\$ 700.00
01-03-6110-00	Lakeside Bank	2021 ICC Code Books - Int'l Code Council	Auto Pay	11/25/2024	1,253.34
01-03-6110-00	(M. Headley)	NEC 2020 Copy - NFPA Natl Fire Protection			167.66
01-02-5780-00	(C. Calvello)	Halloween Candy for PD - Costco			351.82
01-02-6110-00	(J. Esposito)	Chicago Tribune subscription			34.00
01-01-6165-00		CH Welcome/birthday lunch - Lazy Dog Rest.			201.75
01-01-6120-00		Halloween Candy for CH vestibule - WalMart			51.32
01-01-5780-00		Pumpkins In The Park refreshments - Dunkin Donut/Baskin Robbins			814.12
01-01-5780-00		Jump houses for Pumpkins In The Park - Chicago Moonwalks			681.20
01-01-5780-00		Pumpkins in the Park craft supplies - Hobby Lobby			11.98
01-01-5780-00		Pumpkins in the Park game supplies - DollarTree			31.25
01-01-5780-00		Pumpkins in the Park toys, candy - Party City			98.91
01-01-5780-00		Pumpkins in the Park snack items - GFS			163.61
01-01-5750-00		Pumpkins in the Park photo op supplies - Home Depot			115.37
01-01-5780-00		Pumpkins in the Park supplies - Pete's (No receipt)			40.88
01-01-5780-00		Pumpkins in the Park craft supplies - Hobby Lobby			16.97
01-01-5780-00		Pumpkins in the Park game supplies - Home Depot			128.74
01-01-6165-00		Zoom Conference charges - Zoom.us			15.99
01-01-5605-00	(A. Raffel)	DCVB Annual meeting - Eventbrite			30.00
01-04-6130-00		PW Shop supplies - Costco			247.93
01-02-5663-00	(C. Ward)	License sticker replacement (PD vehicles) - ILSOS			21.00
01-04-5770-00	(T. Walker)	LED drivers for CH ceiling lighting - Future Electronics			938.00
01-11-5600-00		New map for FD Office - K & T Colors			519.37
					\$ 5,935.21

TOTAL: \$ 2,469.89

Accounts Payable GL Distribution Report

User: JEsposito
 Printed: 11/21/2024 - 11:57 AM
 Batch: 00003.11.2024
 Fiscal Period: 7
 JE Date: 11/21/2024



CITY OF OAKBROOK TERRACE
 17407'S BUTTERFIELD ROAD
 OAKBROOK TERRACE, IL 60181
 630-941-8300

Fund	DR Amount	CR Amount	Account Number	Description
01 CORPORATE FUND	0.00	152,795.83	01-00-1060-00	HARRIS CHECKING A/P 0129
	152,795.83	0.00	01-00-2010-00	ACCOUNTS PAYABLE
	<u>152,795.83</u>	<u>152,795.83</u>		
03 WATER FUND	0.00	56,660.94	03-00-1060-00	HARRIS A/P 0129
	56,660.94	0.00	03-00-2010-00	ACCOUNTS PAYABLE
	<u>56,660.94</u>	<u>56,660.94</u>		
05 MOTOR FUEL TAX FUND	0.00	2,354.27	05-00-1060-00	Harris A/P
	2,354.27	0.00	05-00-2010-00	ACCOUNTS PAYABLE
	<u>2,354.27</u>	<u>2,354.27</u>		
09 CAPITAL IMPROVEMENT FUND	0.00	96,397.50	09-00-1060-00	Harris A/P 0129
	96,397.50	0.00	09-00-2010-00	Accounts Payable
	<u>96,397.50</u>	<u>96,397.50</u>		
Grand Total:	<u>308,208.54</u>	<u>308,208.54</u>		

Accounts Payable

Computer Check Proof List by Vendor

User: JEsposito

Printed: 11/21/2024 - 11:55AM

Batch: 00003.11.2024



CITY OF OAKBROOK TERRACE
 174273 BUTTERFIELD ROAD
 OAKBROOK TERRACE, IL 60181
 630-941-8300

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
Vendor: Ace Lomb 259752	Lombard Ace Hardware Washers and hex nuts	99.97	11/26/2024	Check Sequence: 1 01-04-6190-00	ACH Enabled: False
	Check Total:	99.97			
Vendor: Aflac 049677	American Family Life Assurance Company of Columbus November 2024 Premium	535.97	11/26/2024	Check Sequence: 2 01-00-1595-00	ACH Enabled: False
	Check Total:	535.97			
Vendor: Ander 70272629	Anderson Pest Solutions City Hall Pest Control - November 2024	59.50	11/26/2024	Check Sequence: 3 01-04-5770-01	ACH Enabled: True
	Check Total:	59.50			
Vendor: atomic 141710	Atomic Transmissions W-1 Transmission valve body replacement	1,175.00	11/26/2024	Check Sequence: 4 03-12-5663-00	ACH Enabled: False
	Check Total:	1,175.00			
Vendor: B&B Net 31560	B2BTechnologies Annual software subscription	2,501.40	11/26/2024	Check Sequence: 5 01-02-5660-01	ACH Enabled: False
31564	New phone for Records office	268.37	11/26/2024	01-02-5665-00	
	Check Total:	2,769.77			
Vendor: Blue 054349	Blue Cross/Shield of Illinois December 2024 Premium - Finance	5,605.03	11/26/2024	Check Sequence: 6 01-11-4530-00	ACH Enabled: False
054349	December 2024 Premium - Water	5,375.79	11/26/2024	03-12-4530-00	
054349	December 2024 Premium - Admin.	2,758.91	11/26/2024	01-01-4530-00	
054349	December 2024 Premium - COBRA	887.35	11/26/2024	01-00-1590-00	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
054349	December 2024 Premium - PS Sgts.	8,538.39	11/26/2024	01-02-4535-02	
054349	December 2024 Premium - PS Admin.	6,230.85	11/26/2024	01-02-4530-01	
054349	December 2024 Premium - PS Dets.	3,733.48	11/26/2024	01-02-4535-04	
054349	December 2024 Premium - PS Officers	22,400.88	11/26/2024	01-02-4535-03	
054349	December 2024 Premium - Comm. Dev.	5,627.69	11/26/2024	01-03-4530-00	
054349	December 2024 Premium - Streets	6,155.57	11/26/2024	01-04-4530-00	
	Check Total:	67,313.94			
Vendor: BS& A	BS& A Software LLC				ACH Enabled: False
157753	S700 Terminal install (3)	1,050.00	11/26/2024	Check Sequence: 7 09-12-7110-28	
	Check Total:	1,050.00			
Vendor: burke	Christopher B. Burke Engineering, Ltd.				ACH Enabled: False
196912	Streambank Stabilization project observations	117.50	11/26/2024	Check Sequence: 8 09-12-7190-07	
196913	Curb Project services	2,354.27	11/26/2024	05-12-7143-00	
196914	SCADA System services	1,527.50	11/26/2024	03-09-7190-09	
196915	Review of As-built for Bruster's Ice Cream	820.00	11/26/2024	01-03-5604-00	
196916	Engineering Plan Review - Wendy's	532.70	11/26/2024	01-03-5604-00	
196917	Engineering Plan Review - New home @ Hodge	1,037.44	11/26/2024	01-03-5604-00	
196918	Engineering Plan Review - 17W415 Roosevelt R	525.00	11/26/2024	01-03-5604-00	
	Check Total:	6,914.41			
Vendor: C Motors	Currie Motors Commercial Center				ACH Enabled: False
E1412	New 2025 Ford Utilitys to replace Squad #6	47,615.00	11/26/2024	Check Sequence: 9 09-12-7130-00	
E1421	New Ford Utilitys to replace Squad #3	47,615.00	11/26/2024	09-12-7130-00	
	Check Total:	95,230.00			
Vendor: Callone	Peerless Network, Inc.				ACH Enabled: False
63732	Water Dept. Phones - 11/15-12/14/2024	114.81	11/26/2024	Check Sequence: 10 03-12-5665-00	
63732	Street Dept. Phones - 11/15-12/14/2024	114.81	11/26/2024	01-04-5665-00	
	Check Total:	229.62			
Vendor: Cameo	Cameo Electric Inc.				ACH Enabled: False
	Turnkey Install - blinker solar signs	19,185.00	11/26/2024	Check Sequence: 11 01-01-7200-01	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	19,185.00			
Vendor: Chada	Michael Chada				ACH Enabled: False
	Plumbing Inspection Fees - 11/6-11/15/2024	722.92	11/26/2024	Check Sequence: 12 01-03-5600-00	
	Check Total:	722.92			
Vendor: cintas	Cintas Corporation				ACH Enabled: False
4211637575	PD Floor Mat Service	94.37	11/26/2024	Check Sequence: 13 01-02-5770-01	
4211638782	City Hall Floor Mat Service	273.80	11/26/2024	01-04-5770-01	
	Check Total:	368.17			
Vendor: ClarkHil	Clark Hill P.L.C.				ACH Enabled: False
1506445	General Legal Counsel	2,245.50	11/26/2024	Check Sequence: 14 01-01-5674-00	
	Check Total:	2,245.50			
Vendor: cmap	Chicago Metropolitan Agency for Planning				ACH Enabled: False
	FY25 Local contribution	92.58	11/26/2024	Check Sequence: 15 01-01-5610-00	
	Check Total:	92.58			
Vendor: Coeo	Coeo Solutions, LLC				ACH Enabled: True
1124876	Comm. Dev. Phone Service - 11/15-12/14/2024	270.72	11/26/2024	Check Sequence: 16 01-03-5665-00	
1124876	Admin. Phone Service - 11/15-12/14/2024	595.59	11/26/2024	01-01-5665-00	
1124876	Finance Phone Service - 11/15-12/14/2024	306.83	11/26/2024	01-11-5665-00	
1124876	PD Phone Service - 11/15-12/14/2024	631.69	11/26/2024	01-02-5665-00	
	Check Total:	1,804.83			
Vendor: Com Tire	Commercial Tire Service				ACH Enabled: False
1110188405	Squad tires	1,821.00	11/26/2024	Check Sequence: 17 01-02-5663-00	
	Check Total:	1,821.00			
Vendor: Comcast3	Comcast				ACH Enabled: False
877120090001058	Internet - 11/14-12/13/2024	266.85	11/26/2024	Check Sequence: 18 01-11-5668-00	
877120090001954	PSB Cable/Internet - 11/8-12/7/2024	371.49	11/26/2024	01-04-5758-00	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	638.34			
Vendor: ComEd	Com Ed			Check Sequence: 19	ACH Enabled: False
0014123333	Res Street Lights - 10/3-11/1/2024	68.58	11/26/2024	01-04-5760-00	
3240275000	Tornado Warning Siren - 10/3-11/1/2024	32.91	11/26/2024	01-04-5758-00	
7155941222	WMF Electric - 10/3-11/1/2024	242.49	11/26/2024	03-12-5758-00	
7157829000	PAS 17B - 10/3-11/1/2024	106.21	11/26/2024	03-12-5758-00	
9551820100	Water Tower - 10/3-11/1/2024	174.14	11/26/2024	03-12-5758-00	
	Check Total:	624.33			
Vendor: ComEd3	ComEd			Check Sequence: 20	ACH Enabled: False
0908807000	Spring/Frontage - 10/1-10/30/2024	800.77	11/26/2024	01-04-5760-00	
	Check Total:	800.77			
Vendor: crystal	Crystal Maintenance Plus, Corp			Check Sequence: 21	ACH Enabled: False
32295	City Hall Dept Cleaning Services - November 2024	507.20	11/26/2024	01-04-5770-01	
32295	Police Dept Cleaning Services - November 2024	1,710.80	11/26/2024	01-02-5770-01	
	Check Total:	2,218.00			
Vendor: DPCVB	DuPage Cnv. & Visitors Bureau			Check Sequence: 22	ACH Enabled: False
2024-977	FY25 Qty. Membership Dues (Feb.-Apr. 2024)	11,194.19	11/26/2024	01-06-5610-00	
2024-978	FY25 Qty. Membership Dues (May-Jul. 2024)	21,348.93	11/26/2024	01-06-5620-00	
	Check Total:	32,543.12			
Vendor: duprec	DuPage County Recorder			Check Sequence: 23	ACH Enabled: False
40603442	Recording fee - release water lien #R2024-06741	57.00	11/26/2024	01-03-5700-00	
	Check Total:	57.00			
Vendor: DWC	DuPage Water Commission			Check Sequence: 24	ACH Enabled: False
01-1700-00	8,211,000 Gal. water purchased - 9/30-10/31/202	45,817.38	11/26/2024	03-12-5845-00	
	Check Total:	45,817.38			
Vendor: elevator	Elevator Inspection Service Co			Check Sequence: 25	ACH Enabled: False
127537	1 Modernization inspection @ Joint Commissio	80.00	11/26/2024	01-03-5600-00	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	80.00			
Vendor: Elm auto	Elmhurst Auto Parts			Check Sequence: 26	ACH Enabled: False
28902	PD filters	78.33	11/26/2024	01-02-5663-00	
28909	CP #1 oil drain plugs	6.49	11/26/2024	01-02-5663-00	
	Check Total:	84.82			
Vendor: Frontlin	Frontline Public Safety Solutions			Check Sequence: 27	ACH Enabled: False
FL13381	MVR Audit software	578.81	11/26/2024	01-02-5611-00	
	Check Total:	578.81			
Vendor: Gonzini	Robert J. Gonzini			Check Sequence: 28	ACH Enabled: True
	Elec. & Bldg. Inspection Svcs. - 11/7-11/19/2024	887.22	11/26/2024	01-03-5600-00	
	Check Total:	887.22			
Vendor: Granite	Granite Telecommunications			Check Sequence: 29	ACH Enabled: False
666611393	Executive Management Phones - November 2024	83.93	11/26/2024	01-01-5668-00	
666611393	Water Dept. Phones - November 2024	279.92	11/26/2024	03-12-5665-00	
666611393	Street Dept. Phones - November 2024	279.92	11/26/2024	01-04-5665-00	
666611393	Traffic Enforcement Phones - November 2024	83.93	11/26/2024	01-14-5668-00	
	Check Total:	727.70			
Vendor: hdsupply	Core & Main LP			Check Sequence: 30	ACH Enabled: False
V84857	Meter parts	473.34	11/26/2024	03-12-6152-00	
V870258	Meter parts	947.86	11/26/2024	03-12-6152-00	
	Check Total:	1,421.20			
Vendor: Hillside	Hillside Lumber Inc			Check Sequence: 31	ACH Enabled: False
4221	4x4 Cedar mailbox posts (288)	1,958.40	11/26/2024	01-04-6133-00	
	Check Total:	1,958.40			
Vendor: In Balan	In Balance IT Solutions LLC			Check Sequence: 32	ACH Enabled: True
42761	IT Services - December 2024	5,850.00	11/26/2024	01-01-5600-00	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
	Check Total:	5,850.00			
Vendor: JX Entrp 2546203S	JX Enterprises, Inc. T-5 Drum/brake repair	1,200.49	11/26/2024	Check Sequence: 33 01-04-5663-00	ACH Enabled: False
	Check Total:	1,200.49			
Vendor: MetTank 20165	Metro Tank & Pump Company Fuel Island pump #3 - meter replacement	695.00	11/26/2024	Check Sequence: 34 01-04-5660-00	ACH Enabled: False
	Check Total:	695.00			
Vendor: MinoltaC 296704042	Konica Minolta Business Soluti Finance Copier Maint. - 10/1-10/31/2024	76.19	11/26/2024	Check Sequence: 35 01-11-5660-00	ACH Enabled: False
296704042	Comm. Dev. Copier Maint. - 10/1-10/31/2024	76.19	11/26/2024	01-03-5660-00	
296704042	Admin. Copier Maint. - 10/1-10/31/2024	76.19	11/26/2024	01-01-5660-00	
9010187557	Exec. Admin. Copier Maint. - 10/4-11/3/2024	124.55	11/26/2024	01-01-5660-00	
9010187886	PD Copier Maint. - 10/5-11/4/2024	64.22	11/26/2024	01-02-5660-00	
	Check Total:	417.34			
Vendor: Minute 126285	Minuteman Press Veteran's Day 2024 program cards	92.96	11/26/2024	Check Sequence: 36 01-01-5780-00	ACH Enabled: False
	Check Total:	92.96			
Vendor: MTR 151097	MED-TECH Resource LLC (20) Spit shields	84.21	11/26/2024	Check Sequence: 37 01-02-6120-00	ACH Enabled: False
	Check Total:	84.21			
Vendor: Nicor1 23302507688	Bill Payment Center Nicor Gas PD Gas - 10/8-11/7/2024	372.61	11/26/2024	Check Sequence: 38 01-02-5758-00	ACH Enabled: False
61725110003	City Hall Gas - 10/8-11/7/2024	257.49	11/26/2024	01-04-5758-00	
81486267503	PSB Gas - 10/8-11/7/2024	355.99	11/26/2024	01-04-5758-00	
97007010008	WMF Gas - 10/8-11/7/2024	121.70	11/26/2024	03-12-5758-00	
	Check Total:	1,107.79			
Vendor: NIU	NIU Center for Governmental Studies			Check Sequence: 39	ACH Enabled: False

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
CGS003444	NIU Strategic Planning & Comprehensive Plan (11,250.00	11/26/2024	01-01-5600-00	
	Check Total:	11,250.00			
Vendor: oherron	Ray O'Herron Co. Inc.				ACH Enabled: False
2375232	1 Dress coat, 1 pair pants, 1 pair shoes - Patrol	255.02	11/26/2024	Check Sequence: 40 01-02-5715-00	
2375720	Badge repair - Det.	35.00	11/26/2024	01-02-5715-00	
2377636	2 Shirts, 2 service bars, 2 chevrons - Sgt.	133.63	11/26/2024	01-02-5715-00	
	Check Total:	423.65			
Vendor: Outlast	Outlast Detail Inc				ACH Enabled: False
	Squad detail for 2013 Ford	375.00	11/26/2024	Check Sequence: 41 01-02-5663-00	
	Check Total:	375.00			
Vendor: Packey	Packey Webb Ford				ACH Enabled: False
C68552	W-1 Trans diagnosis	180.60	11/26/2024	Check Sequence: 42 03-12-5663-00	
	Check Total:	180.60			
Vendor: Paddock2	Daily Herald				ACH Enabled: False
311443	FY23 Treasurer Report Filing 263626/2201210	511.98	11/26/2024	Check Sequence: 43 01-11-5700-00	
312834	Legal notice for text amendments #2212584	110.40	11/26/2024	01-03-5725-00	
	Check Total:	622.38			
Vendor: pitney1	Reserve Account Pitney Bowes Inc.				ACH Enabled: False
28024552	Replenish Finance Postage - 10/17-11/14/2024	171.55	11/26/2024	Check Sequence: 44 01-11-6170-00	
28024552	Replenish PD Postage - 10/17-11/14/2024	2.76	11/26/2024	01-02-6170-00	
28024552	Replenish Water Postage - 10/17-11/14/2024	124.20	11/26/2024	03-12-6170-00	
28024552	Replenish Comm. Dev. Postage - 10/17-11/14/2024	44.20	11/26/2024	01-03-6170-00	
	Check Total:	342.71			
Vendor: Pitney-2	Pitney Bowes Global Financial Svcs				ACH Enabled: False
3106916666	PD Postage rental 9/30-12/29/2024	163.53	11/26/2024	Check Sequence: 45 01-02-6170-00	
	Check Total:	163.53			
Vendor: porter	Porter Lee Corporation				ACH Enabled: False
				Check Sequence: 46	

Invoice No	Description	Amount	Pmt Date	Acct Number	Reference
30968	BEAST Evidence support - annual fee 12/24-11/	1,015.00	11/26/2024	01-02-5611-00	
	Check Total:	1,015.00			
Vendor: Runco	Runco Office Supplies and Equipment Company			Check Sequence: 47	ACH Enabled: True
954271-0	CH Office supplies - cups, receipt paper rolls	52.72	11/26/2024	01-01-6120-00	
954424-0	CH Office supplies - receipt paper rolls, tax form	44.48	11/26/2024	01-01-6120-00	
954984-0	CH Kitchen/office supplies	89.63	11/26/2024	01-01-6120-00	
955193-0	CH Kitchen supplies	57.76	11/26/2024	01-01-6120-00	
C 953648-0	Credit for return of receipt paper rolls	-11.79	11/26/2024	01-01-6120-00	
	Check Total:	232.80			
Vendor: specT	Special T Unlimited			Check Sequence: 48	ACH Enabled: False
49152	Jackets - Chief	177.00	11/26/2024	01-02-5715-00	
49205	Uniforms - Records Dept.	369.00	11/26/2024	01-02-5715-00	
49258	Jackets, shirts for CH Inspectors/staff	1,691.00	11/26/2024	01-11-5600-00	
	Check Total:	2,237.00			
Vendor: VSP	Vision Service Plan			Check Sequence: 49	ACH Enabled: False
821691511	Vision Service Plan - December 2024	391.91	11/26/2024	01-11-5640-00	
821691511	Cobra Vision - December 2024	14.51	11/26/2024	01-00-1590-00	
	Check Total:	406.42			
Vendor: YorkDeli	Yorktown Deli, Inc.			Check Sequence: 50	ACH Enabled: False
	Catering for Veteran's Day 2024 @ Villa Park VI	290.74	11/26/2024	01-01-5780-00	
	Check Total:	290.74			
	Total for Check Run:	317,042.89			
	Total of Number of Checks:	50			

NOV 26 2024

ORDINANCE NO. 24 - 41

AN ORDINANCE TO RENEW THE AGREEMENT FOR RISK MANAGEMENT AND INSURANCE BROKERAGE SERVICES AND TO ACCEPT THE PROPOSAL FOR WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY INSURANCE FOR THE CITY OF OAKBROOK TERRACE, ILLINOIS

WHEREAS, the City of Oakbrook Terrace, Illinois (the "City") is a home-rule unit of local government under Article VII, Section 6 of the 1970 Illinois Constitution and, except as limited by such section, it may exercise any power and perform any function pertaining to its government and affairs;

WHEREAS, in 2012, the City solicited responses to a request for Statement of Interests, Qualifications and Performance Data for risk management and insurance brokerage services, selected Assurance Agency, Ltd., an Illinois corporation, now merged into Marsh & McLennan Agency LLC, an Illinois limited liability company, located at 20 North Martingale Road, Suite 100, Schaumburg, Illinois 60173 as its broker for insurance and entered into an Agreement for Risk Management and Insurance Brokerage Services with Marsh & McLennan Agency LLC;

WHEREAS, in the opinion of two-thirds (2/3) of the members of the corporate authorities holding office, it has been determined that the City has a satisfactory relationship with Marsh & McLennan Agency LLC to provide risk management and insurance brokerage services to the City, that funds are available and that it is advisable, necessary and in the public interest that the City waive advertising for competitive bids, waive the procedure prescribed for the submission of competitive bids and to enter into an Agreement for Risk Management and Insurance Brokerage Services with Marsh & McLennan Agency LLC with a term expiring on December 31, 2025, to provide risk management and insurance brokerage services to the City, a copy of which is attached hereto and made a part hereof;

WHEREAS, Marsh & McLennan Agency LLC has solicited, on behalf of the City, proposals from the Illinois Counties Risk Management Trust and the Illinois Public Risk Fund to provide workers' compensation and employers' liability insurance to the City; and

WHEREAS, having reviewed the proposals for workers' compensation and employers' liability insurance received from the Illinois Counties Risk Management Trust and the Illinois Public Risk Fund, in the opinion of two-thirds (2/3) of the members of the corporate authorities holding office, it has been determined that funds are available and that it is advisable, necessary and in the public interest that the City waive advertising for competitive bids, waive the procedure prescribed for the submission of competitive bids and accept the proposal of the Illinois Public Risk Fund to provide workers' compensation and employers' liability insurance to the City;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and the City Council of the City of Oakbrook Terrace, DuPage County, Illinois:

Section 1: The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

Section 2: It is hereby determined that, in the opinion of two-thirds (2/3) of the members of the corporate authorities holding office, it is advisable, necessary and in the public interest that the City waive advertising for competitive bids, waive the procedure prescribed for the submission of competitive bids and that the City enter into an Agreement for Risk Management and Insurance Brokerage Services with Marsh & McLennan Agency LLC with a term expiring on December 31, 2025, to provide risk management and insurance brokerage services to the City.

Section 3: The Mayor shall be and is hereby authorized and directed to execute the acceptance and the City Clerk shall be and is hereby authorized and directed to attest and to place the municipal seal on the attached Agreement for Risk Management and Insurance Brokerage Services with Marsh & McLennan Agency LLC with a term expiring on December 31, 2025, to provide risk management and insurance brokerage services to the City with such insertions, omissions and changes as shall be approved by the Mayor, the execution of such documents being conclusive evidence of such approval; and the Mayor is hereby authorized and directed to execute, and the City Clerk is hereby authorized and directed to attest, countersign and deliver such documents, as may be necessary and proper to carry out, give effect to and consummate the transactions contemplated herein.

Section 4: It is hereby determined that, in the opinion of two-thirds (2/3) of the members of the corporate authorities holding office, it is advisable, necessary and in the public interest that the City waive advertising for competitive bids, waive the procedure prescribed for the submission of competitive bids and that the City accept the proposal of the Illinois Public Risk Fund to provide workers' compensation and employers' liability insurance to the City.

Section 5: The Mayor shall be and is hereby authorized and directed to execute the acceptance of the proposal and the City Clerk shall be and is hereby authorized and directed to attest the acceptance of the proposal of Illinois Public Risk Fund to provide workers' compensation and employers' liability insurance to the City with a premium not to exceed One Hundred Eighty-Seven Thousand Four and No/100 Dollars (\$187,004.00).

Section 6: All ordinances and resolutions, or parts thereof, in conflict with the provisions of this ordinance are, to the extent of such conflict, expressly repealed.

[THE REMAINDER OF THIS PAGE IS LEFT BLANK INTENTIONALLY.]

Section 7: This ordinance shall be in full force and effect upon its passage and approval by a vote of two-thirds (2/3) of the members of the corporate authorities holding office and publication in accordance with law.

ADOPTED this 26th day of November 2024, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED by me this 26th day of November 2024.

Paul Esposito, Mayor of the City of
Oakbrook Terrace, DuPage County, Illinois

ATTESTED and filed in my office,
this 26th day of November 2024.

Michael Shadley, Clerk of the City of
Oakbrook Terrace, DuPage County, Illinois

Exhibit "A"

**Agreement for Risk Management and Insurance Brokerage Services
for the City of Oakbrook Terrace, Illinois**

**AGREEMENT FOR RISK MANAGEMENT AND
INSURANCE BROKERAGE SERVICES**

This Agreement for Risk Management and Insurance Brokerage Services (the "Agreement") is made and entered into as of January 1, 2025, by and between the City of Oakbrook Terrace, DuPage County, Illinois, an Illinois municipal corporation (the "City") and Marsh & McLennan Agency LLC, an Illinois limited liability company, located at 20 N. Martingale, Suite 100, Schaumburg, IL 60173 (the "Broker").

WITNESSETH

IN CONSIDERATION of the mutual covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree, as follows:

1. SCOPE OF WORK.

A. The Broker shall provide the following services:

Procure and act as the City's broker of record for the liability, property and inland marine insurance coverages set forth in Exhibit **B** for the City with *Illinois Public Risk Fund* (hereinafter collectively the "Services").

2. CITY CONTACT.

The Broker shall report directly to the Assistant to the Mayor and City Administrator, or such designee, and shall further undertake, provide and perform said Services, as requested by the City of Oakbrook Terrace.

3. COMPENSATION.

As full compensation for the Services, the City shall pay the Broker a fee of \$ _____ (**and** **/100 Dollars**). Payment shall be made in compliance with the Local Government Prompt Payment Act (50 ILCS 505/1, *et seq.*).

4. EXPENSES.

The City shall not reimburse Broker for any fee, cost or expense that is directly or indirectly incurred by Broker in the performance of the Services.

5. INDEPENDENT CONTRACTOR.

The Broker shall act as an independent contractor to the City.

6. RIGHTS OF TERMINATION.

Either party may terminate this Agreement, without cause, subject to an accounting and payment's being made as herein provided for services performed during the period this Agreement was in effect. The terminating party must notify the other party in writing, by certified mail, return receipt requested, of its intention to terminate. If the City terminates this Agreement, a minimum of thirty (30) days' advance notice must first be given to the Broker. If the Broker wishes to terminate this Agreement, a minimum of one hundred twenty (120) days' advance notice must be given to the City.

7. INSURANCE.

A. The Broker shall purchase and maintain insurance coverage as set forth herein for the life of the Agreement with an insurance carrier having a minimum insurance rating of A: according to the AM Best Insurance Rating Schedule and licensed to do business in the State of Illinois. It shall constitute a material breach of the Agreement if the Broker does not maintain the insurance required by this Agreement. If the City determines at any time that the Broker's insurance does not meet the requirements set forth herein, the City shall provide prompt notice to the Broker and, in its sole discretion, may take measures to protect itself and the public from the effect of the Broker's breach. The City may stop payment to the Broker if the insurance required is terminated or reduced below the required amounts of coverage. In no event shall any failure of the City to receive policies or certificates or to demand receipt be construed as a waiver of the Broker's obligation to obtain and keep in force the required insurance and to provide the required evidence of insurance.

B. General Liability Insurance Requirements.

1. Commercial General Liability. Include coverage for premises and operations, broad form property damage, products completed operations, independent contractor's personal injury liability, and contractual obligations. Coverage shall not be excluded because of the Broker's negligence. Coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence from CG 0001 (Ed. 11/85).

- a) \$1,000,000 Bodily Injury per Person
- b) \$2,000,000 Bodily Injury Aggregate Limit
- c) \$ 500,000 Property Damage per Occurrence
- d) \$2,000,000 Property Damage Aggregate Limit
- e) \$1,000,000 Combined Single Limit Coverage for bodily injury and property damage per occurrence and, in the same aggregate limit, will be accepted in lieu of the separate limits specified above.

2. Comprehensive Automobile Liability. The policy shall cover owned, non-owned and hired vehicles. Coverage shall be at least as broad as Insurance Services Office form number CA0001 (Ed. 1/87) covering Automobile Liability, symbol 01 "any auto" and endorsement CA0029 (Ed. 12/88) changes in Business Auto and Truckers coverage forms - Insured Contract; or ISO form number CA 0001 (Ed. 12/90);

- a) \$ 500,000 Bodily Injury per Person
- b) \$1,000,000 Bodily Injury per Occurrence
- c) (\$ 500,000 Property Damage per Occurrence
- d) \$1,000,000 Combined Single Limit Coverage for bodily injury and property damage per occurrence in the same aggregate limit will be accepted in lieu of the separate limits specified.

3. Umbrella or Excess of Loss Coverage. If the limits specified in Section 7.B (1) and 7.B (2) are not met, an Umbrella or Excess Liability policy of not less than \$1,000,000 for any one occurrence and subject to the same aggregate over the Comprehensive Automobile Liability and Commercial/Comprehensive General Liability coverages is acceptable.

C. Workers' Compensation Requirements. Workers' compensation shall be provided in accordance with the provisions of the Illinois Workers' Compensation Act, as amended. Notwithstanding the rating and financial size categories stated in this article, coverage may be provided by a group self-insurer authorized in Section 4(a) of the Act and approved pursuant to the rules of the Illinois Department of Financial and Professional Regulation, Division of Insurance. The Broker may use a Self-Insured Plan for Workers' Compensation Insurance if the plan is approved by the State of Illinois. For approval, the Broker shall obtain a certificate from the Illinois Industrial Commission, Office of Self-Insurance Administration, and Springfield office. The workers' compensation insurance carrier or self-insurance service agency, where applicable, shall certify that, to the best of its knowledge, the Broker has properly reported wage and workforce data and made premium payments in compliance with Illinois' rates and worker classifications.

(1) Employers' Liability

- a) Each accident \$3,000,000
- b) Disease-policy limit \$3,000,000
- c) Disease-each employee \$3,000,000

D. Professional Liability Insurance Requirements. Professional liability insurance shall cover the Broker against claims the Broker may become obligated to pay arising out of the performance of the Broker under the Agreement and caused by any error or omission of the Broker or of any person employed by the Broker, or any others for whom the Broker is

liable. The Broker shall maintain a limit of liability no less than \$2,000,000. The limit amount of the insurance shall be on a per-claim basis.

- E. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of the City, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officials, employees and volunteers; or the Broker shall procure a bond guaranteeing payment of losses and related investigation, claim administration and defense expenses.
- F. Other Insurance Provisions. The policies are to contain, or be endorsed to contain the following provisions:
 - 1. Commercial General Liability and Automobile Liability Coverages.
 - a) The Broker's insurance coverage shall be primary insurance as respects the City, its officials and its employees. Any insurance or self-insurance maintained by the City, its officials or its employees shall be in excess of Broker's insurance and shall not contribute with it.
 - b) Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its officials or its employees.
 - c) Coverage shall state that the Broker's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits or the insurer's liability.
 - 2. Workers' Compensation and Employers' Liability Coverage. The insurer shall waive all rights or subrogation against the City, its officials and its employees for losses arising from services performed by the Broker for the City.
 - 3. All Coverages. Each insurance policy required by this clause shall be endorsed to state that the coverage shall not be suspended, voided, canceled, reduced in coverage or in limits except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City.
- G. Verification of Coverages. The Broker shall furnish the City with certificates of insurance for each insurance policy required herein, signed by a person authorized by that insurer to bind coverage on its behalf. The certificate shall be issued on ISO Accord Form 25 and carrier-provided endorsements and are to be received and approved by the City. The City reserves the right to request full, certified copies of the insurance policies.

8. INDEMNIFICATION.

To the fullest extent permitted by law, the Broker shall defend, indemnify and hold harmless the City, its officials, agents, and employees against all injuries, deaths, loss, damages, claims, patent claims, suits, liabilities, judgments, cost and expenses, which may in any way accrue against the City, its officials, agents, and employees, arising in whole or in part in consequence of the performance of this work by the Broker, its employees, or subcontractors, or which may in any way result therefrom, except that arising out of the sole legal cause of the City, its agents or employees, the Broker shall, at its own expense, appear, defend and pay all charges of attorneys and all costs and other expenses arising therefrom or incurred in connections therewith, and, if any judgment shall be rendered against the City, its officials, agents and employees, in any such action, the Broker shall, at its own expense; satisfy and discharge the same. The obligations imposed by this section shall survive final payment and the termination of the other obligations imposed by this Agreement.

9. RECORDS.

A. Confidentiality.

1. It is anticipated that the City will disclose to Broker certain proprietary information which is identified as proprietary and confidential at the time of disclosure, or which can reasonably be regarded as confidential ("Confidential Information"). The disclosure of Confidential Information shall not be construed to grant to Broker any ownership or other proprietary interest in the Confidential Information. Broker does not acquire any title, ownership, or other intellectual property right or license by virtue of such disclosure. Broker shall employ diligent efforts to maintain the secrecy and confidentiality of all Confidential Information. Broker will not at any time, either directly or indirectly, disclose, use or communicate or attempt to disclose, use or communicate to any person, firm, or corporation any Confidential Information or any other information concerning the business, services, finances or operations of the City except as expressly authorized by the City. Broker shall treat such Confidential Information at all times as confidential, provided, however, that the Confidential Information may be disclosed only for purposes of the performance of the Services to employees of the City or Broker with a need to know for purposes of the performance of the Services hereunder. Broker acknowledges that each of the following can contain Confidential Information of the City and that the disclosure of any of the following by Broker without the City's express authorization would be harmful and damaging to the City's interests:

- a) All information relating to the Services being performed by Broker under this Agreement regardless of its type or form which is not known to the public; and
 - b) Financial information, emergency response and homeland security information and law enforcement records which are not known to the public.
2. This itemization of Confidential Information is not exclusive, as there may be other information that is included within this covenant of confidentiality. This information is confidential whether or not it is expressed on paper, disk, diskette, electronic memory, magnetic media, optical media, monitor, screen, or any other medium or form of expression. The phrase "directly or indirectly" includes, but is not limited to, acting through Broker's wife, children, parents, brothers, sisters, or any other relatives, friends, partners, trustees, agents or associates.
 3. All books, papers, records, lists, files, forms, reports, documents, manuals, handbooks, instructions, computer programs, computer software, computer disks and diskettes, printouts, backups, and computer databases relating in any manner to the City's business, services, programs, software or residents, whether prepared by Broker or anyone else, are the exclusive property of the City. In addition, all papers, notes, data, reference material, documentation, programs, diskettes (demonstration or otherwise), magnetic media, optical media, printouts, backups, and all other media and forms of expression that in any way include, incorporate or reflect any Confidential Information of the City are the exclusive property of the City.
 4. Broker shall have no obligation to keep confidential any Confidential Information disclosed hereunder, which Broker can demonstrate by clear and convincing evidence: (a) was rightfully in Broker's possession before receipt from the City other than through prior disclosure by the City; or (b) is or becomes a matter of general public knowledge through no breach of this Agreement; or (c) is rightfully received by Broker from a third party without an obligation of confidentiality; or (d) is independently developed by Broker; or (e) is disclosed under operation of law, governmental regulation, or court order, provided Broker first gives the City notice and a reasonable opportunity to secure confidential protection of such Confidential Information.
 5. Upon termination of this Agreement or earlier at the City's request at any time, Broker shall (a) immediately cease using the Confidential Information, and (b) promptly deliver to the City all tangible embodiments of the Confidential Information.

6. In the event of breach of the confidentiality provisions of this Agreement, it shall be conclusively presumed that irreparable injury would result to the City and there would be no adequate remedy at law. The City shall be entitled to obtain temporary and permanent injunctions, without bond and without proving damages, to enforce this Agreement. The City is entitled to damages for any breach of the injunction, including, but not limited to, compensatory, incidental, consequential, exemplary and punitive damages. The confidentiality provisions of this Agreement survive the termination or performance of this Agreement.

B. Work Made for Hire.

- 1) All work product created or developed hereunder, including, but not limited to, specifications, reports and any other documents prepared by Broker in connection with any or all of the Services delivered to the City is for the use of and shall be the exclusive property of the City. All books, papers, notes, records, lists, data, files, forms, reports, accounts, documents, manuals, handbooks, instructions, computer programs, computer software, computer disks and diskettes, magnetic media, electronic files, printouts, backups, and computer databases created or modified by Broker relating in any manner to the Services performed by Broker or by anyone else and used by Broker in performance of the Services shall be a "work made for hire" as defined by the laws of the United States regarding copyrights.
- 2) Broker hereby irrevocably assigns and transfers to the City and its successors and assigns all of its right, title, interest and ownership in the Services, including, but not limited to, copyrights, trademarks, patents, trade secret rights, all intellectual property rights and the rights to secure any renewals, reissues, and extensions thereof. Broker grants permission to the City to register the copyright and other rights in the Services in the City's name. Broker shall give the City, or any other person designated by the City all assistance reasonably necessary to perfect its rights under this Agreement and to sign such applications, documents, assignment forms and other papers as the City requests from time to time to further confirm this assignment. Broker further grants to the City full, complete and exclusive ownership of the Services. Broker shall not use the Services for the benefit of anyone other than the City, without the City's prior written permission. Upon completion of the Services or other termination of this Agreement, Broker shall deliver to the City all copies of any and all materials relating or pertaining to this Agreement. Broker irrevocably and unconditionally waives all rights in all such Services products. Broker warrants that all work product of Broker will be original, except as otherwise agreed in writing with the City.

- 3) In the event that the City provides Broker with materials, equipment or property of any kind, all such materials, equipment and property shall remain the property of the City; and Broker shall immediately deliver all such materials, equipment and property to the City at the conclusion of Services hereunder or at any earlier time upon demand by the City.

C. Record Retention.

The Broker shall maintain books and records relating to the performance of the Agreement and necessary to support amounts charged to the City under the Agreement. The books and records shall be maintained by Broker in compliance with the requirements of the Local Records Act (50 ILCS 205/1 *et seq.*) and the Freedom of Information Act (5 ILCS 140/1 *et seq.*) until written approval for the disposal of such records is obtained from the Local Records Commission. All books and records required to be maintained by Broker shall be available for review and audit by the City. Broker shall cooperate with the City (a) with any request for public records made pursuant to the Freedom of Information Act, (b) with any request for public records made pursuant to any audit, and (c) by providing full access to and copying of all relevant books and records within a time period which allows the City to timely comply with the time limits imposed by the Freedom of Information Act. Failure by Broker to maintain the books, records and supporting documents required by this section or the failure by Broker to provide full access to and copying of all relevant books and records within a time period which allows the City to timely comply with the time limits imposed by the Freedom of Information Act shall establish a presumption in favor of the City for the recovery of any funds paid by the City under this Agreement or for the recovery for any penalties or attorney's fees imposed by the Freedom of Information Act. The obligations imposed by this section shall survive final payment and the termination of the other obligations imposed by this Agreement.

10. EQUAL EMPLOYMENT OPPORTUNITY.

- A. In the event of Broker's non-compliance with the provisions of this Equal Employment Opportunity Clause, the Illinois Human Rights Act or the Rules and Regulations of the Illinois Department of Human Rights, Broker may be declared ineligible for future contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations; and this Agreement may be cancelled or voided in whole or in part, and other sanctions or penalties may be imposed or remedies invoked as provided by statute or regulation. During the performance of this contract, Broker agrees as follows:
 - 1) Broker will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, marital status, national origin or ancestry, citizenship status, age, physical

or mental disability unrelated to ability, sexual orientation, military status or an unfavorable discharge from military service; and, further, that it will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any underutilization.

- 2) If Broker hires additional employees in order to perform this contract or any portion of this contract, it will determine the availability (in accordance with the Illinois Department of Human Rights Rules and Regulations) of minorities and women in the areas from which Broker may reasonably recruit; and Broker will hire for each job classification for which employees are hired in a way that minorities and women are not underutilized.
- 3) In all solicitations or advertisements for employees placed by Broker or on Broker's behalf, Broker will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, sexual orientation, marital status, national origin or ancestry, citizenship status, age, physical or mental disability unrelated to ability, sexual orientation, military status or an unfavorable discharge from military service.
- 4) Broker will send to each labor organization or representative of workers with which Broker has or is bound by a collective bargaining or other agreement or understanding, a notice advising the labor organization or representative of Broker's obligations under the Act and the Illinois Department of Human Rights Rules and Regulations. If any labor organization or representative fails or refuses to cooperate with Broker in Broker's efforts to comply with the Illinois Human Rights Act and Illinois Department of Human Rights Rules and Regulations, Broker will promptly notify the Illinois Department of Human Rights; and the City and will recruit employees from other sources when necessary to fulfill its obligations under the contract.
- 5) Broker will submit reports as required by the Illinois Department of Human Rights Rules and Regulations, furnish all relevant information as may from time to time be requested by the Department or the contracting agency; and in all respects comply with the Illinois Human Rights Act and the Illinois Department of Human Rights Rules and Regulations.
- 6) Broker will permit access to all relevant books, records, accounts and work sites by personnel of the City and the Illinois Department of Human Rights for purposes of investigation to ascertain compliance with the Illinois Human Rights Act and the Illinois Department of Human Rights Rules and Regulations.
- 7) Broker will include verbatim or by reference, the provisions of this clause in every subcontract awarded under which any portion of the contract

obligations are undertaken or assumed so that the provisions will be binding upon the subcontractor. In the same manner as with other provisions of this contract, Broker will be liable for compliance with applicable provisions of this clause by subcontractors; and further, it will promptly notify the City and the Illinois Department of Human Rights in the event any subcontractor fails or refuses to comply with the provisions. In addition, Broker will not utilize any subcontractor declared by the Illinois Human Rights Commission to be ineligible for contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations.

11. PROHIBITION OF SEGREGATED FACILITIES.

Broker will not maintain or provide for its employees any segregated facilities at any of its establishments, and not permit its employees to perform their services at any location, under its control, where "segregated facilities" means any waiting rooms, work areas, restrooms and washrooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation and housing facilities provided for employees which are segregated by explicit directive or are in fact segregated on the basis of race, creed, color, or national origin because of habit, local custom, or otherwise. Broker shall (except where it has obtained identical certifications from proposed subcontractors and material suppliers for specific time periods) obtain certifications in compliance with this subparagraph from proposed subcontractors or material suppliers prior to the award of a subcontract or the consummation of material supply agreements, exceeding \$10,000.00 which are not exempt from the provisions of the Equal Opportunity Clause, and that Broker will retain such certifications in its files.

12. SEXUAL HARASSMENT POLICY.

Broker has and will have in place and will enforce a written sexual harassment policy in compliance with 775 ILCS 5/2-105(A) (4).

13. CERTIFICATIONS.

Broker shall submit to the City the Certification attached hereto as Exhibit A signed by its managing members before a notary public.

14. GENERAL.

- A. NO OTHER AGREEMENTS OR REPRESENTATIONS. This Agreement incorporates all agreements and understandings of the parties as of the date of its execution and each party acknowledges that no representation or warranties have been made which have not been set forth herein.
- B. GOVERNING LAW. This Agreement shall be governed in all respects by the laws of the State of Illinois. Venue for any and all dispute, claim or litigation

arising in connection with this Agreement shall be in the Circuit Court of DuPage County, Illinois; and the parties expressly agree to submit to such jurisdiction. The parties further agree to waive their respective rights to a trial by jury and attorney's fees.

- C. AMENDMENTS AND MODIFICATIONS. No amendments, changes, modifications, alterations, or waivers of any provision of this Agreement shall be valid unless made in writing and signed by the parties hereto.
- D. SUCCESSORS AND ASSIGNEES. This Agreement may not be assigned or transferred under any circumstances.
- E. SEVERABILITY. If any section, subsection, term or provision of this Agreement or the application thereof shall be invalid or unenforceable, the remainder of said section, subsection, term or provision of this Agreement will not be affected thereby.
- F. JOINT AND COLLECTIVE WORK PRODUCT. The language used in this Agreement will be deemed to be chosen by the parties to express their mutual intent and shall not be construed against the City, as the otherwise purported drafter of same, by any court of competent jurisdiction.
- G. LANGUAGE AND PARAGRAPH HEADINGS. Any headings of this Agreement are for convenience of reference only and do not modify, define or limit the provisions thereof. Words importing the singular number shall include the plural number and vice versa, unless the context shall otherwise indicate.
- H. DEFAULT. Failure on the part of either party to comply with any term, representation, warranty, covenant, agreement or condition of this Agreement within five (5) business days after written notice thereof shall constitute an event of default, the non-defaulting party shall be relieved of any and all of its remaining obligations arising pursuant to this Agreement; and such obligations shall immediately be canceled and without any force or effect. Any failure or delay by the City in asserting any of its rights or remedies as to any default shall not operate as a waiver of any such default or breach of any rights or remedies it may have as a result of such default or breach.
- I. REMEDY. No recourse or remedy under or upon any obligation contained herein or for any claim in law or equity shall be had personally against City officials, officers, employees, agents, attorneys and representatives in any amount; and no liability, right or claim at law or in equity shall attach to or shall be incurred by them in any amount. Any and all such rights or claims are hereby expressly waived and released as a condition of and as consideration for the execution of this Agreement by the City. The sole remedies of Broker for any breach of this Agreement are specific performance, mandamus, and *quo warranto*. Without limiting the generality of the foregoing, Broker hereby covenants and agrees that in the event any legal proceedings against the City are instituted, in no event

shall any judgment for monetary damages or award be entered personally against City officials, officers, employees, agents, attorneys and representatives; and, if Broker secures a judgment in its favor, the court having jurisdiction thereof shall determine that none of the expenses of such legal proceedings incurred by Broker, including, but not limited to, court cost, attorneys' fees and witness' fees shall be paid by the City.

- J. REPRESENTATIONS. Broker covenants and agrees to the City that there are no action or proceedings by or before any court, governmental body, commission, board, or any other administrative agency pending, threatened or affecting Broker which would impair its ability to perform the Services. Broker represents and warrants that it is a duly organized limited liability company, validly existing and in good standing under the laws of the State of Illinois and that it has the right, power, and authority to enter into, execute, deliver, and perform this Agreement.
- K. COUNTERPARTS. This Agreement may be executed in counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument. Facsimile signatures shall be sufficient unless an original signature is required by a party.
- L. NO JOINT VENTURE, AGENCY OR PARTNERSHIP. Nothing contained herein shall be deemed or construed by the parties hereto, nor by any third party, as creating the relationship of principal and agent or partnership or fiduciaries or of a joint venture between the parties hereto, it being understood and agreed that neither any other provision, condition, obligation, or benefit contained herein, nor any acts of the parties hereto, shall be deemed to create any relationship between the parties hereto.
- M. NO THIRD-PARTY BENEFICIARIES. Every provision, condition, obligation or benefit of this Agreement or the application or interpretation thereof shall be intended solely for the parties hereto; and no third party is an intended or implied beneficiary of this Agreement nor is entitled to enforce any provisions hereof.
- N. NOTICE. Any notice, demand, request, waiver or other communication to be given by one party to the other party shall be given by personal service, facsimile, and delivery by overnight mail delivery service, or by mailing in the United States mail, by certified mail, postage prepaid, return receipt requested, addressed to the parties at their respective addresses as set forth below. Any such notice shall be deemed to have been given: 1) upon delivery, if personally delivered or if sent by facsimile transmission with an original sent by United States certified mail, postage prepaid on the same date; 2) one day after placement with an overnight mail delivery service; 3) or, if by certified United States mail, postage prepaid, return receipt requested, two (2) days after placing such in the mail, as follows:

If to Broker:
Marsh & McLennan Agency LLC
20 N. Martingale
Suite 100
Schaumburg, Illinois 60173
Attn: Bobby Dufkis, Principal
Fax: 847-440-9130

If to City:
City of Oakbrook Terrace
Oakbrook Terrace City Hall
17W275 Butterfield Road
Oakbrook Terrace, Illinois 60181
Attn: Assistant to the City
Administrator
Fax: 630-617-0036

15. EFFECTIVE DATE AND TERM OF AGREEMENT. The effective date of this Agreement shall be January 1, 2025. The term of this Agreement shall be one (1) year.

[THE REMAINDER OF THIS PAGE IS LEFT BLANK INTENTIONALLY.]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the dates specified below in Oakbrook Terrace, DuPage County, Illinois.

EXECUTED this 26th day of November 2024.

City of Oakbrook Terrace, DuPage County, Illinois, a municipal corporation

By:

Paul Esposito, Mayor of the City of Oakbrook Terrace, DuPage County, Illinois

Attest:

By:

Michael Shadley, City Clerk

EXECUTED this _____ day of _____ 2024.

Marsh & McLennan Agency LLC,

By:

_____, Manager

Attest:

By:

Secretary

Exhibit "A"

CERTIFICATION

The assurances hereinafter made by Broker are each a material representation of fact upon which reliance is placed by the City of Oakbrook Terrace in entering into the contracts with Broker. The City of Oakbrook Terrace may terminate the contracts if it is later determined that Broker rendered a false or erroneous assurance, and the surety providing the performance bond shall be responsible for the completion of the contract.

I, _____, hereby certify that I am the Manager of Marsh & McLennan Agency LLC, (the "Broker"), and as such hereby represent and warrant to the City of Oakbrook Terrace, a municipal corporation, that the Broker and its shareholders holding more than five percent (5%) of the outstanding shares of the company, its officers and directors are:

- A. Not delinquent in the payment of taxes to the Illinois Department of Revenue in accordance with 65 ILCS 5/11-42.1-1;
- B. (Not barred from contracting as a result of a violation of either Section 33E-3 (bid rigging) or 33E-4 (bid-rotating) of the Criminal Code of 1961 (720 ILCS 5/33E-3 and 5/33E-4);
- C. (Not in default, as defined in 5ILCS 385/2, on an educational loan, as defined in 5ILCS 385/1;

In addition, Broker hereby represents and warrants to the City of Oakbrook Terrace, that:

- A. Broker, pursuant to 30 ILCS 580/1, *et seq.* ("Drug-Free Workplace Act"), will provide a drug-free workplace by:
 - 1. Publishing a statement:
 - a. Notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance including cannabis, is prohibited in Broker= workplace;
 - b. Specifying the actions that will be taken against employees for violations of such prohibition;
 - c. Notifying the employee that, as a condition of employment on such Agreement, the employee will;
 - i. Abide by the terms of the statement;

- ii. Notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction;
 - 2. Establishing a drug-free awareness program to inform employees about:
 - a. The dangers of drug abuse in the workplace;
 - b. Broker's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance program; and
 - d. The penalties that may be imposed upon employees for drug violations;
 - 3. Making it a requirement to give a copy of the statement required by Subsection (A)(1) to each employee engaged in the performance of the Agreement, and to post the statement in a prominent place in the workplace;
 - 4. Notifying the City within ten (10) days after receiving notice under paragraph (A)(1)e from an employee or otherwise receiving actual notice of such conviction;
 - 5. Imposing a sanction on, or requiring the satisfactory participation in a drug-abuse assistance or rehabilitation program by any employee who is so convicted, as required by 30 ILCS 580/5;
 - 6. Assisting employees in selecting a course of action in the event drug counseling treatment and rehabilitation is required and indicating that a trained referral team is in place;
 - 7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of this section;
- B. Broker has not excluded and will not exclude from participation in, denied the benefits of, subjected to discrimination under, or denied employment to any person in connection with any activity funded under the contract on the basis of race, color, age, religion, national origin, disability, or sex;
 - C. Broker, at the time Broker submitted a bid on this contract, had an Illinois Department of Human Rights pre-qualification number or had a properly completed application for same on file with the Illinois Department of Human Rights, as provided for in 44 Illinois Administrative Code 750.210;
 - D. No City of Oakbrook Terrace officer, spouse or dependent child of a City of Oakbrook Terrace officer, agent on behalf of any City of Oakbrook Terrace officer or trust in which a City of Oakbrook Terrace officer, the spouse or dependent

child of a City of Oakbrook Terrace officer or a beneficiary is a holder of any interest in Broker; or, if the Broker's stock is traded on a nationally recognized securities market, that no City of Oakbrook Terrace officer, spouse or dependent child of a City of Oakbrook Terrace officer, agent on behalf of any City of Oakbrook Terrace officer or trust in which a City of Oakbrook Terrace officer, the spouse or dependent child of a City of Oakbrook Terrace officer or a beneficiary is a holder of more than one percent (1%) of Broker, but if any City of Oakbrook Terrace officer, spouse or dependent child of a City of Oakbrook Terrace officer, agent on behalf of any City of Oakbrook Terrace officer or trust in which a City of Oakbrook Terrace officer, the spouse or dependent child of a City of Oakbrook Terrace officer or a beneficiary is a holder of less than one percent (1%) of Broker, Broker has disclosed to the City of Oakbrook Terrace in writing the name(s) of the holder of such interest.

- E. No officer or employee of the City of Oakbrook Terrace has solicited any gratuity, discount, entertainment, hospitality, loan, forbearance, or other tangible or intangible item having monetary value including, but not limited to, cash, food and drink, and honoraria for speaking engagements related to or attributable to the government employment or the official position of the employee or officer from Broker in violation of Section 30.33 of the Code of Oakbrook Terrace Illinois;
- F. The Contractor has not given to any officer or employee of the City of Oakbrook Terrace any gratuity, discount, entertainment, hospitality, loan, forbearance, or other tangible or intangible item having monetary value including, but not limited to, cash, food and drink, and honoraria for speaking engagements related to or attributable to the government employment or the official position of the employee or officer in violation of Section 30.33 of the Code of Oakbrook Terrace, Illinois; and.
- G. Neither Broker nor any of its principals, shareholders, members, partners, or affiliates, as applicable, is a person or entity named as a Specially Designated National and Blocked Person (as defined in Presidential Executive Order 13224) and that it is not acting, directly or indirectly, for or on behalf of a Specially Designated National and Blocked Person and that Broker and its principals, shareholders, members, partners, or affiliates, as applicable, are not, directly or indirectly, engaged in, and are not facilitating, the transactions contemplated by this Agreement on behalf of any person or entity named as a Specially Designated National and Blocked Person.

If any certification made by Broker changes or any term or condition on which a certification is based changes, which then renders the certification to be no longer valid, Broker shall so notify the City of Oakbrook Terrace in writing within seven (7) days.

Dated: _____, 2024 Broker: Marsh & McLennon Agency, LLC

By: _____
_____, Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF DUPAGE)

I, the undersigned, a notary public in and for the State and County aforesaid, hereby certify that _____, known to me to be the Manager of the Broker, appeared before me this day in person and, being first duly sworn on oath, acknowledged that he/she executed the foregoing certification as his/her free act and deed.

Dated: _____, 2024

Notary Public

Exhibit "B"

Workers Compensation and Employer's Liability Insurance Coverages for the City of Oakbrook Terrace, Illinois Provided by the Illinois Public Risk Fund

Workers' Compensation Coverage

Insurance Company: Illinois Public Risk Fund
Policy Period: 1/1/2025 to 1/1/2026

Named Insureds: Coverages and Limits:

Coverage A: Workers' Compensation - Statutory Limits

State(s) Covered: IL

Coverage B: Employers Liability

- Bodily Injury by Accident: \$3,000,000 Each Accident
- Bodily Injury by Disease: \$3,000,000 Policy Limit
- Bodily Injury by Disease: \$3,000,000 Each Employee

Endorsements:

- Broad Form All States
- Voluntary Compensation
- Longshoreman's and Harbor Workers' Compensation
- Maritime Coverage
- Federal Employers Liability Act Coverage
- Foreign Voluntary Compensation

Guaranteed Cost Plan - Payroll Estimated and Premium Development

	5506	Street Maintenance	\$330,140	15.572	\$51,409
	7520	Waterworks	\$259,120	4.931	\$12,777
	7720	Policeman	\$2,673,136	3.777	\$100,964
	8810	Clerical	\$1,208,086	0.192	\$2,320
	9102	Parks NOC		6.146	
	9402	Street Cleaning	\$22,877	8.758	\$2,004
	9410	Municipal Employees	\$240,606	5.022	\$12,083
Manual Premium					\$181,557
IPRF Administration Fee					\$5,447
					\$187,004

2025 IPRF Safety Grant \$37,528

NOV 26 2024

ORDINANCE NO. 24 - 42

AN ORDINANCE TO RENEW THE AGREEMENT FOR RISK MANAGEMENT AND INSURANCE BROKERAGE SERVICES AND TO ACCEPT THE PROPOSAL FOR PROPERTY AND CASUALTY INSURANCE FOR THE CITY OF OAKBROOK TERRACE, ILLINOIS

WHEREAS, the City of Oakbrook Terrace, Illinois (the “City”) is a home-rule unit of local government under Article VII, Section 6 of the 1970 Illinois Constitution and, except as limited by such section, it may exercise any power and perform any function pertaining to its government and affairs;

WHEREAS, in 2012, the City solicited responses to a request for Statement of Interests, Qualifications and Performance Data for risk management and insurance brokerage services, and selected Assurance Agency, Ltd., an Illinois corporation, now merged into Marsh & McLennan Agency LLC, an Illinois limited liability company located at 20 North. Martingale Road, Suite 100, Schaumburg, Illinois 60173 as its broker for property and casualty insurance and entered into an Agreement for Risk Management and Insurance Brokerage Services with Marsh & McLennan Agency LLC;

WHEREAS, in the opinion of two-thirds (2/3) of the members of the corporate authorities holding office, it is has been determined that the City has a satisfactory relationship with Marsh & McLennan Agency LLC, to provide risk management and insurance brokerage services to the City, that funds are available and that it is advisable, necessary and in the public interest that the City waive advertising for competitive bids, waive the procedure prescribed for the submission of competitive bids and renew the Agreement for Risk Management and Insurance Brokerage Services with Marsh & McLennan Agency LLC with a term expiring on December 31, 2025, to provide risk management and insurance brokerage services to the City, a copy of which is attached hereto and made a part hereof;

WHEREAS, Marsh & McLennan Agency LLC has solicited, on behalf of the City, proposals from the Illinois Counties Risk Management Trust and from the Travelers Companies, Inc. to provide property, inland marine, crime, general liability, employee benefit liability, law enforcement liability, public officials’ liability, employment practices’ liability, automobile and umbrella excess insurance and from CFC (Lloyds of London) for cyber liability insurance for the City; and

WHEREAS, having reviewed the proposals for the insurance coverages received from the Illinois Counties Risk Management Trust, the Travelers Companies, Inc. and from CFC (Lloyds of London), in the opinion of two-thirds (2/3) of the members of the corporate authorities holding office, it is has been determined that funds are available and that it is advisable, necessary and in the public interest that the City waive advertising for competitive bids, waive the procedure prescribed for the submission of competitive bids and accept the proposal of the Travelers Companies, Inc. to provide the property, inland marine, crime, general liability, employee benefit liability, law enforcement liability, public officials’ liability, employment practices’ liability, automobile and umbrella excess insurance and the proposal of CFC (Lloyds of London) for cyber liability insurance for the City.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and the City Council of the City of Oakbrook Terrace, DuPage County, Illinois:

Section 1: The facts and statements contained in the preambles to this ordinance are found to be true and correct and are hereby adopted as part of this ordinance.

Section 2: It is hereby determined that, in the opinion of two-thirds (2/3) of the members of the corporate authorities holding office, it is advisable, necessary and in the public interest that the City waive advertising for competitive bids, waive the procedure prescribed for the submission of competitive bids and that the City renew the Agreement for Risk Management and Insurance Brokerage Services with Marsh & McLennan Agency LLC with a term expiring on December 31, 2025, to provide risk management and insurance brokerage services to the City.

Section 3: The Mayor shall be and is hereby authorized and directed to execute the acceptance and the City Clerk shall be and is hereby authorized and directed to attest and to place the municipal seal on the attached Agreement for Risk Management and Insurance Brokerage Services with Marsh & McLennan Agency LLC with a term expiring on December 31, 2025, to provide risk management and insurance brokerage services to the City with such insertions, omissions and changes as shall be approved by the Mayor, the execution of such documents being conclusive evidence of such approval; and the Mayor is hereby authorized and directed to execute, and the City Clerk is hereby authorized and directed to attest, countersign and deliver such documents, as may be necessary and proper to carry out, give effect to and consummate the transactions contemplated herein.

Section 4B It is hereby determined that, in the opinion of two-thirds (2/3) of the members of the corporate authorities holding office, it is advisable, necessary and in the public interest that the City waive advertising for competitive bids, waive the procedure prescribed for the submission of competitive bids and that the City accept the proposal of the Travelers Companies, Inc. to provide the property, inland marine, crime, general liability, employee benefit liability, law enforcement liability, public officials' liability, employment practices' liability, automobile and umbrella excess insurance and the proposal of CFC (Lloyds of London) for cyber liability insurance for the City.

Section 5: The Mayor shall be and is hereby authorized and directed to execute the acceptance of the proposal and the City Clerk shall be and is hereby authorized and directed to attest the acceptance of the proposal of the Travelers Companies, Inc. to provide the property, inland marine, crime, general liability, employee benefit liability, law enforcement liability, public officials' liability, employment practices' liability, automobile and umbrella excess insurance and the proposal of CFC (Lloyds of London) for cyber liability insurance for the City with a premium not to exceed:

Coverage/Carrier	Premium
General Liability, Employee Benefits/Travelers	\$16,967
Law Enforcement Liability/Travelers	\$27,020
Property, Inland Marine, Contractors Equipment/Travelers	\$49,823
Public Entity Management Liability and Public Entity Employment Practices Liability/Travelers	\$20,955
Automobile Liability and Physical Damage/Travelers	\$27,994

Coverage/Carrier	Premium
Umbrella Liability/Travelers	\$29,344
Crime/Travelers	\$1,403
Cyber Liability/ CFC (Lloyds of London)	\$8,513

Section 6: All ordinances and resolutions, or parts thereof, in conflict with the provisions of this ordinance are, to the extent of such conflict, expressly repealed.

Section 7: This ordinance shall be in full force and effect upon its passage and approval by a vote of two-thirds (2/3) of the members of the corporate authorities holding office and publication in accordance with law.

ADOPTED this 26th day of November 2024, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED by me this 26th day of November 2024.

Paul Esposito, Mayor of the City of
Oakbrook Terrace, DuPage County, Illinois

ATTESTED and filed in my office,
this 26th day of November 2024.

Michael Shadley, Clerk of the City of
Oakbrook Terrace, DuPage County, Illinois

Exhibit "A"

**Agreement for Risk Management and Insurance Brokerage Services
for the City of Oakbrook Terrace, Illinois**

AGREEMENT FOR RISK MANAGEMENT AND INSURANCE BROKERAGE SERVICES

This Agreement for Risk Management and Insurance Brokerage Services (the "Agreement") is made and entered into as of January 1, 2025, by and between the City of Oakbrook Terrace, DuPage County, Illinois, an Illinois municipal corporation (the "City") and Marsh & McLennan Agency LLC, an Illinois limited liability company, located at 20 N. Martingale, Suite 100, Schaumburg, IL 60173 (the "Broker").

WITNESSETH

IN CONSIDERATION of the mutual covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree, as follows:

1. SCOPE OF WORK.

A. The Broker shall provide the following services:

Procure and act as the City's broker of record for the liability, property and inland marine insurance coverages set forth in Exhibit B for the City with *Travelers* (hereinafter collectively the "Services").

2. CITY CONTACT.

The Broker shall report directly to the Assistant to the Mayor and City Administrator, or such designee, and shall further undertake, provide and perform said Services, as requested by the City of Oakbrook Terrace.

3. COMPENSATION.

As full compensation for the Services, the City shall pay the Broker a fee of **\$30,671.20 (Thirty Thousand Six Hundred Seventy One and 20/100 Dollars)**. Payment shall be made in compliance with the Local Government Prompt Payment Act (50 ILCS 505/1, *et seq.*).

4. EXPENSES.

The City shall not reimburse Broker for any fee, cost or expense that is directly or indirectly incurred by Broker in the performance of the Services.

5. INDEPENDENT CONTRACTOR.

The Broker shall act as an independent contractor to the City.

6. RIGHTS OF TERMINATION.

Either party may terminate this Agreement, without cause, subject to an accounting and payment's being made as herein provided for services performed

during the period this Agreement was in effect. The terminating party must notify the other party in writing, by certified mail, return receipt requested, of its intention to terminate. If the City terminates this Agreement, a minimum of thirty (30) days' advance notice must first be given to the Broker. If the Broker wishes to terminate this Agreement, a minimum of one hundred twenty (120) days' advance notice must be given to the City.

7. INSURANCE.

A. The Broker shall purchase and maintain insurance coverage as set forth herein for the life of the Agreement with an insurance carrier having a minimum insurance rating of A: according to the AM Best Insurance Rating Schedule and licensed to do business in the State of Illinois. It shall constitute a material breach of the Agreement if the Broker does not maintain the insurance required by this Agreement. If the City determines at any time that the Broker's insurance does not meet the requirements set forth herein, the City shall provide prompt notice to the Broker and, in its sole discretion, may take measures to protect itself and the public from the effect of the Broker's breach. The City may stop payment to the Broker if the insurance required is terminated or reduced below the required amounts of coverage. In no event shall any failure of the City to receive policies or certificates or to demand receipt be construed as a waiver of the Broker's obligation to obtain and keep in force the required insurance and to provide the required evidence of insurance.

B. General Liability Insurance Requirements.

1. Commercial General Liability. Include coverage for premises and operations, broad form property damage, products completed operations, independent contractor's personal injury liability, and contractual obligations. Coverage shall not be excluded because of the Broker's negligence. Coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence from CG 0001 (Ed. 11/85).

- a) \$1,000,000 Bodily Injury per Person
- b) \$2,000,000 Bodily Injury Aggregate Limit
- c) \$ 500,000 Property Damage per Occurrence
- d) \$2,000,000 Property Damage Aggregate Limit
- e) \$1,000,000 Combined Single Limit Coverage for bodily injury and property damage per occurrence and, in the same aggregate limit, will be accepted in lieu of the separate limits specified above.

2. Comprehensive Automobile Liability. The policy shall cover owned, non-owned and hired vehicles. Coverage shall be at least as broad as Insurance Services Office form number CA0001 (Ed. 1/87) covering Automobile Liability, symbol 01 "any auto" and endorsement CA0029 (Ed. 12/88) changes in Business Auto and Truckers coverage forms - Insured Contract; or ISO form number CA 0001 (Ed. 12/90);

- a) \$ 500,000 Bodily Injury per Person
- b) \$1,000,000 Bodily Injury per Occurrence
- c) (\$ 500,000 Property Damage per Occurrence
- d) \$1,000,000 Combined Single Limit Coverage for bodily injury and property damage per occurrence in the same aggregate limit will be accepted in lieu of the separate limits specified.

3. Umbrella or Excess of Loss Coverage. If the limits specified in Section 7.B (1) and 7.B (2) are not met, an Umbrella or Excess Liability policy of not less than \$1,000,000 for any one occurrence and subject to the same aggregate over the Comprehensive Automobile Liability and Commercial/Comprehensive General Liability coverages is acceptable.

C. Workers' Compensation Requirements. Workers' compensation shall be provided in accordance with the provisions of the Illinois Workers' Compensation Act, as amended. Notwithstanding the rating and financial size categories stated in this article, coverage may be provided by a group self-insurer authorized in Section 4(a) of the Act and approved pursuant to the rules of the Illinois Department of Financial and Professional Regulation, Division of Insurance. The Broker may use a Self-Insured Plan for Workers' Compensation Insurance if the plan is approved by the State of Illinois. For approval, the Broker shall obtain a certificate from the Illinois Industrial Commission, Office of Self-Insurance Administration, and Springfield office. The workers' compensation insurance carrier or self-insurance service agency, where applicable, shall certify that, to the best of its knowledge, the Broker has properly reported wage and workforce data and made premium payments in compliance with Illinois' rates and worker classifications.

(1) Employers' Liability

- a) Each accident \$3,000,000
- b) Disease-policy limit \$3,000,000
- c) Disease-each employee \$3,000,000

D. Professional Liability Insurance Requirements. Professional liability insurance shall cover the Broker against claims the Broker may become obligated to pay arising out of the performance of the Broker under the Agreement and caused by any error or omission of the Broker or of any person employed by the Broker, or any others for whom the Broker is liable. The Broker shall maintain a limit of liability no less than \$2,000,000. The limit amount of the insurance shall be on a per-claim basis.

E. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of the City, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officials, employees and volunteers; or the Broker shall procure a bond guaranteeing payment of

losses and related investigation, claim administration and defense expenses.

F. Other Insurance Provisions. The policies are to contain, or be endorsed to contain the following provisions:

1. Commercial General Liability and Automobile Liability Coverages.

- a) The Broker's insurance coverage shall be primary insurance as respects the City, its officials and its employees. Any insurance or self-insurance maintained by the City, its officials or its employees shall be in excess of Broker's insurance and shall not contribute with it.
- b) Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its officials or its employees.
- c) Coverage shall state that the Broker's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits or the insurer's liability.

2. Workers' Compensation and Employers' Liability Coverage. The insurer shall waive all rights or subrogation against the City, its officials and its employees for losses arising from services performed by the Broker for the City.

3. All Coverages. Each insurance policy required by this clause shall be endorsed to state that the coverage shall not be suspended, voided, canceled, reduced in coverage or in limits except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the City.

G. Verification of Coverages. The Broker shall furnish the City with certificates of insurance for each insurance policy required herein, signed by a person authorized by that insurer to bind coverage on its behalf. The certificate shall be issued on ISO Accord Form 25 and carrier-provided endorsements and are to be received and approved by the City. The City reserves the right to request full certified copies of the insurance policies.

8. INDEMNIFICATION.

To the fullest extent permitted by law, the Broker shall defend, indemnify and hold harmless the City, its officials, agents, and employees against all injuries, deaths, loss, damages, claims, patent claims, suits, liabilities, judgments, cost and expenses, which may in any way accrue against the City, its officials, agents, and employees, arising in whole or in part in consequence of the performance of this work by the Broker, its employees, or subcontractors, or which may in any way result therefrom, except that arising out of the sole legal cause of the City, its agents or employees, the Broker shall, at its own expense, appear, defend and

pay all charges of attorneys and all costs and other expenses arising therefrom or incurred in connections therewith, and, if any judgment shall be rendered against the City, its officials, agents and employees, in any such action, the Broker shall, at its own expense; satisfy and discharge the same. The obligations imposed by this section shall survive final payment and the termination of the other obligations imposed by this Agreement.

9. RECORDS.

A. Confidentiality.

1. It is anticipated that the City will disclose to Broker certain proprietary information which is identified as proprietary and confidential at the time of disclosure, or which can reasonably be regarded as confidential ("Confidential Information"). The disclosure of Confidential Information shall not be construed to grant to Broker any ownership or other proprietary interest in the Confidential Information. Broker does not acquire any title, ownership, or other intellectual property right or license by virtue of such disclosure. Broker shall employ diligent efforts to maintain the secrecy and confidentiality of all Confidential Information. Broker will not at any time, either directly or indirectly, disclose, use or communicate or attempt to disclose, use or communicate to any person, firm, or corporation any Confidential Information or any other information concerning the business, services, finances or operations of the City except as expressly authorized by the City. Broker shall treat such Confidential Information at all times as confidential, provided, however, that the Confidential Information may be disclosed only for purposes of the performance of the Services to employees of the City or Broker with a need to know for purposes of the performance of the Services hereunder. Broker acknowledges that each of the following can contain Confidential Information of the City and that the disclosure of any of the following by Broker without the City's express authorization would be harmful and damaging to the City's interests:
 - a) All information relating to the Services being performed by Broker under this Agreement regardless of its type or form which is not known to the public; and
 - b) Financial information, emergency response and homeland security information and law enforcement records which are not known to the public.
2. This itemization of Confidential Information is not exclusive, as there may be other information that is included within this covenant of confidentiality. This information is confidential whether or not it is expressed on paper, disk, diskette, electronic memory, magnetic media, optical media, monitor, screen, or any other medium or form of expression. The phrase "directly or indirectly" includes, but is not

limited to, acting through Broker's wife, children, parents, brothers, sisters, or any other relatives, friends, partners, trustees, agents or associates.

3. All books, papers, records, lists, files, forms, reports, documents, manuals, handbooks, instructions, computer programs, computer software, computer disks and diskettes, printouts, backups, and computer databases relating in any manner to the City's business, services, programs, software or residents, whether prepared by Broker or anyone else, are the exclusive property of the City. In addition, all papers, notes, data, reference material, documentation, programs, diskettes (demonstration or otherwise), magnetic media, optical media, printouts, backups, and all other media and forms of expression that in any way include, incorporate or reflect any Confidential Information of the City are the exclusive property of the City.
4. Broker shall have no obligation to keep confidential any Confidential Information disclosed hereunder, which Broker can demonstrate by clear and convincing evidence: (a) was rightfully in Broker's possession before receipt from the City other than through prior disclosure by the City; or (b) is or becomes a matter of general public knowledge through no breach of this Agreement; or (c) is rightfully received by Broker from a third party without an obligation of confidentiality; or (d) is independently developed by Broker; or (e) is disclosed under operation of law, governmental regulation, or court order, provided Broker first gives the City notice and a reasonable opportunity to secure confidential protection of such Confidential Information.
5. Upon termination of this Agreement or earlier at the City's request at any time, Broker shall (a) immediately cease using the Confidential Information, and (b) promptly deliver to the City all tangible embodiments of the Confidential Information.
6. In the event of breach of the confidentiality provisions of this Agreement, it shall be conclusively presumed that irreparable injury would result to the City and there would be no adequate remedy at law. The City shall be entitled to obtain temporary and permanent injunctions, without bond and without proving damages, to enforce this Agreement. The City is entitled to damages for any breach of the injunction, including, but not limited to, compensatory, incidental, consequential, exemplary and punitive damages. The confidentiality provisions of this Agreement survive the termination or performance of this Agreement.

B. Work Made for Hire.

- 1) All work product created or developed hereunder, including, but not limited to, specifications, reports and any other documents prepared by

Broker in connection with any or all of the Services delivered to the City is for the use of and shall be the exclusive property of the City. All books, papers, notes, records, lists, data, files, forms, reports, accounts, documents, manuals, handbooks, instructions, computer programs, computer software, computer disks and diskettes, magnetic media, electronic files, printouts, backups, and computer databases created or modified by Broker relating in any manner to the Services performed by Broker or by anyone else and used by Broker in performance of the Services shall be a "work made for hire" as defined by the laws of the United States regarding copyrights.

- 2) Broker hereby irrevocably assigns and transfers to the City and its successors and assigns all of its right, title, interest and ownership in the Services, including, but not limited to, copyrights, trademarks, patents, trade secret rights, all intellectual property rights and the rights to secure any renewals, reissues, and extensions thereof. Broker grants permission to the City to register the copyright and other rights in the Services in the City's name. Broker shall give the City, or any other person designated by the City all assistance reasonably necessary to perfect its rights under this Agreement and to sign such applications, documents, assignment forms and other papers as the City requests from time to time to further confirm this assignment. Broker further grants to the City full, complete and exclusive ownership of the Services. Broker shall not use the Services for the benefit of anyone other than the City, without the City's prior written permission. Upon completion of the Services or other termination of this Agreement, Broker shall deliver to the City all copies of any and all materials relating or pertaining to this Agreement. Broker irrevocably and unconditionally waives all rights in all such Services products. Broker warrants that all work product of Broker will be original, except as otherwise agreed in writing with the City.
- 3) In the event that the City provides Broker with materials, equipment or property of any kind, all such materials, equipment and property shall remain the property of the City; and Broker shall immediately deliver all such materials, equipment and property to the City at the conclusion of Services hereunder or at any earlier time upon demand by the City.

C. Record Retention.

The Broker shall maintain books and records relating to the performance of the Agreement and necessary to support amounts charged to the City under the Agreement. The books and records shall be maintained by Broker in compliance with the requirements of the Local Records Act (50 ILCS 205/1 *et seq.*) and the Freedom of Information Act (5 ILCS 140/1 *et seq.*) until written approval for the disposal of such records is obtained from the Local Records Commission. All books and records required to be maintained by Broker shall be available for review and audit by the

City. Broker shall cooperate with the City (a) with any request for public records made pursuant to the Freedom of Information Act, (b) with any request for public records made pursuant to any audit, and (c) by providing full access to and copying of all relevant books and records within a time period which allows the City to timely comply with the time limits imposed by the Freedom of Information Act. Failure by Broker to maintain the books, records and supporting documents required by this section or the failure by Broker to provide full access to and copying of all relevant books and records within a time period which allows the City to timely comply with the time limits imposed by the Freedom of Information Act shall establish a presumption in favor of the City for the recovery of any funds paid by the City under this Agreement or for the recovery for any penalties or attorney's fees imposed by the Freedom of Information Act. The obligations imposed by this section shall survive final payment and the termination of the other obligations imposed by this Agreement.

10. EQUAL EMPLOYMENT OPPORTUNITY.

- A. In the event of Broker's non-compliance with the provisions of this Equal Employment Opportunity Clause, the Illinois Human Rights Act or the Rules and Regulations of the Illinois Department of Human Rights, Broker may be declared ineligible for future contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations; and this Agreement may be cancelled or voided in whole or in part, and other sanctions or penalties may be imposed or remedies invoked as provided by statute or regulation. During the performance of this contract, Broker agrees as follows:
- 1) Broker will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, marital status, national origin or ancestry, citizenship status, age, physical or mental disability unrelated to ability, sexual orientation, military status or an unfavorable discharge from military service; and, further, that he or she will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any underutilization.
 - 2) If Broker hires additional employees in order to perform this contract or any portion of this contract, it will determine the availability (in accordance with the Illinois Department of Human Rights Rules and Regulations) of minorities and women in the areas from which Broker may reasonably recruit; and Broker will hire for each job classification for which employees are hired in a way that minorities and women are not underutilized.
 - 3) In all solicitations or advertisements for employees placed by Broker or on Broker's behalf, Broker will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, sexual orientation, marital status, national origin or ancestry, citizenship

status, age, physical or mental disability unrelated to ability, sexual orientation, military status or an unfavorable discharge from military service.

- 4) Broker will send to each labor organization or representative of workers with which Broker has or is bound by a collective bargaining or other agreement or understanding, a notice advising the labor organization or representative of Broker's obligations under the Act and the Illinois Department of Human Rights Rules and Regulations. If any labor organization or representative fails or refuses to cooperate with Broker in Broker's efforts to comply with the Illinois Human Rights Act and Illinois Department of Human Rights Rules and Regulations, Broker will promptly notify the Illinois Department of Human Rights; and the City and will recruit employees from other sources when necessary to fulfill its obligations under the contract.
- 5) Broker will submit reports as required by the Illinois Department of Human Rights Rules and Regulations, furnish all relevant information as may from time to time be requested by the Department or the contracting agency, and in all respects comply with the Illinois Human Rights Act and the Illinois Department of Human Rights Rules and Regulations.
- 6) Broker will permit access to all relevant books, records, accounts and work sites by personnel of the City and the Illinois Department of Human Rights for purposes of investigation to ascertain compliance with the Illinois Human Rights Act and the Illinois Department of Human Rights Rules and Regulations.
- 7) Broker will include verbatim or by reference, the provisions of this clause in every subcontract awarded under which any portion of the contract obligations are undertaken or assumed so that the provisions will be binding upon the subcontractor. In the same manner as with other provisions of this contract, Broker will be liable for compliance with applicable provisions of this clause by subcontractors; and further, it will promptly notify the City and the Illinois Department of Human Rights in the event any subcontractor fails or refuses to comply with the provisions. In addition, Broker will not utilize any subcontractor declared by the Illinois Human Rights Commission to be ineligible for contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations.

11. PROHIBITION OF SEGREGATED FACILITIES.

Broker will not maintain or provide for its employees any segregated facilities at any of its establishments, and not permit its employees to perform their services at any location, under its control, where "segregated facilities" means any waiting rooms, work areas, restrooms and washrooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation and

housing facilities provided for employees which are segregated by explicit directive or are in fact segregated on the basis of race, creed, color, or national origin because of habit, local custom, or otherwise. Broker shall (except where it has obtained identical certifications from proposed subcontractors and material suppliers for specific time periods) obtain certifications in compliance with this subparagraph from proposed subcontractors or material suppliers prior to the award of a subcontract or the consummation of material supply agreements, exceeding \$10,000.00 which are not exempt from the provisions of the Equal Opportunity Clause, and that Broker will retain such certifications in its files.

12. SEXUAL HARASSMENT POLICY.

Broker has and will have in place and will enforce a written sexual harassment policy in compliance with 775 ILCS 5/2-105(A) (4).

13. CERTIFICATIONS.

Broker shall submit to the City the Certification attached hereto as Exhibit A signed by its managing members before a notary public.

14. GENERAL.

- A. NO OTHER AGREEMENTS OR REPRESENTATIONS. This Agreement incorporates all agreements and understandings of the parties as of the date of its execution and each party acknowledges that no representation or warranties have been made which have not been set forth herein.
- B. GOVERNING LAW. This Agreement shall be governed in all respects by the laws of the State of Illinois. Venue for any and all dispute, claim or litigation arising in connection with this Agreement shall be in the Circuit Court of DuPage County, Illinois; and the parties expressly agree to submit to such jurisdiction. The parties further agree to waive their respective rights to a trial by jury and attorney's fees.
- C. AMENDMENTS AND MODIFICATIONS. No amendments, changes, modifications, alterations, or waivers of any provision of this Agreement shall be valid unless made in writing and signed by the parties hereto.
- D. SUCCESSORS AND ASSIGNEES. This Agreement may not be assigned or transferred under any circumstances.
- E. SEVERABILITY. If any section, subsection, term or provision of this Agreement or the application thereof shall be invalid or unenforceable, the remainder of said section, subsection, term or provision of this Agreement will not be affected thereby.
- F. JOINT AND COLLECTIVE WORK PRODUCT. The language used in this Agreement will be deemed to be chosen by the parties to express their mutual

intent and shall not be construed against the City, as the otherwise purported drafter of same, by any court of competent jurisdiction.

- G. LANGUAGE AND PARAGRAPH HEADINGS. Any headings of this Agreement are for convenience of reference only and do not modify, define or limit the provisions thereof. Words importing the singular number shall include the plural number and vice versa, unless the context shall otherwise indicate.
- H. DEFAULT. Failure on the part of either party to comply with any term, representation, warranty, covenant, agreement or condition of this Agreement within five (5) business days after written notice thereof shall constitute an event of default, the non-defaulting party shall be relieved of any and all of its remaining obligations arising pursuant to this Agreement; and such obligations shall immediately be canceled and without any force or effect. Any failure or delay by the City in asserting any of its rights or remedies as to any default shall not operate as a waiver of any such default or breach of any rights or remedies it may have as a result of such default or breach.
- I. REMEDY. No recourse or remedy under or upon any obligation contained herein or for any claim in law or equity shall be had personally against City officials, officers, employees, agents, attorneys and representatives in any amount; and no liability, right or claim at law or in equity shall attach to or shall be incurred by them in any amount. Any and all such rights or claims are hereby expressly waived and released as a condition of and as consideration for the execution of this Agreement by the City. The sole remedies of Broker for any breach of this Agreement are specific performance, mandamus, and *quo warranto*. Without limiting the generality of the foregoing, Broker hereby covenants and agrees that in the event any legal proceedings against the City are instituted, in no event shall any judgment for monetary damages or award be entered personally against City officials, officers, employees, agents, attorneys and representatives; and, if Broker secures a judgment in its favor, the court having jurisdiction thereof shall determine that none of the expenses of such legal proceedings incurred by Broker, including, but not limited to, court cost, attorneys' fees and witness' fees shall be paid by the City.
- J. REPRESENTATIONS. Broker covenants and agrees to the City that there are no action or proceedings by or before any court, governmental body, commission, board, or any other administrative agency pending, threatened or affecting Broker which would impair its ability to perform the Services. Broker represents and warrants that it is a duly organized limited liability company, validly existing and in good standing under the laws of the State of Illinois and that it has the right, power, and authority to enter into, execute, deliver, and perform this Agreement.
- K. COUNTERPARTS. This Agreement may be executed in counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument. Facsimile signatures shall be sufficient unless an original signature is required by a party.

- L. NO JOINT VENTURE, AGENCY OR PARTNERSHIP. Nothing contained herein shall be deemed or construed by the parties hereto, nor by any third party, as creating the relationship of principal and agent or partnership or fiduciaries or of a joint venture between the parties hereto, it being understood and agreed that neither any other provision, condition, obligation, or benefit contained herein, nor any acts of the parties hereto, shall be deemed to create any relationship between the parties hereto.
- M. NO THIRD-PARTY BENEFICIARIES. Every provision, condition, obligation or benefit of this Agreement or the application or interpretation thereof shall be intended solely for the parties hereto; and no third party is an intended or implied beneficiary of this Agreement nor is entitled to enforce any provisions hereof.
- N. NOTICE. Any notice, demand, request, waiver or other communication to be given by one party to the other party shall be given by personal service, facsimile, and delivery by overnight mail delivery service, or by mailing in the United States mail, by certified mail, postage prepaid, return receipt requested, addressed to the parties at their respective addresses as set forth below. Any such notice shall be deemed to have been given: 1) upon delivery, if personally delivered or if sent by facsimile transmission with an original sent by United States certified mail, postage prepaid on the same date; 2) one day after placement with an overnight mail delivery service; 3) or, if by certified United States mail, postage prepaid, return receipt requested, two (2) days after placing such in the mail, as follows:

If to Broker:

Marsh & McLennan Agency LLC
20 N. Martingale
Suite 100
Schaumburg, Illinois 60173
Attn: Bobby Dufkis, Principal
Fax: 847-440-9130

If to City:

City of Oakbrook Terrace
Oakbrook Terrace City Hall
17W275 Butterfield Road
Oakbrook Terrace, Illinois 60181
Attn: Assistant to the City Administrator
Fax: 630-617-0036

[THE REMAINDER OF THIS PAGE IS LEFT BLANK INTENTIONALLY.]

15. EFFECTIVE DATE AND TERM OF AGREEMENT. The effective date of this Agreement shall be January 1, 2025. The term of this Agreement shall be one (1) year.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the dates specified below in Oakbrook Terrace, DuPage County, Illinois.

EXECUTED this 26th day of November 2024.

City of Oakbrook Terrace, DuPage County, Illinois, a municipal corporation

By:

Paul Esposito, Mayor of the City of Oakbrook Terrace, DuPage County, Illinois

Attest:

By:

Michael Shadley, City Clerk

EXECUTED this _____ day of _____ 2024.

Marsh & McLennan Agency LLC,

By:

_____, Manager

Attest:

By:

Secretary

Exhibit "A"

CERTIFICATION

The assurances hereinafter made by Broker are each a material representation of fact upon which reliance is placed by the City of Oakbrook Terrace in entering into the contracts with Broker. The City of Oakbrook Terrace may terminate the contracts if it is later determined that Broker rendered a false or erroneous assurance, and the surety providing the performance bond shall be responsible for the completion of the contract.

I, _____, hereby certify that I am the Manager of Marsh & McLennan Agency LLC, (the "Broker"), and as such hereby represent and warrant to the City of Oakbrook Terrace, a municipal corporation, that the Broker and its shareholders holding more than five percent (5%) of the outstanding shares of the company, its officers and directors are:

- A. Not delinquent in the payment of taxes to the Illinois Department of Revenue in accordance with 65 ILCS 5/11-42.1-1;
- B. (Not barred from contracting as a result of a violation of either Section 33E-3 (bid rigging) or 33E-4 (bid-rotating) of the Criminal Code of 1961 (720 ILCS 5/33E-3 and 5/33E-4);
- C. (Not in default, as defined in 5ILCS 385/2, on an educational loan, as defined in 5ILCS 385/1;

In addition, Broker hereby represents and warrants to the City of Oakbrook Terrace, that:

- A. Broker, pursuant to 30 ILCS 580/1, *et seq.* ("Drug-Free Workplace Act"), will provide a drug-free workplace by:
 - 1. Publishing a statement:
 - a. Notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance including cannabis, is prohibited in Broker= workplace;
 - b. Specifying the actions that will be taken against employees for violations of such prohibition;
 - c. Notifying the employee that, as a condition of employment on such Agreement, the employee will;
 - i. Abide by the terms of the statement;
 - ii. Notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction;

2. Establishing a drug-free awareness program to inform employees about:
 - a. The dangers of drug abuse in the workplace;
 - b. Broker's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance program; and
 - d. The penalties that may be imposed upon employees for drug violations;
 3. Making it a requirement to give a copy of the statement required by Subsection (A)(1) to each employee engaged in the performance of the Agreement, and to post the statement in a prominent place in the workplace;
 4. Notifying the City within ten (10) days after receiving notice under paragraph (A)(1)e from an employee or otherwise receiving actual notice of such conviction;
 5. Imposing a sanction on, or requiring the satisfactory participation in a drug-abuse assistance or rehabilitation program by any employee who is so convicted, as required by 30 ILCS 580/5;
 6. Assisting employees in selecting a course of action in the event drug counseling treatment and rehabilitation is required and indicating that a trained referral team is in place;
 7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of this section;
- B. Broker has not excluded and will not exclude from participation in, denied the benefits of, subjected to discrimination under, or denied employment to any person in connection with any activity funded under the contract on the basis of race, color, age, religion, national origin, disability, or sex;
- C. Broker, at the time Broker submitted a bid on this contract, had an Illinois Department of Human Rights pre-qualification number or had a properly completed application for same on file with the Illinois Department of Human Rights, as provided for in 44 Illinois Administrative Code 750.210;
- D. No City of Oakbrook Terrace officer, spouse or dependent child of a City of Oakbrook Terrace officer, agent on behalf of any City of Oakbrook Terrace officer or trust in which a City of Oakbrook Terrace officer, the spouse or dependent child of a City of Oakbrook Terrace officer or a beneficiary is a holder of any interest in Broker; or, if the Broker's stock is traded on a nationally recognized securities market, that no City of Oakbrook Terrace officer, spouse or dependent child of a City of Oakbrook Terrace officer, agent on behalf of any City of Oakbrook Terrace officer or trust in which a City of Oakbrook Terrace officer, the

spouse or dependent child of a City of Oakbrook Terrace officer or a beneficiary is a holder of more than one percent (1%) of Broker, but if any City of Oakbrook Terrace officer, spouse or dependent child of a City of Oakbrook Terrace officer, agent on behalf of any City of Oakbrook Terrace officer or trust in which a City of Oakbrook Terrace officer, the spouse or dependent child of a City of Oakbrook Terrace officer or a beneficiary is a holder of less than one percent (1%) of Broker, Broker has disclosed to the City of Oakbrook Terrace in writing the name(s) of the holder of such interest.

- E. No officer or employee of the City of Oakbrook Terrace has solicited any gratuity, discount, entertainment, hospitality, loan, forbearance, or other tangible or intangible item having monetary value including, but not limited to, cash, food and drink, and honoraria for speaking engagements related to or attributable to the government employment or the official position of the employee or officer from Broker in violation of Section 30.33 of the Code of Oakbrook Terrace Illinois;
- F. The Contractor has not given to any officer or employee of the City of Oakbrook Terrace any gratuity, discount, entertainment, hospitality, loan, forbearance, or other tangible or intangible item having monetary value including, but not limited to, cash, food and drink, and honoraria for speaking engagements related to or attributable to the government employment or the official position of the employee or officer in violation of Section 30.33 of the Code of Oakbrook Terrace, Illinois; and.
- G. Neither Broker nor any of its principals, shareholders, members, partners, or affiliates, as applicable, is a person or entity named as a Specially Designated National and Blocked Person (as defined in Presidential Executive Order 13224) and that it is not acting, directly or indirectly, for or on behalf of a Specially Designated National and Blocked Person and that Broker and its principals, shareholders, members, partners, or affiliates, as applicable, are not, directly or indirectly, engaged in, and are not facilitating, the transactions contemplated by this Agreement on behalf of any person or entity named as a Specially Designated National and Blocked Person.

If any certification made by Broker changes or any term or condition on which a certification is based changes, which then renders the certification to be no longer valid, Broker shall so notify the City of Oakbrook Terrace in writing within seven (7) days.

Dated: _____, 2024 Broker: Marsh & McLennon Agency, LLC

By: _____
_____, Manager

STATE OF ILLINOIS)
) ss.
COUNTY OF DUPAGE)

I, the undersigned, a notary public in and for the State and County aforesaid, hereby certify that _____, known to me to be the Manager of the Broker, appeared before me this day in person and, being first duly sworn on oath, acknowledged that he/she executed the foregoing certification as his/her free act and deed.

Dated: _____, 2024

Notary Public

Exhibit “B”

Liability, Property, and Inland Marine Insurance Coverages for the City of Oakbrook Terrace, Illinois Provided by Travelers

Property Coverage

Insurance Company: Travelers
 Policy Period: 12/31/2024 to 12/31/2025

Named Insureds:

- City of Oakbrook Terrace

Form: Special

Locations, Coverages and Limits:

Building and Business Personal Property: Coinsurance: 100% Agreed Value Applies	\$26,813,395
---	--------------

Coverage Information:

Business Income: Coinsurance 100%, Electronic Data Processing Equipment: Coinsurance n/a Electronic Data Processing - Data and Media: Coinsurance n/a	\$1,000,000 \$250,000 \$250,000
• Business Income and Extra Expense: • Extended Business Income: • Ordinary Payroll: Included	Special / 72 Hours 30 Days Included

*Included means included in applicable Covered Property Limit of Insurance.

Cause of Loss - EARTHQUAKE -Aggregate in any one policy year, for all losses covered under the Cause of Loss - Earthquake endorsement, commencing with the inception date of this policy

Description	Building Numbered	Aggregate Limit of Insurance
	01-10	\$1,000,000
Deductible other than Business Income: \$50,000		
Business Income Deductible: 72 Hours		

If more than one Annual Aggregate Limit applies in any one occurrence, the most we will pay is the highest involved Annual Aggregate Limit. The most we will pay during each annual period is the highest of the Annual Aggregate Limits shown.

Cause of Loss - FLOOD - Broad Form Flood -Aggregate in any one policy year, for all losses covered under the Cause of Loss - Broad Form Flood endorsement, commencing with the inception date of this policy

Description	Building Numbered	Aggregate Limit of Insurance
	01, 07-10	\$1,000,000
Deductible other than Business Income: \$50,000		
Business Income Deductible: 72 Hours		

Property Coverage continued

If more than one Annual Aggregate Limit applies in any one occurrence, the most we will pay is the highest involved Annual Aggregate Limit. The most we will pay during each annual period is the highest of the Annual Aggregate Limits shown.

EXCESS OF LOSS LIMITATION APPLIES - See Cause of Loss-Broad Form Flood Endorsement

Cause of Loss - Equipment Breakdown - The insurance provided for loss or damage caused by or resulting from Equipment Breakdown is included in, and does not increase the Covered Property, Business Income, Extra Expense, and/or other coverage Limits of Insurance that otherwise apply under this Coverage Part

• Spoilage	\$250,000
• Expediting Expenses:	\$250,000
• Ammonia Contamination:	\$250,000
• Hazardous Substance:	\$250,000

Public Sector Services Additional Coverage Endorsements:

Fire Department Service Charge - Increased Limit	\$25,000
Reward Coverage - Increased Limit	\$10,000
Ordinance or Law	\$100,000
Newly Acquired or Constructed Property- Increased Limit and Extended Coverage Period:	
- Buildings: Your Business Personal Property, Personal Property of Others	\$1,000,000
- Electronic Data Processing Data and Media:	\$500,000 180 Days
- Extended Coverage Period:	
Personal Effects	\$50,000
Personal Property of Others	\$25,000
Valuable Papers and Records -Cost of Research - Increased Limit	\$100,000
Property Off-Premises - Extended Coverage and Increased Limits:	
- At any Fair, Trade Show or "Exhibition":	\$50,000
- At any installation premises or temporary storage:	\$10,000 \$50,000
- At any other premises:	
Outdoor Property - \$2,500 any one item	\$50,000
Claim Data Expense- Increased Limit	\$10,000
Accounts Receivable - Increased Limit	\$100,000
Covered Property in Transit - Increased Limit	\$50,000
Fine Arts	\$50,000
Money and Securities:	
- Inside Premises:	\$10,000 \$5,000
- Outside Premises:	
Utility Services - Direct Damage	\$50,000
Spoilage - Direct Damage	\$10,000
Confiscated Property:	\$100,000
Sewer or Drain Back-Up Extension	\$50,000

Property Coverage continued

Deductibles

Earthquake 01 . In any one occurrence, at the following Buildings numbered: 01-10 With respect to Business Income Coverage a 72-hour deductible applies	\$50,000 per occurrence
Flood 01 . In any one occurrence, at the following Buildings numbered: 01,07-10 With respect to Business Income Coverage a 72-hour deductible applies	\$50,000 per occurrence
Business Income and Extra Expense As respects Business Income Coverage, for which no other deductible is stated above or in the coverage description, a 72 hour deductible applies	72 hours
ANY OTHER COVERED LOSS	\$5,000 in any one occurrence

Inland Marine Coverage

Insurance Company: Travelers
Policy Period: 12/31/2024 to 12/31/2025

Named Insureds:

- City of Oakbrook Terrace

Coverages and Limits:

Scheduled Equipment • As shown on the most current schedule on file with Travelers. The amount shown on the schedule for each item of equipment is the limit of insurance applying to that item	\$442,233
--	-----------

Flood and Earthquake Exclusions Apply

Deductible • Deductible applying to all covered loss or damage unless a more specific deductible for the covered loss is shown elsewhere.	\$1,000
Valuation • Scheduled and Unscheduled OWNED Equipment	Actual Cash Value
Co-Insurance • Applies to Scheduled Items	80%

Fire Protective Systems:	\$75,000
Newly Acquired Property:	\$25,000
Preservation of Property Expense:	\$5,000
Valuable Papers and Records:	\$50,000

Claim Data Expense:	\$5,000
Debris Removal Increased Limit:	\$75,000
Fire or Police Department Service Charge:	\$25,000
Pollutant Cleanup and Removal:	\$25,000
Reward Coverage:	\$2,500

Contractors Equipment Coverage

Insurance Company: Travelers
Policy Period: 12/31/2024 to 12/31/2025

Named Insureds:

- City of Oakbrook Terrace

Form: Contractors Equipment Coverage Form - non-reporting

Coverages and Limits:

Travelers must be notified when renting items over \$100,000 in value

This list is not intended to be all inclusive, and you should review your policy for additional or different exclusionary language.

Scheduled Equipment	\$1,238,100
<ul style="list-style-type: none"> • As shown on the most current schedule on file with Travelers. The amount shown on the schedule for each item of equipment is the limit of insurance applying to that item 	
Unscheduled Owned Equipment	\$85,000
- Limit of insurance for all unscheduled item of equipment:	\$5,000
- Limit of insurance for any one unscheduled owned item of equipment:	
Unscheduled Equipment Owned by Others	\$50,000
- Limit of insurance for any one unscheduled item of equipment leased, rented, or borrowed from others:	
Total limit of insurance for all items of Equipment in any one Occurrence:	\$1,373,100

Deductible	\$1,000
<ul style="list-style-type: none"> • Deductible applying to all covered loss or damage unless a more specific deductible for the covered loss is shown elsewhere. 	
Valuation	Actual Cash Value
<ul style="list-style-type: none"> • Scheduled and Unscheduled OWNED Equipment 	
Co-Insurance	80%
<ul style="list-style-type: none"> • Applies to Scheduled Items 	

Contractors Equipment Coverage continued

Coverage extensions, terms and conditions

Business Personal Property in Job Trailers	\$10,000
Document and Data Restoration Costs	\$50,000
Fire Protective Systems	\$75,000
Hauling Property of Others	\$100,000
Newly Acquired Equipment - Per Item	\$250,000
Rental Costs:	
• Any one item	\$5,000
• Any one occurrence	\$25,000
Upgrades to Covered Property	\$25,000
Claim Data Expenses	\$5,000
Continuing Rental Payments	
• Any one item	\$5,000
• Any one occurrence	\$25,000
Contract Penalty	\$25,000
Debris Removal Increased Limit	\$75,000
Employee Tools, Equipment and Clothing	
• Any one item	\$1,000
• Any one employee	\$2,500
• Any one occurrence	\$5,000
Errors or Unintentional Omissions	\$100,000
Expediting Expenses	\$25,000
Expendable Supplies	\$10,000
Fire or Police Department Service Charge	\$25,000
Lost Warranty or Service Contract	\$10,000
Pollutant Clean Up and Removal	\$25,000
Preservation of Property Expense	\$50,000
Reward Coverage	\$2,500
Tracking System Deductible Waiver Amount	\$10,000

This list is not intended to be all inclusive, and you should review your policy for additional or different exclusionary language.

Coinsurance Illustration

Coinsurance is a way carriers encourage insureds to maintain insurance limits at full property value. Coinsurance clauses are generally written requiring the insurance to be maintained at 80 or 90 percent of the value of the property. In the event that the limits are less than the coinsurance percentage identified in the policy, partial losses (or losses less than a total loss) will be settled with an apportionment of the claim transferred back to the property owner; thus, the insured will bear a part of the loss. As most property losses are partial versus total losses, the coinsurance provision of policies is often reviewed as a part of a claim. The formula used to determine the coinsurance penalty is:

$$\left(\frac{\text{Amount of insurance purchased}}{\text{Amount of insurance required}} \times \text{Amount of loss} \right) - \text{Deductible} = \text{Amount of Paid Loss}$$

The following example illustrates how a 90% coinsurance provision affects a loss payment using the above formula:

- Insurable value of property: \$1,000,000
- Amount of insurance purchased: \$600,000
- Amount of insurance required: \$900,000 (\$1,000,000 x 90%)
- Amount of incurred loss: \$100,000
- Property deductible: \$1,000

$$\left(\frac{\$600,000}{\$900,000} \times \$100,000 \right) - \$1,000 = \text{Amount of Paid Loss}$$

$$(.6667 \times \$100,000) - \$1,000 = \$65,670$$

Even before the deductible is applied, the carrier will pay only \$66,670 of the loss, leaving \$33,330 to be paid by the insured.

How an Agreed Value endorsement affects the coinsurance requirement:

The agreed value endorsement suspends the coinsurance penalty. The insurer and the insured must first agree on the amount of insurance on the property for the agreed value endorsement to apply. If the agreed limit is not maintained, coverage may revert to a coinsurance basis with either replacement cost or actual cash value valuation applying.

Replacement Cost Valuation:

Replacement cost is the value of the damaged or destroyed property without any deduction for depreciation.

Actual Cash Value Valuation:

Actual cash value is the value of the damaged or destroyed property less the depreciation of the damaged property.

Automobile Coverage

Insurance Company: Travelers
Policy Period: 12/31/2024 to 12/31/2025

Named Insureds:

- City of Oakbrook Terrace

Coverages and Limits:

You have requested the limits below. Higher limits may be available upon request.

Liability t		\$1,000,000	Combined Single Limit
Medical Payments 2 \$5,000 Limit		\$5,000	Limit
Uninsured Motorists		\$1,000,000	Each Accident
Underinsured Motorists		\$1,000,000	Each Accident
Uninsured Motorist Property Damage		Rejected	
Number of Autos, excluding trailers			
Number of Trailers			
Comprehensive		Actual Cash Value or Cost of Repair, Whichever is less, Minus Deductible: \$2,500	
Collision		Actual Cash Value or Cost of Repair, Whichever is less, Minus Deductible: \$2,500	

1 = Any "Auto"

2= Owned "Autos" Only

3= Owned Private Passenger "Autos" Only

4= Owned "Autos" Other than Private Passenger "Autos" Only

5= Owned "Autos" Subject to no-fault

6= Owned "Autos" Subject to a Compulsory UM Law

7= Specifically Described "Autos" (new vehicles must be reported within 30 days)

8= Hired "Autos" Only

9= Non-owned "Autos" Only

13= Any Auto you do not own and that is a covered auto under this policy for our liability insurance and **it is** a licensed or principally garaged in Illinois

All scheduled vehicles must be titled in the name of the corporation, or that of another named insured listed on the policy, for coverage to apply. Per schedule provided to Travelers.

Amendments:

Amendment of Bodily Injury Definition
Public Entity Auto Extension
Professional Services Not Covered
Emergency Services - Volunteer Firefighters' & Workers' Injuries Excluded
Amendment of Employee Definition
Amendment of Common Policy Conditions - Prohibited Coverage - Unlicensed Insurance
And Trade Or Economic Sanctions

Automobile Composite Rating

In order to provide our insureds better service and administrative efficiency. Travelers Public Sector Services is pleased to provide the following process for handling mid-term automobile change requests. All requests will be managed in accordance with the Composite Rate Application outlined below. The insured should continue to submit all change requests to their agent for accurate record keeping and claims verification purposes. Particular attention should be paid to Item 5. which specifies the types of automobiles that will continue to require reporting to the Company.

Composite Rate Application

If your policy includes tile coverage for which a composite rate is designated in the table below then the premium for that coverage is composite rated. Automobile Liability is rated on a "per unit" basis and Automobile Physical Damage is rated on the basis of the original cost new of the autos. **The composite rates reflect premium charges for any applicable miscellaneous auto coverages, with the exception of Garagekeepers Legal Liability**

2 The composite rates for Automobile Liability and Physical Damage are the rates applicable at the inception of the Policy. Based on the informationd provided for this proposal and as of the date of this proposal these rates are as follows

3 The premium charged at inception is the estimated annual premium based on the number of units and total original cost new for all covered autos on file with the company at inception. The insured is to submit a current schedule of owned automobiles as of the expiration of the policy and the total earned premium will be computed on the basis of the average net change in units and their corresponding original cost new tor the policy term

4 All aulos added will carry the same liability limits and Physical Damage deductibles issued at policy inception for autos of the same type

5. Any new auto requiring valuation other than actual cash value must be reported within30 days of acquisition. These autos will be added to the policy automobile schedule mid-term and a final premium will be determined at policy expiration

This list is not intended to be all inclusive, and you should review your policy for additional or different exclusionary language.

Umbrella Liability Coverage

Insurance Company: Travelers
Policy Period: 12/31/2024 to 12/31/2025

Named Insureds:

- City of Oakbrook Terrace

Coverages and Limits:

General Aggregate Limit	\$10,000,000
Products - Completed Operations Aggregate Limit	\$10,000,000
Occurrence Limit	\$10,000,000
Crisis Management Services Expenses Limit	\$50,000
Self-Insured Retention Any One Occurrence or Event	\$10,000

You Have Requested the Limits Above. Higher Limits may be Available Upon Request.

Underlying Coverages and Limits:

General Liability Limit	\$1,000,000
Employee Benefits Liability	\$1,000,000
Auto Liability	\$1,000,000
Law Enforcement Liability	\$1,000,000
Public Entity Management Liability	\$1,000,000
Public Entity Employment-Related Practices Liability	\$1,000,000

Amendments

- PFAS Exclusion - Coverage A and B
- Policy Declarations - Excess Follow-Form and Umbrella Liability
- Schedule of Underlying Insurance
- Cap on Losses From Certified Acts of Terrorism And Exclusion Of Other Acts Of Terrorism Committed Outside the United States
- Intellectual Property Exclusion- Coverage B
- Coverage For Financial Interest In Foreign Insured Organizations
- Failure to Supply Exclusion - Coverages A & B
- Fungi or Bacteria Exclusion - Coverages A & B
- Mobile Equipment Racing Exclusion - Coverage B
- Nuclear Energy Liability Exclusion (Broad Form) Coverages A & B
- Amendment of Coverage - Definitions
- Public Use of Private Property Exclusion - Coverages A & B
- Follow - Form Limitation - Coverage B
- Watercraft Liability Exclusion - Coverage B
- Amendment of Underlying Insurance Definition
- Amendment of Who Is An Insured - Employees and Volunteer Workers - Coverage B
- Discrimination Exclusion - Coverage B
- Injury to Volunteer Firefighters Exclusion - Coverage B
- Law Enforcement Activities or Operations Exclusion - Coverage B
- Lead Exclusion - Coverage B
- Pollution Not Related to Autos Exclusion - Public Entities or Indian Tribes - Coverage A
- Professional Health Care Services Exclusion with Limited Exception for Designated Professionals - Coverages A and B
- Abuse or Molestation Exclusion - Coverages A & B with Limited Follow-Form Exception
- Non Cumulation of Occurrence Limit

This list is not intended to be all inclusive, and you should review your policy for additional or different exclusionary language.

Crime Coverage

Insurance Company: Travelers
Policy Period: 12/31/2024 to 12/31/2025

Named Insureds:

- City of Oakbrook Terrace

Form: Discovery

Coverages and Limits:

Employee Theft - Per Loss Coverage	\$250,000	\$1,000
Forgery or Alteration	\$250,000	\$1,000
Inside the Premises - Theft of Money and Securities	\$250,000	\$1,000
Inside the Premises - Robbery or Safe Burglary of Other Property	\$250,000	\$1,000
Outside the Premises	\$250,000	\$1,000
Computer Crime- Computer Fraud	\$250,000	\$1,000
Funds Transfer Fraud	\$250,000	\$1,000
Money Orders and Counterfeit Paper Currency	\$250,000	\$1,000

This list is not intended to be all inclusive, and you should review your policy for additional or different exclusionary language.

Cyber Liability Coverage

Insurance Company: CFC
 Policy Period: 12/31/2024 to 12/31/2025

	\$1M/\$10k	\$1M/\$10k
Cyber Retro Date	Full Prior Acts	Full Prior Acts

Aggregate Limit		
Network Information Security & Employee Privacy Limit	Included	Included
Communication and Media Liability Limit	Included	Included
Regulatory Defense Expense Limit	Included	Included
Business Interruption and Business Income Expense	Included	Included
Business Interruption Waiting Period	8 hours	8 hours
Dependent Business Interruption	Included	Included
Business Interruption Systems Failure	Included	Included
Dependent Business Interruption Systems Failure	Included	Included
Voluntary Shutdown	Included	Included
Data Recovery Costs	Included	Included
Cyber Extortion	Included	Included
Cyber Breach Response Expenses	Included	Included
Crisis Management Expense Limit	Included	Included
Forensic Expenses	Included	Included
Forensic - Choice of firm	Panel	Panel
PCI Included	Included	Included
Reputational Harm Coverage	Included	Included
Hardware Replacement Limit (Bricking)	Included	Included
Telecomm Theft	\$250k/\$10k	\$250k/\$10k
Phishing Attacks - Website Impersonation Notification	\$50k/\$10k	\$50k/\$10k
Phishing Attacks - Client Phishing/Voice Manipulation	\$250k/\$10k	\$250k/\$10k
\$250k/\$10k* \$250k/\$10k*		
Unauthorized Use of Computer Resources (Cryptojacking)	\$250k/\$10k	\$250k/\$10k
Funds Transfer Fraud Limit	\$250k/\$10k	\$250k/\$10k
Social Engineering	\$250k/\$10k	\$250k/\$10k
Cyber Terrorism	Included	Included
Choice of Counsel	Carrier	Carrier
Defense	Duty to defend	Duty to defend
Settlement- Hammer Clause	80/20	80/20
Change in Exposure	20%	20%
Extended Reporting Period	1yr-100%	1yr-100%/2yr-160%/3yr-210%

NOV 26 2024

ORDINANCE NO. 24 - 43

AN ORDINANCE GRANTING A SPECIAL USE AND VARIATIONS FROM THE REQUIREMENTS OF THE ZONING CODE FOR THE PROPERTY COMMONLY KNOWN AS 1S576 MIDWEST ROAD IN THE CITY OF OAKBROOK TERRACE, ILLINOIS

WHEREAS, the City of Oakbrook Terrace (the “City”) is a home-rule unit of local government under Article VII, Section 6 of the 1970 Illinois Constitution and, except as limited by such Section, it may exercise any power and perform any function pertaining to its government and affairs;

WHEREAS, pursuant to Division 13 of the Illinois Municipal Code (65 ILCS 5/11-13-1 *et seq.*) the City Council of the City has heretofore adopted the Zoning Ordinance of the City of Oakbrook Terrace, Title XV, Chapter 156 of the Code of Oakbrook Terrace, Illinois (hereinafter the “Zoning Code”);

WHEREAS, Section 156.024 of the Zoning Code provides that there are special uses which, because of their unique character, cannot be properly classified in any particular district or districts without a case-by-case consideration of the impact of those uses upon neighboring lands, the public need for the particular use at the particular location and the ability of the City or other public agencies to supply the special uses with various community services, such as adequate treatment of waste water, adequate supply of potable water, fire protection, police protection, maintenance of street rights-of-way, and proper traffic safety and which the City Council, after receiving the report of the Planning and Zoning Commission and without further public hearing, may, by ordinance, grant or deny;

WHEREAS, Section 156.023 of the Zoning Code provides that, in cases where there are practical difficulties or particular hardships in the way of carrying out the strict letter of any of the regulations of the Zoning Code, the City Council may, by ordinance, determine and vary the application of such regulations in harmony with its general purpose and intent, and in accordance with the general or specific rules contained in such section;

WHEREAS, Hamra Chicago, LLC (the “Petitioner”), the lessee of Wendy’s Properties, LLC, the lessor and property owner of record, is seeking approval of a special use permit for a drive-through window in the B-3 General Retail Zoning District and variations for the property legally described in Exhibit “A,” attached hereto and made a part hereof (the “Property”) to allow for the redevelopment of a restaurant on the Property;

WHEREAS, specifically, the Petitioner is seeking the following relief:

1. The issuance of a special use permit to develop and operate a restaurant with a drive-through window on the Property;
2. A variation from Section 156.043(B)(1) of the Zoning Code to increase the total permitted area of signs from sixty-eight (68) square feet to one hundred ninety-three and 8/100 (193.08) square feet;

3. A variation from Section 156.087(G)(2) of the Zoning Code to reduce the minimum required side yard setback for paved areas from five (5) feet to approximately three and 5/10 (3.5) feet on the north property line;
4. A variation from Section 156.087(G)(2) of the Zoning Code to reduce the minimum required side yard setback for paved areas from five (5) feet to approximately two and 75/100 (2.75) feet on the south property line;
5. A variation from Section 156.087(G)(3) of the Zoning Code to reduce the minimum required rear yard setback for paved areas from five (5) feet to approximately three (3) feet on the west property line;
6. A variation from Section 156.049(I)(2)(a) of the Zoning Code to reduce the perimeter landscape areas from five (5) feet to approximately three and 5/10 (3.5) feet along the north property line;
7. A variation from Section 156.049 (I)(2)(a) of the Zoning Code to reduce the perimeter landscape areas from five (5) feet to approximately two and 75/100 (2.75) feet along the south property line; and
8. A variation from Section 156.049(I)(2)(a) of the Zoning Code to reduce the perimeter landscape areas from five (5) feet to (3) three feet along the west property line;

WHEREAS, pursuant to the required public notice, a public hearing was held by the City’s Planning and Zoning Commission on October 15, 2024, at 6:00 p.m. to consider the Petitioner’s application at which time the Planning and Zoning Commission reviewed all relevant staff reports, all required application materials, took sworn testimony and accepted evidence pertaining to the application for consideration of the requested special use and zoning variations, and all persons who desired to be heard on the matter were heard;

WHEREAS, the City’s Planning and Zoning Commission having duly considered the question of approval of the special use and the zoning variations reported its recommendation to approve the Petitioner’s application to the City Council, a copy of which is marked as Exhibit “B” and is attached hereto;

WHEREAS, the Planning and Zoning Commission, based on the evidence presented at the hearing, considered the impact of the proposed special use upon neighboring lands, the public need for the proposed special use at the Property and the ability of the City or other public agencies to supply the proposed special use with various community services such as adequate treatment of waste water, adequate supply of potable water, fire protection, police protection, maintenance of street rights-of-way, and proper traffic safety and made the following findings with respect to the proposed special use for the Property:

1. The special use is deemed necessary for the public convenience at the Property because there is a need for a restaurant with a drive-through window in the area of the Property;

2. The special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare because adequate controls are incorporated in the proposed design of the restaurant with a drive-through window to protect the public health, safety, morals, comfort or general welfare of the public;
3. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish or impair property values within the neighborhood because the proposed improvements to the Property are compatible with the use and enjoyment of other property in the immediate vicinity for the purposes already permitted and are expected to enhance the property values within the neighborhood;
4. The special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district because the area is currently fully developed and is expected to encourage the improvement of surrounding property for uses permitted in the district;
5. The special use will provide adequate utilities, access roads, drainage and other important and necessary community facilities because the proposed special use is currently served by adequate utilities, access roads, drainage and other important and necessary community facilities and will support the continued use and maintenance of those facilities; and
6. The special use will conform to the applicable regulations of the district in which it is located, except as such regulations may be modified by this ordinance;

WHEREAS, the Planning and Zoning Commission, based on the evidence presented at the hearing, determined that the following standards have been met and proved by the Petitioner with respect to the proposed special use for the Property:

1. The special use is deemed necessary for the public convenience at the Property;
2. The special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare;
3. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish or impair property values within the neighborhood;
4. The special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
5. The special use will provide adequate utilities, access roads, drainage and other important and necessary community facilities; and
6. The special use will conform to the applicable regulations of the district in which it is located, except as such regulations may be modified by this ordinance;

WHEREAS, with respect to the application for variations and based on the evidence presented at the hearing, the Planning and Zoning Commission made the following findings of fact, which are summarized as follows:

1. There are practical difficulties or particular hardships in the way of carrying out the strict letter of the regulations of the Zoning Code regarding the Property;
2. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located because the property owner has, despite diligent efforts to do so, been unable to redevelop the Property;
3. The plight of the owner is due to unique circumstances related to the location and configuration of the Property and is not of its own creation because the configuration of the Property does not lend itself to the efficient location of the improvements and because of the existing fence on the residential property to the south; and
4. The variations, if granted, will not alter the essential character of the locality because the essential character of the locality is general retail and after the granting of the requested relief, the essential character of the locality will remain general retail;

WHEREAS, the Planning and Zoning Commission, based on the evidence presented at the hearing, determined that the following standards have been met and proved by the Petitioner with respect to the proposed zoning variations for the Property:

1. There are practical difficulties or particular hardships in the way of carrying out the strict letter of the regulations of the Zoning Code regarding the Property;
2. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located;
3. The plight of the owner is due to unique circumstances related to the location and configuration of the Property and is not of its own creation; and
4. The variations, if granted, will not alter the essential character of the locality;

WHEREAS, in accordance with the aforesaid laws and ordinances, the Planning and Zoning Commission, after making the foregoing findings of fact, recommended approval of the requested special use and zoning variations to permit the construction of a restaurant with a drive-through window on the Property;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Oakbrook Terrace, DuPage County, Illinois, as follows:

Section 1: The facts and statements contained in the preambles to this ordinance are found to be true and correct and are hereby adopted as part of this ordinance.

Section 2: The corporate authorities of the City of Oakbrook Terrace hereby adopt the findings of the Planning and Zoning Commission with respect to the application for a special use and the zoning variations for the Property and find that the applicable standards for requested special use and zoning variations have been met and proved by the Petitioner.

Section 3: A special use permit in the B-3 General Retail zoning district for the development and operation of a restaurant with a drive-through window is hereby approved for the Property.

Section 4: A variation from the requirements of Section 156.043(B)(1) of Chapter 156 (Zoning) of the Code of Oakbrook Terrace, Illinois, to increase the total permitted area of signs from sixty-eight (68) square feet to one hundred ninety-three and 8/100ths (193.08) square feet is hereby approved for the Property.

Section 5: A variation from the requirements of Section 156.087(G)(2) of Chapter 156 (Zoning) of the Code of Oakbrook Terrace, Illinois, to reduce the minimum required side yard setback for paved areas from five (5) feet to approximately three and 5/10 (3.5) feet on the north property line is hereby approved for the Property.

Section 6: A variation from the requirements of Section 156.087(G)(2) of Chapter 156 (Zoning) of the Code of Oakbrook Terrace, Illinois, to reduce the minimum required side yard setback for paved areas from five (5) feet to approximately two and 75/100 (2.75) feet on the south property line is hereby approved for the Property.

Section 7: A variation from the requirements of Section 156.087(G)(3) of the Zoning Code to reduce the minimum required rear yard setback for paved areas from five (5) feet to approximately three (3) feet on the west property line is hereby approved for the Property.

Section 8: A variation from the requirements of Section 156.049(I)(2)(a) of the Zoning Code to reduce the perimeter landscape areas from five (5) feet to approximately three and 5/10 (3.5) feet along the north property line is hereby approved for the Property.

Section 9: A variation from the requirements of Section 156.049 (I)(2)(a) of the Zoning Code to reduce the perimeter landscape areas from five (5) feet to approximately two and 75/100 (2.75) feet along the south property line is hereby approved for the Property.

Section 10: A variation from the requirements of Section 156.049(I)(2)(a) of the Zoning Code to reduce the perimeter landscape areas from five (5) feet to (3) three feet along the west property line is hereby approved for the Property.

Section 11: The special use permit granted by this ordinance shall be subject to termination in the manner provided herein below under any of the following circumstances:

1. Failure to commence construction of the proposed use within eighteen (18) months after the effective date of this ordinance. Construction shall not be deemed to have commenced unless and until:
 - a. All necessary permits have been obtained;

- b. All sites have been properly graded;
 - c. All foundations and footings are in place; and
 - d. Provision has been made for all utilities;
2. Failure to carry the construction work forward expeditiously with adequate forces for a period of eighteen (18) months out of a twenty-four (24) month period;
 3. Following the issuance of occupancy permits, abandonment or other failure to utilize the property for the purposes permitted by the special use for a period of two (2) months out of any consecutive six- (6-) month period.

Section 12: Upon written application, extensions of not to exceed one (1) year for each extension authorized may be granted by the City Council for any time limit specified hereinabove.

Section 13: In determining whether the special use shall be terminated, the Zoning Administrator shall consider the effect of changed conditions, if any, upon the Property. During the time that the Zoning Administrator is considering the disposition of the special use which has *prima facie* been abandoned in accordance with the time limit set forth in this ordinance, no permits shall be issued; and no buildings for which permits have been previously issued shall be constructed until the final decision regarding the future zoning of the Property has been made.

Section 14: This ordinance shall be on file with the City Clerk and shall be recorded with the DuPage County Recorder of Deeds.

Section 15: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of the conflict.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

Section 16: This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

ADOPTED this 26th day of November 2024, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED by me this 26th day of November 2024.

Paul Esposito, Mayor of the City of
Oakbrook Terrace, DuPage County, Illinois

ATTESTED and filed in my office,
this 26th day of November 2024.

Michael Shadley, Clerk of the City of
Oakbrook Terrace, DuPage County, Illinois

EXHIBIT "A"

Legal Description

LOT 4 IN AMERICAN NATIONAL BANK TRUST NO. 76808 OWNER'S ASSESSMENT PLAT OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 21 AND PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 23, 1978 AS DOCUMENT R78-23849, IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 1S576 Midwest Road, Oakbrook Terrace, Illinois 60181

UNDERLYING P.I.N.: 06-22-301-060

EXHIBIT “B”

**DETERMINATION AND RECOMMENDATION OF THE
PLANNING AND ZONING COMMISSION**

From: City of Oakbrook Terrace Planning and Zoning Commission
To: Mayor and City Council of the City of Oakbrook Terrace, Illinois
Re: PZC Case 25-02 – Special Use and Zoning Variations to construct a restaurant with a drive-through window at 1S576 Midwest Road, Oakbrook Terrace, Illinois.
Petitioner: Hamra, Chicago, LLC, Lessee of Wendy’s Properties, LLC, Lessor and Property Owner

Special Use and Zoning Variation Application requesting permission to construct a restaurant with a drive-through window at 1S576 Midwest Road, Oakbrook Terrace, Illinois.

Due public notice having been published in the *Daily Herald* on September 26, 2024, and otherwise made by the Petitioner in conformity with requirements of Chapter 156 entitled “Zoning” of the Code of Oakbrook Terrace, Illinois, a public hearing was held on the Special Use and Zoning Variation Application on October 15, 2024, at 6:00 p.m. before the City of Oakbrook Terrace Planning and Zoning Commission, at which time the Planning and Zoning Commission reviewed all relevant staff reports, all required Special Use and Zoning Variation Application materials, took sworn testimony and accepted evidence pertaining to the Special Use and Zoning Variation Application for consideration of the requested special use and zoning variations, and all persons who desired to be heard on the matter were heard.

Having duly considered the question of approval of a special use and zoning variations to permit the construction of a restaurant with a drive-through window within the B-3 General Retail zoning district on the property commonly known as 1S576 Midwest Road, Oakbrook Terrace, Illinois (the “Property”) and based on the evidence presented at the hearing, the Planning and Zoning Commission makes the following findings of fact pertaining to the requested special use, which are summarized as follows:

1. The Property is located at 1S576 Midwest Road, Oakbrook Terrace, Illinois. Hamra, Chicago, LLC is the lessee of Wendy’s Properties, LLC, the lessor and property owner of record of the Property;
2. The Property is located within the B-3 General Retail zoning district;
3. The special use is deemed necessary for the public convenience at the Property because there is a need for a restaurant with a drive-through window in the area of the Property;
4. The special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare because adequate controls are

incorporated in the proposed design of the restaurant with a drive-through window to protect the public health, safety, morals, comfort or general welfare of the public;

5. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish or impair property values within the neighborhood because the proposed improvements to the Property are compatible with the use and enjoyment of other property in the immediate vicinity for the purposes already permitted and are expected to enhance the property values within the neighborhood;
6. The special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district because the area is currently fully developed and is expected to encourage the improvement of surrounding property for uses permitted in the district;
7. The special use will provide adequate utilities, access roads, drainage and other important and necessary community facilities because the proposed special use is currently served by adequate utilities, access roads, drainage and other important and necessary community facilities and will support the continued use and maintenance of those facilities;
8. The special use will conform to the applicable regulations of the district in which it is located, except as such regulations may be modified by this ordinance.

Based on the evidence presented at the hearing, the Planning and Zoning Commission makes the following findings of fact pertaining to the requested zoning variations, which are summarized as follows:

1. The Property is located at 1S576 Midwest Road, Oakbrook Terrace, Illinois. Hamra, Chicago, LLC is the lessee of Wendy's Properties, LLC, the lessor and property owner of record of the Property;
2. The Property is located within the B-3 General Retail zoning district;
3. There are practical difficulties or particular hardships in the way of carrying out the strict letter of the regulations of the Zoning Code regarding the Property;
4. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located because the property owner has, despite diligent efforts to do so, been unable to redevelop the Property;
5. The plight of the owner is due to unique circumstances related to the location and configuration of the Property and is not of its own creation because the configuration of the Property does not lend itself to the efficient location of the improvements and because of the existing fence on the residential property to the south; and

6. The variations, if granted, will not alter the essential character of the locality because the essential character of the locality is general retail and after the granting of the requested relief, the essential character of the locality will remain general retail.

We, the Planning and Zoning Commission, therefore, determine that the following standards have been met and proved by the Petitioner pertaining to the requested special use:

1. The special use is deemed necessary for the public convenience at the Property;
2. The special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare;
3. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish or impair property values within the neighborhood;
4. The special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
5. The special use will provide adequate utilities, access roads, drainage and other important and necessary community facilities; and
6. The special use will conform to the applicable regulations of the district in which it is located, except as such regulations may be modified by this ordinance.

We, the Planning and Zoning Commission, therefore, determine that the following standards have been met and proved by the Petitioner pertaining to the requested zoning variations:

1. There are practical difficulties or particular hardships in the way of carrying out the strict letter of the regulations of the Zoning Code regarding the Property;
2. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located;
3. The plight of the owner is due to unique circumstances related to the location and configuration of the Property and is not of its own creation; and
4. The variations, if granted, will not alter the essential character of the locality.

In accordance with the aforesaid laws and ordinances, we, the Planning and Zoning Commission, after making the foregoing findings of fact, recommend approval of a special use and the following zoning variations to permit construction of a restaurant with a drive-through window on the Property:

1. A variation from the requirements of Section 156.043(B)(1) of Chapter 156 (Zoning) of the Code of Oakbrook Terrace, Illinois, to increase the total permitted area of

signs from sixty-eight (68) square feet to one hundred ninety-three and 8/100 (193.08) square feet is hereby approved for the Property.

2. A variation from the requirements of Section 156.087(G)(2) of Chapter 156 (Zoning) of the Code of Oakbrook Terrace, Illinois, to reduce the minimum required side yard setback for paved areas from five (5) feet to approximately three and 5/10 (3.5) feet on the north property line is hereby approved for the Property.
3. A variation from the requirements of Section 156.087(G)(2) of Chapter 156 (Zoning) of the Code of Oakbrook Terrace, Illinois, to reduce the minimum required side yard setback for paved areas from five (5) feet to approximately two and 75/100 (2.75) feet on the south property line is hereby approved for the Property.
4. A variation from the requirements of Section 156.087(G)(3) of the Zoning Code to reduce the minimum required rear yard setback for paved areas from five (5) feet to approximately three (3) feet on the west property line is hereby approved for the Property.
5. A variation from the requirements of Section 156.049(I)(2)(a) of the Zoning Code to reduce the perimeter landscape areas from five (5) feet to approximately three and 5/10 (3.5) feet along the north property line is hereby approved for the Property.
6. A variation from the requirements of Section 156.049 (I)(2)(a) of the Zoning Code to reduce the perimeter landscape areas from five (5) feet to approximately two and 75/100 (2.75) feet along the south property line is hereby approved for the Property.
7. A variation from the requirements of Section 156.049(I)(2)(a) of the Zoning Code to reduce the perimeter landscape areas from five (5) feet to (3) three feet along the west property line is hereby approved for the Property.

The Planning and Zoning Commission's Letter of Recommendation is attached.

Dated: October 16, 2024

Chairperson
Patricia Freda

Vice Chairperson
Ann Ventura

Secretary
Sarah Cavazos



Commissioners
Nicole Berkshire
Fabio Cavaliere
Jan Donoval
Douglas Jackson
Michael Sarallo

To: Mayor and City Council
City of Oakbrook Terrace

From: Planning & Zoning Commission

Re: Letter of Recommendation
1S576 Midwest Road
A special use and multiple variations related to setbacks and sign area
Case #25-02

Date: October 16, 2024

Ladies and Gentlemen:

Your Planning and Zoning Commission transmit for your consideration its recommendation to consider a request by the petitioner, Hamra Chicago, LLC as follows:

1. In accordance with Section 156.024 (B) of the Zoning Ordinance a Special Use pursuant to Section 156.087 (C) (36) of the Zoning Ordinance for a Restaurant with a Drive-Through Window.
2. A variation from Section 156.043(B)(1) to increase the total permitted area of signs from 68 square feet to 193.08 square feet.
3. A variation from Section 156.087 (G) (2) of the Zoning Ordinance to reduce the minimum required side yard setback for paved areas from five feet to approximately 3.5 feet on the north property line.
4. A variation from Section 156.087 (G) (2) of the Zoning Ordinance to reduce the minimum required side yard setback for paved areas from five feet to approximately 2.75 feet on the south property line.
5. A variation from Section 156.087 (G) (3) of the Zoning Ordinance to reduce the minimum required rear yard setback for paved areas from five feet to approximately 3 feet on the west property line.
6. A variation from Section 156.049 (I) (2) (a) of the Zoning Ordinance to reduce the perimeter landscape areas from five feet to approximately 3.5 feet along the north property line.
7. A variation from Section 156.049 (I) (2) (a) of the Zoning Ordinance to reduce the perimeter landscape areas from five feet to approximately 2.75 feet along the south property line.
8. A variation from Section 156.049 (I) (2) (a) of the Zoning Ordinance to reduce the perimeter landscape areas from five feet to three foot along the west property line.

After due notice as required by law, the Oakbrook Terrace Planning and Zoning Commission held a public hearing on October 15, 2024. By a vote of 6 to 1, the Planning & Zoning Commission recommended approval of the request.

Respectfully,
Patricia Freda, Chairperson
Planning & Zoning Commission
City of Oakbrook Terrace

NOV 26 2024**ORDINANCE NO. 24 - 44****AN ORDINANCE ADOPTING A NEW COMPREHENSIVE PLAN FOR THE
CITY OF OAKBROOK TERRACE, ILLINOIS**

WHEREAS, the City of Oakbrook Terrace (the “City”) is a home-rule unit of local government under Article VII, Section 6 of the 1970 Illinois Constitution and, except as limited by such Section, it may exercise any power and perform any function pertaining to its government and affairs;

WHEREAS, pursuant to Article 11, Division 12 of the Illinois Municipal Code, 65 ILCS 5/11-12-4 *et seq.*, the City’s Planning and Zoning Commission and the City’s planning department are authorized to prepare and recommend to the City’s corporate authorities a comprehensive plan for the present and future development or redevelopment of the City and to recommend changes, from time to time, in the official comprehensive plan;

WHEREAS, pursuant to Article 11, Division 12 of the Illinois Municipal Code, 65 ILCS 5/11-12-4 *et seq.*, the City’s corporate authorities are authorized to formally adopt, in whole or in part, the comprehensive plan recommended by the Planning and Zoning Commission;

WHEREAS, on March 13, 2007, the City Council of the City heretofore adopted an official comprehensive plan for the City (hereinafter the “2007 Comprehensive Plan”);

WHEREAS, the City proposed a new official comprehensive plan (hereinafter the “2024 Comprehensive Plan”), a copy of which is marked as Exhibit “A” and attached hereto, to replace and supersede the 2007 Comprehensive Plan;

WHEREAS, the City scheduled a public hearing on the 2024 Comprehensive Plan for October 29, 2024, at 6:00 p.m. before the City’s Planning and Zoning Commission and, on October 10, 2024, a date not less than 15 days prior to the scheduled public hearing, published notice of the date, time and place thereof in the *Daily Herald*, a newspaper of general circulation in DuPage County;

WHEREAS, pursuant to the required public notice, a public hearing was held by the City’s Planning and Zoning Commission on October 29, 2024, at 6:00 p.m., to consider the proposed 2024 Comprehensive Plan; and all persons desiring to be heard in support or opposition to the 2024 Comprehensive Plan were afforded an opportunity to be heard or to submit their statements, orally, in writing, or both; and

WHEREAS, the City’s Planning and Zoning Commission reported its recommendation to approve the 2024 Comprehensive Plan to the City Council;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Oakbrook Terrace, DuPage County, Illinois, as follows:

Section 1: The facts and statements contained in the preambles to this ordinance are found to be true and correct and are hereby adopted as part of this ordinance.

Section 2: The corporate authorities of the City hereby adopt the recommendation of the Planning and Zoning Commission with respect to the 2024 Comprehensive Plan, a copy of which is marked as Exhibit “B” and attached hereto.

Section 3: The corporate authorities of the City hereby formally adopt the 2024 Comprehensive Plan as the City’s official comprehensive plan.

Section 4. Section 151.01 entitled “Plan Adopted” of Chapter 151 entitled “Comprehensive Plan” of Title XV entitled “Land Usage” of the Code of Oakbrook Terrace, Illinois, is hereby amended to read as follows:

§ 151.01 PLAN ADOPTED.

The comprehensive plan of the city dated November 14, 2024 as amended by the City Council is adopted as the comprehensive plan for the city and is incorporated herein.

Section 5: The City’s 2024 Comprehensive Plan and this ordinance, including the official map, shall be placed on file with the City Clerk and shall be available at all times during business hours for public inspection. Copies of the City’s 2024 Comprehensive Plan, including the official map, and this ordinance, shall be made available to all interested parties upon payment of such sum as may be required by the provisions of the Freedom of Information Act to reimburse the general fund of the City for the cost of printing and distributing the 2024 Comprehensive Plan, official map and this ordinance.

Section 6: The City’s Director of Community Development is hereby authorized and directed to promptly cause to be filed a notice of adoption of the City’s 2024 Comprehensive Plan, a copy of which is marked as Exhibit “C” and attached hereto, with the DuPage County Recorder of Deeds.

Section 7: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed to the extent of the conflict.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

Section 8: This ordinance shall be in full force and effect after its passage and approval as provided by law and upon the expiration of ten (10) days after the date of filing of the notice of the adoption of the City's 2024 Comprehensive Plan with the DuPage County Recorder of Deeds.

ADOPTED this 26th day of November 2024, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED by me this 26th day of November 2024.

Paul Esposito, Mayor of the City of
Oakbrook Terrace, DuPage County, Illinois

ATTESTED and filed in my office,
this 26th day of November 2024.

Michael Shadley, Clerk of the City of
Oakbrook Terrace, DuPage County, Illinois

EXHIBIT "A"

City of Oakbrook Terrace 2024 Comprehensive Plan



2024 COMPREHENSIVE PLAN

DRAFT REVIEW & PURPOSE ONLY
Last Revised, November 14, 2024

ACKNOWLEDGMENTS

Mayor

Paul Esposito

City Clerk

Michael Shadley

City Council

Charlie Barbari, Ward 1
Joseph Beckwith, Ward 1
Frank Vlach, Ward 2
Dennis Greco, Ward 2
Bob Rada, Ward 3
Mary Fitzgerald, Ward 3

Planning & Zoning Commission

Peggy Walberg, Chair
Patricia Freda, Vice Chair
Nicole Berkshire
Jan Donoval
Douglas Jackson
Michael Sarallo
Ann Ventura

City Staff

Jim Ritz, City Administrator
Amy Raffel, Assistant to the Mayor and City Administrator
Melissa Headley, Community Development Director

Comprehensive Plan Task Force

Ave Marie Berkshire
Nicole Berkshire
Kurtis Blasius
Miguel Angel Cortes
Michael Dziallo
Nancy Horn
Carlos Kellenberger
Jessica Lindeen
Kristen Wright

Planning Consultants

Northern Illinois University Center for Governmental Studies
Egret & Ox Planning, LLC

Cover Photo Credits: Unmanned Pix; Sobota Realty Executives Advance; Colovos-Soupos RE/MAX Destiny

DRAFT REVIEW PURPOSES ONLY | Last Revised: November 14, 2024

TABLE OF CONTENTS

Chapter 1: Introduction	1
Plan Overview	1
Planning Process	2
Chapter 2: Community Profile	3
Location	3
Existing Land Use	4
Community Conditions	6
Economic Conditions	9
Chapter 3: Community Framework	11
Vision Statement	11
Goals & Objectives	12
Chapter 4: City Plan	15
Future Land Use Plan	15
Development Typologies	20
Access & Mobility	30
Community Facilities & Assets	32
Natural Resources	34
Utilities & Infrastructure	35
Urban Design & Guidelines Plan	36
Chapter 5: Implementation	41
Overview	41
Key Partners	41
Implementation Plan	42
Appendix	A1
Community Survey Results	A2
Business Survey Results	A16
Future Land Use Plan Scenarios	A32



Last Revised: November 14, 2024 | **DRAFT REVIEW PURPOSES ONLY**

This page intentionally left blank.



CHAPTER 1

INTRODUCTION

Oakbrook Terrace, Illinois, is a mature community located in DuPage County. The area has a strong commercial base and transportation connections to the surrounding Chicago metropolitan area. The community is now considering how to use the remaining vacant or large redevelopment sites to best meet resident and business needs. A new comprehensive plan will guide the city's decisions as it navigates opportunities and challenges. The 2024 Oakbrook Terrace Comprehensive Plan is based on the input of city officials, city staff, residents, and other stakeholders providing their thoughts and expertise to advance the community's future. The plan is designed to assist Oakbrook Terrace in maintaining its residential and commercial base and providing opportunities for compatible development over the next 20 years.

PLAN OVERVIEW

Serving as a guide for future development, a comprehensive plan expresses the aspirations of residents and informs potential developers, businesses, and others regarding the types of uses and development suitable for Oakbrook Terrace. The plan helps to shape how development proposals best fit the city's vision.

A comprehensive plan is a process as much as a document. Creating a comprehensive plan is an opportunity for city officials, residents, businesses, and other stakeholders to think about what they would like the future of the community to be and share those ideas with each other. As described on the next page, a variety of community engagement activities enabled the community to contribute to defining this vision for Oakbrook Terrace.

The plan focuses on the interrelationship between a range of community topics, including land use, economic development, housing, access and mobility, community facilities and assets, environmental sustainability,

community design, infrastructure, and communications. While this plan is presented as a final document, it should not be viewed as permanent but as a dynamic guide for regular city use. The 2024 Oakbrook Terrace Comprehensive Plan will guide city officials in decision making, particularly in the review of proposed developments and allocation of resources for municipal projects and community improvements.

The plan includes recommendations for implementation, including strategies, suggested projects, and potential resources that will help guide the city as it works towards achieving the vision and goals defined in this document.

The 2024 Oakbrook Terrace Comprehensive Plan recognizes the community's expectations for maintaining its high quality of life and strengthening its commercial base. This includes reimagination of spaces that generates a balanced mix of uses that meet the evolving needs and expectations of residents, businesses, and future investment.



PLAN ORGANIZATION

The 2024 Comprehensive Plan is organized into the chapters listed below. Numerous maps, including the Future Land Use Plan, can be found in the document. Survey findings and other information are in the Appendix.

- Community Profile
- Community Framework
- City Plan
- Implementation

CONCURRENT COMPREHENSIVE & STRATEGIC PLANNING PROCESSES

The city developed the **Comprehensive Plan** and a **Strategic Plan** concurrently. By completing the two plans at the same time, each plan benefited from additional information that would not have been included in just a comprehensive or strategic planning process. Interviews, focus groups, workshops, surveys, online comments, and task force meetings generated a rich mix of input shared across meetings, presentations, and conversations. In addition to the two plans sharing this common base of information, the goals and objectives in each plan are cross referenced where a direct relationship exists. This will enable the city and public to easily move between plans and develop a coordinated approach to decision making.



INTRODUCTION

Last Revised: November 14, 2024 | **DRAFT REVIEW PURPOSES ONLY**

PLANNING PROCESS

The comprehensive planning process included a variety of engagement tools to ensure the Oakbrook Terrace community had opportunities to share their thoughts, ideas, and concerns. Community members were able to participate in resident and business surveys, share comments on a dedicated project website, and post comments on an interactive web-based Comment Map. They also provided feedback on the plan during an open house and a public hearing conducted by the Planning and Zoning Commission and discussion with the City Council.

In addition, a Comprehensive Plan Task Force made up of a cross section of residents, business owners, and community leaders met periodically throughout the planning process to review findings, develop the vision, goals, and objectives, and share their expertise and experiences in Oakbrook Terrace.

Overall, community input helped mold the elements that comprise the 2024 Comprehensive Plan.

PLAN UPDATES

The 2024 Comprehensive Plan should be reviewed regularly, typically every five years, to ensure that it still reflects the interests and features of the community and surrounding area. Additionally, the plan can be modified at any time through Planning and Zoning Commission review at a public hearing and final approval by the City Council.

PROJECT PHASES

- Inventory & Data Collection**
 Compilation, review, and analysis of community information to understand the aspects that make up Oakbrook Terrace today and elements to address regarding future growth and development.
- Community Input**
 A multi-pronged outreach process to engage community members to collect their thoughts and ideas to shape town planning strategies.
- Task Force Work Sessions**
 Series of work sessions with the project Task Force to develop draft elements of the Comprehensive Plan, including a community vision, goals and objectives, a future land use plan, and other plan elements that will help guide the city with growth management and sustainable development.
- Document Preparation**
 Synthesis of data analysis, community input, and long-range visioning to prepare the draft Strategic Plan, and Comprehensive Plan.
- Final Review & Adoption**
 Presentation of final Comprehensive Plan to city officials and the public for final review and adoption.

PROJECT WEBSITE

COMMENT MAP



CHAPTER 2

COMMUNITY PROFILE

Oakbrook Terrace is generally located in the eastern section of DuPage County with superior regional access via, I-355 to the west, I-88 to the south, and I-290/I-294 to the east. Additional regional access is provided by IL Route 38/Roosevelt Road, IL Route 83/Kingery Highway, and IL Route 56/Butterfield Road. This regional accessibility is illustrated in the location map in Figure 2.1.

While the general planning area for a community is defined by a 1½-mile radius around the current municipal boundary, Oakbrook Terrace is mostly landlocked by neighboring municipalities, including Villa Park to the north, Elmhurst to the northeast, Oakbrook to the east and south, and Lombard to the west. The intersection of these adjacent municipalities within Oakbrook Terrace’s 1½-mile planning area is taken into account in the city’s future land use planning.

The excellent regional access has enabled this part of DuPage County to grow as a major economic development center rich with retail businesses, restaurants, offices, industrial spaces, and other uses generating goods, services, and jobs to the region. This abundance of economic opportunities has impacted residential growth and stability in the region, including the relatively small residential base in Oakbrook Terrace.

The state of housing, commerce, and offices continues to evolve over time, particularly in the past few years coming out of the COVID-19 pandemic. The goals, objectives, and strategies outlined in this 2024 Comprehensive Plan have a specific intent to address how Oakbrook Terrace should respond to these changes in residential, commercial, and industrial development to bring stability to the community and introduce new opportunities that bring more vitality to Oakbrook Terrace. This long-range planning includes opportunities for current Oakbrook Terrace residents, businesses, and employers, as well as new ones to attract in the future.

FIGURE 2.1
LOCATION MAP



2 COMMUNITY PROFILE

Last Revised: November 14, 2024 | **DRAFT REVIEW PURPOSES ONLY**

EXISTING LAND USE

The current land use mix in Oakbrook Terrace has historically been influenced by the city's road network that provides excellent access to three interstates and two state highways. This has produced a unique land use mix with retail, office, and industrial uses indicative of major transportation corridors, along with a few distinct sections of residential and public/civic uses with limited parks and open space.

As summarized in the land use pie chart and Existing Land Use Map provided in Figures 2.2 and 2.3, respectively, the city's existing land use composition provides a solid foundation to plan for future growth and development. These two figures represent existing land use within current city limits only.

A majority (76.1%) of existing land use in Oakbrook Terrace is devoted to residential uses, including most (62.1%) classified as single family detached residential. Multi family residential represents 14.0%, which is fairly substantial compared to other communities. These residential figures do not account for recent townhome and apartment development around Renaissance Boulevard.

The residential land use composition both within city limits and in adjacent unincorporated areas highlights the

increasing diversity of Oakbrook Terrace's housing stock. There are opportunities to further enhance this housing diversity to meet different housing needs, budgets, and life stages.

Commercial and industrial uses make up 17.3% of existing land use, with offices taking up 13.6%. As the third largest land use, office uses in Oakbrook Terrace is reflective of the significant office market in eastern DuPage County.

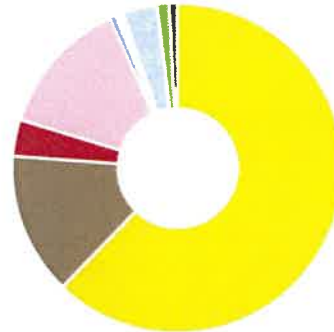
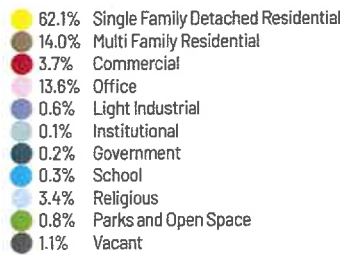
Commercial uses like shops, services, and restaurants comprise 3.7% of current land use. These uses are primarily located along major road corridors like Roosevelt Road, Summit Avenue, Butterfield Road, and 22nd Street. Light industrial comprises

0.6%, primarily concentrated in the Robinette property located northwest of the Kingery Highway/Roosevelt Road interchange.

Public and institutional uses comprise 4.0% of current land use, including 3.4% religious institutions (a church and large cemetery), 0.3% schools, 0.2% government, and 0.1% institutional (primarily Salvation Army property).

Parks and open space make up 0.8%, including multiple parks, a trail greenway, and general open space throughout the community. About 1.1% of land is considered vacant, which provides opportunities for future development, as described in the City Plan in Chapter 4.

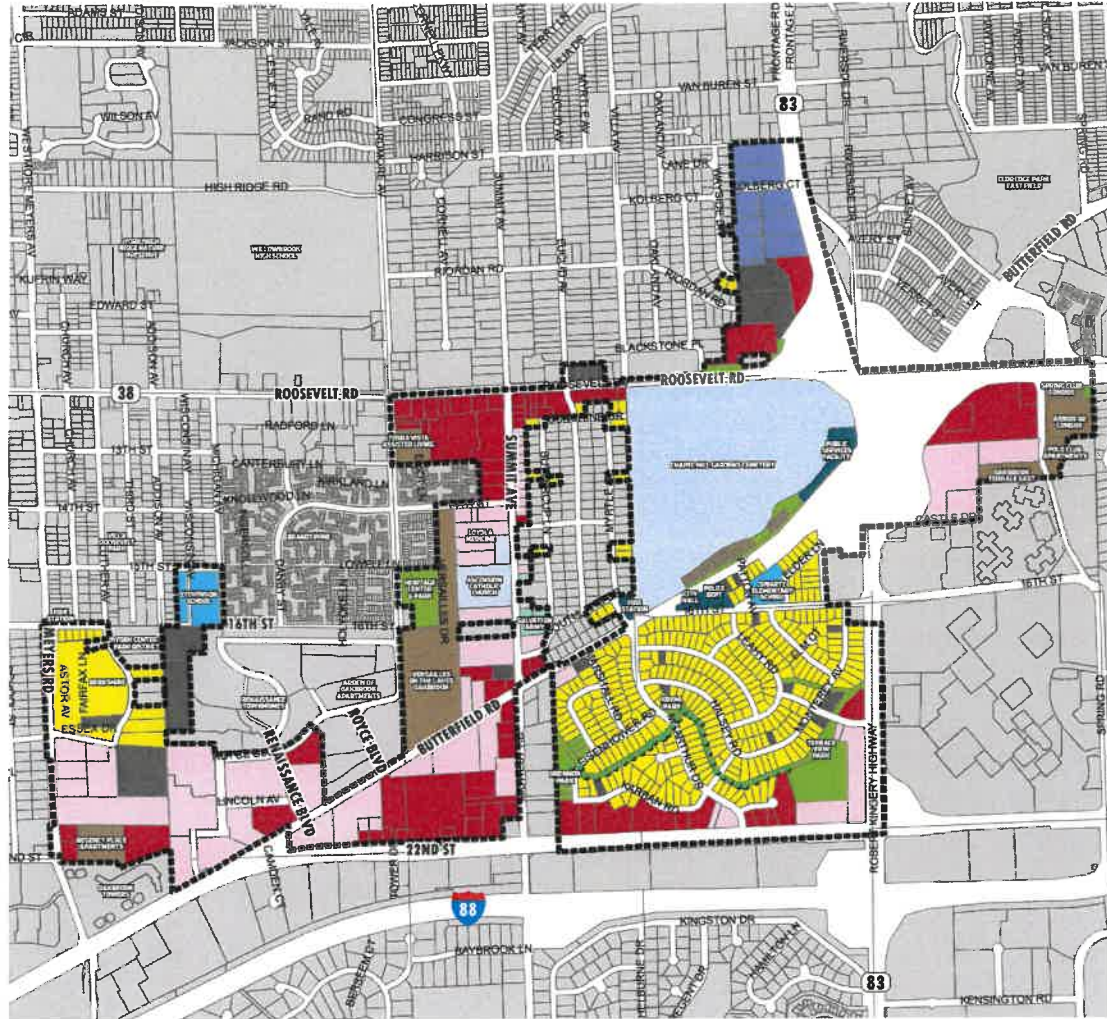
FIGURE 2.2
EXISTING LAND USE COMPOSITION



DRAFT REVIEW PURPOSES ONLY | Last Revised: November 14, 2024

COMMUNITY PROFILE 2

FIGURE 2.3
EXISTING LAND USE MAP



LEGEND

- Single Family Detached Residential
- Multi Family Residential
- Commercial
- Office
- Light Industrial
- Institutional
- Government
- School
- Religious
- Parks and Open Space
- Vacant
- Municipal Boundary



2 COMMUNITY PROFILE

AARP LIVABILITY INDEX

AARP's Livability Index can be used to get a sense of overall conditions in a community, particularly how it compares to national conditions and other communities. Scores range from 0-100 with 50 being the median score nationwide.

As can be seen below, Oakbrook Terrace has an overall score of 57, above the national median. The city scores at the median or higher in all categories except housing. The lower housing score is based on higher costs and a lower percentage of units that are easily accessible for lesser abled and elderly persons. The city's high health score is based on many factors including access to exercise opportunities and several health factors that may reflect the younger age profile of the residents.

When Oakbrook Terrace is compared to neighboring Villa Park, its overall score is slightly lower but the general pattern of strengths and weaknesses remains the same.



AARP LIVABILITY INDEX | GREAT NEIGHBORHOODS FOR ALL AGES

How livable is your community?

The AARP Livability Index scores neighborhoods and communities across the U.S. for the services and amenities that impact community members the most.

	Villa Park, Illinois	Oakbrook Terrace, Illinois	2023 Median U.S. City
Overall Score	59	57	50
Housing	41	41	56
Neighborhood	68	66	36
Transportation	58	60	45
Environment	56	50	59
Health	70	72	44
Engagement	61	58	45
Opportunity	58	51	52



Last Revised: November 14, 2024 | DRAFT REVIEW PURPOSES ONLY

COMMUNITY CONDITIONS

The following information provides a snapshot of Oakbrook Terrace's population and housing. This information was considered when developing the goals and objectives in the Comprehensive Plan. They also factored into the development of the Future Land Use Plan.

General Population

The population of Oakbrook Terrace, estimated at 2,695 (U.S. Census American Community Survey (ACS), 2022) has varied over the years, as shown in Figure 2.4. The general trend has been one of modest growth over time with the most recent years remaining stable. As a largely built out municipality, there is little room for new housing that would lead to population growth. However, redevelopment of currently nonresidential sites or annexation offer opportunities for growth.

Race and Ethnicity

Oakbrook Terrace's residents have become more diverse over the past ten years (Figure 2.5). In 2012, Oakbrook Terrace's racial/ethnic profile was similar to DuPage County but with a higher percentage of white alone residents and lower percentage of Hispanic than the county. In 2022, white alone Oakbrook Terrace residents declined from more than three-quarters of the population (78.9%) to just over half (55.8%). The increase came largely in Black/African American alone residents growing from 2.4% to 20.9% over those ten years. The profile of the county changed less and the change was spread across all groups.

FIGURE 2.4
TOTAL POPULATION TREND

Source: U.S. Census, American Community Survey 2010-2022

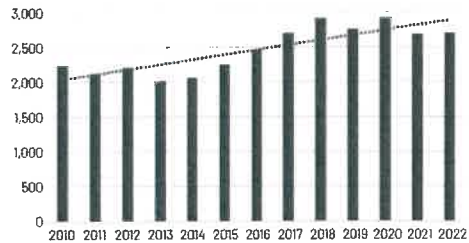
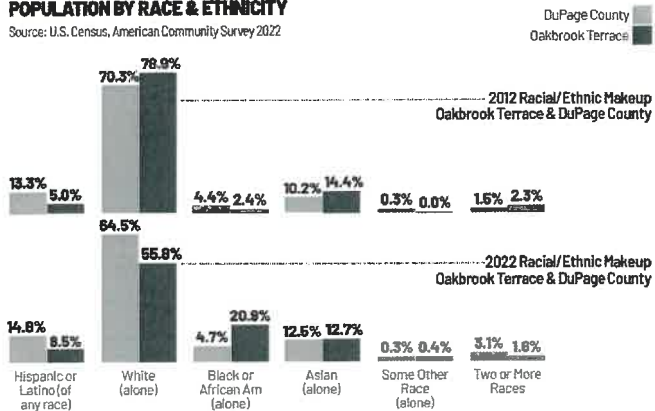


FIGURE 2.5
POPULATION BY RACE & ETHNICITY

Source: U.S. Census, American Community Survey 2022



DRAFT REVIEW PURPOSES ONLY | Last Revised: November 14, 2024

Age Distribution

Age distribution in Oakbrook Terrace is atypical. As can be seen in Figure 2.6, there are a large percentage of young adults ages 25-44 years and relatively few people in older age groups. This pattern has remained over the past 22 years. This differs from many communities that are seeing an increase in older residents.

The large percentage of young adults in Oakbrook Terrace may result from the type of housing available, largely apartments targeted to this age group (Figure 2.7). In contrast, the smaller percentage of older residents dominate the home ownership category (Figure 2.8).

FIGURE 2.6
AGE DISTRIBUTION

Source: U.S. Census, American Community Survey 2022

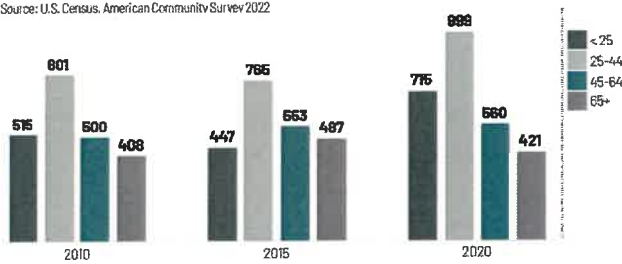


FIGURE 2.7
DISTRIBUTION OF RENTERS BY AGE

Source: U.S. Census, American Community Survey 2022, 5-Year Survey Tables, S2502

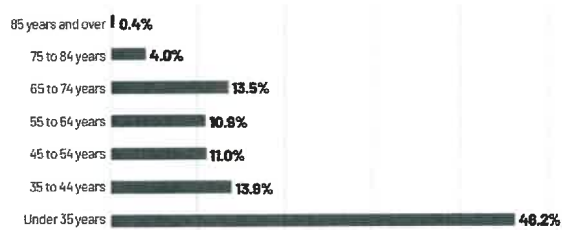
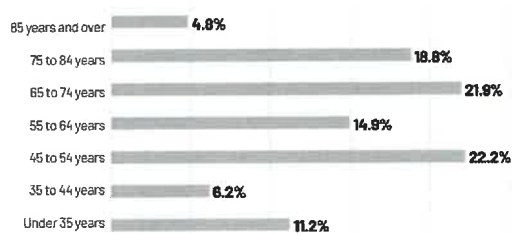


FIGURE 2.8
DISTRIBUTION OF HOMEOWNERS BY AGE

Source: U.S. Census, American Community Survey 2022, 5-Year Survey Tables, S2502



AGE FRIENDLY COMMUNITIES

Creating an Age Friendly Community Through Sense of Place

The age distribution of Oakbrook Terrace's residents differs from the Chicago metro area in that it is dominated by young adults and has a relatively small older population. This distribution may be due to the large number of apartments that appeal to the young adult working population.

While the community itself may not seem to need to plan for an aging population, the growing number of older residents in the surrounding area combined with many smaller rental units may make Oakbrook Terrace a viable location for older people in the future. Additionally, while local renters may be young, homeowners tend to be older and these older residents may want to age in place.

Age friendly features may enable Oakbrook Terrace to continue to attract visitors to its entertainment, shopping, and restaurants. Therefore, the city should consider age friendly planning as it thinks about the community's future.

Oakbrook Terrace residents expressed the desire for a sense of place, which typically encompasses a clear identity, physical boundaries separating it from neighboring communities, spaces that encourage engagement, and accessibility.

This Comprehensive Plan further guides the city in that direction. These same principles can provide a structure for creating an age friendly community as described below. These principles can be incorporated into neighborhoods and public spaces throughout the community.

PHYSICAL

Are all areas of the community accessible (an older person can get there)? Do they promote mobility (an older person can maneuver around the location after they get there)? Are older people comfortable (they can stay awhile and do what was intended)?



VALUES

Does the community reflect the values and desires of the older population? Consider public art, businesses of interest, and organizations/institutions of interest and importance.



INTERACTION

Do spaces encourage older people to interact with other members of the community both casually (benches, wide sidewalks, coffee shops and cafes) and programmed (events, classes, activities)?

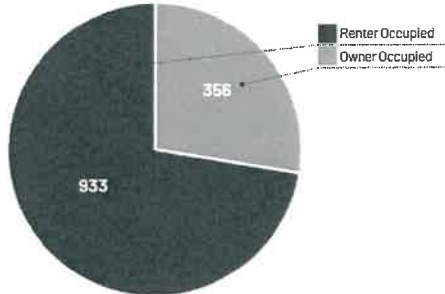


2 COMMUNITY PROFILE

The high percentage of housing targeted to young adults is likely to perpetuate this age group making up a significant portion of the city's population. Over time, the percentage of renters has increased in Oakbrook Terrace, while remaining stable in DuPage County, as shown in Figure 2.9 and Figure 2.10. This increase is potentially due to a combination of the conversion of owner occupied units into renter occupied units and the construction of additional rental apartments.

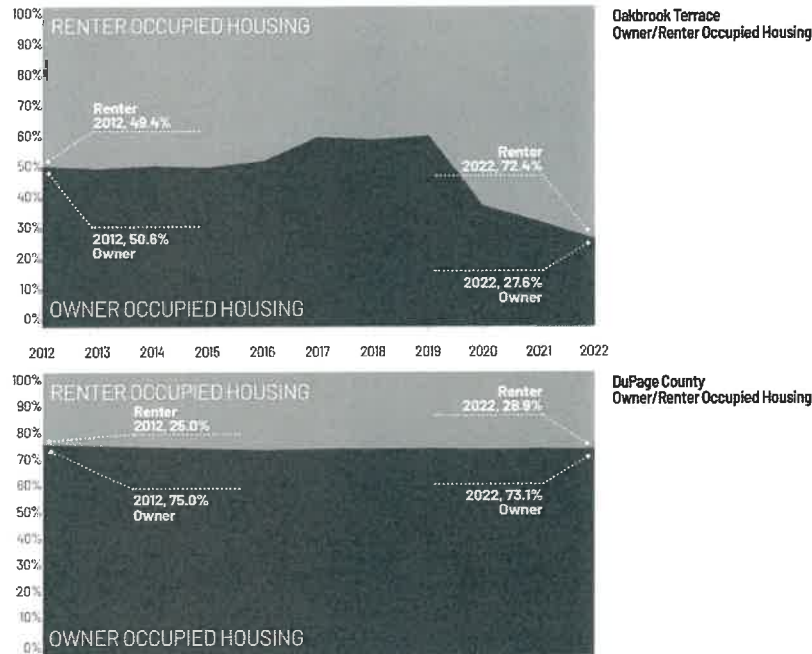
**FIGURE 2.9
HOUSING OCCUPANCY**

Source: U.S. Census, American Community Survey 2022, 5-Year Survey Tables, S2502



**FIGURE 2.10
OWNER/RENTER OCCUPIED HOUSING**

Source: U.S. Census, American Community Survey 2022, 5-Year Survey Tables, S2502

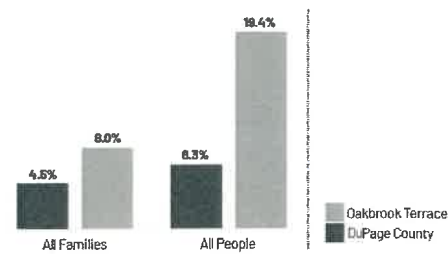


Income

Household income in Oakbrook Terrace tends to be lower than in DuPage County or the Chicago metropolitan area. Oakbrook Terrace has more households in the lowest category and fewer in the higher categories. This may reflect the younger age profile of the residents who may be at earlier stages of their careers. However, the relatively large percentage in the lowest category indicates residents in low paying occupations rather than residents in early stages of ultimately higher paying occupations. This pattern is further illustrated in Figure 2.11, which shows the higher percentage living in poverty in Oakbrook Terrace as compared to the county.

FIGURE 2.11
POPULATION IN POVERTY

Source: U.S. Census, 5-Year Community Surveys, Table DP03



ECONOMIC FACTORS

Oakbrook Terrace has a large supply of nonresidential buildings including office space, retail space, and entertainment. These uses strengthen the tax base of the city and attract workers and visitors. The city is a destination for work for many more people than live here, with 17,498 private sector jobs (U.S. Bureau of Labor Statistics, Q2 2023) vs 2,695 residents (U.S. Census Bureau, American Community Survey 2022). Major nonresidential uses are discussed below.

Office Space

May 2024 CoStar data indicates that Oakbrook Terrace is home to approximately 4,440,538 square feet of office space in 49 buildings, including Oakbrook Terrace Tower which is the tallest building in the Chicago suburbs. Approximately 19.5% or 863,969 square feet are vacant. This is a lower vacancy rate than in the Oakbrook Office Submarket which is at 23.3% (Colliers Chicago Suburban Office Market Report, Q1 2024).

Office space in general has not recovered from the rise in vacancies during the COVID-19 pandemic. It is a positive sign that Oakbrook Terrace is performing better than its submarket, but weakness in the office sector is

something to be aware of as the city plans for future use of existing buildings and development or redevelopment of sites.

Retail Space

The market for retail space is strong with the Chicago area vacancy rate estimated at 4.8% for Q1 2024 (Lee & Associates). As vacancy rates have declined, the amount of space under construction is at a ten year low. Thus, vacancy rates are likely to remain low.

Oakbrook Terrace retail space vacancies are estimated to range from 0.2% to 2.6% depending on the type of retail space (CoStar). This is lower than the already strong greater market area indicating the desirability of Oakbrook Terrace as a retail location

Entertainment

Oakbrook Terrace is home to one of the major live entertainment venues in the suburbs, Drury Lane Theater. The privately owned facility includes a 952 seat auditorium, over 35,000 square feet of event space, and banquet capacity for 1,800. Drury Lane closed in March 2020 due to the pandemic and reopened in September 2021.



This page intentionally left blank.



CHAPTER 3

COMMUNITY FRAMEWORK

The community framework provided in this chapter includes a vision statement, goals, and objectives that are intended to guide future growth and development in Oakbrook Terrace. The Comprehensive Plan Task Force helped shape the vision statement, goals, and objectives, particularly defining what the community aspires to be.

As the policy framework graphic on the right illustrates, the goals are achievable outcomes that advance the vision, while the objectives are measurable steps to achieve each of the goals. The objectives also serve as the foundation for the Implementation Plan in Chapter 5, which outlines strategies and projects that city officials and their partners can undertake to achieve its vision.

The Implementation Plan activates the 2024 Oakbrook Terrace Comprehensive Plan, turning it into an actionable document that the city can build around and follow as a community blueprint for years to come.

VISION STATEMENT

Oakbrook Terrace is home to thriving businesses and diverse residents living in friendly walkable neighborhoods. The community continually works to support all ages, abilities and incomes through fiscal management, public services, and partnerships with other governing bodies and organizations. The community is proud of its history, beautiful parks and open spaces, variety of housing, public safety and excellent schools. Oakbrook Terrace welcomes sustainable growth in its business and residential communities.

POLICY FRAMEWORK

Goals and objectives are summarized in this chapter. Strategies for each objective are provided in Chapter 5: Implementation.

GOAL	» OBJECTIVE	» STRATEGY
An achievable outcome that supports a common vision.	A specific, measurable step to achieve a goal.	A project or action to meet the objective.

PRIORITIZING OBJECTIVES

Prioritized objectives guide the city when allocating resources, pursuing grants and funding, budgeting staff time, building community support, and laying the groundwork for subsequent tasks and projects.

The Task Force prioritized the objectives by considering the following factors:

- How achievable is this objective?
- How much positive impact would achieving this objective have on the community?
- How interested is the community in this objective?
- Is funding necessary and if so, is it available?
- Can this objective be achieved quickly, generating additional local interest and momentum?

Based on the goals and objectives outlined in this chapter, each objective was ranked within its goal category rather than across goal categories. The Task Force ranked each objective as high, medium, or lower priority.

- HIGH PRIORITY
- MEDIUM PRIORITY
- LOWER PRIORITY

However, objectives will not always be addressed in priority order if opportunities or obstacles arise that enter into the decision making process. All objectives are still important to achieving the city's vision, regardless of their level of priority.

The prioritized objectives are shown in the following pages.



GOALS & OBJECTIVES

1: Land Use & Development

GOAL: Oakbrook Terrace's residential, public and commercial areas will complement each other.



#	OBJECTIVE	PRIORITY
1.1	Strive for a balance of uses that considers the needs of employers, employees, residents, and visitors and accounts for public opinion in managing city growth.	● HIGH
1.2	Evaluate potential expansion of city boundaries as annexations are considered.	● HIGH
1.3	Investigate developing a location that serves as a central focus for the community.	● HIGH
1.4	Ensure that the city's Zoning Code aligns with the Comprehensive Plan.	● MEDIUM
1.5	Make information on proposed development easily accessible to the public.	● MEDIUM
1.6	Identify and enhance Oakbrook Terrace's unique assets.	● LOWER

3: Housing

GOAL: Oakbrook Terrace's housing stock will meet the diverse needs of current and potential future residents.



#	OBJECTIVE	PRIORITY
3.1	Plan for housing that accommodates all ages, incomes, and abilities.	● HIGH
3.2	Preserve the community's single-family neighborhoods, constructing additional single-family homes where appropriate.	● HIGH
3.3	Encourage housing that meet the needs and wages of the local workforce.	● MEDIUM
3.4	Support maintenance and renovation of Oakbrook Terrace's existing housing stock.	● MEDIUM
3.5	Consider different housing configurations such as accessory dwelling units (ADUs), 2-4 unit buildings, and townhouses that further enhance the diversity of the housing stock.	● LOWER

2: Economic Development

GOAL: Oakbrook Terrace will have a vibrant, diverse, and growing economy based on supporting existing businesses and industries and attracting new employers.



#	OBJECTIVE	PRIORITY
2.1	Promote existing programs and policies and develop new ones that facilitate business continuation and growth.	● HIGH
2.2	Attract new businesses to the city.	● HIGH
2.3	Position the city so it can adapt to changing needs of business owners, workers, customers, and visitors.	● HIGH
2.4	Support local visitor attractions.	● MEDIUM
2.5	Work with property owners to modernize their sites, including steps like high-speed internet, higher or exposed ceilings, open workspaces for collaboration, and flex spaces built to suit.	● LOWER
2.6	Encourage entrepreneurship within the community.	● LOWER
2.7	Coordinate with property owners to identify ways to reimagine vacant or underutilized office and commercial spaces.	● LOWER

4: Community Facilities & Assets

GOAL: Oakbrook Terrace will grow its network of educational, recreational, and civic facilities to meet the needs and desires of the community.



#	OBJECTIVE	PRIORITY
4.1	Provide equitable geographic distribution of parks and recreation facilities.	● HIGH
4.2	Provide parks and recreation facilities suitable for all age groups and physical abilities.	● HIGH
4.3	Locate community facilities in a central activity center, when possible.	● MEDIUM
4.4	Ensure adequate parking is available for all types of uses and in all areas of the city.	● MEDIUM
4.5	Enhance the local trail network, including connectivity to regional trails and sidewalks.	● MEDIUM
4.6	Increase arts and cultural opportunities for residents and visitors.	● LOWER



GOALS & OBJECTIVES

5: Environmental Sustainability

GOAL: Oakbrook Terrace will encourage practices that protect the environment and promote sustainability.



#	OBJECTIVE	PRIORITY
5.1	Maintain and enhance the city's tree cover.	● HIGH
5.2	Create a Green Oakbrook Terrace program that promotes recycling, energy efficient buildings, water conservation, and other programs that support sustainability.	● HIGH
5.3	Manage stormwater effectively to protect the built and natural environments.	● HIGH
5.4	Include sustainable practices in requirements for new developments.	● HIGH
5.5	Encourage the use of energy sources that are compatible with the community and enhance the local economy.	● MEDIUM
5.6	Improve air quality and reduce road noise in the city.	● MEDIUM

7: Infrastructure

GOAL: Oakbrook Terrace will ensure its infrastructure efficiently meets the needs of the community and serves potential new businesses and residential development.



#	OBJECTIVE	PRIORITY
7.1	Consider ways to increase the efficiency and cost effectiveness of providing utilities and infrastructure.	● HIGH
7.2	Implement effective solutions to mitigate roadway noise and deter cut-through traffic through neighborhoods, particularly along MacArthur Drive.	● HIGH
7.3	Monitor utility capacity and quality of utility service throughout the community.	● MEDIUM



6: Community Design

GOAL: Oakbrook Terrace will enhance its sense of community through quality design of the built environment, respect for historic sites, and incorporation of open space and landscaped areas.



#	OBJECTIVE	PRIORITY
6.1	Codify the Comprehensive Plan's community design guidelines into the city's Zoning Code and other relevant ordinances.	● HIGH
6.2	Encourage the use of environmental design to reduce crime.	● HIGH
6.3	Recommend high quality design in public spaces and facilities that reflect the pride of the community.	● MEDIUM
6.4	Create a natural resources inventory with strategies intended to preserve and appropriately integrate environmental elements into community design and development.	● MEDIUM
6.5	Continue to support historic preservation through existing and new efforts.	● MEDIUM

8: Communications

GOAL: Oakbrook Terrace will provide transparent and clear communication between city officials, residents, property owners, businesses, and other community stakeholders.



#	OBJECTIVE	PRIORITY
8.1	Encourage communication between businesses and the community.	● HIGH
8.2	Encourage communication and collaboration among different agencies and organizations serving the community.	● HIGH
8.3	Provide communication options that meet the preferences of residents and businesses.	● MEDIUM
8.4	Improve communications through options such as leveraging the city website, social media, electronic signs, and newsletters.	● MEDIUM
8.5	Strive for membership of city boards, commissions, and committees that represents the diversity of the community.	● LOWER

This page intentionally left blank.



CHAPTER 4 CITY PLAN

As the core element of the 2024 Oakbrook Terrace Comprehensive Plan, the City Plan provides recommendations for land use, development, housing, economic development, access and mobility, community facilities and assets, natural resources, utilities, infrastructure, and community design. The City Plan builds upon the community profile and framework in the previous chapters to formulate a blueprint for managed growth and sustainable development in Oakbrook Terrace. As described below, the Future Land Use Plan is the core component of the City Plan.

FUTURE LAND USE PLAN

The Future Land Use Plan positions Oakbrook Terrace to provide a balanced mix of housing choices, strengthen existing business and office uses, and attract new development that is compatible with the community. As the city considers new development and redevelopment opportunities, it is important to maintain the community's expectations for a high quality of life while adding to the housing stock and strengthening the commercial base.

In addition, the Future Land Use Plan provides a measured response to local, regional, and national changes in residential, commercial, and industrial development, particularly in the past few years coming out of the COVID-19 pandemic. The intent

is to bring stability to the housing, commerce, and employment landscape in Oakbrook Terrace. This stability, along with potential opportunities for civic engagement, entertainment, and recreation, will help enhance the community's appeal and vitality for residents, workers, and visitors.

While the city's limited vacant land provides options for new development, redevelopment options could entail reimagination of existing properties that attract new uses and development concepts. Concepts like mixed use town centers and multi-functional office buildings enable the city to meet the evolving needs and expectations of residents, businesses, and future investment.

LAND USE VS ZONING

It is important to note that the Future Land Use Plan is not a zoning map. Zoning regulates specific aspects of development, such as yard dimensions and building height, in addition to the location of certain types of uses within districts. Thus, zoning is a useful tool for protecting the use of property and community character, even if the zoning map does not exactly align with the land use map.

On the other hand, the Future Land Use Plan is intended to guide where certain types of development are to be located and is not intended to restrict the use of land. A land use plan indicates, in a general manner, the location of current and future uses of land for various types of development. It is meant to be a guide for establishing more finely-tuned regulations such as zoning and to guide decision making which may involve public or private investment in property development.

The degree to which a zoning map will conform to a land use map depends on two factors: (1) how finely-tuned the land use map is in terms of dividing land uses into those which conform to districts, and (2) how often the zoning map is amended. Once the updated Comprehensive Plan is approved by city officials, one of the first follow-up tasks is typically to update the city's zoning regulations and map to ensure they align with the land use and development policies outlined in the plan.

Typically, a land use map is changed much less frequently than a zoning map because it is intended to encompass a longer time frame, embody a broad community vision, and provide a more general guide for town growth and development.



LAND USE PLAN

The Future Land Use Plan considers a balanced mix of uses for Oakbrook Terrace, as described below. These broad land use categories are further defined by the development typologies in the following pages.

RESIDENTIAL

Residential uses encompass a diverse set of housing types to provide residents with options that meet varying needs, budgets, and life stages. The housing stock within Oakbrook Terrace's municipal limits and in the immediate vicinity provides a mix of options, including single family detached houses, townhouses, condominiums, apartments, and senior living facilities. Different residential typologies are summarized on the following pages to highlight different housing types that may be appropriate to further expand housing options.



COMMERCIAL

Commercial uses provide retail goods and services with stores, restaurants, and businesses that serve the needs of residents and the daytime population generated by offices and other employment centers. Commercial uses are primarily located along major roadways. Various commercial typologies are summarized on the following pages to show potential businesses and services for Oakbrook Terraces and the region.



EMPLOYMENT GENERATORS

Employment uses provide job opportunities for local residents and job seekers from around the region. Oakbrook Terrace will continue to provide a range of employment generating uses, particularly offices and retail services. These employment generating typologies are summarized on the following pages. Underutilized office spaces also create opportunities to reimagine as mixed use town centers, which are also described in the following pages.



COMMUNITY FACILITIES & ASSETS

These elements provide for a range of public and institutional uses like schools, religious institutions, and municipal facilities that provide services, programs, and opportunities that support day-to-day civic life in Oakbrook Terrace. Other community assets include parks, recreational facilities, open space, and environmental features that help preserve the city's character and natural resources.



MIXED USE

Mixed use development allows for different uses to be located adjacent to each other, whether in a single building as vertical mixed use or a set of adjacent sites as horizontal mixed use. Mixed use is also an effective means to reimagine properties seeking adaptive reuse of vacant or underutilized sites. Several examples are provided in the following pages, particularly highlighting town center concepts that could be explored in Oakbrook Terrace.



Development Patterns

Oakbrook Terrace's development pattern was historically influenced by the highway and arterial road network. This network enabled the growth of commerce and employment both in the city and across eastern DuPage County. Businesses and offices generally built up along Roosevelt Road, Butterfield Road, 22nd Street, and the IL Route 83/Kingery Highway interchange.

Within Oakbrook Terrace's current municipal limits, residential areas are primarily concentrated in two neighborhoods: (1) the main single family neighborhood between Butterfield Road and 22nd Street; and (2) the Berkshire townhouse community on the far west side along Meyers Road. Unincorporated residential areas include: the Brandywine townhouse community along Danby Street; two single family neighborhoods, one east of Meyers Road and the other east of Summit Avenue; Versaille on the Lakes north of Butterfield Road and west of Summit Avenue; Regency Place on Meyers Road; the multi-family complexes on Spring Road; and Olivibrook on the north side of Butterfield Road across from City Hall.

Future Land Use Plan Map

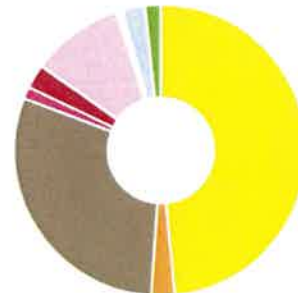
The chart in Figure 4.1 summarizes the future land use composition, while the map in Figure 4.2 provides the Future Land Use Plan Map. A Future Land Use Plan Map typically exhibits land use designations for land within a municipality's 1/2-mile planning area. However, since Oakbrook Terrace is landlocked by other municipalities, the Future Land Use Plan Map only illustrates land use designations within the city's current municipal limits and unincorporated land in close proximity to the city, generally property that may be considered for future annexation or land that provides greater context to the physical character of the community.

It is also important to understand the generalized nature of the map. Given the scale at which municipal comprehensive planning occurs, only broad areas of land use are indicated. Certain exceptions may be appropriate for specific parcels of land. For example, a small home-based office or business in a residential neighborhood may be permitted even though the Future Land Use Plan does not strictly indicate a commercial use in the neighborhood. Such exceptions should be addressed on a case-by-case basis in accordance with the Oakbrook Terrace's Zoning Code.

In addition, new public uses like parks and schools are not specifically shown on the Future Land Use Plan, unless certain land is specifically earmarked for future park or school sites by any of the local park or school districts, respectively, serving Oakbrook Terrace.

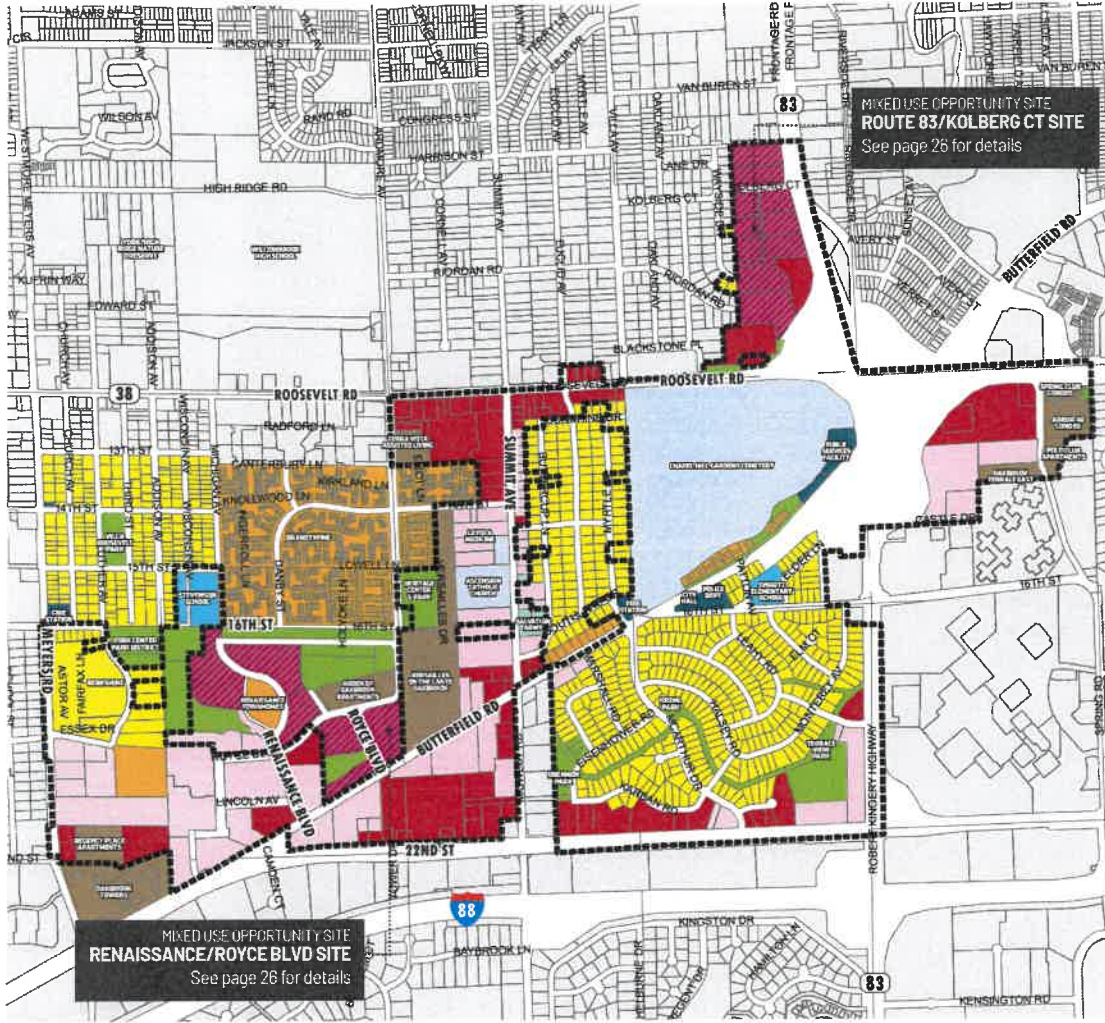
FIGURE 4.1
FUTURE LAND USE COMPOSITION

- 48.4% Single Family Detached Residential
- 2.6% Single Family Attached Residential
- 29.7% Multi Family Residential
- 1.5% Mixed Use (Res+Com/Office)
- 2.8% Commercial
- 10.3% Office
- 0.1% Institutional
- 0.2% Government
- 0.2% School
- 2.5% Religious
- 1.6% Parks and Open Space



DRAFT REVIEW PURPOSES ONLY | Last Revised: November 14, 2024

FIGURE 4.2
FUTURE LAND USE PLAN MAP



LEGEND

- Single Family Detached Residential
- Single Family Attached Residential
- Multi Family Residential
- Mixed Use [RESIDENTIAL + COMMERCIAL/OFFICE]
- Commercial
- Office
- Institutional
- Government
- School
- Religious
- Parks and Open Space
- Municipal Boundary

PREFERRED GROWTH SCENARIO:

Focus growth by (1) building out undeveloped plats and infill parcels, (2) adding new residential development generally west of Ardmore Avenue west parts of town, (3) pursuing potential mixed use town center concepts in two key areas, and (4) considering adaptive reuse to reimagine vacant or underutilized office spaces.

2,751
Oakbrook Terrace's 2022 population, per the U.S. Census ACS 5-Year Estimates

458
New residents added to city's population by building out new residential shown on Future Land Use Plan

3,209
Ultimate population if new residential growth is added to Oakbrook Terrace's 2022 population

16.7%
Population growth as a percentage of Oakbrook Terrace's 2022 population



4 CITY PLAN

Last Revised: November 14, 2024 | **DRAFT REVIEW PURPOSES ONLY**

Impact on City Planning

From a long range planning perspective, the Future Land Use Plan Map illustrates Oakbrook Terrace's growth capacity. The map also serves as a blueprint for land use planning that city officials can reference when proposed developments are considered. The layout of the Future Land Use Plan Map is also influenced by the potential for the city to extend public utilities to new development, including unincorporated land that may be considered for future annexation.

Land Use Scenario Planning

The Task Force reviewed a series of three land use buildout scenarios, as provided in Figure 4.4 (full page maps of the three scenarios are provided in the Appendix). Each scenario illustrates how the buildout of these platted but undeveloped residential parcels can combine with additional residential, commercial, and mixed use development of varying degrees. The three scenarios generate population projections that help to evaluate an appropriate level of growth for Oakbrook Terrace. The section on the next page provides greater detail of how to interpret the population projections and land use buildout depicted on the land use scenario maps.

After discussion of the three scenarios, the Task Force chose to pursue Scenario C as the preferred land use planning scenario with modifications to provide the land use mix and population projection deemed best for Oakbrook Terrace.

Annexation

While Oakbrook Terrace is mostly built out and landlocked by other municipalities on all sides, there are pockets of unincorporated areas that are adjacent to the city. Some of the unincorporated areas are fully developed, primarily as residential

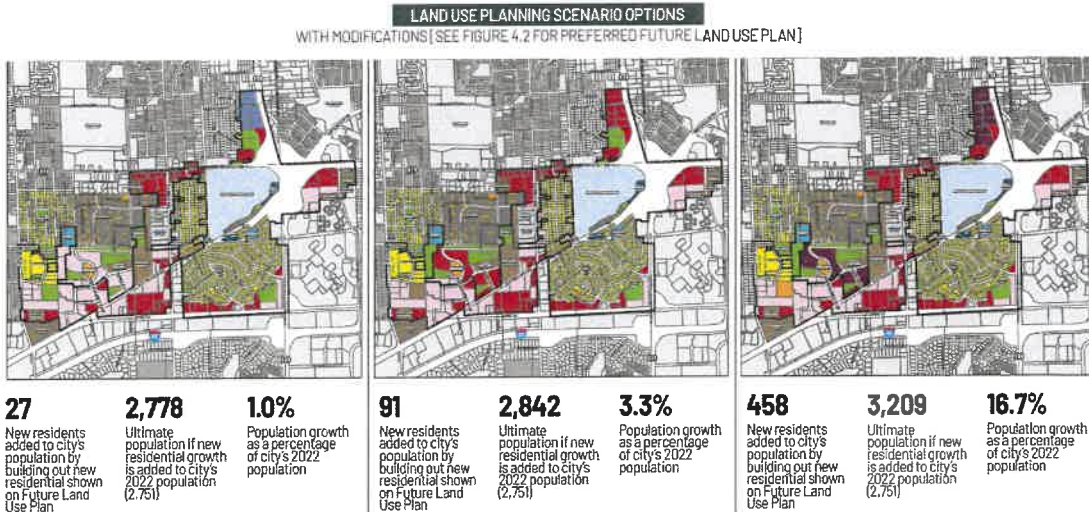
neighborhoods. However, there are some parcels of land that are vacant and unincorporated, which hold the potential for annexation into Oakbrook Terrace.

As the city evaluates opportunities for potential annexations, it should consider the possible impacts on aspects like utilities, school enrollments, park space, and the tax base, where applicable. Annexed properties should also be compatible with the city's character.

Oakbrook Terrace should confer with neighboring municipalities to ensure boundary agreements are honored and/or updated if necessary.



FIGURE 4.3
LAND USE PLANNING GROWTH SCENARIOS
As presented to the Comprehensive Plan Task Force, with minor edits, at their February 26, 2024 meeting



DRAFT REVIEW PURPOSES ONLY | Last Revised: November 14, 2024

Population Projections

Key indicators like population trends, development patterns, housing market conditions, and the economy contribute to the determination of the future trajectory of Oakbrook Terrace's population. The Future Land Use Plan can also contribute to the projection of Oakbrook Terrace's capacity for future growth, particularly as each new development incrementally adds new housing units and increases the city's population as it progresses towards full build out of the plan.

Based on full buildout of the residential areas depicted on the Future Land Use Plan Map, the total population of Oakbrook Terrace could increase from its current population of 2,751 residents to 3,209 residents. This value could be higher or lower, particularly depending on the actual number of housing units that are ultimately added by the three residential land use designations (Single Family Detached, Single Family Attached, and Multi Family) and the Mixed Use designation that would provide for a mix of residential and commercial uses.

As shown in the bar charts in Figure 4.4, this full buildout population is compared to Oakbrook Terrace's historic population growth since 1970, as well as alternate population projections to the year 2040 based on different growth rates and population projections from the Chicago Metropolitan Agency for Planning (CMAP).

In particular, the various growth rates simulate past growth that Oakbrook Terrace has experienced over time. This includes a low growth rate at 20.6% (Oakbrook Terrace's growth rate from 1990-2000), moderate growth rate at 28.9% (2010-2020), and high growth rate at 102.9% (1970-1980).¹

As the bar charts illustrate, Oakbrook Terrace has a wide range of potential outcomes for how its population will grow over time. At one extreme, the city's high growth rate of 102.9%, similar to what Oakbrook Terrace experienced from 1970-1980, would yield about 11,329 residents.² Even at the low growth rate of 20.6% experienced from 1990-2000, the population of 4,002 is still higher than the 3,209 residents in the scenario that the Future Land Use Plan reaches full buildout, which may

take several decades to achieve, even beyond the plan's 2040 time horizon.

As highlighted on the Future Land Use Plan Map in Figure 4.2, there are two potential major development sites that are designated for mixed use, which generally includes a mix of residential, commercial, and office uses along with community and open spaces. These two mixed use areas are described in more detail on pages 25-26 with example developments from the region on pages 27-29 to show how other communities have built up similar mixed use opportunities.

It is a challenge to pinpoint exactly how much the population will change over the long term. While the true outcome typically lies somewhere in the middle, the range of projections provides the city with an array of scenarios around which city officials can plan and allocate resources to ensure manageable growth and sustainable development.

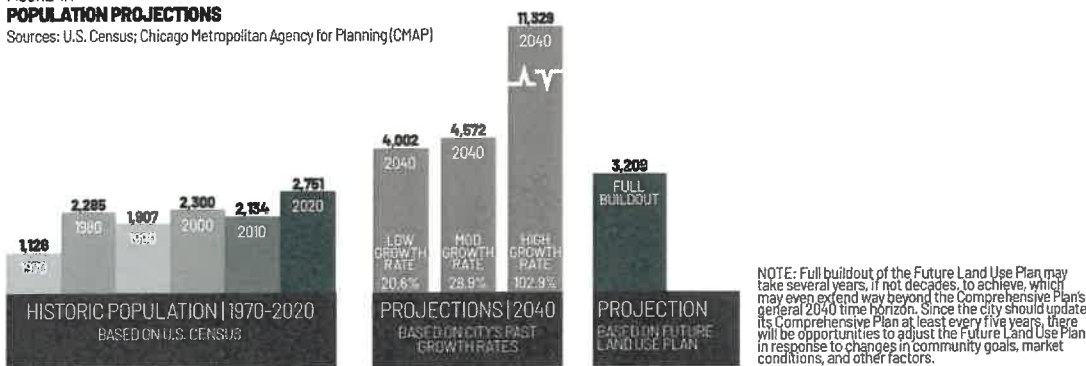
The new residential uses shown on the Future Land Use Plan Map are meant to guide where the city believes development is most appropriate, even if such development doesn't actually materialize as illustrated (or at all). The plan provides the city with greater guidance to communicate appropriate locations for future development as developers and property owners propose plans.

Population projections serve as a basis for determining the potential allocation of land, funds, and other resources to establish new schools, parks, and recreation areas, as well as expand trail systems, fire and police protection, and water and sewer utilities. Projections for school and park facilities are summarized later in this chapter.

¹ These rates are approximate and meant for illustrative purposes only. It is also important to note that Oakbrook Terrace experienced population decreases from 1980-1990 (-16.5%) and 2000-2010 (-7.2%). These negative rates are not considered since the communities expect their populations to either grow or remain steady (not decline).

² The high growth rate is unattainable at this point given the limited amount of land available for new residential development.

FIGURE 4.4
POPULATION PROJECTIONS
Sources: U.S. Census; Chicago Metropolitan Agency for Planning (CMAP)



4 CITY PLAN

OVERVIEW

DEVELOPMENT TYPOLOGIES

Development typologies enable the community to evaluate potential development concepts relating to different housing options, business types, employment generators, and development approaches that may be appropriate for a community with a character and profile like Oakbrook Terrace.

For example, recommending a concept that calls for businesses like a fast casual restaurant or specialty grocer points more towards community support for these general use categories, as opposed to targeting specific businesses like a Potbelly or Trader Joes. Similarly, a concept that allows for an industrial or business park may accommodate a range of uses, from professional offices, healthcare facilities, and tech hubs to coworking spaces, youth recreation gyms, and pickleball courts.

Typologies provide a general framework of development types that city officials can consider regarding the types of development to pursue for Oakbrook Terrace. This can include a range of enterprises from national brands and locally-owned businesses to corporate headquarters and satellite offices.

As provided on the following pages, the general description for each development typology highlights how each development type may influence future development or redevelopment in Oakbrook Terrace.

- Residential
- Commercial
- Office
- Mixed Use

DEVELOPMENT TYPLOGY OBJECTIVES

The development typologies provide for a more balanced mix of land uses that promote the following objectives:

- Diversify the local housing stock
- Expand the municipal tax base
- Revitalize vacant or underutilized spaces
- Enhance employment options
- Advance a more sustainable, resilient economy
- Support stewardship of the environment
- Account for adequate utilities capacity

DEVELOPMENT TYPOLOGIES

Residential

FUTURE LAND USE CATEGORIES

- Single Family Detached Residential
- Single Family Attached Residential
- Multi Family Residential

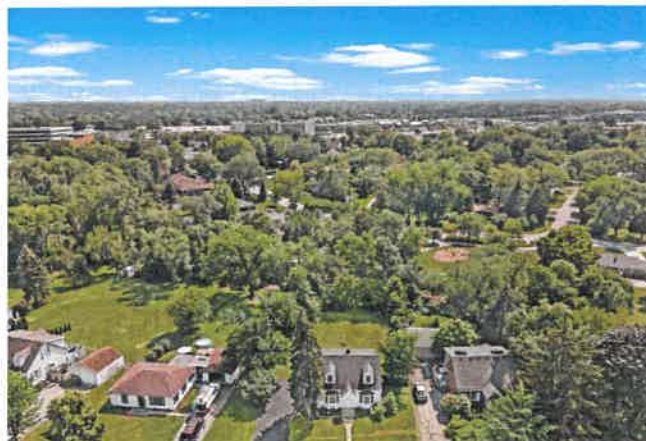


Oakbrook Terrace has historically grown with a mix of residential uses, including a primarily single-family detached residential community south of Butterfield Road and a diverse mix of single family detached, single family attached, and multi-family housing types across the rest of the community, particularly along Butterfield Road and west of Summit Avenue. One of the core recommendations of the Comprehensive Plan is to advance a diverse housing stock with options that meet varying budgets, life stages, family structures, and housing needs.

While community survey results indicate that there is a generally acceptable level of housing types in Oakbrook Terrace, there does seem to be interest in providing more senior housing. While the city's senior population (age 65+) hasn't significantly grown since 2010, the local housing market serves a broad region and highlights how Oakbrook Terrace's supply of senior housing units could be increased to meet demand generated outside of the city limits.

Survey results also indicated that residents feel there may be too many rental apartments, which points to a more balanced mix of housing options. Based on survey findings and the general residential development trends in Oakbrook Terrace, the city's housing approach leans towards exploring residential growth west of Ardmore Avenue for new residential development, particularly building upon the more recent housing development around Renaissance Boulevard.

As described in the section on Mixed Use development typologies (pages 25-29), new residential units could be integrated into a mixed use town center concept that could be placed around Renaissance Boulevard and the northwest corner of Kingery Highway and Roosevelt Road.



DEVELOPMENT TYPOLOGIES
Residential [CONTINUED]

FUTURE LAND USE CATEGORIES

- Single Family Detached Residential
- Single Family Attached Residential
- Multi Family Residential



The residential types described below and on the next page should be considered to help maintain a diverse housing stock that meet varying budgets, life stages, family structures, and housing needs.

Single Family Homes

Single family detached homes make up a significant portion of housing options in Oakbrook Terrace. The limited amount of vacant lots offer space for additional single family homes. While larger tracts of vacant land are likely to be built with higher density residential as single-use developments or part of mixed use developments, they could also make way for additional single family homes if deemed compatible with adjacent uses.



side-/rear-facing garages, and strong curb appeal typically fit the character of most communities.

Condominiums & Apartments

Condominium and apartment buildings can often take on the same physical form: typically a building of 2+ stories with multiple dwelling units with shared walls, parking, and common areas. Homeowners association (HOA) or renter fees help pay for lawn care, snow removal, community space, laundry, etc. A for-sale condo building may be converted into rental apartments, and vice versa. Multi-family housing in these two formats could be appropriate in certain instances, such as high quality building materials, attractive site design, and inclusion within mixed use developments along major road corridors. Existing condos and

apartments in Oakbrook Terrace include Versailles on the Lake, Regency Place, Oakbrook Terrace East Condominium Association, Spring Club Condominiums, Arbor 40, and Polo Club.

Senior Living

In addition to single family homes, options like townhouses, condos, and apartments are common formats for senior living facilities. Senior living options generally include: independent living, assisted living, nursing homes, skilled nursing care, hospice care, memory care, continuing care, and age-restricted facilities (typically age 55+). Terra Vista Assisted Living is the only senior living option within city limits. As noted earlier, there is interest in adding more senior living options to Oakbrook Terrace's housing stock.

Townhouses

Townhomes provide single family residential units, typically in a compact arrangement with one or more units attached to each other and sharing common walls. Narrow townhomes arranged in a set of two or more are sometimes referred to as rowhouses. There is precedence for townhouses in Oakbrook Terrace, including the townhomes along Oliviabrook Drive north of Butterfield Road. In terms of design, townhomes with recessed front entries,

ACCESSORY DWELLING UNITS (ADUS)

Accessory dwelling units (ADUs) are increasingly becoming a viable approach to enhance a community's housing stock that fit varying budgets, household composition, and life stages. An ADU is typically a secondary dwelling unit that shares the same building or lot as the primary dwelling unit. Sometimes called a "granny flat" among other nicknames, an ADU can take various forms:

- An apartment over a garage
- A converted garage
- An apartment located in the basement (or other part of the house)
- A carriage house
- A smaller structure in the backyard or elsewhere on the property

ADUs may be a suitable approach for Oakbrook Terrace, provided that the city's Zoning Code and other regulations support such uses.



CITY PLAN

Last Revised: November 14, 2024 | **DRAFT REVIEW PURPOSES ONLY**

DEVELOPMENT TYPOLOGIES

Residential [CONTINUED]

FUTURE LAND USE CATEGORIES

- Single Family Detached Residential
- Single Family Attached Residential
- Multi Family Residential



Missing middle housing is an option that Oakbrook Terrace may wish to consider in the future to help provide more housing options, with the understanding that the preservation of single family housing is the community's higher priority.

Missing Middle Housing

"Missing middle housing" is an emerging residential development approach that can help diversify the local housing stock while protecting the community's single-family residential character. Similar to the options described on the previous page, missing middle housing helps to meet varying budgets, life stages, family structures, and housing needs.

Missing middle housing allows for single family lots to be split or merged to support duplex, triplex, or fourplex units. This approach provides additional dwelling units without significantly altering the character of the neighborhood. Missing middle housing also provides affordable units and enhances the ability for residents to age in place.

In addition, this approach allows for infill development at a lot-by-lot basis in established neighborhoods, particularly enabling a single family lot to support a duplex. Combining two adjacent lots may accommodate a triplex or fourplex. Missing middle housing may also be built as new development, including townhomes, or integrated into mixed use development.

A primary intent of missing middle housing is to have designs that blend into existing single family residential neighborhoods: triplex (top left); duplex (top right and bottom).



Light purple buildings denote existing single family houses. Yellow buildings indicate missing middle housing options like duplexes, triplexes, and quadplexes. The top graphic illustrates an infill development approach in an established neighborhood; the bottom graphic shows a new development approach on a single block or site.

Source: Opticos Design, Inc.

Missing-middle-housing.com is powered by Opticos Design
Illustration © 2015 Opticos Design, Inc. **OPTICOS**



DRAFT REVIEW PURPOSES ONLY | Last Revised: November 14, 2024

DEVELOPMENT TYPOLOGIES
Commercial

FUTURE LAND USE CATEGORIES

Commercial



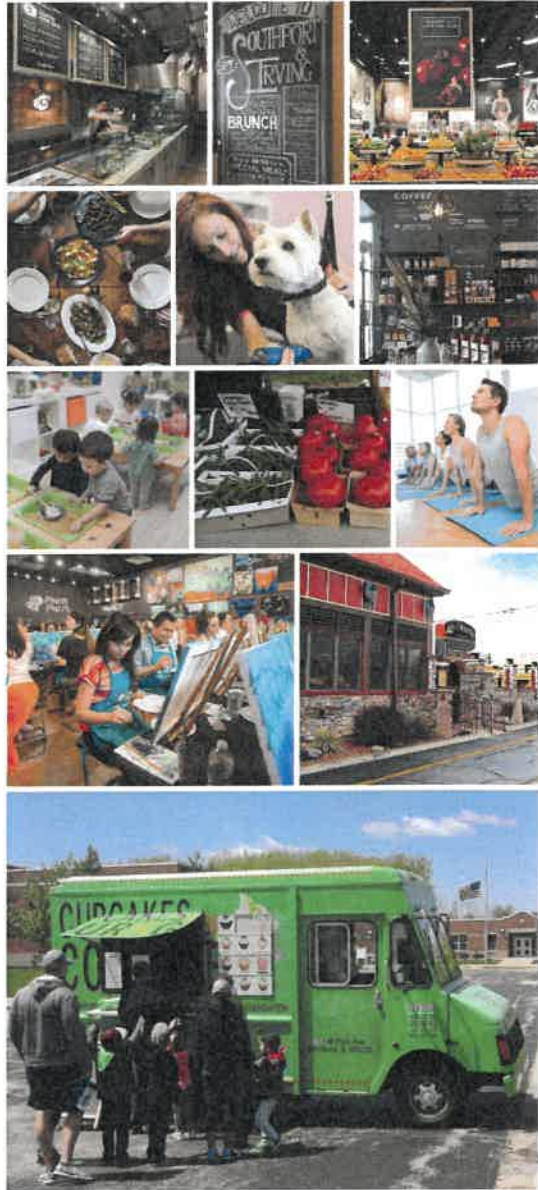
Commercial businesses and services are primarily located along main road corridors, including Roosevelt Road, Summit Avenue, Butterfield Road, and 22nd Street. These commercial uses are part of the region's larger commercial base, which is among the most substantial commercial centers in the Chicago metropolitan area. The current business mix includes mostly regional and national brands with some smaller, locally owned businesses interspersed.

Based on community survey findings, respondents viewed shopping and restaurants as the second best thing about Oakbrook Terrace. While survey findings also indicated that there is generally sufficient commercial businesses and services in the city, there will always be opportunities to enhance the city's commercial base, particularly. The attraction of new businesses is typically influenced by market conditions, demographics, and local assets that make a community like Oakbrook Terrace a more enticing location than other options.

The city should continue its proactive approach to attract the types of businesses that meet local needs, match community priorities, and boost the tax base. This also includes supporting locally owned businesses and nurturing entrepreneurs in the community,

The commercial development typologies illustrated on this page are meant to show broad categories of businesses and services that could be pursued to enhance the commercial base in Oakbrook Terrace. Unique commercial uses provides the added benefit of offering a business or service that may not be available elsewhere in the region, which further boosts the attraction of Oakbrook Terrace

Example commercial businesses and services (from top left): fast casual restaurants, cafes, and bakeries; brunch spots; grocery stores; family restaurants; pet services; boutique or specialty shops; youth-centric businesses like indoor play areas, creative arts, sports and recreation, etc.; farm-based businesses represented at the local farmers market; personal care businesses like yoga, pilates, massage therapy, etc.; experience-based businesses like Pinot's Palette; locally-owned businesses; food trucks.



Oakbrook Terrace presents opportunities to nurture entrepreneurship and build up small locally owned businesses. McHenry Riverwalk Shoppes is a regional example of a business incubator enabling small businesses to test their products and services in temporary spaces without committing limited resources on renting and outfitting brick-and-mortar storefronts until they have the capacity to pursue their own spaces.

FOR MORE INFORMATION: <https://mchenrychamber.com/mchenry-riverwalk-shoppes/>



DEVELOPMENT TYPOLOGIES

Office

FUTURE LAND USE CATEGORIES

- Commercial
- Office



Offices fit into a particular segment of a community's employment base and economic development strategy, particularly in the context of business districts and industrial areas. Office and business parks are increasingly making room for unique tenants beyond corporate headquarters, professional offices, and financial services. These new uses are particularly relevant given the higher vacancy rates in office buildings in recent years.

The examples illustrated in the graphics below – including uses like tech startups, healthcare, life sciences, academic spaces, research and development, coworking and flexible office spaces, makerspaces, and business incubators – can diversify the tenant mix of an office or business park, provide spaces for local entrepreneurs, and enhance the availability of employment opportunities.

While eastern DuPage County is defined by the significant amount of office space, the opportunities to diversify the tenant mix in Oakbrook Terrace will help increase the local jobs base and open up options to find new services, ventures, and spaces that can't be found elsewhere in the regional market. In addition, office and business parks can enhance their attraction to the younger segment of the workforce by offering elements like connected bike paths, outdoor collaboration spaces, flexible workspaces, and access to food trucks from local restaurants and cafés.

Many of these office environments cater to entrepreneurship, creativity, and creation, which often thrive where similar or supportive businesses can collaborate in shared spaces and access shared amenities like conference rooms, printing and production supplies, private meeting spaces, kitchens with dining areas, and administrative support staff.

Coworking spaces and business incubators often serve as springboards for fledgling businesses and entrepreneurs to start small before branching out into larger spaces elsewhere in the community.



Healthcare, including hospitals, clinics, and training centers, may be attractive to serve a growing senior population, offer specialized services, and create competitive advantages in the region.



Nearby colleges and universities may seek to expand their footprint in unique office settings with academic programs and job skills training relating to local industries.



Makerspaces support creators and creative minds of all ages, from at-home hobbyists, amateur builders, and gamers to school STEM classes, robotics teams, and innovation labs.



Office and business parks are increasingly accommodating recreational spaces like youth swimming pools, gymnastics, indoor soccer, baseball/softball clinics, trampoline parks, climbing gyms, etc.

Even the pickleball boom is finding a home in office and business parks.



Tech startups, life sciences, and research and development uses often provide a suite of meeting spaces, resources, and amenities to recruit top-tier talent and like-minded businesses.



DEVELOPMENT TYPOLOGIES

Mixed Use

FUTURE LAND USE CATEGORIES

- Mixed Use (Res+Com/Office)



Commercial districts and office campuses have evolved greatly over the past several years, particularly taking the form of mixed use centers that accommodate a range of uses beyond the typical retail businesses, restaurants, and office buildings. Compatible uses in these mixed use centers include, but are not limited to:

- Coworking and shared office spaces
- Research and development
- Breweries and wineries
- Conference and banquet facilities
- Performing arts and other entertainment venues
- Gyms, indoor recreation, and youth sports
- Tech startups
- Maker spaces
- Healthcare and life sciences
- Academic facilities

These mixed use centers may also integrate limited housing options, if found to be compatible with the overall character of the city. They may also include civic uses, parks, and open space to enhance the use mix. Open spaces also provide opportunities for customers, workers, and residents to enjoy the outdoors, passive recreation, and shared community spaces among the shops, restaurants, and office spaces in the mixed use centers.

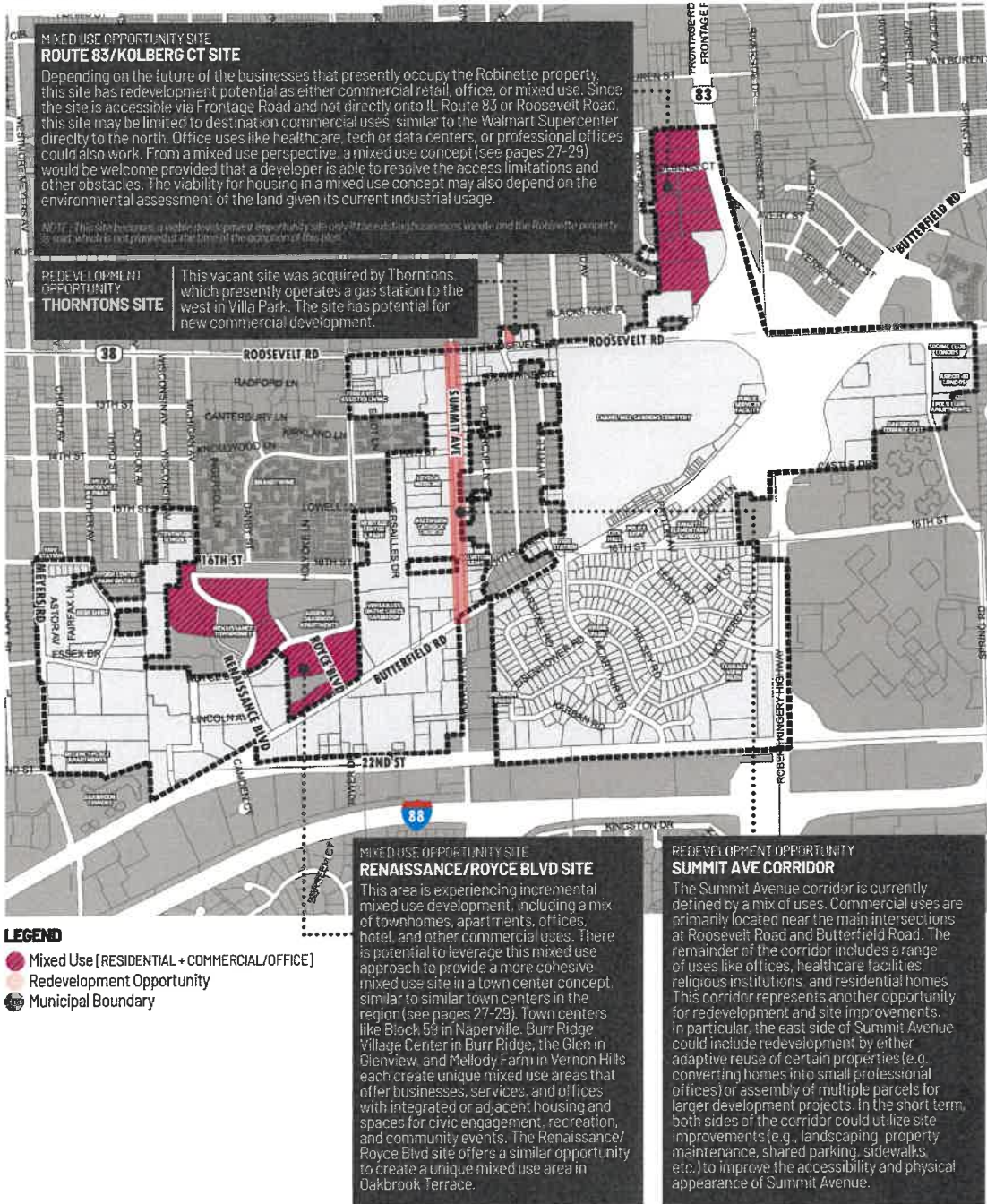
Overall, the density and mix of different uses help to form a sense of place and community identity, particularly as residents and visitors create experiences with community events, a mix of shops and eateries, interactive spaces, and public art. It's these experiences that can make a mixed use environment more engaging and inviting than the physical developments themselves.

The Future Land Use Plan Map identifies two potential spots for mixed use development (the area north of Butterfield Road around Renaissance Boulevard and the northwest corner of Roosevelt Road and IL Route 83), particularly in the mold of high quality mixed use centers (pages 27-28) and civic campuses (page 29) that have transformed other suburban communities across the Chicago region.

The Glen Town Center in Glenview, IL, is one of the most prominent mixed use developments built in a town center concept (see page 28 for more details) that Oakbrook Terrace could explore for its two mixed use development opportunity sites.



FIGURE 4.5
OPPORTUNITY SITES MAP



DRAFT REVIEW PURPOSES ONLY | Last Revised: November 14, 2024

CITY PLAN 4

DEVELOPMENT TYPOLOGIES

Mixed Use [CONTINUED]

FUTURE LAND USE CATEGORIES

Mixed Use (Res+Com/Office)



REGIONAL EXAMPLE

BLOCK 59 NAPERVILLE [PROPOSED] | NAPERVILLE, IL

Block 59 Naperville, which was approved by the Naperville City Council in February 2023, is a future commercial development covering 130,000 sq ft total. About 103,140 sq ft of that total will be rentable space for a variety of retail and restaurant uses in freestanding and multi-tenant building formats. The site will also provide 1,650 parking spaces. Promoted as an experience-focused retail environment, the shops and restaurants will blend into a series of outdoor plazas, seating areas, and interactive spaces.

FOR MORE INFORMATION: <https://tinyurl.com/block59-naperville>



REGIONAL EXAMPLE

BURR RIDGE VILLAGE CENTER [EXISTING] | BURR RIDGE, IL

Conveniently located off of the I-55 interchange at County Line Road, Burr Ridge Village Center is an upscale mixed-use lifestyle center offering a range of shops, restaurants, services, and wellness opportunities. The center is surrounded by offices, civic uses, and a mix of housing of varying types and densities. Community events, civic engagement, and wellness activities often take place in the village green, creating a central public space for interaction and experiences.

FOR MORE INFORMATION: <https://www.shopburr ridge.com>



43 CITY PLAN

Last Revised: November 14, 2024 | **DRAFT REVIEW PURPOSES ONLY**

DEVELOPMENT TYPOLOGIES

Mixed Use [CONTINUED]

FUTURE LAND USE CATEGORIES

- Mixed Use (Res+Com/Office)



REGIONAL EXAMPLE

THE GLEN TOWN CENTER | GLENVIEW, ILL.

Built like a traditional European town, the Glen Town Center in Glenview offers over 50,000 sq ft of retail shops and restaurants lining the perimeter of a central green space. While the larger Glen development includes residential components, the open air retail and restaurant components in the Town Center can serve as model for how Bannockburn can pursue mixed use development. A system of parkways and sidewalks link the Town Center to adjacent neighborhoods and open space.

FOR MORE INFORMATION: <https://theglentowncenter.com>



REGIONAL EXAMPLE

MELLODY FARM | VERNON HILLS, ILL.

One of the newest mixed use town centers in the region is Melody Farm in Vernon Hills. Offering an open air destination with 270,000 sq ft of shopping and dining, Melody Farm is a unique commercial center with experience-based outdoor gathering spaces that invite people to shop, dine, and stay for a while. With public art and interactive outdoor spaces, people of all ages visit Melody Farm to participate in outdoor yoga, check out events, and take Instagram photos to share of their experiences.

FOR MORE INFORMATION: <https://www.melodyfarm.com>



DRAFT REVIEW PURPOSES ONLY | Last Revised: November 14, 2024

DEVELOPMENT TYPOLOGIES

Mixed Use [CONTINUED]

FUTURE LAND USE CATEGORIES

Mixed Use (Res+Com/Office)



REGIONAL EXAMPLE

SAWMILL STATION | MORTON, ILLINOIS

Designed as a 26-acre mixed use lifestyle center, Sawmill Station includes apartments, shopping, dining, and recreation along two major road corridors and near the Metra station in Morton Grove. Sawmill Station is also adjacent to single family homes, townhomes, condos, and other housing to enhance the local draw to the center. The housing options have convenient access to a regional trail that leads to the nearby forest preserve and North Branch of the Chicago River.

FOR MORE INFORMATION: 
<https://storymaps.arcgis.com/stories/4dd37f894cf04ed8c3ff20fd313d9b5>



REGIONAL EXAMPLE

ALGONQUIN COMMONS | ALGONQUIN, ILLINOIS

Originally opened in 2004, Algonquin Commons is an outdoor shopping mall built in the format of a lifestyle center made popular in the 2000s. Located next to residential areas and a major office/industrial complex, the center has over 50 retail shops and restaurants covering over 600,000 square feet. After enduring a foreclosure in 2013, the new owner of Algonquin Commons revamped the center to include more inviting outdoor spaces to host community events, interactive activities, and live entertainment.

FOR MORE INFORMATION: 
<https://www.shopat.algonquincommons.com>



ACCESS & MOBILITY

The transportation network serving Oakbrook Terrace is primarily defined by the city's excellent regional access provided by two interstate highways and two state routes. This well-connected roadway network positions Oakbrook Terrace well to advance economic development while providing access to a range of opportunities to residents, workers, and visitors.

As illustrated on the Access and Mobility Plan Map in Figure 4.6, the existing transportation network serving Oakbrook Terrace forms a solid foundation that can be reinforced with periodic improvements and strengthened connections to the regional transportation system. Given its strategic location, Oakbrook Terrace is well positioned to leverage regional transportation options, including other roadways, transit, regional trails, and airports.

A pedestrian- and bike-friendly community provides for safe access and mobility for people of all ages and abilities. This includes ADA-compliant facilities at crosswalks, parking lots, and entry points to buildings.

Taken together, all of these transportation elements help to make Oakbrook Terrace an attractive destination to find a new home, establish new businesses, and provide jobs for the region. They also add to the high quality of life enjoyed by current residents, workers, and businesses.



ROAD NETWORK

The roads comprising Oakbrook Terrace's road network are classified according to their function in the local circulation system:

- **Interstates:** I-88, I-355, I-290/I-294 (none are located within city limits)
- **Arterial Roads:** IL Route 38/ Roosevelt Rd, IL Route 83/Kingery Hwy, IL Route 56/Butterfield Rd, 22nd St
- **Major Collector Roads:** Summit Ave/Midwest Rd, Meyers Rd
- **Minor Collector Roads:** Danby St/14th St, Ardmore Ave, 16th St, MacArthur Dr
- **Local Roads:** All other roads

The interstates and arterial roads connect Oakbrook Terrace to the surrounding region. Proper roadway classifications ensure safe and efficient movement of vehicles to accommodate current traffic volumes and anticipate increases as new development occurs in Oakbrook Terrace. It also aids in capital improvements programming and in the designation of specialized traffic routes, such as designating specific roads for truck traffic.

SIDEWALKS & TRAILS

Sidewalks are provided in some areas in Oakbrook Terrace; however, sidewalks are noticeably absent in certain areas like the residential neighborhood south of Butterfield Road. While residential areas that lack sidewalks are relatively friendly to pedestrians and bicyclists, commercial areas with disjointed or no sidewalks have a less friendly environment. These areas provide opportunities to fill in sidewalk gaps, provide linkages, and improve crosswalk safety where feasible.

The trail network serving Oakbrook Terrace is also fairly limited. The city's most notable trail runs along Spring Creek through the residential neighborhood south of Butterfield Road, particularly connecting Dorothy Drennon Park to Terrace View Park. Smaller trails are located within these two parks and the Heritage Center and Park. Heritage Park connects to

William Cizek Bike Path, which runs south to link with an off-street trail along the utility line parallel to the north side of Butterfield Road from Royce Boulevard to MacArthur Drive.

New trails should be built as new developments create opportunities to link neighborhoods to parks, open space, schools, commercial areas, and other amenities. Potential trails are shown on the map in Figure 4.5. Trails can be designed as off- or on-street facilities, although the latter may be more feasible given the city's mostly built-out character.

TRANSIT

Three Pace suburban bus routes serve Oakbrook Terrace: 301 (Roosevelt Road), 313 (St. Charles Road), and 322 (Cermak Road - 22nd Street). The planned Pace Pulse line along Cermak Road/22nd Street will terminate at Yorktown Mall, offering future bus rapid transit (BRT) service to the area. While Oakbrook Terrace is not located along any of Metra's suburban commuter rail lines, the city is located near multiple Metra stations in the region. Multiple Metra stations are located to the north along the UP-W line. Located to the south are multiple Metra stations along the BNSF line.

Office parks and major employers can explore the potential to serve as focused transit sources. In particular, they may provide shuttle service between a Metra station or park-and-ride facility to office and employment sites.

In addition to its regular bus lines, Pace offers paratransit and dial-a-ride services. Another option to consider is microtransit, which is an emerging on-demand shuttle service inspired by ride share platforms like Uber and Lyft.

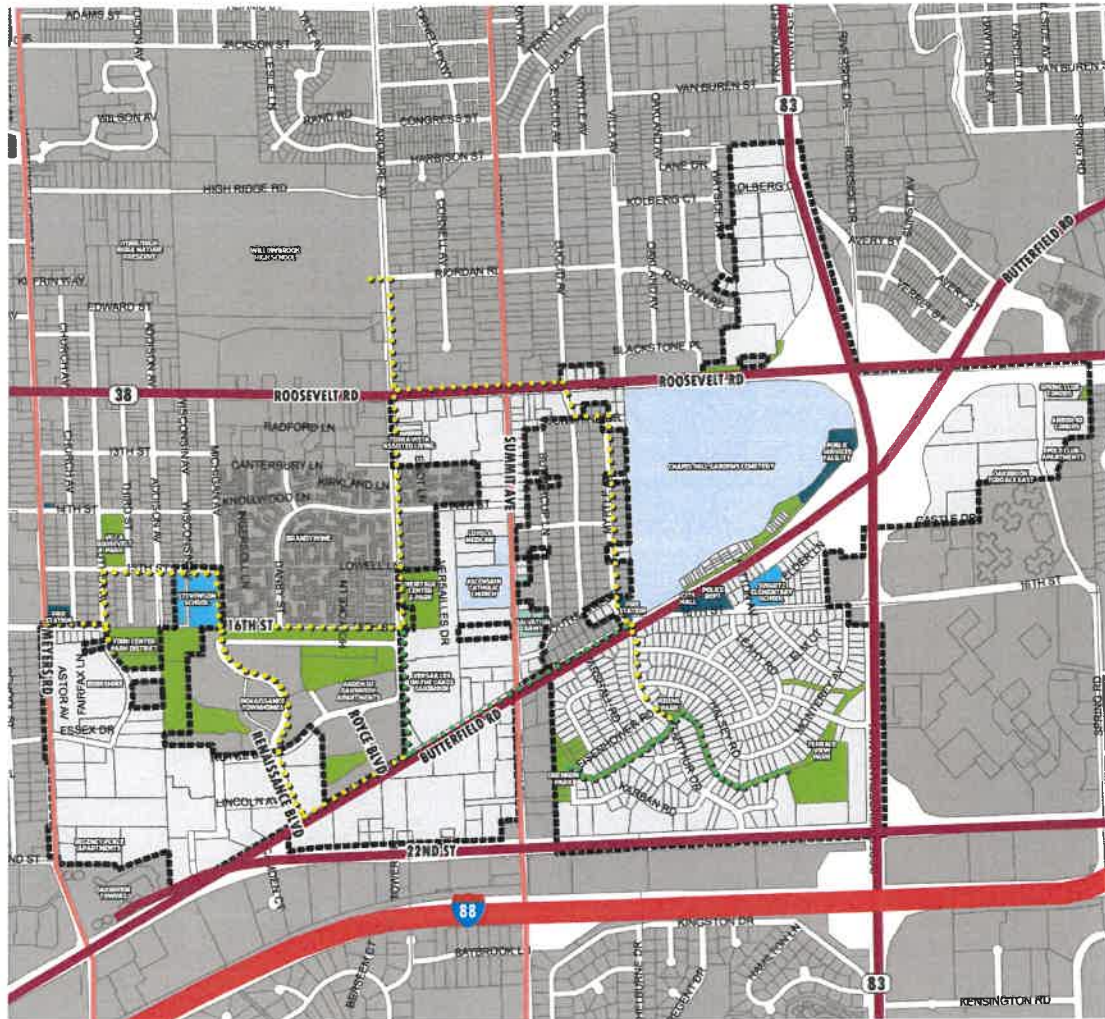
AIRPORT ACCESS

With the concentration of offices in Oakbrook Terrace and vicinity, airport access can be a key factor for existing and prospective businesses. O'Hare and Midway International Airports are located 16 miles and 22 miles, respectively, from Oakbrook Terrace.



DRAFT REVIEW PURPOSES ONLY | Last Revised: November 14, 2024

FIGURE 4.6
ACCESS & MOBILITY PLAN MAP



- LEGEND**
- Institutional
 - Government
 - School
 - Religious
 - Parks and Open Space
 - Municipal Boundary
 - Interstates
 - Arterial Roads
 - Collector Roads
 - Existing Trails
 - Potential Trails

REGIONAL COORDINATION:

As Oakbrook Terrace considers the impact of future development and community improvements, coordination with regional transportation planning efforts will ensure local and regional strategies align with each other. DuPage County continually provides studies and updates for regional transportation elements, including trails, transit, and general mobility.

Two regional transportation studies that took place during the preparation of this Comprehensive Plan were the Butterfield Road Corridor Plan (CMAP) and Cermak Road/22nd Street Corridor (CMAP/Pace Pulse).



COMMUNITY FACILITIES & ASSETS

Community facilities and assets form the cornerstones of a municipality, providing essential services, functions, and spaces to the community. Oakbrook Terrace's community facilities and assets generally include services, resources, and institutions that meet the civic, cultural, social, recreational, educational, spiritual, and health needs of the community, which are summarized on the Community Facilities and Assets Plan Map in Figure 4.7. These community facilities and assets are maintained and operated by a range of municipal, public, quasi-public, and private entities, as described on the right.

As Oakbrook Terrace manages the growth and development of the community, the city and its partners will continue to evaluate potential improvements and expansion to these services and functions to ensure they have sufficient capacity, are well-maintained, and are distributed equitably. This is particularly crucial to a built-out municipality like Oakbrook Terrace where existing services and functions may be close to capacity, thus requiring potential expansion or improvements.

There may be opportunities to concentrate civic uses and other community facilities in a central activity center like in a mixed use town center concept (see page 29).



SCHOOLS

Students in Oakbrook Terrace are served by a network of schools both within the city and nearby:

- **Pre-School:** The Gardner School*, Salt Creek School, Kiddie Academy, His Grace Montessori
- **Grades K-8 (Salt Creek School District 48):** Salt Creek School, Stella May Swartz School*, Albright Middle School
- **Grades K-8 (School District 45):** Stevenson Elementary School*, York Center Elementary School, Jackson Middle School
- **Grades 9-12:** Willowbrook High School, Montini Catholic High School, Timothy Christian School

* LOCATED IN OAKBROOK TERRACE

Higher learning opportunities in the immediate region include Wheaton College, Elmhurst University, Midwestern University, Benedictine University, and College of DuPage.

With so many school options available in the vicinity, the current school system generally serves Oakbrook Terrace well. Changes in the city and student populations will need to be monitored to assess future space and programming needs, which will need to be coordinated with the school districts and private schools.

PARKS & RECREATION

The local parks and recreation system within city limits includes: Kreml Park owned and maintained by the city; Terrace View Park, Dorothy Drennon Park, and Heritage Center and Park managed by the Oakbrook Terrace Park District; and various recreational, nature, and community facilities for all ages and abilities, as shown in the map in Figure 4.7. York Center Park District manages Villa Roosevelt Park and Knolls Park, which both sit just outside the city on the far west. Local schools provide additional recreational opportunities.

Population growth will generate demand for more park space and recreational opportunities. With limited land available in a built-

out city, any new park space or recreational facilities will likely need to be coordinated with future development sites. This may include open space that is either set aside for recreation or dedicated to one of the park districts for park use.

CIVIC USES

City Hall and Police Department are located across from each other along Butterfield Road providing long term capacity for city services and programs. The Police Department was built in 2015, while City Hall was reconstructed around the same time. The Public Services Facility, which houses the city's Water and Streets Divisions, is located further east on Butterfield Road off of the IL Route 83/Kingery Highway interchange.

In addition to police, community safety is handled by the Oakbrook Terrace and York Center Fire Protection Districts (FPDs). Oakbrook Terrace FPD operates out of a station across Butterfield Road from City Hall. The York Center FPD station is located along Meyers Road.

Residents visit Villa Park Public Library for library service and other community learning opportunities.

OTHER ASSETS

Oakbrook Terrace is home to various other assets that add to the city's quality of life, provide opportunities for civic engagement, and support public health:

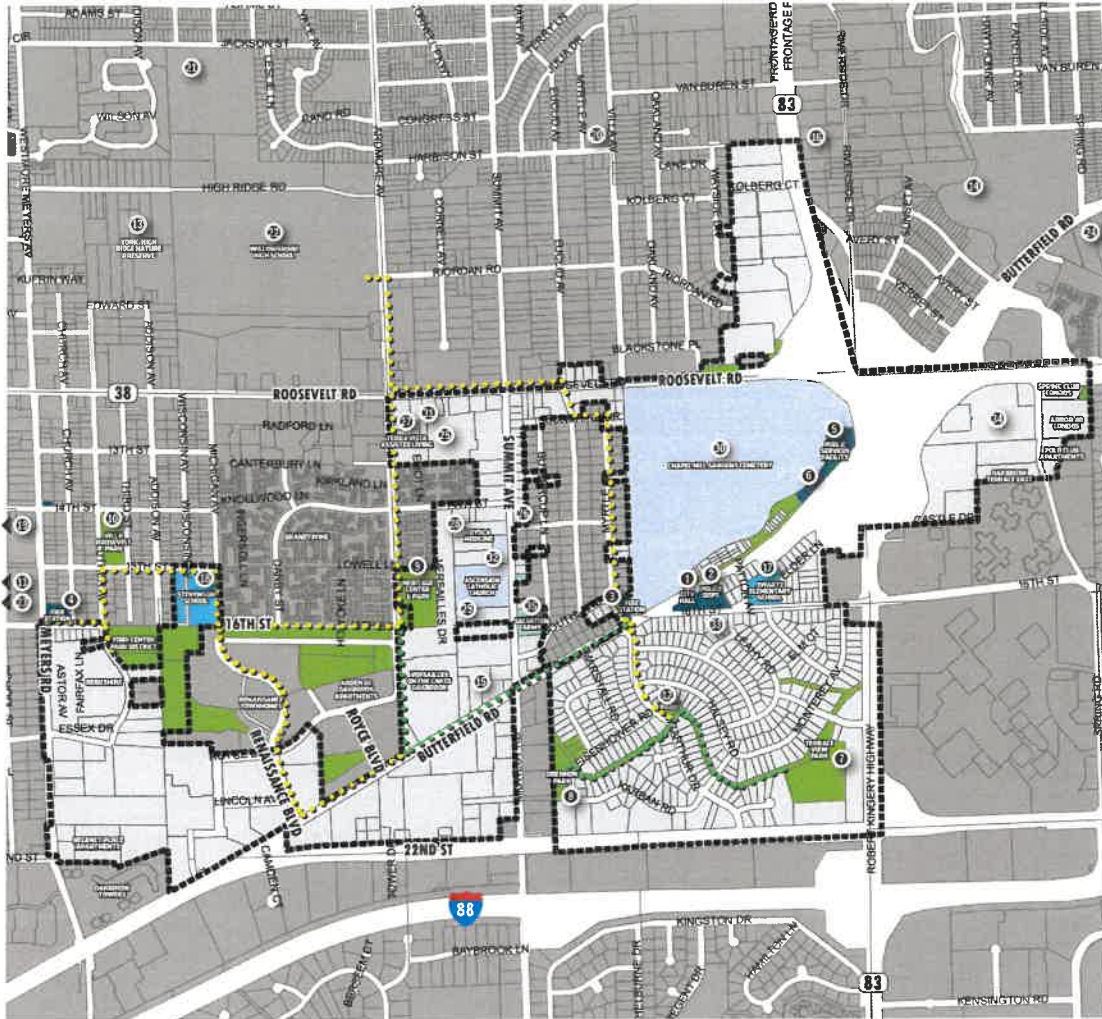
- Ascension Catholic Church
- Chapel Hill Gardens Cemetery
- Drury Lane
- ICNA Center and Mosque
- Loyola Medicine
- Oakbrook Terrace Historical Society
- Oakbrook Terrace Lions Club
- Salvation Army

Loyola Medicine adds to the city's network of healthcare facilities that also includes various small medical and dental offices. New senior care facilities would help enhance the availability of senior services, as well as provide additional housing options that meet specific needs for the senior population.



DRAFT REVIEW PURPOSES ONLY | Last Revised: November 14, 2024

FIGURE 4.7
COMMUNITY FACILITIES & ASSETS PLAN MAP



LEGEND

- Institutional
- Government
- School
- Religious
- Parks and Open Space
- Municipal Boundary
- Existing Trails
- Potential Trails

CIVIC USES

- 1: City Hall
- 2: Police Department
- 3: Fire Department (OBT FPD)
- 4: Fire Department (York Center FPD)
- 5: Public Services Facility
- 6: Water Tower

PARKS & OPEN SPACE

- 7: Terrace View Park
- 8: Dorothy Drennon Park
- 9: Heritage Center and Park
- 10: Villa Roosevelt Park
- 11: Knolls Park
- 12: Kreml Park
- 13: York/High Ridge Nature Preserve
- 14: Salt Creek Greenway

SCHOOL

- 15: The Gardner School
- 16: Salt Creek School
- 17: Stella May Swartz School
- 18: Stevenson Elementary School
- 19: York Center Elementary School
- 20: Albright Middle School
- 21: Jackson Middle School
- 22: Willowbrook High School
- 23: Montini High School
- 24: Timothy Christian School
- 25: Kiddie Academy of OBT
- 26: His Grace Montessori

SENIOR & HEALTHCARE

- 27: Terra Vista of Oakbrook Terrace
- 28: Loyola Medicine

OTHER ASSETS

- 29: Ascension Catholic Church
- 30: Chapel Hill Gardens Cemetery
- 31: Drury Lane
- 32: ICNA Center and Mosque
- 33: Oakbrook Terrace Historical Society
- 34: Oakbrook Terrace Lions Club
- 35: Salvation Army



4 CITY PLAN

OVERVIEW

NATURAL RESOURCES

While Oakbrook Terrace has a limited set of natural elements, they play an important role in the community, particularly adding to the city's natural character, supporting stormwater management, and providing habitats for native wildlife. Local stewardship of the natural environment is encouraged to elevate the community's commitment to protect environmental features and conserve open space.

Protection of natural resources can help with the preservation of the small community feel of Oakbrook Terrace's neighborhoods nestled in a bustling suburban landscape.

Conservation of natural resources also relates to the exploration of renewable energy sources. As highlighted on the right, renewable energy sources like solar energy, wind energy, and electric vehicles can be part of the community's commitment to protect the environment and create long-term cost savings for property owners.



Last Revised: November 14, 2024 | DRAFT REVIEW PURPOSES ONLY

ENVIRONMENTAL FEATURES

One of the city's most prominent environmental features is the creek that runs through the neighborhood south of Butterfield Road with a trail running parallel to the creek and connecting Dorothy Drennon Park to Terrace View Park. The creek is mostly lined by trees and serves as the rear lot line for many of the houses in the neighborhood.

In addition to this neighborhood, tree coverage is significant in the area north of Butterfield Road between Luther Avenue and Ardmore Avenue. While this area is presently unincorporated, recent developments like Renaissance Townhomes and Arden of Oakbrook Apartments are revitalizing this long underutilized site as they integrate the tree coverage and natural landscape into the site design.

Stormwater detention ponds are also prevalent throughout the community, adding bodies of water of varying sizes with opportunities for trails and other passive recreation around them.

OPEN SPACE

Conservation of open space enables Oakbrook Terrace to protect the natural ecosystem, soften the hardscapes of suburban development, and provide opportunities for trails and other recreation. In addition to local parks, the most notable open spaces include the areas along the creek and parkways, as well as around stormwater detention ponds.

Other stormwater management facilities like bioswales and rain gardens add to the city's open space system. Conservation and utility easements or areas also contribute to open space.

In addition to natural open spaces, man-made open spaces like civic squares, plazas, etc. are considered part of the open space system. While these types of spaces are typically open to the general public, they may be located on either public or private property.

Such spaces are becoming more prevalent in modern development, particularly mixed use developments like those illustrated on pages 25-29. These spaces provide opportunities for civic engagement, community events, and light recreation like outdoor yoga.

RENEWABLE ENERGY

Environmentally responsible energy generation and consumption should be considered as Oakbrook Terrace evaluates sustainable approaches to development. The city can take certain steps to advance the community's commitment to renewable energy, including the potential to update the Zoning Code to provide standards for renewable energy elements described below.

While renewable energy approaches can be incorporated at a larger community scale, they also enable individual property owners to play a role in being energy conservation stewards and making their own properties more sustainable.

Wind Energy

Many communities are providing wind energy standards in their zoning codes. Small scale wind turbines are often found in office parks and small industrial areas.



Solar Energy

Many communities establish zoning standards to regulate solar energy systems at different scales. Small scale solar energy systems often take the form of solar panels on a residential or commercial rooftop.

Electric Vehicles

In addition to updating their codes to regulate electric vehicle (EV) charging stations and other infrastructure, communities assess how EV charging stations can support economic development by attracting EV drivers to visit local businesses as they wait for their vehicles to charge.



DRAFT REVIEW PURPOSES ONLY | Last Revised: November 14, 2024

WATER & WASTEWATER

Oakbrook Terrace is well served by water and wastewater utility service. The city's water tower is located next to the Public Services Facility, which houses the city's Water and Streets Divisions. Sanitary sewer service is provided by Flagg Creek Water Reclamation District.

A second water tower was proposed in the 2007 Comprehensive Plan, specifically located in the southwestern part of the city in the area bounded by 16th Street on the north, Ardmore Avenue on the east, Butterfield Road on the south, and Meyers Road on the west. While this new water tower has not come to pass, recent residential development along Royce Boulevard and Renaissance Boulevard may generate additional development that may warrant the construction of the proposed water tower.

The city's ongoing commitment to modernize and upgrade water and storm sewer infrastructure will be critical to efforts ensuring reliable utility service, even as new developments connect to the system without overburdening existing services.

STORMWATER

As a qualifying local program in the Illinois Environmental Protection Agency's (IEPA) National Pollution Discharge Elimination System (NPDES) Phase II Program, Oakbrook Terrace follows its Stormwater Management Program Plan to manage the six minimum control measures in conjunction with DuPage County. These control measures generally focus on site runoff, pollution prevention, and public education.

Stormwater detention/retention ponds are typically included as part of major development sites that cover a significant amount of land. These detention/retention ponds contribute to the city's overall stormwater management system.

The city should continue to promote best management practices (BMPs)

for stormwater management, such as native plantings, bioswales, rain gardens, and other methods. In addition to decreasing stormwater runoff, BMPs help to improve water quality in bodies of water, reduce long-term maintenance costs, and minimize harmful impacts on environmentally sensitive areas.

Native plantings are encouraged in detention/retention ponds to further enhance their capacity for stormwater management. They are also encouraged on private properties and in public areas like open spaces, utility corridors, and rights-of-way to provide for natural water filtration, reduced water consumption, wildlife habitats, and community beautification.

TELECOMMUNICATIONS

A strong telecommunications system has progressively become a critical component of a community's infrastructure. This is increasingly apparent with more people working and learning from home, which requires reliable internet service to ensure residents, workers, and students can interact and access resources.

From an economic development perspective, internet service is an important infrastructure element that supports existing businesses and employers, as well as attracts new ones, to support their day-to-day activities and steadfast commerce. Stable and reliable internet service is crucial for on-site business operations that enable them to connect with clients, suppliers, customers, and third party web-based services.

According to the Illinois Department of Commerce and Economic Opportunity (DCEO), Oakbrook Terrace's 1½-mile planning area is presently served by strong internet service from different providers. Internet service generally comes in the form of varying broadband infrastructure, including fixed and wireless, fiber, cable, DSL, and fixed wireless.



OVERVIEW

UTILITIES & INFRASTRUCTURE

As an established and fairly built-out community, Oakbrook Terrace is generally well served by water, sewer, and wastewater utilities, which will need to be continually monitored as the city evaluates new development or redevelopment of existing properties. Improvement or replacement of current utilities infrastructure may be needed to ensure reliable service and adequate capacity.

A stable and modern telecommunications network can also be an important factor that existing and new businesses need to conduct their services, keep their workers and services connected, and communicate with clients and suppliers.



4 CITY PLAN

OVERVIEW

URBAN DESIGN & GUIDELINES PLAN

Community design is one of the eight goals identified in the Community Framework (Chapter 3):

Oakbrook Terrace will enhance its sense of community through quality design of the built environment, respect for historic sites, and incorporation of open space and landscaped areas.

Based on this goal, community design is intended to enhance the physical form and appearance of the community and preserve the city's character.

The Urban Design and Guidelines Plan is adapted from the original guidelines in the city's 2007 Comprehensive Plan. Addressing the public and private improvements within Oakbrook Terrace, the Urban Design and Guidelines Plan is intended to support the development and design expectations of the community, particularly reinforcing the 2024 Comprehensive Plan's vision, goals, and objectives identified in Chapter 3.

The Urban Design and Guidelines Plan is comprised of four main categories:

- General guidelines for all sites and buildings within Oakbrook Terrace
- Guidelines applicable to commercial buildings and sites within Oakbrook Terrace
- Guidelines applicable to residential buildings and sites within Oakbrook Terrace
- Guidelines applicable to proposed public improvements within Oakbrook Terrace



INTENT

In general, the design guidelines strive to:

- Promote public and private improvements and developments that will help reinforce the character of the city.
- Foster new development and redevelopment that complements the existing scale and character of the city, but also creates distinctive new focal points and activity areas.
- Improve the appearance and quality of existing structures and developments in the city.
- Ensure high-quality and compatible building and site design throughout the city.
- Establish a development pattern that encourages more significant pedestrian, bicycle, and transit activity, while still accommodating automobile traffic and parking.

These guidelines do not attempt to dictate architectural styles or make all the buildings look the same. Rather, they strive to promote a level of quality, compatibility, and consistency that will make Oakbrook Terrace a unique and distinctive area for residents, businesses, employees, shoppers, and visitors alike.

GENERAL GUIDELINES

The guidelines for all sites and buildings are focused on promoting high-quality and compatible developments that will help create a traditional and unified image and identity for the City of Oakbrook Terrace. While the guidelines are specific enough to ensure design compatibility, they are also flexible enough to allow for individual creativity on the part of property owners, architects, and builders.

The guidelines presented below should be used by city staff and the Planning and Zoning Commission in reviewing plans and proposals for all new developments within Oakbrook Terrace. They should be considered supplements to the city's Zoning Code and other applicable codes and ordinances.

Architects, property owners and developers should also use the guidelines as a reference as they prepare plans for new development and improvement projects.

Building Scale & Proportion

- Buildings may have either a pitched roof profile or a flat roof with a parapet wall. Parapets should be encouraged to create

an interesting building profile and to hide vents, HVAC, and other rooftop equipment. Mansard roofs should not be encouraged within the city.

- Exterior building design features that can help distinguish the city from other nearby communities should be encouraged, such as decorative cornices, pilasters, columns, reliefs, medallions, dormers, etc.
- Vertical architectural elements, such as a clock towers, spires, or bell towers, should be considered as design highlights at key locations throughout the city.

Building Placement & Orientation

- Buildings should have a strong visual and physical relationship to the street in order to enhance the city's identity and pedestrian orientation especially in the commercial land use areas. However, buildings should be attractive at both a pedestrian and vehicular scale.
- Buildings throughout the city should face the street; the placement of buildings at odd or irregular angles to the street should be avoided. However,



corner buildings might take advantage of their prominent locations with angled or recessed corner entrances or other small setbacks.

- In locations characterized by building setbacks, side yards and surface parking lots, the street frontage should be maintained through the use of low profile landscaping and decorative walls or fencing.

Building Materials and Colors

- Building materials should be of high quality and durability, and should complement other new buildings within the city.
- New buildings should be constructed primarily of traditional masonry building materials such as brick or stone. These materials should be used on all sides of the building that face a street, walkway or parking area, or that experience substantial "wear and tear." Recommended accent materials include stone, simulated stone, terra cotta, and wood and metal trim.
- While exterior insulation finish systems (EIFS) might be used in limited quantities as an accent material, they should not be employed as a primary building material or be used on the street level of a building. Rough sawed wood, aluminum siding, rustic shingles and shakes, and plastic or metal panels should be discouraged within the city.
- Color should be used to unite the elements of a façade and to highlight architectural features. However, the colors on individual buildings should complement and be compatible with the colors of nearby buildings.
- The predominant colors for new buildings should be relatively muted and subtle. While the natural brick and stone colors of red, buff, cream, and gray should predominate, contrasting and complementary colors should also be used to accent building components, highlight architectural elements, and add richness and variety to the city.

Building Lighting

- Lighting should be used to illuminate entries, signage, displays, and pedestrian and parking areas, as well as to highlight significant architectural elements.

- Building lighting should be subtle and understated; light fixtures should be designed and oriented to produce minimal glare and spillover onto nearby properties.
- Most exterior lighting sources should be concealed; where concealment is not practical, light fixtures should be compatible with overall building design.
- Down-lighting should be encouraged on all commercial buildings; spot-lighting should be limited to major features and key landmarks within the city such as gateway signage.
- Incandescent lighting creates a warm atmosphere and should be encouraged; if neon lighting is used, colors should be compatible with and complement the building façade.

Parking Lots

- Whenever possible, parking lots should be located behind buildings; parking in front of buildings or at corner locations should be discouraged.
- Curb cuts and access drives should be minimized, particularly along collector and arterial streets; they should not be located near intersections or primary building entrances.
- Parking lots should be screened from view along sidewalks and roadways through the use of low masonry walls, hedge plantings, or shrubs.
- Parking lots should have curbed perimeters; curbed landscaped islands and clearly marked pedestrian pathways should be provided within the interior of parking areas to avoid large expanses of asphalt and to enhance pedestrian safety.
- All parking lots should be paved, well marked, and designed for proper drainage. Parking lots that are used during evening hours should be adequately illuminated.
- Whenever possible, parking lots should be shared between multiple stores and businesses to allow for a more efficient lot layout and to minimize curb cuts, provided there is no violation to the City's zoning ordinance. Cross access between adjacent parking lots should also be encouraged.
- Bicycle parking should be provided either on a pad within a parking lot or near the main entrance of a building.

Parking Structures

- Parking structures should have an architectural style and design character that is similar to the primary building it serves. In general, the design treatment of parking structures, particularly the ground floors and front façades, should conform to the full range of design guidelines presented above.
- Parking garage roof lines and floor level articulations that are visible from the street should be parallel to the street; ramping and inclines should occur within the structure or on the interior of the block.
- The appearance of parking structures might also be softened through the use of planter boxes on the upper floors. In addition, vines might be used as foundation plantings and be applied so that they climb up the walls, softening the façade of a parking structure.
- Uncovered parking on the top level of a structure should employ roof-top planters around the full perimeter of the building.

Private Landscaping & Site Improvements

- Planters and landscaped areas should be encouraged adjacent to buildings and to buffer parking and service areas. Plantings should consist of low evergreen and/or deciduous shrubs planted in conjunction with low-growing annual or perennial plants and groundcover. Large expanses of exposed mulch should be avoided.
- A landscaped buffer at least eight (8) feet in width should be provided around the perimeter of surface parking lots. Perimeter landscape plantings should include a continuous hedge accented by trees and ground cover.
- In conjunction with landscaping, decorative fencing should be encouraged to delineate and screen parking and service facilities, outdoor storage areas, etc. Low-profile wrought iron fencing or masonry walls are recommended; chain link fencing should not be permitted.
- Maintenance programs should be established to ensure that private landscaping is adequately cared for and that its value is retained over time.



4 CITY PLAN

Last Revised: November 14, 2024 | **DRAFT REVIEW PURPOSES ONLY**

Regular maintenance should include turf mowing, periodic fertilization, pruning, and the clean-up of litter and debris. Irrigation systems should also be required where possible.

- Where possible, utility lines within the city should be placed underground.

COMMERCIAL & MIXED USE AREAS

In addition to the general guidelines applicable to all sites and buildings within the city, there are several additional guidelines specifically related to commercial properties.

City staff and the Planning and Zoning Commission should use the guidelines presented below in reviewing plans and proposals for commercial and mixed-use developments within Oakbrook Terrace. They should be considered supplements to the city's Zoning Code and other applicable codes and ordinances.

Building Design

- The first floor on new commercial buildings should have a strong pedestrian orientation with display windows, attractive detailing, and convenient and hospitable entrances.
- The façades of large new multi-tenant commercial buildings should be visually divided into 20 to 30 feet bays to reflect a traditional commercial development pattern. Rooflines, cornice treatments, and the design and placement of columns, pilasters, and windows, could be used to achieve this objective.
- Covered walkways, such as arcades, should be encouraged along the fronts of commercial buildings to create a pedestrian-friendly orientation. However, the columns of the arcade should be aligned with the façade of the building.
- New buildings should have attractive rear façades that are comparable to front façades. Rear entrances to stores and shops should be encouraged in blocks where public parking or pedestrian walkways are located behind the buildings.
- All service entrances, dumpsters, loading facilities, and outdoor storage should be located at the rear of buildings; they should be screened from view along sidewalks and roadways through the use of

decorative screening, masonry walls, and/or evergreen plantings.

- Any business that is allowed to have a drive-through facility should be sited so that drive-through lanes and pickup windows are not prominently featured.

Entrances

- Doors on commercial buildings should be attractive and inviting to pedestrians. Recessed entrances and the use of awnings and canopies should be encouraged to define and protect entryways. Multiple entrances should be encouraged along a block front to enhance pedestrian activity and add visual interest to the street.
- Main entrances should be located at the front of the building and should face the sidewalk; corner buildings might take advantage of their prominent locations with angled corner entrances. Secondary entrances should also be encouraged from public parking areas or secondary pedestrian walkways.

Windows

- Large ground-floor display windows should be encouraged in new commercial and mixed-use construction. Metal or wood frame windows over solid bulkheads are recommended; glazing should not extend to the ground.
- Upper floor windows should be recessed, not flush with the surface of the building, and should be smaller in size than first floor windows. Bay windows are also acceptable, provided they are in character with the architectural style of a building.
- Upper floor windows should appear to be individual openings in a solid wall, rather than as continuous rows of windows separated only by their frames; curtain-wall window treatments are not appropriate within commercial areas.
- Window glazing should be clear or slightly tinted; dark, mirrored, or reflective glass should not be permitted.

Outdoor Seating

- Any existing or proposed outdoor seating areas, such as those provided

by restaurants or by office buildings as break areas for employees, should be well landscaped and incorporated into the overall site design. Outdoor seating areas should be set back and screened from parking areas and driving aisles.

Awnings & Canopies

- Awnings and canopies should be encouraged to provide weather protection and to add visual interest at the street level.
- Awnings and canopies should be integrated into the façade and should be in character with the architectural style of the building.
- Simple pitched awning profiles, either fixed or retractable, are preferred. Arched or rounded awnings should be discouraged, unless they are compatible with and appropriate to the architectural style of a building.
- Internally illuminated or back lit awnings and canopies, shingle and mansard canopies, and plastic awnings should not be permitted.

Signs

- Exterior building signs should be limited to business identification and description; exterior advertising signs should not be permitted. The size, material, color, and shape of building signs should complement the architectural style and scale of the building.
- Wall-mounted signs should be encouraged, although signage should not project above the cornice line or be mounted on the roof of a building. Raised, individual letters mounted directly on the building, as well as signs that use light colors for lettering and darker colors for backgrounds, should be encouraged.
- When a building contains multiple ground-floor tenants, signage for all businesses should be compatible in design and consistent in placement.
- Street numbers should be prominently displayed at the main entrance to every business and be clearly visible from the street.
- Free-standing signage is not recommended within the City, except for shared, low-profile monument signs for multi-tenant commercial properties. Monument signs should



be attractively landscaped and constructed of traditional building materials similar to the primary building on the site.

- The letters of a monument sign should be internally illuminated with a white light source. External illumination may be appropriate for a natural metal or engraved stone monument sign.

RESIDENTIAL AREAS

In addition to the general guidelines applicable to all sites and buildings within the city, there are several additional guidelines specifically related to single family attached and multi-family residential properties.

The guidelines presented below should be used by city staff and the Planning and Zoning Commission in reviewing plans and proposals for residential developments within Oakbrook Terrace. They should be considered supplements to the city's Zoning Code and other applicable codes and ordinances.

- New housing construction should be respectful of the scale and character of surrounding properties, particularly in terms of building materials, colors, and building mass and proportion.
- While new residential buildings may be set back from the property line, setbacks should be consistent along a block front. Residential buildings should be aligned with and face the street.
- Landscaping and decorative fencing should be used to maintain the streetwall along streets that serve multi-family residential buildings.
- Residential sites should be attractively landscaped, particularly front setbacks and the perimeter of parking and service areas.
- Existing residential neighborhoods that create a rural atmosphere should be maintained. This type of rural atmosphere can be maintained with the addition of concrete ribbons along roads, without the addition of sidewalks, and curb and gutter at road intersections.
- Where possible, parking to serve multi family uses should be located inside the primary buildings; if garages or surface lots are provided, they should be heavily landscaped, and located

behind the residential buildings if possible.

- Apartment and condominium units could also be promoted on the upper floors of mixed-use buildings to create an urban residential component very different from other residential areas in the community.

PUBLIC IMPROVEMENTS

In addition to site and building improvements on commercial and residential sites, a range of projects should be undertaken within the public rights-of way and on publicly owned property to enhance the image and appearance of the city to create a safe, attractive, and hospitable shopping, living, and leisure time environment. These public sector improvements can also help promote new private investment and development, and attract additional visitors and business patrons to the area.

In general, it is recommended that the city establish a comprehensive, area-wide design system for public improvements to be applied in various parts of Oakbrook Terrace. While the design system should be based on the architecture, history, and traditional character of the community, it should also help establish a unique new image and identity for Oakbrook Terrace.

The guidelines presented below provide a preliminary framework for the design treatment of streets, sidewalks, streetscape facilities, and other pedestrian and open space amenities.

Streets

- The city should be improved and redeveloped in a manner that provides for safe access and mobility for all modes of transportation, including walking, bicycling, taking transit, and driving, which will help reduce conflicts between the various modes, encourage less reliance on automobile travel, and decrease excessive parking infrastructure.
- Streets should be designed to support vehicles, bicyclists, and pedestrians on a relatively equal basis. While accommodating vehicular traffic, streets should also promote walking, cycling, and an overall sense of place.

- Measures should be taken to prohibit on-street parking by commercial and office uses within residential areas.
- Streets within the residential areas of the city should be designed and controlled to reduce the speed of traffic and reduce the amount of cut-through traffic to protect pedestrians and the overall residential character of the neighborhoods. Contrasting paving materials, landscaping, on-street parking, medians, and curb bump-outs can all be used to help calm and reduce the speed of traffic.
- Pedestrian crossings should be improved with proper coordination with the appropriate road jurisdictions. Improved pedestrian crossings will make it safer and more comfortable for pedestrians and bicyclists. This might entail widening sidewalks, constructing curb extensions, updating pavement markings, providing pedestrian-compatible traffic signals, and instituting other measures. Crosswalks should also be provided at these key locations.
- To improve visibility and safety, crosswalks should be made prominent and noticeable by employing a change in paving materials, texture and color. Small pylons and bollard lighting fixtures might also be used to highlight crosswalks.

Sidewalks

- Sidewalks should be designed to support bicyclists and pedestrians on a relatively equal basis. All public sidewalks should be a minimum of five (5) feet in width. In locations of heavy pedestrian use, sidewalks should be a minimum of eight (8) feet in width.
- A buffer zone or parkway between the sidewalk and the street should be constructed wherever possible. This zone should consist of a grass parkway with street trees and light fixtures, or a paved area with trees in grates, lights, and other street furniture.
- Sidewalks along major pedestrian routes and at key intersections should consist of special modular clay and/or concrete paving units. Sidewalks along other streets should consist of modular clay and/or concrete paving units used as trim elements in combination with standard concrete pavements.



4. CITY PLAN

- Sidewalk bump outs should be considered at key intersections to assist in street crossings, slow traffic, provide additional space for street furniture, and eliminate parking near intersections.
- An area-wide system of secondary walkways should also be developed to provide linkages between public sidewalks and nearby parking areas, open spaces, and building entries.
- All public and private sidewalks within the city should be accessible to the handicapped and should comply with appropriate Americans with Disabilities Act (ADA) standards.

Landscaping

- Regularly spaced street trees should be planted in rows along both sides of all streets within the city. Species and spacing should conform to the landscape requirements in the city's Zoning Code.
- Parkway landscaping should consist of salt-tolerant street trees, shrubs, groundcover, and perennials. Plantings in raised beds, planters, urns, or other containers should be considered along the curb line in selected locations and to highlight building entries and special activity areas.
- All landscaping within and adjacent to the public right-of-way should be compatible with existing plant materials in the area and be composed of native and salt tolerant species.
- Street trees and other landscaping along the public rights-of-way should be protected from motorized and pedestrian traffic by curbs, tree grates, and other devices. Evergreen shrubs are encouraged due to their ability to provide year-round color and interest.

Lighting

- Lighting along public streets within the city should consider both roadway lighting and decorative pedestrian lighting, where appropriate and deemed acceptable by residents in residential contexts.
- While roadway lighting should be consistent with IDOT, DuPage County, and city codes and standards, light standards should be no more than 20 to 30 feet in height in order to be in scale with new buildings within Oakbrook Terrace.
- Pedestrian light fixtures should be approximately 12 to 15 feet, and be of a style and character that would complement existing and proposed development.
- Pylons and bollard lighting should be considered as accents and for ornamental purposes. These fixtures could be used to highlight crosswalks, open spaces, seating areas, and major pedestrian ways.

Public Signage

- The city should establish a comprehensive signage system that can guide and direct both motorists and pedestrians to key destinations within Oakbrook Terrace.
- Gateway signs should be developed at intersections that serve as primary entry points into Oakbrook Terrace. In addition to signage, gateway features should include special landscaping, lighting, and paving materials.
- Informational and wayfinding signs should be provided at key locations to direct pedestrians to businesses and stores, and to announce special activities and events within the area.
- Banners attached to street light standards could also be used to commemorate special events within the city. Banners might be changed periodically during the year.

Last Revised: November 14, 2024 | **DRAFT REVIEW PURPOSES ONLY****PARK, OPEN SPACE, RECREATION & PEDESTRIAN AMENITIES**

- Open spaces and courtyards should be promoted as part of private development projects within the city.
- Improvement and development of the commercial areas of the city should include a unified system of street furnishings, such as seating areas, trash receptacles, drinking fountains, bike racks, and other pedestrian amenities. Street furnishings should reflect a traditional design theme, and be consistent with the materials, colors and architectural styles to be promoted within the city.
- Trash receptacles should be placed along each block front, preferably at or near corners or other high activity areas. Benches and drinking fountains should be located within park sites, open spaces, or high activity areas. Bike parking should be provided in visible areas and near main entrances to buildings. Bollards should be used at curbside, along streets where sidewalks directly abut parking or traffic lanes.
- Linkages to park and school sites throughout the city should be enhanced through wayfinding signage, paving materials, plantings, and branding.
- Pieces of public art might also be considered at key locations along the public rights-of-way and on private properties. Businesses or institutions within the City might be recruited to sponsor public art.



CHAPTER 5

IMPLEMENTATION

The 2024 Oakbrook Terrace Comprehensive Plan is a critical tool for the city in realizing its vision and goals. However, it is only useful if the city actively pursues implementing it. The Implementation Plan presented in this chapter is intended to guide the city in taking appropriate steps to achieve its goals.

City officials should consider the plan's vision, goals, objectives, and strategies when evaluating development proposals and community improvement efforts. The Implementation Plan in this chapter expands upon the goals and objectives from Chapter 3 by adding recommended strategies that activate the plan with projects and tasks that the city can pursue to implement the plan. Potential resources are also listed to further guide city officials and local partners.

The 2024 Oakbrook Terrace Strategic Plan that was prepared concurrently with this Comprehensive Plan is an additional source of information for plan implementation. Goals, objectives, and strategies have been coordinated and cross referenced in both documents, where appropriate.



KEY PARTNERS FOR PLAN IMPLEMENTATION

Achievement of Oakbrook Terrace's vision and goals will be more successful when key partners collaborate and pool resources to implement the plan. These partners and their roles are described below.

City Council

The City Council sets policy for the community. Their approval is necessary to establish ordinances, allocate funds, enter contracts, and take other actions that support development and community improvement. Alderwomen and aldermen should be familiar with the plan and consider whether proposed actions will move the city towards achieving its vision and goals.

Boards & Commissions

The Planning and Zoning Commission (PZC) makes recommendations regarding the growth and development of the community, particularly ensuring proposals align with the Comprehensive Plan. They should be familiar with the plan and refer to it regularly in their deliberations. In addition, the PZC should educate developers and others who come before them on the relevance of the plan and encourage applicants to create proposals that enhance the city's ability to achieve its vision and goals.

Residents

It is important that residents support the plan and are involved in its implementation. The city should make it easy for residents to be well informed on planning related issues and encourage them to participate in discussions, workshops, and other opportunities. Additionally, residents can participate in the implementation of specific elements of the plan by serving on committees, circulating information with their neighbors, volunteering their time, and sharing their expertise.

Business Community

Local businesses can support plan implementation by communicating their needs to city officials. Business success is critical to the city's overall success, and communication between the private and public sectors is an important step in developing a business-friendly environment. Local financial institutions can support the plan by financing projects that align with it. Corporations can support the plan through their own site development and growth plans, as well as supporting the city's projects. Real estate professionals and developers should be mindful of the kinds of projects that align with the plan.

DuPage County

The city should continue to work closely with DuPage County to coordinate growth and development efforts. The county can provide technical support, data, and other resources that may be of value to the city. Where appropriate, Oakbrook Terrace's plan implementation efforts should be coordinated with the short- and long-range planning efforts of DuPage County, particularly Zoning and Planning, Forest Preserve, Transportation, Public Works, and Environment and Sustainability.

Other Agencies & Jurisdictions

In addition to DuPage County, the city should collaborate with other agencies and jurisdictions to implement certain strategies. This includes, but is not limited to: Oakbrook Terrace and York Center Park Districts; School Districts #48, #45, and #88; York Township; Illinois Department of Transportation (IDOT).

IMPLEMENTATION PLAN

1: Land Use & Development

GOAL: Oakbrook Terrace's residential, public and commercial areas will complement each other.



#	OBJECTIVE	STRATEGIES	RESOURCES
1.1	Strive for a balance of uses that considers the needs of employers, employees, residents, and visitors and accounts for public opinion in managing city growth. PRIORITY: ● HIGH	<ul style="list-style-type: none"> • Guide community growth in accordance with the Comprehensive Plan. • Monitor the findings from regional planning studies (Butterfield Road Corridor Plan; Cermak Road/22nd Street Corridor) that may have an impact on land use, transportation, and infrastructure in Oakbrook Terrace. • Make the Comprehensive Plan easily accessible on the city's website. • Educate the Planning and Zoning Commission and City Council on how to consult the Comprehensive Plan as part of their regular order of business. 	<ul style="list-style-type: none"> • APA Commissioner Training • Butterfield Road Corridor Plan • Cermak Road/22nd Street Corridor
1.2	Evaluate potential expansion of city boundaries as annexations are considered. PRIORITY: ● HIGH <i>Aligns with Objective LT3 from the 2024 Strategic Plan</i>	<ul style="list-style-type: none"> • Prioritize parcels that may be considered for future annexation, particularly focusing on sites in and near the city boundaries. • Investigate costs and benefits, including impacts on utilities and municipal services, for each parcel (or set of parcels) being considered for annexation. • Collaborate with adjacent municipalities to update boundary agreements. 	<ul style="list-style-type: none"> • Illinois Municipal Annexation Principles and Methods • APA Annexation Studies • Annexation Guide (Municipal Research and Services Center of Washington)
1.3	Investigate developing a location that serves as a central focus for the community. PRIORITY: ● HIGH <i>Aligns with Objective LT5 from the 2024 Strategic Plan</i>	<ul style="list-style-type: none"> • Coordinate with developers to evaluate the potential to establish a town center concept within one of the city's mixed use opportunity sites (see Future Land Use Plan Map and town center mixed use examples on pages 25-29). • Conduct a survey or quick polls on social media or through the Terrace Leaves newsletter to assess the types of uses and activities residents would like to see in a potential town center concept. 	<ul style="list-style-type: none"> • ULI Principles for Developing Successful Town Centers • JLL Lifestyle Center Resurgence • Example: Block 59, Naperville, IL • Example: The Glen Town Center, Glenview, IL • Example: Melody Farms, Vernon Hills, IL • Example: Sawmill Station, Morton Grove, IL • Example: Algonquin Commons, Algonquin, IL
1.4	Ensure that the city's Zoning Code aligns with the Comprehensive Plan. PRIORITY: ● MEDIUM	<ul style="list-style-type: none"> • Review and amend the Zoning Code to ensure zoning standards are consistent with the land use recommendations defined in the Comprehensive Plan. • Review and update the Zoning Map to ensure it is consistent with the Future Land Use Plan. 	<ul style="list-style-type: none"> • APA Resources on Zoning Reform and Code Writing • APA Effect of Zoning Systems on Plan Implementation • APA Updating the Zoning Code After the Comprehensive Plan • APA Equity in Zoning Policy
1.5	Make information on proposed development easily accessible to the public. PRIORITY: ● MEDIUM <i>Aligns with Objective ST5 from the 2024 Strategic Plan</i>	<ul style="list-style-type: none"> • Include information on proposed projects on the city website. • Provide an option for residents to get updates on new development. 	<ul style="list-style-type: none"> • Example: Development Updates, Geneva, IL • Example: West Chicago Now Economic Development Portal
1.6	Identify and enhance Oakbrook Terrace's unique assets. PRIORITY: ● LOWER	<ul style="list-style-type: none"> • Adapt asset-based community development (ABCD) practices for small town planning. • Identify assets based on the community and business survey findings. • Conduct a community asset mapping exercise to build an inventory of assets that can be leveraged for grants and community improvement efforts. • Evaluate ways to elevate community assets using methods like physical enhancements, profiles on the city website and social media, historical markers, community commemorations, etc. 	<ul style="list-style-type: none"> • DePaul University Asset-Based Community Development Institute • LISC Asset Mapping • U.S. EPA Report: How Small Towns Can Use Local Assets • Toolkit for Community Assessment: Community Asset Mapping



IMPLEMENTATION PLAN

2: Economic Development

GOAL: Oakbrook Terrace will have a vibrant, diverse, and growing economy based on supporting existing businesses and industries and attracting new employers.



#	OBJECTIVE	STRATEGIES	RESOURCES
2.1	<p>Promote existing programs and policies and develop new ones that facilitate business continuation and growth.</p> <p>PRIORITY: ● HIGH</p> <p><i>Aligns with Objective ST2 from the 2024 Strategic Plan</i></p>	<ul style="list-style-type: none"> • Connect with local colleges and public agencies that provide technical assistance to businesses. • Solicit input from businesses on what assistance they seek. • Ensure parking requirements are not overly burdensome to small businesses including surveying businesses on parking needs and monitoring usage of existing spaces. • Identify opportunities for city officials to promote Oakbrook Terrace at events held by ICSC, Illinois Municipal League, etc. • Post information on available sites/spaces in an easily accessible location. • Include transportation assets, traffic counts, and other key site data in promotional material. 	<ul style="list-style-type: none"> • Property Tax Abatement Program • SBA District Office • College of DuPage Small Business Development Center • Example: Fargo, ND, Parking Study • Parking Reform Network • International Council of Shopping Centers (ICSC) • Illinois Municipal League (IML) • IDOT Traffic Counts • Example: West Chicago Now Economic Development Portal
2.2	<p>Attract new businesses to the city.</p> <p>PRIORITY: ● HIGH</p>	<ul style="list-style-type: none"> • Consult realtors to learn what prospective tenants are seeking. • Market the city as a business location. 	
2.3	<p>Position the city so it can adapt to changing needs of business owners, workers, customers, and visitors.</p> <p>PRIORITY: ● HIGH</p> <p><i>Aligns with Objective ST2 from the 2024 Strategic Plan</i></p>	<ul style="list-style-type: none"> • Work with the Chamber of Commerce to assess business needs. • Conduct a counter survey of customers at local businesses. • Coordinate visitor survey findings (Objective 2.4). • Facilitate a focus group with local offices and major employers to understand how their office space, employment, and operating needs have changed and what they need to adapt. 	<ul style="list-style-type: none"> • Greater Oakbrook Chamber of Commerce • Illinois DCEO Workforce Development • WIOA Works Illinois
2.4	<p>Support local visitor attractions.</p> <p>PRIORITY: ● MEDIUM</p>	<ul style="list-style-type: none"> • Conduct a visitor survey. • Gather social media data from local attractions. <ul style="list-style-type: none"> - Contact marketing staff at local attractions and ask to share social media data. - Work with local attractions to survey visitors either as they purchase tickets or at the venue. 	
2.5	<p>Work with property owners to modernize their sites, including steps like high-speed internet, higher or exposed ceilings, open workspaces for collaboration, and flex spaces built to suit.</p> <p>PRIORITY: ● LOWER</p> <p><i>Aligns with Objective ST2 from the 2024 Strategic Plan</i></p>	<ul style="list-style-type: none"> • Conduct a business or office space audit to understand current usage and identify areas to modernize or improve. • Connect owners with professionals who can evaluate and provide cost estimates for improvements. • Communicate with existing and potential businesses to identify internet needs. • Investigate PACE Nation's clean energy economic programs to support local financing of green building improvements. 	<ul style="list-style-type: none"> • Guide to Office Space Planning • Workplace Optimization Audit • Illinois Office of Broadband • Broadband Now Illinois • PACE Nation
2.6	<p>Encourage entrepreneurship within the community.</p> <p>PRIORITY: ● LOWER</p> <p><i>Aligns with Objective ST6 from the 2024 Strategic Plan</i></p>	<ul style="list-style-type: none"> • Conduct a survey or quick polls on social media or through the Terrace Leaves newsletter to assess the prevalence of home-/web-based businesses and entrepreneurial pursuits among Oakbrook Terrace community. • Assess the potential to create a small business incubator to provide spaces for small entrepreneurial businesses to get established and grow. 	<ul style="list-style-type: none"> • SBA District Office • Example: Monticello Bootcamp • Example: Batavia Boardwalk Shops • Example: McHenry Riverwalk Shoppes Retail Incubator
2.7	<p>Coordinate with property owners to identify ways to reimagine vacant or underutilized office and commercial spaces.</p> <p>PRIORITY: ● LOWER</p>	<ul style="list-style-type: none"> • Meet with property owners to discuss their future plans for their properties and potential ideas to reimagine vacant or underutilized spaces • Identify and coordinate with potential tenants or site users who could occupy these spaces 	<ul style="list-style-type: none"> • ULI Emerging Trends in Real Estate • APA Adaptive Reuse Resources • KBS Breathing Life into Commercial Real Estate Through Adaptive Reuse



6 IMPLEMENTATION

Last Revised: November 14, 2024 | DRAFT REVIEW PURPOSES ONLY

IMPLEMENTATION PLAN

3: Housing

GOAL: Oakbrook Terrace's housing stock will meet the diverse needs of current and potential future residents.



#	OBJECTIVE	STRATEGIES	RESOURCES
3.1	Plan for housing that accommodates all ages, incomes, and abilities. PRIORITY: ● HIGH	<ul style="list-style-type: none"> Promote options for older adults at all levels of ability from independent to nursing care. Ensure a range of housing options are permitted or special use in the Zoning Code. Encourage affordable housing options, particularly for young families, older adults, and the workforce (see Objective 3.3). Maintain communication with local realtors to understand the needs of homebuyers and renters. Encourage recycling of the city's existing housing stock from older residents seeking to downsize to younger residents seeking their first homes or upsizing to larger homes. Consider the demand for additional rental units while also monitoring the ratio of rentals to owner occupied units. 	<ul style="list-style-type: none"> AARP Housing Resources ARP ABCs of ADUs AARP Missing Middle Housing APA Equity in Zoning Policy Alternative Senior Retirement Communities Main Street America: At Home on Main Street, A Housing Guidebook for Local Leaders U.S. HUD YIMBY Grants IHDA Home Revitalization and Repair Programs
3.2	Preserve the community's single-family neighborhoods, constructing additional single-family homes where appropriate. PRIORITY: ● HIGH <i>Aligns with Objective ST4 from the 2024 Strategic Plan</i>	<ul style="list-style-type: none"> Support retention of housing stock through home maintenance programs. Educate homeowners on repair assistance. Support a strong sense of community within single family neighborhoods. Allow economical materials to make single family construction more affordable, where possible. 	<ul style="list-style-type: none"> Illinois Housing Development Authority (IHDA) Home Repair Assistance in Illinois IHDA Home Revitalization and Repair Programs AARP Housing Resources Increasing the Supply of Affordable Single Family Housing Building Neighborhood Communities
3.3	Encourage housing that meet the needs and wages of the local workforce. PRIORITY: ● MEDIUM	<ul style="list-style-type: none"> Ensure a range of residential uses are identified as permitted or special uses when updating the Zoning Code. Monitor local wage rates. Communicate with employers about workforce needs. 	<ul style="list-style-type: none"> Illinois Housing Development Authority AARP Housing Resources U.S. HUD YIMBY Grants APA Workforce Challenges on Local Housing Supply Brookings Workforce Housing and Middle-Income Housing Subsidies Importance of Workforce Housing
3.4	Support maintenance and renovation of Oakbrook Terrace's existing housing stock. PRIORITY: ● MEDIUM	<ul style="list-style-type: none"> Support retention of housing stock through home maintenance programs. Educate homeowners on repair assistance. Identify potential housing sites that may benefit from targeted maintenance and/or renovation efforts. Evaluate underutilized buildings for mixed use potential that may include residential components. 	<ul style="list-style-type: none"> Illinois Housing Development Authority (IHDA) Home Repair Assistance in Illinois IHDA Home Revitalization and Repair Programs AARP Housing Resources APA Converting Vacant Retail to Housing
3.5	Consider different housing configurations such as accessory dwelling units (ADUs), 2-4 unit buildings, and townhouses that further enhance the diversity of the housing stock. PRIORITY: ● LOWER	<ul style="list-style-type: none"> Coordinate with Objectives 3.1 and 3.3 	<ul style="list-style-type: none"> See Objectives 3.1 and 3.3



IMPLEMENTATION PLAN

4: Community Facilities & Assets

GOAL: Oakbrook Terrace will grow its network of educational, recreational, and civic facilities to meet the needs and desires of the community.



#	OBJECTIVE	STRATEGIES	RESOURCES
4.1	Provide equitable geographic distribution of parks and recreation facilities. PRIORITY: ● HIGH <i>Aligns with Objective LT6 from the 2024 Strategic Plan</i>	<ul style="list-style-type: none"> Consult national metrics for park space. Coordinate with local park districts to evaluate the potential to expand park and recreation facility needs. 	<ul style="list-style-type: none"> National Park Metrics (National Recreation and Park Association) Oakbrook Terrace Park District York Center Park District
4.2	Provide parks and recreation facilities suitable for all age groups and physical abilities. PRIORITY: ● HIGH <i>Aligns with Objective LT6 from the 2024 Strategic Plan</i>	<ul style="list-style-type: none"> Coordinate with local park districts to provide for more inclusive and accessible playground equipment and recreational facilities for all ages and abilities. Ensure proposed residential developments provide for park or open space, including trail connections. Take a phased approach to conduct ADA accessibility audits of all public facilities, starting with municipal buildings. Coordinate with local contractors to evaluate the costs and tasks associated with making building ADA compliant. 	<ul style="list-style-type: none"> Oakbrook Terrace Park District York Center Park District Senior playgrounds Batavia Intergenerational Playground Illinois ADA Project ADA Standards for Accessible Design ADA Checklist for Existing Facilities AARP Universal Design and Livability
4.3	Locate community facilities in a central activity center, when possible. PRIORITY: ● MEDIUM <i>Aligns with Objective LT5 from the 2024 Strategic Plan</i>	<ul style="list-style-type: none"> Coordinate with Objective 1.3 	<ul style="list-style-type: none"> See Objective 1.3
4.4	Ensure adequate parking is available for all types of uses and in all areas of the city. PRIORITY: ● MEDIUM	<ul style="list-style-type: none"> Review parking standards with current use patterns in mind. Complete a parking study to determine supply and demand. Coordinate parking needs to make efficient use of parking lots, including shared parking and cross parking arrangements that can be codified in the Zoning Code. Consider including bike parking standards in the Zoning Code, particularly for proposed developments. Assess parking needs on an ongoing basis to respond with appropriate solutions, including expansion where needed. 	<ul style="list-style-type: none"> APA Parking Resources ITE Parking Generation Manual ULI Shared Parking Resource Parking Reform Network CMAP Guide: Parking Strategies to Support Livable Communities Essentials of Bike Parking Guide
4.5	Enhance the local trail network, including connectivity to regional trails, and sidewalks. PRIORITY: ● MEDIUM	<ul style="list-style-type: none"> Coordinate with county, township, and other jurisdictions that provide local and regional trails, including regional transportation plans Pursue state and regional trail grants 	<ul style="list-style-type: none"> DuPage County Transportation Plan Active Transportation Alliance IDOT Grants IDNR Grants
4.6	Increase arts and cultural opportunities for residents and visitors. PRIORITY: ● LOWER	<ul style="list-style-type: none"> Create an inventory of existing public art including performance locations. Organize community discussions on public art, including types of art to pursue, local artists to commission, participation of youth, and spots to locate art pieces. Coordinate potential art locations with property owners, if applicable. Coordinate with local artists to explore the potential to establish a local arts collective. Pursue grant funding and sponsorships. 	<ul style="list-style-type: none"> CMAP Arts and Culture Toolkit ArtPlace Arts and Tourism Illinois Creative Recovery Grants APA PAS QuickNotes: Public Art and Planning Illinois Arts Council Agency Grants Illinois Arts and Culture Grants



5 IMPLEMENTATION

Last Revised: November 14, 2024 | DRAFT REVIEW PURPOSES ONLY

IMPLEMENTATION PLAN

5: Environmental Sustainability

GOAL: Oakbrook Terrace will encourage practices that protect the environment and promote sustainability.



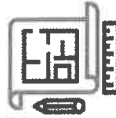
#	OBJECTIVE	STRATEGIES	RESOURCES
5.1	Maintain and enhance the city's tree cover. PRIORITY: ● HIGH	<ul style="list-style-type: none"> Evaluate the condition of the city's tree cover. Consider participation in Tree City USA. Assist residents and other property owners seeking to plant trees on their properties. Coordinate tree cover in parks and open spaces with the park districts and others who maintain open space in the community. Update the landscape standards in the Zoning Code to appropriately address tree cover and protection of trees. 	<ul style="list-style-type: none"> Urban Tree Canopy Assessment Tree City USA Example: South Dublin Living with Trees Tree Management Policy Example: Tree Protection Zoning Standards, Redmond, WA
5.2	Create a Green Oakbrook Terrace program that promotes recycling, energy efficient buildings, water conservation, and other programs that support sustainability. PRIORITY: ● HIGH	<ul style="list-style-type: none"> Research best practices in green community programs. Seek sponsors for a Green Oakbrook Terrace program. Expand the use of green infrastructure, including green roofs, green alleys, rain gardens, bioswales, prairie restoration, etc. Support property owners and new development seeking energy efficiency, alternative energy sources, and other sustainable practices. Look into EPA's Green Power Partnership. Coordinate with the Cool DuPage energy consumption reduction program. 	<ul style="list-style-type: none"> EPA Green Power Partnership Example: Alton Climate Protection and Energy Efficiency Committee Green Zoning CMAP Stormwater and Flooding Resources CNT RainReady Program CNT Urban Flooding Resources CNT Climate Resiliency Resources PACE Nation APA Green Infrastructure APA Policy Guide on Energy APA Solar Energy Resources APA Wind Energy Resources APA Climate Mitigation and Adaptation
5.3	Manage stormwater effectively to protect the built and natural environments. PRIORITY: ● HIGH	<ul style="list-style-type: none"> Preserve natural habitats wherever possible. Create a municipal drought plan. Coordinate stormwater management efforts with relevant strategies from DuPage County and Illinois EPA's Source Water Protection Plan. 	<ul style="list-style-type: none"> EPA Environmental Justice Mapping Tool APA Planning for Infrastructure Resilience APA Green Infrastructure APA Subdivision Design and Flood Hazard Areas DuPage County Stormwater Management Illinois EPA's Source Water Protection Plan
5.4	Include sustainable practices in requirements for new developments. PRIORITY: ● HIGH	<ul style="list-style-type: none"> Review the city's Building Code, Zoning Code, and other ordinances to evaluate ways to update standards regarding green infrastructure, alternative energy sources, and other sustainable practices (coordinate with Objective 5.2). 	<ul style="list-style-type: none"> Sustainable Building Design Green Building Standards U.S. Green Building Council (USGBC) LEED Certification
5.5	Encourage the use of energy sources that are compatible with the community and enhance the local economy. PRIORITY: ● MEDIUM	<ul style="list-style-type: none"> Coordinate with Objective 5.2 	<ul style="list-style-type: none"> See Objective 5.2
5.6	Improve air quality and reduce road noise in the city. PRIORITY: ● MEDIUM	<ul style="list-style-type: none"> Support regional efforts to reduce pollution. Improve pedestrian and bike infrastructure to reduce car dependency. Provide electric vehicle (EV) charging stations in public locations and encourage inclusion in private development. Promote transit ridership. Plant trees (coordinate with Objective 5.1). Coordinate with road jurisdictions like IDOT and DuPage County to study and implement road noise reduction interventions. 	<ul style="list-style-type: none"> CMAP Congestion Mitigation and Air Quality Improvement (CMAQ) Program CMAP Air Quality Conformity Analysis Illinois EPA Air Quality Resources Solutions to Air Pollution in Cities ComEd and Metropolitan Mayors Caucus EV Readiness Program Best Practices in Electric Vehicle Ordinances



IMPLEMENTATION PLAN

6: Community Design

GOAL: Oakbrook Terrace will enhance its sense of community through quality design of the built environment, respect for historic sites, and incorporation of open space and landscaped areas.



#	OBJECTIVE	STRATEGIES	RESOURCES
6.1	<p>Codify the Comprehensive Plan's community design guidelines into the city's Zoning Code and other relevant ordinances.</p> <p>PRIORITY: ● HIGH</p> <p><i>Aligns with Objective LT1 from the 2024 Strategic Plan</i></p>	<ul style="list-style-type: none"> Work with a zoning professional to update the Zoning Code. 	<ul style="list-style-type: none"> APA Zoning Practice: Creating Design Guidelines that Work APA_PAS Report: Design Review Guiding Better Development
6.2	<p>Encourage the use of environmental design to reduce crime.</p> <p>PRIORITY: ● HIGH</p>	<ul style="list-style-type: none"> Coordinate with the Police Department to conduct a Crime Prevention Through Environmental Design (CPTED) audit of common crime and trouble spots in the city. Identify ways to apply Crime Prevention Through Environmental Design (CPTED) principles to address the common crimes and trouble spots identified in the CPTED audit. 	<ul style="list-style-type: none"> International Crime Prevention Through Environmental Design (CPTED) Association CPTED Overview and Principles (MAPC) CPTED Audit (CMAP) CPTED Review of Development/ Planning Applications
6.3	<p>Recommend high quality design in public spaces and facilities that reflect the pride of the community.</p> <p>PRIORITY: ● MEDIUM</p> <p><i>Aligns with Objective ST3 from the 2024 Strategic Plan</i></p>	<ul style="list-style-type: none"> Develop a set of detailed design guidelines that consider elements such as site design, gateway and wayfinding signage, streetscape, landscaping, and community branding. 	<ul style="list-style-type: none"> Guide Studio: Community Signage and Wayfinding Insights APA Zoning Practice: Creating Design Guidelines that Work
6.4	<p>Create a natural resources inventory with strategies intended to preserve and appropriately integrate environmental elements into community design and development.</p> <p>PRIORITY: ● MEDIUM</p>	<ul style="list-style-type: none"> Identify local expertise to lead a natural resources inventory. Coordinate a natural resources inventory with local park districts. 	<ul style="list-style-type: none"> Creating a Natural Resources Inventory
6.5	<p>Continue to support historic preservation through existing and new efforts.</p> <p>PRIORITY: ● MEDIUM</p>	<ul style="list-style-type: none"> Coordinate with the Oakbrook Terrace Historical Society to identify historic properties and aspects in the city. Include historic properties in the community asset mapping exercise (coordinate with Objective I.6). 	<ul style="list-style-type: none"> Oakbrook Terrace Historical Society APA Historic Preservation Resources Landmarks Illinois



5 IMPLEMENTATION

Last Revised: November 14, 2024 | DRAFT REVIEW PURPOSES ONLY

IMPLEMENTATION PLAN

7: Infrastructure

GOAL: Oakbrook Terrace will ensure its infrastructure efficiently meets the needs of the community and serves potential new businesses and residential development.



#	OBJECTIVE	STRATEGIES	RESOURCES
7.1	<p>Consider ways to increase the efficiency and cost effectiveness of providing utilities and infrastructure.</p> <p>PRIORITY: ● HIGH</p> <p><i>Aligns with Objective LT5 from the 2024 Strategic Plan</i></p>	<ul style="list-style-type: none"> Partner with other communities and districts to coordinate services and resources. Assess the impact of proposed development on existing utilities and infrastructure. 	<ul style="list-style-type: none"> Other local jurisdictions Example: Hillsborough County, FL, Utility Coordination Procedures Northeastern Illinois Local Government Shared Services Survey Report (Metropolitan Mayors Caucus)
7.2	<p>Implement effective solutions to mitigate roadway noise and deter cut-through traffic through neighborhoods, particularly along MacArthur Drive.</p> <p>PRIORITY: ● HIGH</p>	<p><u>Mitigation of roadway noise</u></p> <ul style="list-style-type: none"> Coordinate with road jurisdictions to discuss potential solutions (e.g., landscaping, sound walls, etc.) and implement selected interventions as appropriate. Coordinate with local residents and businesses to identify trouble spots and assess potential interventions that may work best for their area with minimal impact on quality of life aspects (e.g., sound walls can reduce roadway noise but create unwanted physical barriers). Monitor the effectiveness of interventions and make changes as needed. <p><u>Deterrence of cut-through traffic</u></p> <ul style="list-style-type: none"> Coordinate with road jurisdictions to discuss potential solutions and implement selected interventions as appropriate. Coordinate with local residents and businesses to identify trouble spots and assess potential interventions that may work best for their area with minimal impact on quality of life aspects (e.g., rumble strips and speed bumps can deter traffic but create noise issues for residents). Monitor traffic activity along MacArthur Drive and other roads to evaluate the effectiveness of interventions and make changes as needed. 	<ul style="list-style-type: none"> IDOT Context Sensitive Transportation Management Solutions DuPage County Transportation Resources CMAP Transportation Resources FHWA Traffic Calming Resources Institute of Traffic Engineers (ITE) Traffic Calming Resources Smart Growth America Traffic Calming Resources
7.3	<p>Monitor utility capacity and quality of utility service throughout the community.</p> <p>PRIORITY: ● MEDIUM</p> <p><i>Aligns with Objective LT5 from the 2024 Strategic Plan</i></p>	<ul style="list-style-type: none"> Continue to coordinate the different water utility services serving Oakbrook Terrace, including the potential to assess and seek alternative options. Maintain communication with utility service providers to ensure they provide reliable and affordable service to the community. Monitor the findings from regional planning studies (Butterfield Road Corridor Plan; Cermak Road/22nd Street Corridor) that may have an impact on land use, transportation, and infrastructure in Oakbrook Terrace. 	<ul style="list-style-type: none"> CMAP Water Resources CMAP Utilities Resources MPC Utilities Resources Butterfield Road Corridor Plan Cermak Road/22nd Street Corridor



IMPLEMENTATION PLAN

8: Communications

GOAL: Oakbrook Terrace will provide transparent and clear communication between city officials, residents, property owners, businesses, and other community stakeholders.



#	OBJECTIVE	STRATEGIES	RESOURCES
8.1	<p>Encourage communication between businesses and the community.</p> <p>PRIORITY: ● HIGH</p> <p><i>Aligns with Objective ST2 from the 2024 Strategic Plan</i></p>	<ul style="list-style-type: none"> • Work with the Greater Oakbrook Chamber of Commerce. • Encourage business booths at community events. • Incorporate business communication into city newsletters and online news. 	<ul style="list-style-type: none"> • Greater Oakbrook Chamber of Commerce • Example: Genoa Home and Business Expo • Example: West Chicago Now Economic Development Hub • Example: Carol Stream Economic Development Hub
8.2	<p>Encourage communication and collaboration among different agencies and organizations serving the community.</p> <p>PRIORITY: ● HIGH</p> <p><i>Aligns with Objective ST10 from the 2024 Strategic Plan</i></p>	<ul style="list-style-type: none"> • Host a periodic expo for community organizations to share their programs and services and facilitate potential partnerships. • Invite community organizations to submit ads or short articles for the Terrace Leaves newsletter. 	<ul style="list-style-type: none"> • Example: Genoa Home and Business Expo
8.3	<p>Provide communication options that meet the preferences of residents and businesses.</p> <p>PRIORITY: ● MEDIUM</p> <p><i>Aligns with Objective ST5 from the 2024 Strategic Plan</i></p>	<ul style="list-style-type: none"> • Adopt communication preferences identified in the community survey. • Utilize the city's website and social media for events promotional campaigns. • Continue to regularly update city social media accounts. • Assign a city communications manager. • Hold periodic Coffee with Officials events to provide informal forums for community interaction. 	<ul style="list-style-type: none"> • Community survey results (see Appendix) • Hinckley Hub • Local Government Social Media Strategy • Social Media and Municipal Websites
8.4	<p>Improve communications through options such as leveraging the city website, social media, electronic signs, and newsletters.</p> <p>PRIORITY: ● MEDIUM</p> <p><i>Aligns with Objective ST5 from the 2024 Strategic Plan</i></p>	<ul style="list-style-type: none"> • Coordinate with Objective 8.3 	<ul style="list-style-type: none"> • See Objective 8.3
8.5	<p>Strive for membership of city boards, commissions, and committees that represents the diversity of the community.</p> <p>PRIORITY: ● LOWER</p>	<ul style="list-style-type: none"> • Encourage underrepresented groups to apply and serve. • Provide information on city website on how to get involved. • Build inclusivity and awareness of the community's different cultural identities into city news and promotional material. • Invite participation in advisory boards as a first step towards greater roles. • Develop a youth leadership program. 	<ul style="list-style-type: none"> • Local Government Citizen Advisory Boards • Example: Aurora Youth Council • Example: Union City Youth Leadership Council • APA PAS Report: Planning with Diverse Communities • APA PAS Report: Youth Participation in Community Planning • APA PAS Report: A Guide to Community Planning Academies



This page intentionally left blank.



DRAFT REVIEW PURPOSES ONLY | Last Revised: November 14, 2024

APPENDIX

Community Survey Results	A2
Business Survey Results	A16
Future Land Use Plan Scenarios	A32
Scenario A	
Scenario B	
Scenario C	



APPENDIX A: COMMUNITY SURVEY RESULTS



**City of Oakbrook Terrace
Community Survey**

Draft as of August 28, 2023



Background and Purpose of Survey

- Online survey of City of Oakbrook Terrace residents to gather information about what they like about living in Oakbrook Terrace and what could improved.
- Findings will be used to help plan for the community's future by preparing a new Comprehensive Plan, which will guide land use decisions and policies affecting the growth of the community.



DRAFT REVIEW PURPOSES ONLY | Last Revised: November 14, 2024

APPENDIX A: COMMUNITY SURVEY RESULTS

Survey Methodology

Questionnaire

- 22 questions
- Topics:
 - Quality of life in the City of Oakbrook Terrace
 - Moving considerations
 - Satisfaction with City facilities and services
 - Development
 - Future planning
 - Preferred communication methods
 - Personal and household characteristics



Survey Methodology

Data Collection

- An invitation email with a survey link was sent to residents. Up to 6 reminder emails were sent to non-respondents.
- The survey link was also posted on the City of Oakbrook Terrace’s website and on social media
 - Survey opened on July 12th, 2023
 - Survey closed on August 16th, 2023
- 169 completed surveys were received



APPENDIX A: COMMUNITY SURVEY RESULTS

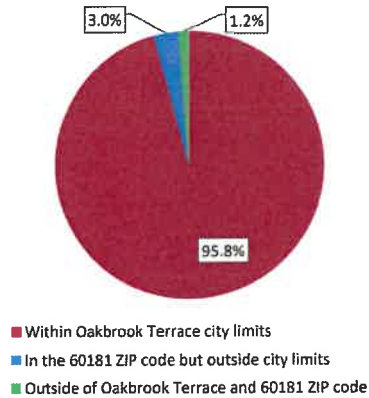
Household Characteristics



Household Characteristics

Location

Where do you live?



- Nearly all (95.8%) respondents live within the Oakbrook Terrace city limits
- 3.0% live in the 60181 ZIP code but outside city limits
- 1.2% live outside of the 60181 ZIP code
- Only city residents were included in the analysis



DRAFT REVIEW PURPOSES ONLY | Last Revised: November 14, 2024

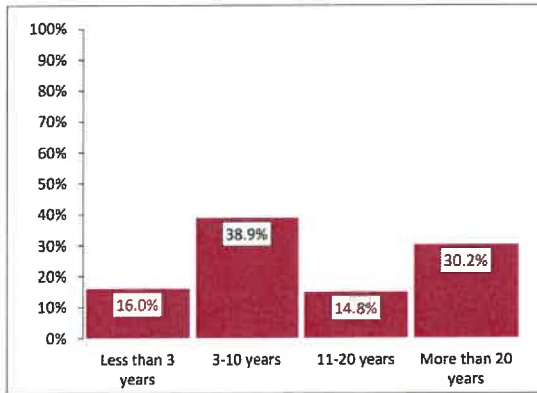
APPENDIX A: COMMUNITY SURVEY RESULTS

Household Characteristics

Years Living in Oakbrook Terrace

How many years have you lived in Oakbrook Terrace?

Oakbrook Terrace Residents



Over half (54.9%) of residents have lived in Oakbrook Terrace for 10 years or less

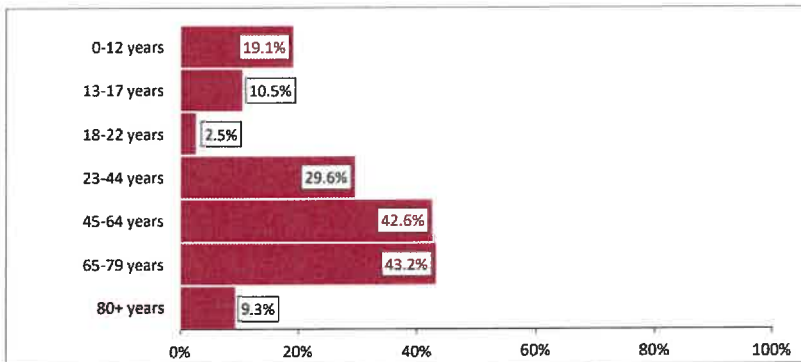


Household Characteristics

Ages of Household Members, Including Respondent

Age Groups, All Household Members

Oakbrook Terrace Residents

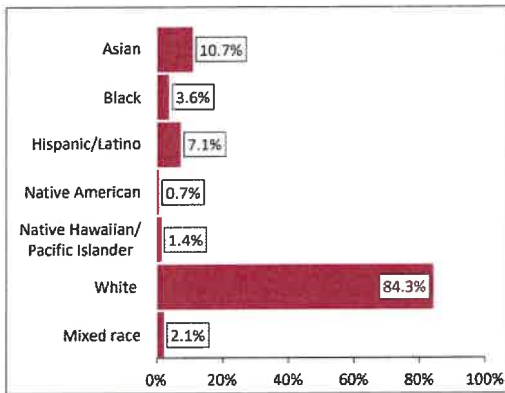


APPENDIX A: COMMUNITY SURVEY RESULTS

Household Characteristics

Races and Ethnicities of Household Members/Primary Language in Household

Races/Ethnicities of All Household Members
Oakbrook Terrace Residents



Primary Language Spoken in Household

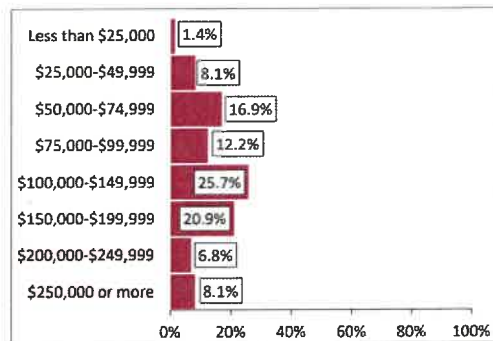
- English was the primary language for 93.0% of households
- 0.6% spoke Spanish as their primary language
- 6.3% spoke a primary language other than English or Spanish



Household Characteristics

2022 Household Income

What was your 2022 annual household income from all sources?
Oakbrook Terrace Residents



- 9.5% of households had a 2022 income of less than \$50,000
- 61.5% had a 2022 income of \$100,000 or more



DRAFT REVIEW PURPOSES ONLY | Last Revised: November 14, 2024

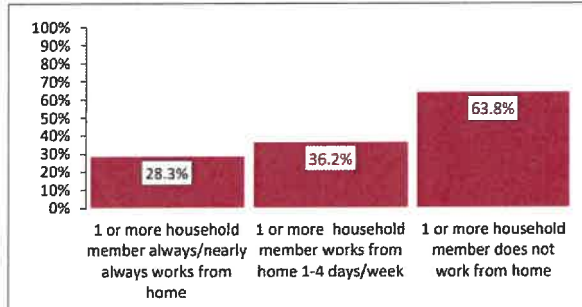
APPENDIX A: COMMUNITY SURVEY RESULTS

Working From Home

Oakbrook Terrace Residents

Overall, on how many days per week does each wage-earning adult work from home rather than at an employer's location?*

Households with at least 1 wage earning adult



Overall, in 56.7% of Oakbrook Terrace households, at least one household member works from home at least one day a week

* Respondents could select a work from home status for up to 3 adults in the household.



Moving Considerations

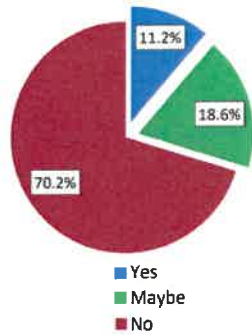


APPENDIX A: COMMUNITY SURVEY RESULTS

Moving Considerations, Next Three Years

Oakbrook Terrace Residents

Are you considering moving in the next 3 years?



- 29.8% of Oakbrook Terrace residents are or may be considering moving in the next 3 years
 - 11.2% are considering moving
 - 18.6% may be considering moving



Moving Considerations

Oakbrook Terrace Residents Who Are/May Be Considering Moving

Why are you considering moving?

Most Common Reasons for Considering Moving	Percent
To move to a larger home	16.7%
Taxes are high	10.4%
Rent cost is high	8.3%
To purchase/live in a house	6.3%
To be closer to family/friends	6.3%
To move to a smaller home/downsize	4.2%
To move out of state	4.2%
For greater safety/security	4.2%
Other reasons	39.6%

- The 29.8% of respondents who are/may be considering moving cited a variety of reasons, including:
 - Moving to a larger/smaller/other type of home
 - To lower housing costs (rent, taxes)



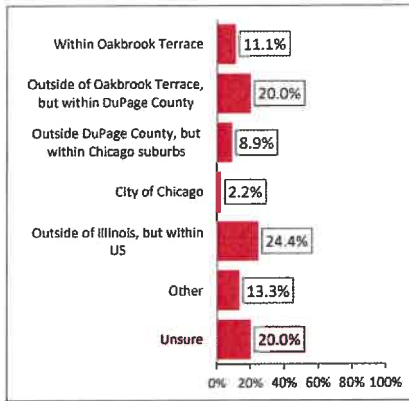
DRAFT REVIEW PURPOSES ONLY | Last Revised: November 14, 2024

APPENDIX A: COMMUNITY SURVEY RESULTS

Moving Considerations, Next Three Years

Oakbrook Terrace Residents Who Are/May Be Considering Moving

Where are you considering moving to?



The 88.9% of residents considering moving outside of Oakbrook Terrace shared what their desired location offered that Oakbrook Terrace does not

What Desired Location Offers	Percent
Better schools	12.9%
Lower taxes	12.9%
Safety/security	9.7%
Closer to family/friends	9.7%
Other	64.5%



Quality of Life



APPENDIX A: COMMUNITY SURVEY RESULTS

Best Things About Oakbrook Terrace

Oakbrook Terrace Residents Only

Best Things About Oakbrook Terrace* <i>5 Most Common Themes</i>	Percent
Location	26.5%
Shopping or restaurants	14.3%
Sense of community, people, neighbors	9.5%
Low taxes	7.7%
Safety	6.3%

* Respondents could name up to 3



Suggestions for Improvements

All Respondents

Suggestions for Improvement to Oakbrook Terrace <i>5 Most Common Themes</i>	Percent
Add sidewalks or improve walkability	13.2%
Decrease traffic or improve traffic flow	11.8%
Parks, Park District, or paths and trails	10.3%
Better communication by or about city	6.6%
Safety or increased police patrols	5.1%



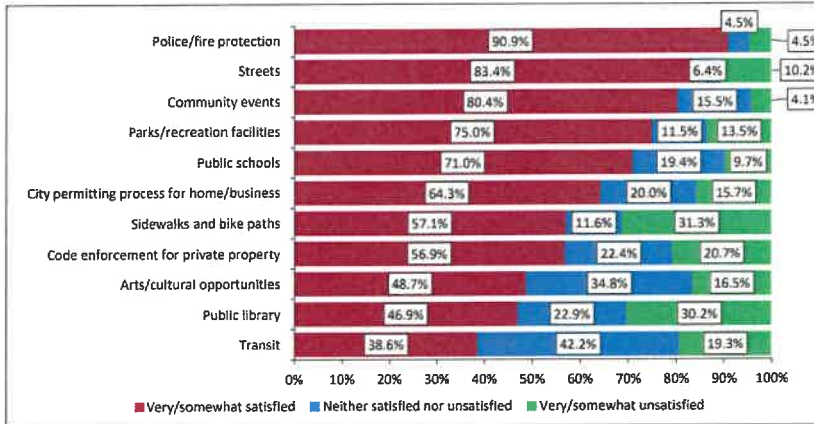
DRAFT REVIEW PURPOSES ONLY | Last Revised: November 14, 2024

APPENDIX A: COMMUNITY SURVEY RESULTS

Satisfaction with Oakbrook Terrace Facilities or Services

Oakbrook Terrace Residents

Please rate your satisfaction with...



Center for Governmental Studies 21

Development

Center for Governmental Studies 22



APPENDIX A: COMMUNITY SURVEY RESULTS

Rating Current Amount of Development in Oakbrook Terrace
Oakbrook Terrace Residents

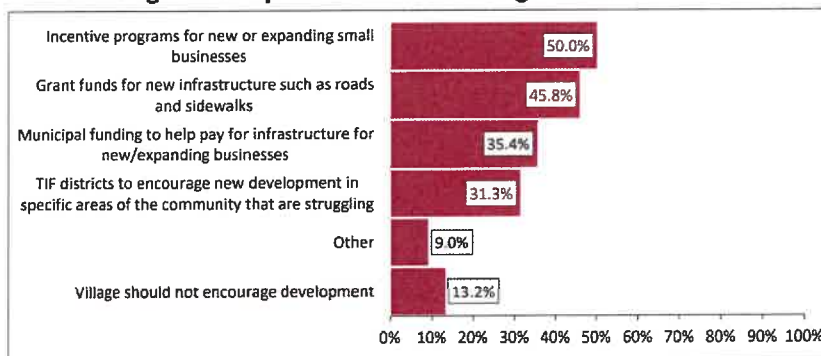
	Too little	About right	Too much
Senior housing	25.5%	69.1%	5.4%
Entertainment/cultural activities	25.2%	73.5%	1.3%
Single family residential	16.1%	81.9%	1.9%
Retail shops	15.9%	82.8%	1.3%
Personal services	14.1%	83.3%	2.6%
Duplexes and townhouses	12.6%	74.8%	12.6%
Healthcare	10.5%	88.2%	1.3%
Condominiums	9.9%	72.4%	17.8%
Government	9.9%	82.9%	7.2%
Restaurants and bars	9.7%	87.1%	3.2%
Rental apartments	8.7%	60.0%	31.3%
Industrial	8.1%	85.2%	6.7%
Lodging	5.3%	90.1%	4.6%
Office	2.6%	88.7%	8.6%

- Broadly, most Oakbrook Terrace residents are satisfied with the current amount of all 14 types of development
- Most selected, **too little development of this type:**
 - Senior housing (25.5%)
 - Entertainment/ cultural activities (25.2%)
- Most selected, **too much development of this type:**
 - Rental apartments (31.3%)



Incentives to Encourage Development
Oakbrook Terrace Residents

Which of the following should the City of Oakbrook Terrace use to encourage development and business growth?*



*Respondents could select as many options as applied



DRAFT REVIEW PURPOSES ONLY | Last Revised: November 14, 2024

APPENDIX A: COMMUNITY SURVEY RESULTS

Future Planning



Locations in Oakbrook Terrace in Need of Improvement

All Respondents

- 42.4% of respondents suggested at least 1 location in Oakbrook Terrace in need of improvement

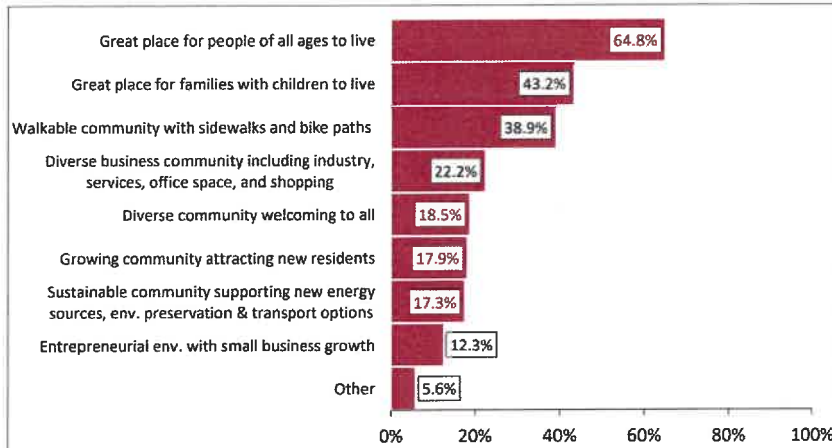
Location in Need of Improvement <i>Respondents Who Suggested a Location in Need of Improvement</i>	Percent
Parks, Park District, or paths and trails	14.7%
On or near Summit Ave.	13.2%
Overall improvement needed or unspecified location	11.8%
On or near Butterfield Rd.	11.8%
On or near Spring Rd.	10.3%
Oakbrook Center area	5.9%
Add or improve sidewalks	4.4%
On or near Roosevelt Rd.	4.4%
Other location	23.5%



APPENDIX A: COMMUNITY SURVEY RESULTS

Vision for Oakbrook Terrace in 5 Years*

Oakbrook Terrace Residents



*Respondents could select up to 3 options



Planning for Sustainability

Oakbrook Terrace or 60181 Residents

Residents were most likely to say these were **very or somewhat important** to plan for:

- Storm water management (98.0%)
- Preservation of natural areas (97.4%)
- Waste reduction and recycling (95.3%)

Residents were most likely to say these were **not very or not at all important** to plan for:

- Electric vehicle charging stations (41.2%)



DRAFT REVIEW PURPOSES ONLY | Last Revised: November 14, 2024

APPENDIX A: COMMUNITY SURVEY RESULTS

Preferred Way to Receive News from City

Oakbrook Terrace Residents

Direct email
(62.3%)



US Postal Service
(40.1%)



City website
(34.0%)



*Respondents could select up to 2 options



Conclusions

- Respondents cite Oakbrook Terrace's location, and the availability of shopping and restaurants, as positive aspects of living in the city.
- Respondents think it is important for the City of Oakbrook Terrace to focus on improving walkability in the City.
- Respondents would like the City of Oakbrook Terrace to be a great place for people of all ages to live.
- Respondents think senior housing and entertainment or cultural activities should be added.
- Residents believe it is important for the City to plan for:
 - Storm water management
 - Preservation of natural areas
 - Waste reduction and recycling



APPENDIX B: BUSINESS SURVEY RESULTS

**City of Oakbrook Terrace
Business Survey**
October 10, 2023



Center for Governmental Studies
Northern Illinois University



Background and Purpose of Survey

- Online survey of business owners in the City of Oakbrook Terrace
- Objective: to gather information about the local economy and what would help businesses prosper.
- Findings will be used to update the City of Oakbrook Terrace’s Comprehensive and Strategic Plans, which will guide future growth and management of the community.



DRAFT REVIEW PURPOSES ONLY | Last Revised: November 14, 2024

APPENDIX B: BUSINESS SURVEY RESULTS

Survey Methodology

Questionnaire

- 26 questions
- Topics:
 - Business characteristics
 - Business performance
 - Future plans
 - Workforce
 - Perceptions of Oakbrook Terrace as a business location



Survey Methodology

Data Collection

- An invitation email with a survey link was sent to businesses. Up to 4 reminder emails were sent to non-respondents.
- The survey link was also posted on the City of Oakbrook Terrace's website and social media
 - Survey opened on August 10th, 2023
 - Survey closed on September 4th, 2023
- 51 completed surveys were received



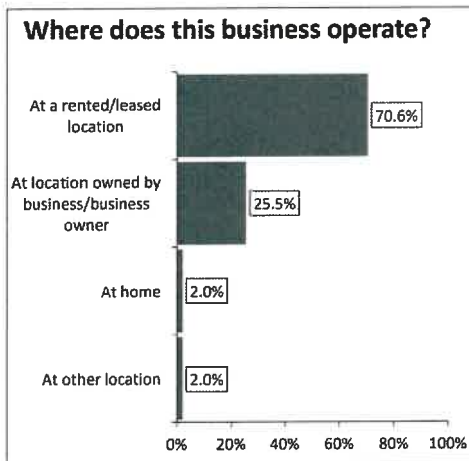
APPENDIX B: BUSINESS SURVEY RESULTS

Business Characteristics



Business Characteristics

Location



- Most businesses (70.6%) operate in rented or leased locations
- About one-quarter (25.5%) are at a location owned by the business or business owner

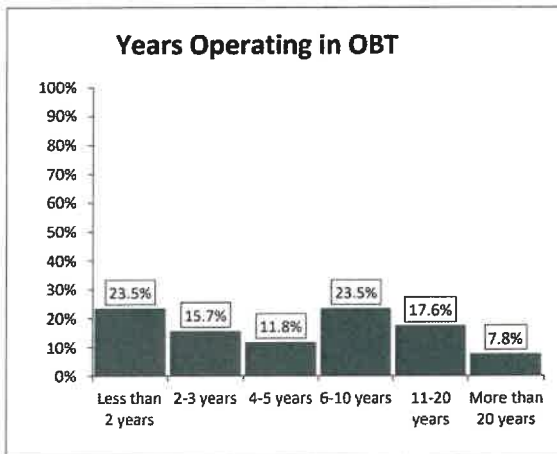


DRAFT REVIEW PURPOSES ONLY | Last Revised: November 14, 2024

APPENDIX B: BUSINESS SURVEY RESULTS

Business Characteristics

Years in Oakbrook Terrace



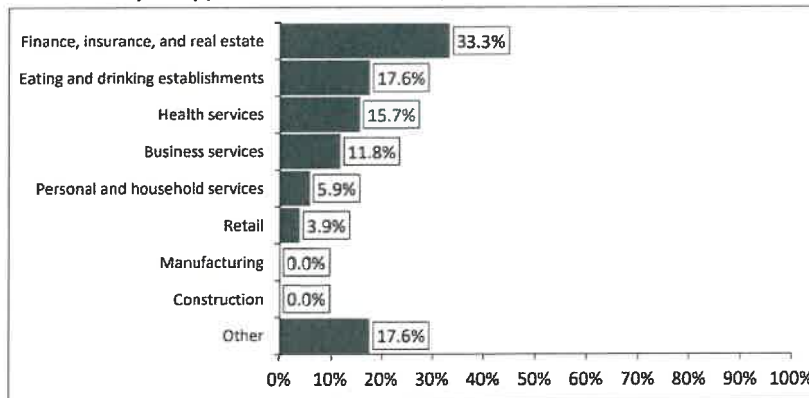
- Over half (51.5%) of the businesses surveyed have operated in Oakbrook Terrace for 5 years or less



Business Characteristics

*Type of Business**

- A variety of types of businesses responded to the survey



*Respondents were able to select more than 1 option, so percentages sum to more than 100.0%

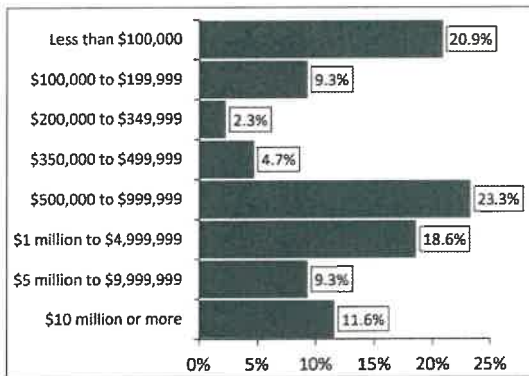


APPENDIX B: BUSINESS SURVEY RESULTS

Business Characteristics

Business Volume

What is this business' annual business volume?



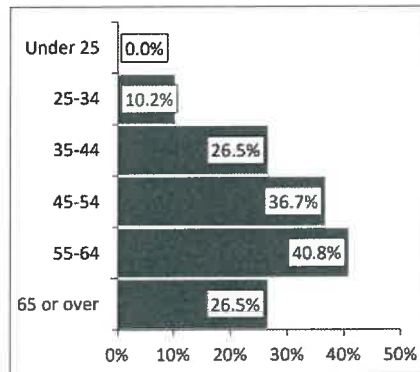
- More than half (62.8%) of businesses had annual volumes of \$500,000 or more
- However, a substantial number (20.9%) were smaller businesses with annual volumes of less than \$100,000



Business Characteristics

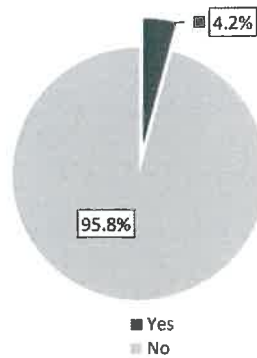
Business Owners

Age(s) of primary business owner(s)*



*Respondents were able to select more than 1 option, so percentages sum to more than 100.0%

Do the primary owner(s) of this business live in Oakbrook Terrace?



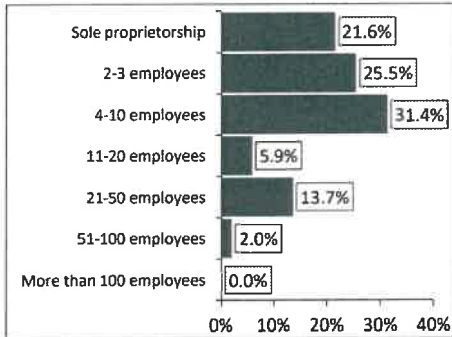
DRAFT REVIEW PURPOSES ONLY | Last Revised: November 14, 2024

APPENDIX B: BUSINESS SURVEY RESULTS

Business Characteristics

Employees

How Many FTE Employees Does This Business Employ at the Oakbrook Terrace Location?



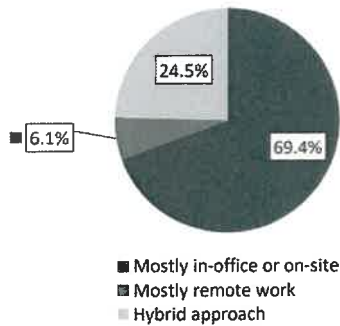
- Many businesses (78.5%) had 10 or fewer employees



Business Characteristics

Employee Work Location

Where do most of your employees work relative to your Oakbrook Terrace location?



- For most (82.0%) companies, their work location scenario (whether employees work on-site, hybrid, or remotely) has not changed since before the pandemic

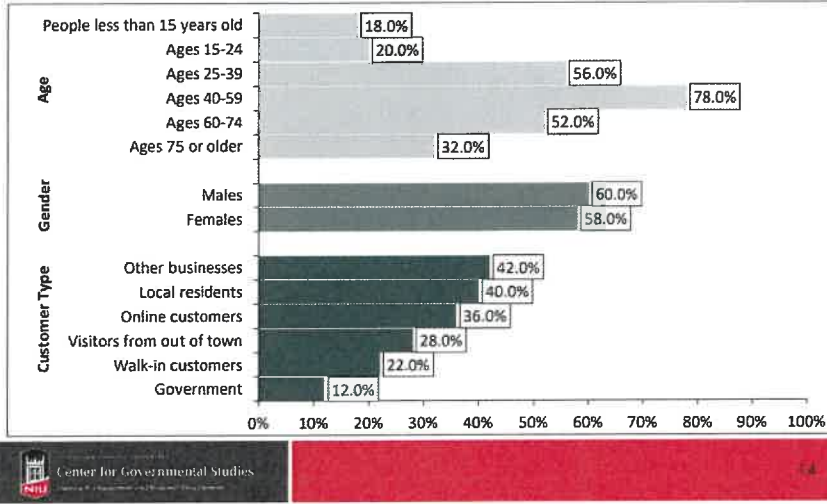


APPENDIX B: BUSINESS SURVEY RESULTS

Business Characteristics

Customers

Describe this business' frequent customers



Business Performance



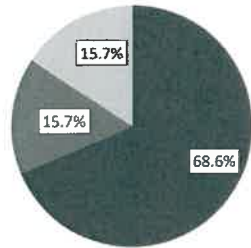
DRAFT REVIEW PURPOSES ONLY | Last Revised: November 14, 2024

APPENDIX B: BUSINESS SURVEY RESULTS

Business Performance

Past Performance

Describe the past two years of activity for this business



- Met or exceeded expectations
- Disappointing but still financially viable
- Experiencing financial difficulty threatening continued operation

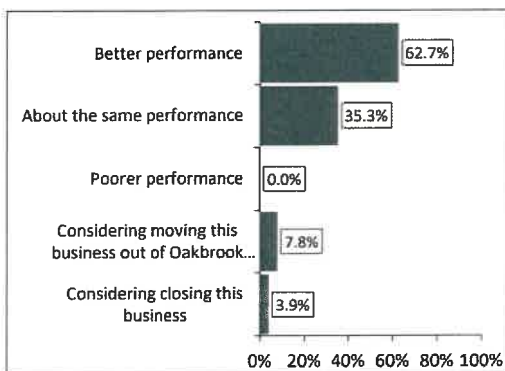
- In the past 2 years, more than 2/3 (68.6%) of businesses met or exceeded expectations
- 15.7% said the business's activity had been disappointing, but were still financially viable
- 15.7% had experienced financial difficulty threatening continued operation



Business Performance

Future Expectations

What are the expectations for this business during the next two years?



- All businesses expect either better performance (62.7%) or about the same (35.3%) performance over the next 2 years
- 7.8% are considering moving out of OBT
- Only 3.9% are considering closing the business



APPENDIX B: BUSINESS SURVEY RESULTS

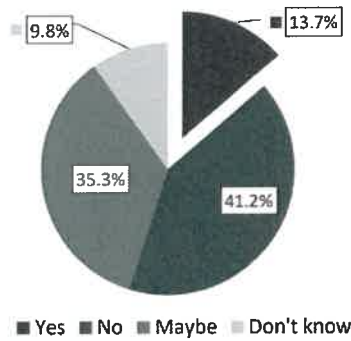
Future Plans



Future Plans

Plans for Expansion

Are there expansion plans for this business in OBT in the next 2-3 years?



- 13.7% of businesses have plans to expand in OBT in the next 2-3 years



DRAFT REVIEW PURPOSES ONLY | Last Revised: November 14, 2024

APPENDIX B: BUSINESS SURVEY RESULTS

Future Plans

Limitations to Business' Future

Are any of these potential limitations to your business' future in OBT?

- 45.2% of businesses selected at least 1 of the 9 listed types of limitations

Most common limitations:

- Need for a larger site (45.2% of businesses that selected at least 1 limitation)
- Parking (29.0%)
- Zoning regulations (16.1%)



Future Plans

Future Challenges

What factors might significantly challenge this business in the next 5 years?

- 92.2% of businesses selected at least 1 challenge

Most common future challenges:

- Changes in our industry (44.7% of those who selected at least 1 challenge)
- Difficulty recruiting workers (36.2%)
- Increase in cost of doing business exceeds growth in revenue (34.0%)
- Competition from new similar businesses in the area (29.8%)



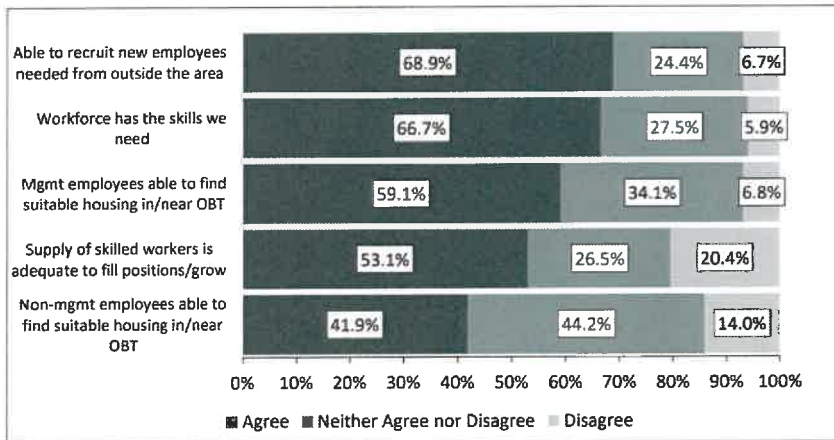
APPENDIX B: BUSINESS SURVEY RESULTS

Workforce



Workforce

Workforce Characteristics and Limitations



DRAFT REVIEW PURPOSES ONLY | Last Revised: November 14, 2024

APPENDIX B: BUSINESS SURVEY RESULTS

Perceptions of Oakbrook Terrace as a Business Location



Perceptions of Oakbrook Terrace as a Business Location

Reasons for Locating in OBT

- 80.4% provided a reason for locating their business in Oakbrook Terrace
- The 4 most common were related to OBT’s location
 - Central and convenient to transportation
 - Convenient for business, owners, customers, or clients

Response Theme	Number of Mentions	% of Valid Responses
Location (no specifics provided)	9	22.0%
Central location, convenient to transportation systems	7	17.1%
Location is convenient to customers or clients	5	12.2%
Location is convenient for business, owners, or employees	4	9.8%



APPENDIX B: BUSINESS SURVEY RESULTS

Perceptions of Oakbrook Terrace as a Business Location

Strengths as a Business Location

- Businesses were asked to name up to 3 of OBT’s strengths as a business location
 - 70.6% named at least 1 strength
 - OBT’s location was by far the most frequently mentioned strength

Response Theme	Number of Mentions	% of Valid Responses
Location	35	40.7%
Other businesses, retail, or restaurants	18	21.2%
City government or leadership, business friendly city	6	7.1%
Safety	6	7.1%



Perceptions of Oakbrook Terrace as a Business Location

Challenges as a Business Location

- Businesses were asked to name up to 3 of OBT’s challenges/weaknesses as a business location
 - Less than half (43.1%) named at least 1
 - No single common theme to challenges

Response Theme	Number of Mentions	% of Valid Responses
Red light/traffic cameras	4	10.8%
Competition from other businesses	4	10.8%
Limited space/landlocked	3	8.1%
Infrastructure	3	8.1%
Taxes	3	8.1%



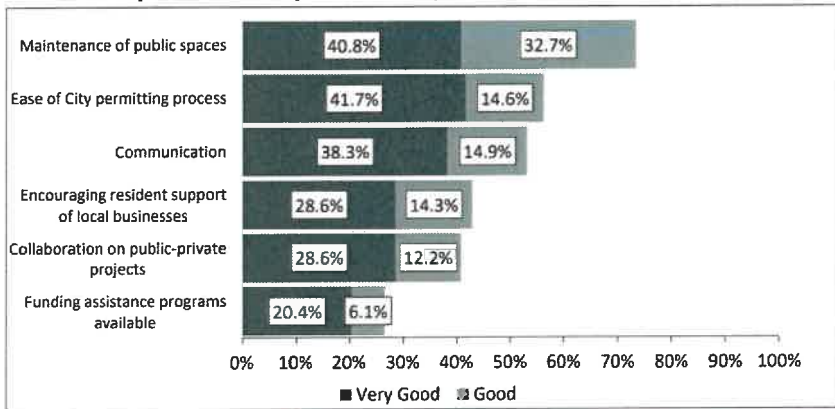
DRAFT REVIEW PURPOSES ONLY | Last Revised: November 14, 2024

APPENDIX B: BUSINESS SURVEY RESULTS

Perceptions of Oakbrook Terrace as a Business Location

City's Relationship With Business Community

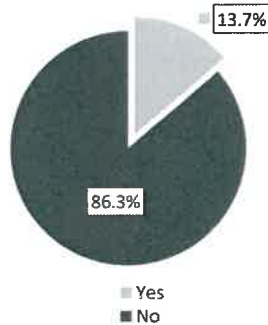
How would you rate the City's relationship with the business community on...



Perceptions of Oakbrook Terrace as a Business Location

Locations in Need of Improvement

Is there a location/area within OBT that you think needs attention?



- Very few businesses (13.7%, or 7 businesses) said there was a location in need of attention
- No clear themes, but suggestions included:
 - Streets, paving, traffic control (2 businesses)
 - Use of empty space/buildings (2 businesses)



APPENDIX B: BUSINESS SURVEY RESULTS

Perceptions of Oakbrook Terrace as a Business Location

Supports for Business Growth

Few businesses made any suggestions in response to 2 questions about business supports

Are there new policies, regulations, or actions the City could take that would help this business?

- Very few (7.8%, or 4 businesses) made a suggestion

Besides city actions, what else would help this business grow in Oakbrook Terrace?

- 31.4% named at least one support
- Responses included:
 - Promotion, awareness, or advertising of local businesses (28% of those who named a support, or 7 businesses)
 - Offering public or social events (12.0%, or 3 businesses)



Conclusions

- Overall, the majority of businesses are satisfied with Oakbrook Terrace as a business location
- One of OBT's clearest strengths is its location and concentration of business activity
 - But this relatively landlocked location also provides a challenge
- Relatively few respondents identified challenges within OBT, or supports which could help area businesses
- Some respondents describe OBT leaders as business friendly. However, fewer than half gave very good/good ratings to:
 - Encouraging resident support of local businesses (42.9%)
 - Collaboration on public-private projects (40.8%)
 - Funding assistance available (26.5%)



DRAFT REVIEW PURPOSES ONLY | Last Revised: November 14, 2024

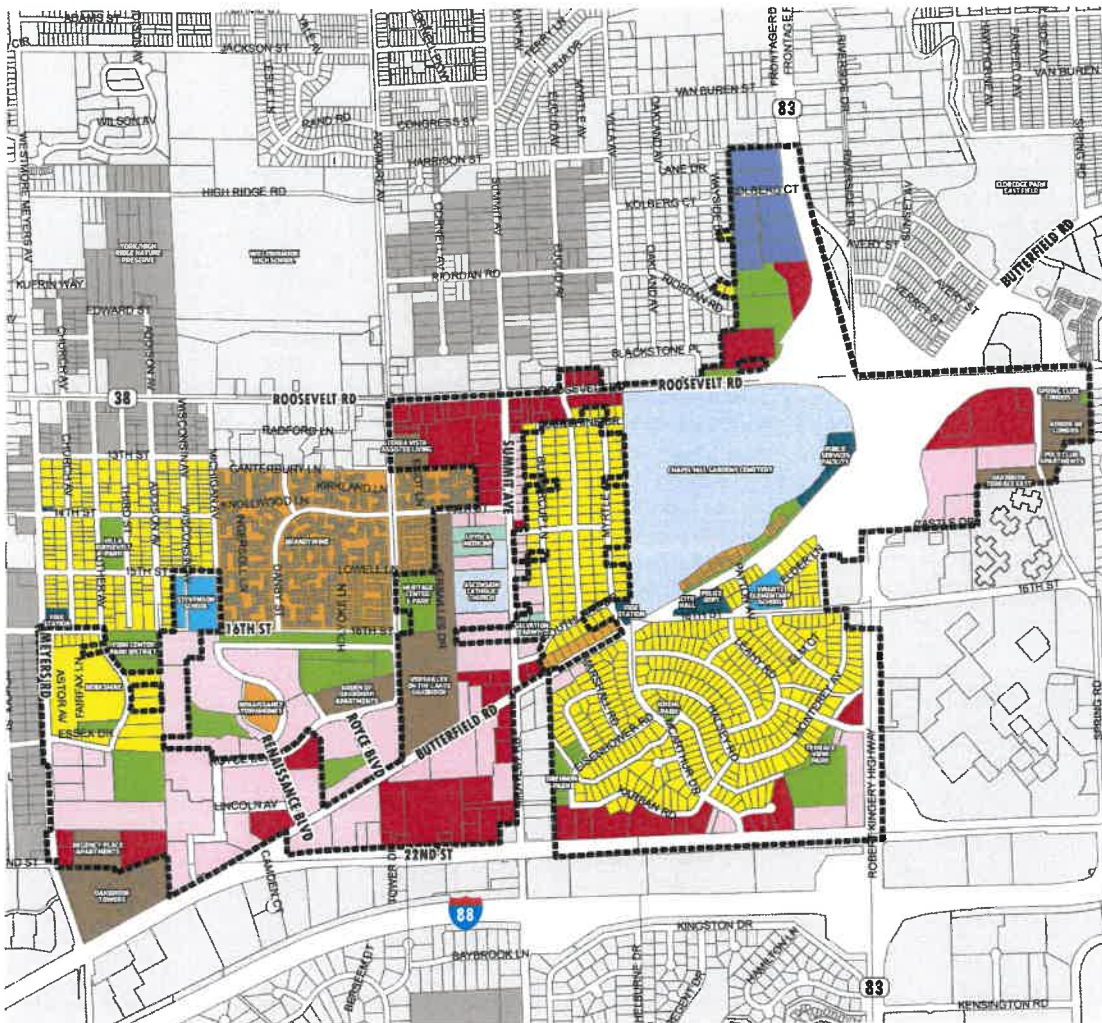
APPENDIX B: BUSINESS SURVEY RESULTS

Conclusions

- The most common limitations to business' future in OBT were related to land use
 - Need for a larger site
 - Parking
- Most businesses stated:
 - They could recruit new employees from outside the area
 - The workforce has the skills needed
- But were less likely to be confident that:
 - The supply of skilled workers is adequate to fill positions and grow
 - Non-management employees would be able to find suitable housing in the area



APPENDIX C: FUTURE LAND USE PLAN SCENARIOS [SCENARIO A]



LEGEND

- Single Family Detached Residential
- Single Family Attached Residential
- Multi Family Residential
- Commercial
- Office
- Light Industrial
- Institutional
- Government
- School
- Religious
- Parks and Open Space
- Municipal Boundary

SCENARIO A:

Focus growth by (1) building out undeveloped residential lots with single family homes, (2) maintaining the light industrial anchor at the northwest corner of Roosevelt Rd and IL Route 83, and (3) building out the office core at the far southwest end of the city by including creative office uses instead of traditional offices.

2,751

Oakbrook Terrace's 2022 population, per the U.S. Census ACS 5-Year Estimates

27

New residents added to city's population by building out new residential shown on Future Land Use Plan

2,778

Ultimate population if new residential growth is added to Oakbrook Terrace's 2022 population

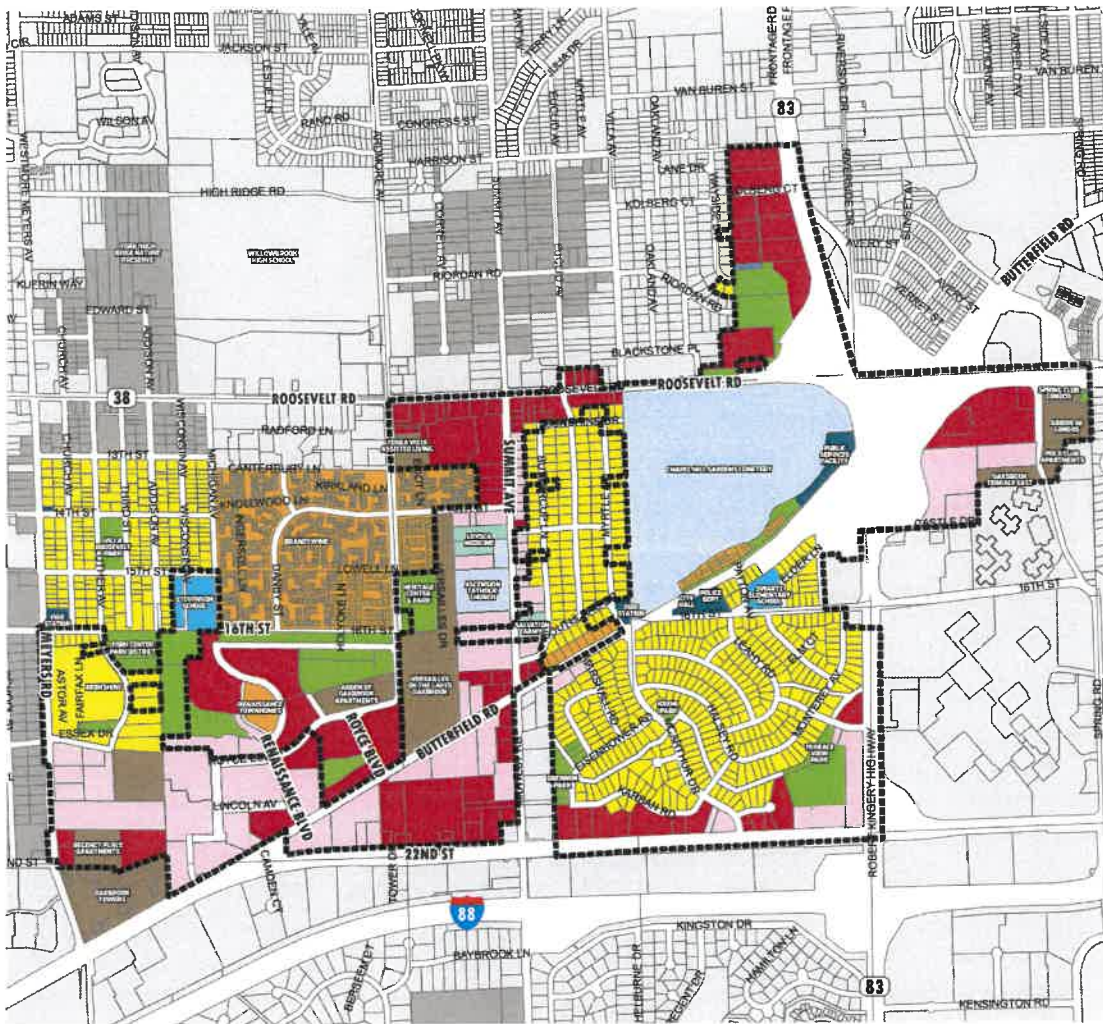
1.0%

Population growth as a percentage of Oakbrook Terrace's 2022 population



DRAFT REVIEW PURPOSES ONLY | Last Revised: November 14, 2024

APPENDIX C: FUTURE LAND USE PLAN SCENARIOS [SCENARIO B]



LEGEND

- Single Family Detached Residential
- Single Family Attached Residential
- Multi Family Residential
- Commercial
- Office
- Institutional
- Government
- School
- Religious
- Parks and Open Space
- Municipal Boundary

SCENARIO B:

Focus growth by (1) building out undeveloped residential lots with single family homes, (2) adding commercial uses in a mixed use town center format at the Roosevelt Rd/IL Route 83 and Butterfield Rd/Royce Rd intersections, and (3) encouraging a mix of moderate to high density housing.

2,751

Oakbrook Terrace's 2022 population, per the U.S. Census ACS 5-Year Estimates

91

New residents added to city's population by building out new residential shown on Future Land Use Plan

2,842

Ultimate population if new residential growth is added to Oakbrook Terrace's 2022 population

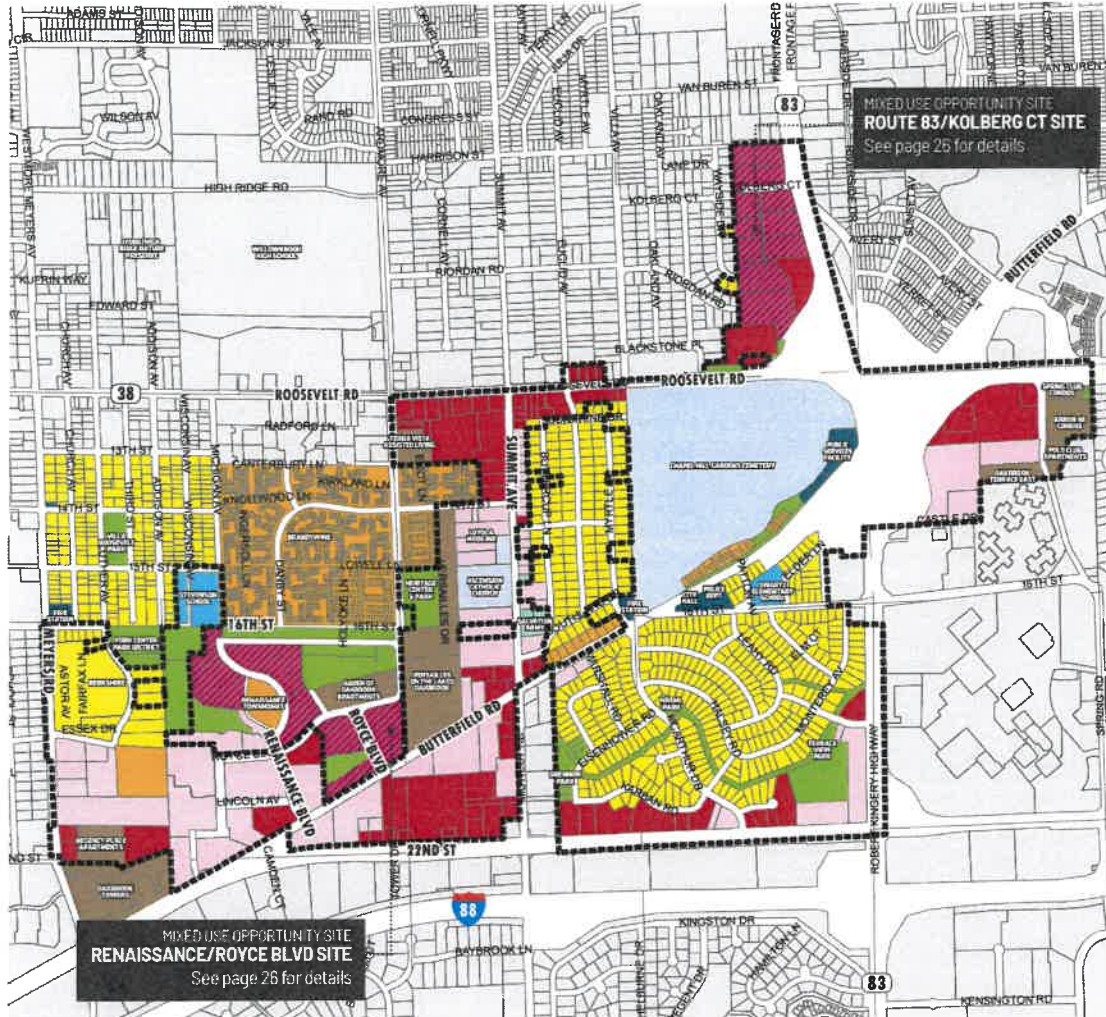
3.3%

Population growth as a percentage of Oakbrook Terrace's 2022 population



Last Revised: November 14, 2024 | **DRAFT REVIEW PURPOSES ONLY**

APPENDIX C: FUTURE LAND USE PLAN SCENARIOS [SCENARIO C]



LEGEND

- Single Family Detached Residential
- Single Family Attached Residential
- Multi Family Residential
- Mixed Use [RESIDENTIAL + COMMERCIAL/OFFICE]
- Commercial
- Office
- Institutional
- Government
- School
- Religious
- Parks and Open Space
- Municipal Boundary

SCENARIO C (PREFERRED):

Focus growth by (1) building out undeveloped plats and infill parcels, (2) adding new residential development generally west of Ardmore Avenue west parts of town, (3) pursuing potential mixed use town center concepts in two key areas, and (4) considering adaptive reuse to reimagine vacant or underutilized office spaces.

2,751

Oakbrook Terrace's 2022 population, per the U.S. Census ACS 5-Year Estimates

458

New residents added to city's population by building out new residential shown on Future Land Use Plan

3,209

Ultimate population if new residential growth is added to Oakbrook Terrace's 2022 population

16.7%

Population growth as a percentage of Oakbrook Terrace's 2022 population



EXHIBIT “B”

Recommendation of the Planning and Zoning Commission

Date: October 29, 2024
From: City of Oakbrook Terrace Planning and Zoning Commission
To: City Council of the City of Oakbrook Terrace, Illinois
Re: Case #25-30
New Comprehensive Plan for the City of Oakbrook Terrace, Illinois

Applicant: City of Oakbrook Terrace, Illinois

Application requesting a recommendation for approval of a new Comprehensive Plan for the City of Oakbrook Terrace, Illinois.

Due public notice was published on October 10, 2024, being at least fifteen days prior to the date of the scheduled public hearing on a new Comprehensive Plan for the City of Oakbrook Terrace, Illinois (hereinafter the “2024 Comprehensive Plan”) in the *Daily Herald*, a newspaper of general circulation in DuPage County, and otherwise made by the City in conformity with the requirements of Section 11-12-7 of the Illinois Municipal Code, 65 ILCS 5/11-12-7. A public hearing was held on the 2024 Comprehensive Plan on Tuesday, October 29, 2024, at 6:00 p.m. before the City of Oakbrook Terrace Planning and Zoning Commission, at which time the Planning and Zoning Commission reviewed all relevant staff reports, all required materials, took sworn testimony and accepted evidence pertaining to the consideration of the 2024 Comprehensive Plan. All persons desiring to be heard in support or opposition to the 2024 Comprehensive Plan were afforded an opportunity to be heard or to submit their statements, orally, in writing, or both; and all persons who desired to be heard on the matter were heard.

The Planning and Zoning Commission, having duly considered the question of approval of the 2024 Comprehensive Plan based on the evidence presented at the hearing, makes the following findings of fact, which are summarized as follows:

- A. It is in the best interests of the City of Oakbrook Terrace and its residents that the 2024 Comprehensive Plan as proposed by the City be approved by the City Council;
- B. All requisite conditions for the approval of the 2024 Comprehensive Plan have been met by the City; and
- C. The standards for the approval of the 2024 Comprehensive Plan have been met and proved by the City.

NOW, THEREFORE, the 2024 Comprehensive Plan is hereby submitted to the City Council for its consideration with the recommendation by the Planning and Zoning Commission that the 2024 Comprehensive Plan be approved by the City Council. The Planning and Zoning Commission’s Letter of Recommendation is attached.

Chairperson
Patricia Freda

Vice Chairperson
Ann Ventura

Secretary
Sarah Cavazos



Commissioners
Nicole Berkshire
Fabio Cavaliere
Jan Donoval
Douglas Jackson
Michael Sarallo

To: Mayor and City Council
City of Oakbrook Terrace

From: Planning & Zoning Commission

Re: Letter of Recommendation
Comprehensive Plan Update
Case #25-03

Date: October 30, 2024

Ladies and Gentlemen:

Your Planning and Zoning Commission transmit for your consideration its recommendation to consider a new Comprehensive Plan for the City of Oakbrook Terrace and take public comment concerning the proposed Comprehensive Plan.

After due notice as required by law, the Oakbrook Terrace Planning and Zoning Commission held a public hearing on October 29, 2024. By a vote of 6 to 0, the Planning & Zoning Commission recommended approval of the request.

Respectfully,
Patricia Freda, Chairperson
Planning & Zoning Commission
City of Oakbrook Terrace

EXHIBIT "C"

CITY OF OAKBROOK TERRACE)
COUNTY OF DUPAGE)
STATE OF ILLINOIS)

Notice of Adoption of the City of Oakbrook Terrace 2024 Comprehensive Plan

I, Michael Shadley, the undersigned, do hereby certify that I am the duly qualified and acting City Clerk of the City of Oakbrook Terrace, DuPage County, Illinois (the "City"), and that as such official, I am the keeper of the records and files of the City Council of the City (the "Corporate Authorities").

I do further certify that the foregoing is a full, true and complete copy of Ordinance No. 24 - 44 entitled:

An Ordinance Adopting a New Comprehensive Plan for the City of Oakbrook Terrace, Illinois

which approved a new official Comprehensive Plan for the City and was passed and approved at a meeting of the Corporate Authorities of the City held on the 26th day of November 2024.

I do further certify that on the 26th day of November 2024 said ordinance was published in pamphlet form as authorized and directed by the Corporate Authorities of the City

I do further certify that the City's new official Comprehensive Plan and the ordinance approving it, including the official map, has been placed on file in my office and is available at all times during business hours for public inspection. Copies of the City's new official Comprehensive Plan, including the official map, and the ordinance approving it, are available to all interested parties upon payment of such sum as may be required by the provisions of the Freedom of Information Act to reimburse the general fund of the City for the cost of printing and distributing the City's new official Comprehensive Plan, official map and the ordinance approving it.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the City this 26th day of November 2024.

Michael Shadley, Clerk
City of Oakbrook Terrace, Illinois

October 21, 2024	Budget Kick-off, new guidelines and any changes for the FY 2026 Budget are discussed and worksheets are distributed to Department Heads.
November 12, 2024	Property tax levy estimates (35 ILCS 200/18-60) must be determined not less than 20 days prior to the adoption of the actual levy.
November 29 2024	Department Heads must submit their FY 2026 proposed Budget and updated capital improvement requests on presubscribed forms to the City Administrator and Finance Director. Department Heads must include all supporting documentation justifying changes in service levels and activities. In addition, Departments link their proposed budgets to the strategic goals.
December 1 – 31, 2024	Department Heads review their budgets with the City Administrator. The City Administrator reviews Department budgets in light of major increases, new programs, and to ensure the Departments complied with the budgetary guidelines for the year. The City Administrator also reviews the departmental budgets for mistakes and accuracy in calculation of their requests. Finally, the City Administrator reviews the Department requests to determine if certain requests achieve overall strategic goals. Department Heads will make any necessary changes and re-submit their revised budgets to the City Administrator.
December 10, 2024	Truth in Taxation Hearings (35 ILCS 200) are required by all governmental units in Illinois when the proposed levy is 105% more than the prior year. The purpose of the Truth and Taxation hearings is to disclose through publication and public hearing proposed levy increases in excess of 105%. Public hearings and notices are only required when the levy exceeds the prior year's final extension by 105%. The notice of the Truth and Taxation hearing must be published in a local newspaper not more than 14 days nor less than 7 days prior to the actual public hearing date. If the proposed levy is less than a 105% increase, then no hearing or notice is required.
December 10, 2024	The levy is adopted by the Council and must be filed with the County Clerk's Office by the last Tuesday in December. The City Council through separate ordinance (following the levy of taxes) may abate or reduce the levy (reduce the property tax collections) for a specific amount that the City has other resources available to pay for debt service.
January 13, 2025	The Finance Director formulates revenue projections by fund. Revenue forecasts are one of the most important steps in the budget process because it can determine the ultimate level of spending.
January 20, 2025	The City Administrator along with the Finance Director reviews final Department requests in light of revenue considerations.
February 18, 2025	Once the City Administrator and Finance Director reviews all Departmental budget requests, the proposed FY 2026 Budget is submitted to the City Council. The City Council begins their budget evaluations and analysis.
March 19, 2025	During the budget meetings special consideration is paid to the level of employee pay, pensions, insurance, and other benefits which typically represent 60% of the City's General Fund budget. All revisions and changes resulting from these meetings will be incorporated in the final proposed FY 2026 Budget.
April 1, 2025	The proposed Budget will be available for public inspection at City Hall. Illinois Budget Law (65 ILCS 5/8-2-9.1) requires municipalities to have a draft edition of the Budget be available for public inspection at least ten (10) days before approval. A notice of the public hearing will be published in the local paper.
April 22, 2025	Illinois Budget Law (65 ILCS 5/8-2-9.1) requires municipalities to hold a public hearing prior to the adoption of the Budget. The Budget can be adopted anytime after the public hearing. Notice of the public hearing shall be published in the newspaper at least one week before the budget hearing.
April 22, 2025	City Code and State Statute requires that the Budget must be adopted prior to the beginning of the fiscal year or May 1. The City's Budget is adopted through ordinance and the Capital Improvement Fund's five (5) year plan is adopted through resolution.
May 20, 2025	The FY 2026 Budget will be filed with the DuPage County Clerk as required by State Statute within 30 days of adoption.
July 22, 2025	The FY 2026 Budget must be filed with the GFOA within 90 days of City Council approval for the Distinguished Budget Presentation Award System.

NOV 26 2024

ORDINANCE NO. 24 – 45

**AN ORDINANCE AMENDING THE PROVISIONS OF CHAPTER 52 ENTITLED
“WATER SUPPLY SYSTEM” OF TITLE V ENTITLED “PUBLIC WORKS” OF THE
CODE OF OAKBROOK TERRACE, ILLINOIS**

WHEREAS, the City of Oakbrook Terrace (the “City”) is a home-rule unit of local government under Article VII, Section 6 of the 1970 Illinois Constitution and, except as limited by such Section, it may exercise any power and perform any function pertaining to its government and affairs;

WHEREAS, Sections 11-117-12, 11-126-4, 11-129-10 and 11-139-8 of the Illinois Municipal Code (65 ILCS 11-117-12; 11-126-4; 11-129-10; and 11-139-8) authorize the corporate authorities of the City to make and enforce all needful rules and regulations in connection with the construction, acquisition, improvement, or extension, and with the management, maintenance, care and protection of the City’s water system and to fix utility rates for municipal utilities;

WHEREAS, the City has heretofore established rules and regulations pertaining to the City’s water system and has established water rates for the supply of water from the City’s water supply system; and

WHEREAS, the City Council has determined that it is desirable, necessary and in the public interest to amend the provisions of Chapter 52 entitled “Water Supply System” of Title V Entitled “Public Works” of the Code of Oakbrook Terrace, Illinois, to provide for water rates for the City’s water supply system;

NOW THEREFORE, BE IT HEREBY ORDAINED by the City Council of the City of Oakbrook Terrace, DuPage County, Illinois, as follows:

Section 1: The recitals set forth above are incorporated herein by this reference.

Section 2: Section 52.09 entitled “Water Rates” of Chapter 52 entitled “Water Supply System” of Title V Entitled “Public Works” of the Code of Oakbrook Terrace, Illinois, as amended, is hereby further amended to read as follows:

§ 52.09 WATER RATES

(A) Beginning January 1, 2015, and thereafter, each lot or premises within the city that is served by the municipal water system shall pay a minimum monthly water service charge of \$59.82 for up to and including the first 6,000 gallons of water use, and shall pay \$9.97 per 1,000 gallons of water use thereafter, rounded down to the nearest 1,000 gallons.

(B) Beginning January 1, 2015, and thereafter, each lot or premises within the Westlands that is served by the municipal water system shall pay a minimum bi-monthly water service charge of \$89.76 for up to and including the first 6,000 gallons of water use, and shall pay \$14.96 per 1,000 gallons of water use thereafter, rounded down to the nearest 1,000 gallons.

(C) Water use charges for each lot or premises outside the city limits that is served by the municipal water system shall be according to established city policies.

(D) The city reserves the right to permanently impose higher water service charges on lots or premises located outside the municipal boundaries than on lots or premises located within the municipal boundaries.

(E) The city reserves the right to make reasonable changes in water service rates to reflect changes in costs of providing water service.

(F) Beginning February 1, 2010, and thereafter, each new owner of real estate served by the municipal water system and each new registered customer of the municipal water system shall deposit \$75 each with the city to cover non-payment of water bills. This deposit shall be applied to the final water bill. Failure of the owner or registered customer to make such deposit within ten days after occupancy will be considered cause to discontinue the water service to the real estate as provided in § 52.11.

Section 3: Section 52.17 entitled “Turning Water On or Off” of Chapter 52 entitled “Water Supply System” of Title V Entitled “Public Works” of the Code of Oakbrook Terrace, Illinois, as amended, is hereby further amended to read as follows:

§ 52.17 TURNING WATER ON OR OFF

(A) Any person or business entity taking possession of property served with water by the city shall, on or before taking possession of the property, complete and deliver to the city’s Finance Director a Water Service Application accompanied by the required deposit for water service.

(B) Any person or business entity that takes possession of property served with water by the city and fails or refuses to complete and deliver to the city’s Finance Director a Water Service Application accompanied by the required deposit for water service shall be fined not less than fifty dollars (\$50.00). Each day upon which such violation continues shall constitute a new offense.

(C) Where the water for any reason has been turned off by the city, no person, except authorized representatives of the city, may turn it on again. Whenever this rule is violated, the city may shut off the water at the service cock (buffalo box) and the owner shall pay the entire expense incurred by the city for doing this work before the water may be turned again.

Section 4: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of the conflict.

Section 5: If any provisions or portion of this ordinance or its application to any person, entity or property is held invalid, such invalidity shall not affect the application or validity of any other provisions or portions of this ordinance; and, to that end, all provisions and portions of this ordinance are declared to be severable.

Section 6: This ordinance shall be in full force and effect ten (10) days after its passage, approval and publication in pamphlet form as provided by law.

ADOPTED this 26th day of November 2024, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED by me this 26th day of November 2024.

Paul Esposito, Mayor of the City of
Oakbrook Terrace, DuPage County, Illinois

ATTESTED and filed in my office,
this 26th day of November 2024.

Michael Shadley, Clerk of the City of
Oakbrook Terrace, DuPage County, Illinois

RESOLUTION NO. 24 -

**A RESOLUTION DESIGNATING THE CITY COUNCIL MEETING SCHEDULE FOR
THE CITY OF OAKBROOK TERRACE, ILLINOIS**

WHEREAS, the City of Oakbrook Terrace (the “City”) is a home-rule unit of local government under Article VII, Section 6 of the 1970 Illinois Constitution and, except as limited by such Section, it may exercise any power and perform any function pertaining to its government and affairs;

WHEREAS, pursuant to Sections 2.02 and 2.03 of the Illinois Open Meetings Act, 5 ILCS 120/2.02 and 5 ILCS 120/2.03, the City is required, at the beginning of each calendar or fiscal year, to prepare, make available and give public notice of the schedule of regular meetings for such calendar or fiscal year and listing the dates, times, and places of such meetings;

WHEREAS, Sections 31.03 and 31.04 of the Code of Oakbrook Terrace, Illinois, provide that regular meetings of the City Council shall be held on the second and fourth Tuesdays of each month commencing at 7:00 p.m. and that the City Council shall meet as a Committee of the Whole in order to discuss, but not to formally act upon, all city business; and

WHEREAS, the City deems it advisable, necessary and in the public interest that the City prepare, make available and give public notice of the schedule of regular meetings of the City Council for the 2025 calendar year;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Oakbrook Terrace, DuPage County, Illinois, as follows:

Section 1: The facts and statements contained in the preambles to this resolution are found to be true and correct and are hereby adopted as part of this resolution.

Section 2: The City hereby makes available and gives public notice of the schedule of regular meetings of the City Council, including meeting as a committee of the whole, for the 2025 calendar year and lists the dates, times, and places of such meetings, which schedule is attached hereto marked as Exhibit “A” and made a part hereof.

Section 3: The City Clerk shall be and is hereby authorized and directed to post a copy of the notice of the 2025 City Council meeting schedule at the city hall and on the City’s website until a new public notice of the schedule of regular meetings is approved and to supply copies of the 2025 City Council meeting schedule to any news medium that has filed an annual request for such notice.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.]

Section 4: This resolution shall be in full force and effect upon its passage and approval in accordance with law.

ADOPTED this 10th day of December 2024, pursuant to a roll call vote as follows:

AYES:

NAYS:

ABSENT:

ABSTENTION:

APPROVED by me this 10th day of December 2024.

Paul Esposito, Mayor of the City of
Oakbrook Terrace, DuPage County, Illinois

ATTESTED and filed in my office,
this 10th day of December 2024.

Michael Shadley, Clerk of the of the City
of Oakbrook Terrace, DuPage County, Illinois

EXHIBIT "A"**NOTICE AND SCHEDULE OF THE REGULAR MEETINGS OF THE
CITY OF OAKBROOK TERRACE CITY COUNCIL AND
COMMITTEE OF THE WHOLE FOR THE 2025 CALENDAR YEAR**

Unless otherwise rescheduled and noticed, all regular meetings of the City of Oakbrook Terrace City Council and Committee of the Whole for the 2025 calendar year shall be held in the City Council chambers located at 17W261 Butterfield Road, Oakbrook Terrace, IL 60181 on the following dates and times:

Day	Date	Time
Tuesday	January 14, 2025	7:00 p.m.
Tuesday	January 28, 2025	7:00 p.m.
Tuesday	February 11, 2025	7:00 p.m.
Tuesday	February 25, 2025	7:00 p.m.
Tuesday	March 11, 2025	7:00 p.m.
Tuesday	March 25, 2025	7:00 p.m.
Tuesday	April 8, 2025	7:00 p.m.
Tuesday	April 15, 2025	7:00 p.m.
Tuesday	May 13, 2025	7:00 p.m.
Tuesday	May 20, 2025	7:00 p.m.
Tuesday	June 10, 2025	7:00 p.m.
Tuesday	June 24, 2025	7:00 p.m.
Tuesday	July 8, 2025	7:00 p.m.
Tuesday	July 22, 2025	7:00 p.m.
Tuesday	August 12, 2025	7:00 p.m.
Tuesday	August 26, 2025	7:00 p.m.
Tuesday	September 9, 2025	7:00 p.m.
Tuesday	September 23, 2025	7:00 p.m.
Tuesday	October 14, 2025	7:00 p.m.
Tuesday	October 28, 2025	7:00 p.m.
Tuesday	November 11, 2025	7:00 p.m.
Tuesday	November 25, 2025	7:00 p.m.
Tuesday	December 9, 2025	7:00 p.m.



Interdepartmental Memo

To: Mayor and City Council
Jim Ritz, City Administrator

From: Melissa Headley, AICP
Director of Community Development

Re: Building Code Update
City Council Meeting: November 26, 2024

Date: November 22, 2024

REQUEST:

Mayor and City Council to direct the City Attorney to prepare an ordinance.

BACKGROUND:

The City has adopted the 2009 Building Codes from the International Code Council. There are only four communities in DuPage County that are on an older set of building codes. It's necessary to update building codes from time to time to address changes in technology, methods and materials. The City has engaged the services of Don Morris Architects to assist in the update to the Building Code. Don Morris Architects has a long history with the City providing plan review and inspection services for over 20 years. They are very familiar with our community and the types of construction here. This effort included reviewing our current local amendments and determining which ones continue to be necessary and which ones are already incorporated into the new code. Additionally, the State of Illinois has enacted Public Act 103-0510. The act requires the City to:

- Adopt the 2016 International Building Code including Appendix G Flood Resistant Construction,
- Adopt the 2016 International Existing Building Code
- Adopt the 2016 International Residential Code by January 1, 2025.

We can adopt later editions like the 2018, 2021 or 2024 editions, but at a minimum we are required to adopt the 2016 sets of those codes. Staff is proposing adopting the 2021 International Codes and the 2020 National Electrical Code:

- International Building Code (IBC), 2021
- International Residential Code (IRC), 2021
- International Mechanical Code, 2021

- International Fuel Gas Code, 2021
- International Energy Conservation Code, 2021
- International Existing Building Code, 2021
- International Fire Code (IFC), 2021
- International Swimming Pool & Spa Code, 2021
- International Property Maintenance Code, 2021
- Illinois Accessibility Code
- Life Safety Code (NFPA 101), 2021
- National Electrical Code (NFPA 70), 2020

From 2009 to 2021, the International Building Code (IBC) underwent significant updates to improve safety, energy efficiency, accessibility, and sustainability. Here are some of the major changes across these editions:

1. Structural Integrity and Safety:

- Enhanced requirements for building resilience against extreme weather, such as hurricanes, tornadoes, and earthquakes, particularly affecting wind load and seismic design criteria.
- Increased focus on special inspection requirements to improve safety during construction, especially in structural components.

2. Fire Safety:

- Updated fire and smoke protection systems, including new regulations for high-rise buildings and areas with high fire risks.
- Increased provisions for automatic fire alarm and sprinkler systems, particularly in residential occupancies, to prevent fire spread and protect occupants.

3. Energy Efficiency:

- Integration of stricter energy codes to reduce energy consumption, including insulation requirements, energy-efficient lighting, and improved HVAC system regulations.
- The code now references the International Energy Conservation Code (IECC) standards more rigorously.

4. Accessibility:

- Enhanced accessibility standards in line with the Americans with Disabilities Act (ADA) to ensure building features are inclusive, covering elevators, ramps, and accessible facilities.
- New requirements for multi-family housing to provide more accessible units and features for people with disabilities.

5. Sustainability and Environmental Impact:

- Introduction of provisions for sustainable materials and design practices, supporting green building standards.
- Updates to the code to support renewable energy installations, such as solar panel systems on commercial and residential structures.

- The state has mandated adoption of the 2021 International Energy Conservation Code.
6. **Mechanical and Plumbing Systems:**
 - Improved efficiency standards for plumbing fixtures and mechanical systems to reduce water and energy usage.
 - New regulations addressing legionella bacteria in building water systems, especially in large plumbing systems.
 7. **Building Envelope and Roofing:**
 - Revised requirements for building envelope construction to improve thermal performance and moisture control, reducing risks of mold and insulation failure.
 - Strengthened requirements for roofing materials, especially for fire protection and weather resistance.
 8. **Some noteworthy changes to the IBC include:**
 - Chapter 5: In the 2009 edition, height and area limits were isolated to one Table. Now they have all been divided up into each individual table. (i.e. Maximum Height Table 504.3, Allowable number of stories Table 504.4, Allowable area Table 506.2)
 - Chapter 10: Changes have been made in where information is placed. However, the information is still mainly the same.

These updates collectively address contemporary challenges in building safety, sustainability, and accessibility, aligning with advances in technology and shifting regulatory expectations.

Major changes to the International Residential Code (IRC) from the 2009 to 2021 editions, address structural resilience, energy efficiency, occupant safety, and health:

1. **Structural Safety and Resilience:**
 - Improved wind and seismic load requirements to strengthen homes in areas vulnerable to hurricanes, tornadoes, and earthquakes.
 - Enhanced wall-bracing and foundation requirements, especially in regions subject to high winds and flooding, to improve structural integrity.
2. **Fire Safety:**
 - Requirements for smoke alarms in every bedroom, outside each sleeping area, and on every story of a residence, and carbon monoxide detectors for homes with fuel-burning appliances or attached garages.
 - Enhanced fire separation requirements for townhouses, including increased fire-resistance ratings and fire separation distances for exterior walls.
3. **Energy Efficiency:**
 - Updated standards for insulation, window performance, and air leakage to improve energy efficiency, with higher R-value requirements for walls, floors, and attics.

- Provisions aligning with the International Energy Conservation Code (IECC), including improvements in building envelope requirements and HVAC system efficiency.
 - The state has mandated adoption of the 2021 International Energy Conservation Code.
- 4. Mechanical, Plumbing, and Electrical Systems:**
- New efficiency standards for mechanical systems and water heaters, encouraging energy conservation in HVAC and plumbing systems.
 - Improved standards for ventilation and air quality, requiring whole-house ventilation in new homes to ensure proper indoor air exchange.
 - Enhanced electrical requirements for safety, including expanded requirements for ground-fault circuit interrupters (GFCI) and arc-fault circuit interrupters (AFCI) in residential settings.
- 5. Accessibility:**
- Updates to accessibility provisions for new residential construction, including more accessible bathroom layouts and features for aging-in-place designs, although still not as extensive as ADA requirements.
- 6. Environmental Health and Water Efficiency:**
- Improved requirements for radon-resistant construction in certain regions and specific guidance for moisture control to prevent mold and improve indoor air quality.
 - Updated plumbing requirements to reduce water consumption, including provisions for low-flow fixtures.
- 7. Some noteworthy changes to the IRC include:**
- R310.7 Alterations or repairs of existing basements: Other than new sleeping rooms, where existing basements undergo alterations or repairs, an emergency egress window is not required.
 - R324 Solar energy Systems (i.e. solar panels): This section has been added.
 - R328 Energy Storage Systems: This section has been added.
 - R507 Exterior Decks: There is an entire Section devoted to Decks and their construction.
 - N1102 Building Thermal Envelope: See revisions to the International Energy Conservation Code as adopted by the State of Illinois.

These updates improve residential safety, energy conservation, and environmental sustainability, ensuring that the IRC aligns with modern building science and regulatory standards.

LOCAL AMENDMENTS:

The City had not previously adopted the International Swimming Pool & Spa Code, the Illinois Accessibility Code and the Life Safety Code (NFPA 101). In general, we kept most of the local amendments already adopted. Changes to the local amendments included:

- Modified the definition of high rise building to be consistent with local amendments later in the text
- Removed the modification for separation of garages because it is covered by Table 503 in the text.
- Removed references to smoke detectors in single family residences from our local amendments to the IBC because those are addressed in the IRC.
- Removed the local amendment that added requirements for additional egress in basements in residential use groups. If there is a unit below grade, they will have two other means of egress in lieu of exiting out of a window.
- Adopted Appendix G Flood Resistant Construction to comply with Public Act 103-0510
- Created new sections for local amendments to the International Fire Code. The City and two Fire Districts are all on different editions of the International Fire Code and have slightly different local amendments. To make the administration of the International Fire Code as straightforward as possible, we are adopting each district's language into separate sections.
- There is one amendment proposed to the Property Maintenance Code. There are a few instances where cars repeatedly hit fences screening commercial and residential properties. Staff is proposing to add language to require property owners to install guard rails or other protective barriers when their fences are damaged repeatedly.

In addition to Don Morris Architects reviewing the local amendments, staff also engaged some of our other partners to receive their feedback on the amendments:

- *Christopher Burke Engineering*: There is a local amendment in the residential code dealing with foundation elevation. Our engineers at CBBEL confirmed that we should keep the amendment.
- *Elevator Inspection Services (EIS)*: EIS provides plan review and inspection services for the elevators within the City. They not only inspect new installations but complete our annual inspection of conveyances. They reviewed the local amendments to Chapters 30 and 35 of the IBC. They did not note any concerns with the local amendments but recommended that we delete a section of the code related to elevated door lock monitoring. The State of Illinois may adopt some regulations to enforce this section and make it retroactive. If they do that, the City would be forced to comply. Compliance with this requirement could be costly for some property owners based on the age of the elevator and the extent of repair that is required.
- *Oakbrook Terrace and York Center Fire Protection Districts (FPD)*: As you are aware, the City is served by two fire protection districts. The City asked for their input on whether the City should adopt NFPA 101 Life Safety Code. Both FPDs recommended that the City adopt NFPA 101.

Attachments: Draft Building Code

CHAPTER 150: CODES AND REGULATIONS GOVERNING CONSTRUCTION OF BUILDINGS AND STRUCTURES

Section

- 150.01 Adoption of Building Code
- 150.02 Local amendments to the Building Code
- 150.03 Limitations on noise
- 150.04 Adoption of Mechanical Code
- 150.05 Local amendments to the Mechanical Code
- 150.06 Adoption of the Fuel Gas Code
- 150.07 Local amendments to the Fuel Gas Code
- 150.08 Adoption of Energy Conservation Code
- 150.09 Local amendments to the Energy Conservation Code
- 150.10 Adoption of International Residential Code for One and Two Family Dwellings
- 150.11 Local amendments to the International Residential Code for One- and Two-Family Dwellings
- 150.12 Adoption of Existing Building Code
- 150.13 Local amendments to the Existing Building Code
- 150.14 Adoption of Fire Code
- 150.15 Local amendments to the Fire Code for all properties within the City of Oakbrook Terrace
- 150.16 Local amendments to the Fire Code for all properties within the York Center Fire Protection District
- 150.17 Local amendments to the Fire Code for all properties within the Oakbrook Terrace Fire Protection District
- ~~150.16–18~~ Registration of conveyances
- 150.19 Adoption of Swimming Pool & Spa Code
- 150.20 Local Amendments To The Swimming Pool And Spa Code.

150.21 Adoption of Illinois Accessibility Code

150.22 Adoption of Life Safety Code

§ 150.01 ADOPTION OF BUILDING CODE.

The International Building Code, ~~2009~~2021-Edition, as published by the International Code Council, Inc., is hereby adopted as the Building Code of the City of Oakbrook Terrace for regulating and governing the construction and maintenance of all property, buildings and structures, as therein provided, to ensure that such property, buildings and structures are safe, sanitary and fit for occupation and use; and each and all of the regulations, provisions, penalties, conditions, and terms of the International Building Code, ~~2009~~2021 Edition, are hereby referred to, adopted, and made a part hereof, as if fully set forth in this chapter, except for certain local amendments thereto, as set forth in § 150.02 hereof.

(Ord. 93-36, passed 2-22-94; Am. Ord. 97-69, passed 4-28-98; Am. Ord. 99-50, passed 2-8-00; Am. Ord. 01-55, passed 3-26-02; Am. Ord. 05-20, passed 9-13-05; Am. Ord. 09-48, passed 3-23-10)

§ 150.02 LOCAL AMENDMENTS TO THE BUILDING CODE.

The Building Code adopted in § 150.01 of this chapter is hereby amended as follows:

(A) Section 101.1 (Title) is deleted, and the following is substituted:

These regulations shall be known as the Building Code of the City of Oakbrook Terrace, hereinafter referred to as “this code.”

~~(B) Section 102.4 (Referenced codes and standards) is deleted, and the following is substituted:~~

~~The codes and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply. The International Residential Code for One and Two-Family Dwellings, 2009 Edition, shall apply for the construction, alteration and repair of buildings for residential purposes.~~

~~(C) Section 103 (Department of Building Safety) is deleted, and the following is substituted:~~

SECTION 103

BUILDING OFFICIAL

103.1 Director of Community and Economic Development. The Director of Community and Economic Development, and such assistants to whom the Director of Community and Economic Development has delegated authority, shall be the building official for purposes of administering and enforcing the provisions of this code and making such determinations, interpretations and orders as are necessary therefor and for requiring such plats, plans and other descriptive material as are necessary to judge compliance with this code.

~~(DC)~~ Sec. 105.1 (Required) is deleted, and the following is substituted:

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure; or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code; or to cause any work to be done, shall first make application to the Director of Community and Economic Development and obtain the required permit. Permits shall be issued only in accordance with the following requirements:

1. No permit shall be issued on any unrecorded lot or parcel or tract of land until such lot or tract has been surveyed, platted and recorded in the Office of the DuPage County Recorder.

2. No permit shall be issued until satisfactory proof has been submitted that the building or structure is served by an approved water supply and water distribution system and by approved sewage treatment facilities.

~~(ED)~~ Sec. 105.2 (Work exempt from permit) is amended by deleting items 1 through 6, 9 and 11 under "Building" without substitution.

~~(FE)~~ Sec. 105.3 (Application for permit), is amended by deleting the introductory paragraph and items 2 and 4, and substituting the following, and by adding a new paragraph 8 as follows:

105.3 Application for permit.

105.3.1 Application requirements. To obtain a permit, the applicant shall first file an application therefor in writing, on a form furnished by the Community Development Department for that purpose. Such application shall include the following:

2. Describe the land on which the proposed work is to be done by legal description, street address or similar description that will readily identify and definitely locate the proposed building or work, and provide the property identification number (PIN) as it appears on the property tax bill.

4. Be accompanied by construction documents and other information as required in Section 107.3, including plans signed and sealed by an architect or engineer licensed or registered with the State of Illinois, unless such requirement is waived by the Director of Community and Economic Development for minor improvements that would generate a minimum fee. Also, be accompanied by a plat of survey for the property, prepared by a registered land surveyor. All plans shall be in sufficient detail to enable the Director of Community and Economic Development to determine the character of the work proposed under the permit. Complete framing drawings of all structural steel and mill or reinforced concrete construction shall be submitted, and such drawings shall show the dead and live loads used in the design.

8. For all new construction, be accompanied by topographical information in sufficient detail to indicate the natural drainage of the property on which the proposed construction

is to occur. Such information shall indicate the proposed final grade, including the intended water flow, which shall be established at the existing elevations unless this requirement is waived by the Director of Community and Economic Development for minor improvements that would generate a minimum fee, and such information shall also depict foundation heights at least six inches above the final grade, and indicate that the grade pitch is away from the building and at a rate of not less than one-eighth inch per foot.

(~~GF~~) Existing Sec. 105.3.1 (Action on application) is deleted, and the following is substituted:

105.3.1 Action on application. The Director of Community and Economic Development shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. If the application, construction documents, proposed use, manner of construction, or kind and quality of materials and workmanship do not conform to the requirements of pertinent laws, the Director of Community and Economic Development shall reject such application in writing, stating the reasons therefor. If the Director of Community and Economic Development is satisfied that the proposed work conforms to the requirements of this code and laws and ordinances applicable thereto, and a certificate of liability insurance has been submitted in a sufficient amount, the Director of Community and Economic Development shall issue a permit upon payment of the fees and deposits required in Chapter 154 of the city's code of ordinances.

(~~HG~~) Sec. 105.3 (Application for permit) is further amended by renumbering existing paragraph 3.3.2 as paragraph 3.3.3 and adding a new section 105.3.2 as follows:

105.3.2 Copy of plans to fire chief. Two (2) copies of the plans for multiple-family and commercial construction shall be submitted by the applicant to the fire chief of the applicable fire protection district for all attached dwelling units and institutional and commercial or industrial buildings. The chief shall, within fifteen (15) days of receipt of the plans, examine them to determine whether they comply with the applicable fire protection standards of the bureau of fire prevention for the district; and, if the plans meet such standards, the chief shall endorse the plans accordingly and deliver them to the Director of Community and Economic Development. If such plans do not meet such standards, the plans shall be returned to the applicant with a memorandum of the specific deficiencies noted; and the Director of Community and Economic Development shall not issue any building permit for such uses until any plans therefor have been approved by the fire chief.

(~~HI~~) Sec. 105.5 (Expiration) is deleted, and the following is substituted:

If no work is commenced within six (6) months after issuance of a permit, or if no work is done for a period of more than six (6) months, the permit shall expire by limitation; and a new permit, and payment of a new permit fee, shall be required before such work is continued. If all exterior work and finishing are not completed within one (1) year after issuance of a permit, a new permit, and payment of a new permit fee, shall be required before such work is continued. In the case of an addition or alteration to an existing building, if exterior work and finishing is not completed within one (1) year, the Code Official shall tag the building as unfit for occupancy and shall require that the building be vacated. Nothing in this paragraph shall prevent the extension of the expiration date of a

permit by the Code Official if the permittee can show that a hardship would occur in enforcing the strict letter of this provision.

(~~J~~) Sec. 105.7 (Placement of permit) is deleted, and the following is substituted:

The building permit or copy shall be kept on the site of the work until the completion of the project. A permit card shall be displayed at the front of the building or structure under construction. A fee of Twenty-Five Dollars (\$25) shall be required for replacement of any lost or destroyed permit card.

(~~K~~) Sec. 105 (Permits) is further amended by adding a new Section 105.8 as follows:

105.8 Plans to be kept on file. One copy of the plans on which the permit is issued shall remain on file in the office of the Director of Community and Economic Development, and a duplicate copy shall be kept continuously at the building site during construction.

(~~L~~) Sec. 105 (Permits) is amended by adding a new Section 105.9 as follows:

105.9 Posting of Construction Site Signs. One (1) construction site sign, as defined and regulated in the city's zoning code, shall be posted by the contractor or owner responsible for each site in the city where new building construction, construction of an addition to an existing building, or construction of a new or reconstructed commercial parking lot is taking place under a permit issued under the city's building code. Such a sign shall be a single-sided aluminum sign, two feet by four feet (2'x4') in size, to direct attention to the rules and regulations applicable to such a site, including, but not limited to, work hours, traffic rules, environmental regulations and clean-up regulations, as determined by the Director of Community and Economic Development to be necessary and appropriate, and such sign shall be obtained only from the city, for a fee as established in § 154.03(G) of the city's code of ordinances. Such sign shall not be affixed to any tree but shall be affixed to a building or fence or shall be mounted on a post or weighted standard that is no more than six feet (6') in height and is located behind the front lot line of the construction site. Such sign shall be posted prior to any construction activities as are described in this section or prior to any complete demolition of buildings or structures associated with any such construction activities; and it shall be the responsibility of the contractor or owner responsible for the site to maintain the sign in place throughout construction or demolition activities. Thereafter, such sign shall be removed within no more than two (2) weeks after a final occupancy permit has been issued, provided that the sign may be removed under appropriate circumstances, with the permission of the Director of Community and Economic Development, upon issuance of a temporary occupancy permit.

(~~M~~) Sec. ~~107.2.5~~107.2.6 (Site plan) is amended by adding the following:

If a site plan is required by this section, such plan shall also comply with Chapter 156 of the city's code of ordinances.

(~~N~~) The first paragraph of Sec. 107.3.4.1 (General) is deleted, and the following is substituted:

When it is required that documents be prepared by a registered design professional, the Director of Community and Economic Development shall be authorized to require the owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. Such registered design professional shall be a professional licensed to practice architecture as provided by the Illinois Architectural Act, or a professional licensed to practice structural engineering as provided by the Illinois Structural Engineering Act, or a Registered Professional Engineer as provided by the Illinois Professional Engineering Act. If a structural engineer is required, such engineer shall submit a certified report verifying the structural integrity for any proposed structural addition which adds a new story to an existing structure, or where any addition utilizes existing foundation walls and footings. The city may also require such a report in other instances of new construction, alterations, repairs, expansions, additions and/or modifications of structures, in its discretion, when determined necessary for public health and safety reasons. If the circumstances require, the owner shall designate a substitute registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The Director of Community and Economic Development shall be notified in writing by the owner if the registered design professional in responsible charge changes or is unable to perform the duties required.

(~~ON~~) Sec. 107.4 (Amended construction documents) is deleted, and the following is substituted:

Work shall be installed in accordance with the approved construction documents, and any changes made during construction that are not in compliance with the approved construction documents shall be resubmitted for approval as an amended set of construction documents. It shall be unlawful to amend construction documents by erasing, modifying or altering any lines, words or figures on such documents after they have been previously approved by the Director of Community and Economic Development.

(~~PO~~) Sec. 109.2 (Schedule of permit fees) is deleted, and the following is substituted:

For construction or installation of buildings, structures, electrical, gas, mechanical and plumbing systems, and for alterations thereto requiring a permit, a fee for each permit shall be paid as required in accordance with Chapter 154 of the city's code of ordinances.

(~~QP~~) Sec. 109.4 (Work commencing before permit issuance) is deleted, and the following is substituted:

If any person commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits, the Director of Community and Economic Development shall issue a stop-work order to terminate work until such time as the proper permit application is filed and a permit is issued. A charge of Two Hundred Dollars (\$200) shall be imposed as a penalty for work commenced without a permit in addition to the permit fees for such work.

(~~RQ~~) Sec. ~~110.3.10~~110.3.12 (Final inspection) is deleted, and the following is substituted:

The final inspection shall be made after all work required by the building permit is completed. All temporary installations and equipment, including, but not limited to, tanks and trailers shall be removed from the construction site before the final inspection is made.

(SR) Sec. 111 (Certificate issued) is deleted, and the following is substituted:

111.2 Certificate issued. The Director of Community and Economic Development shall inspect the building or structure and shall issue a certificate of occupancy if the following conditions are met:

1. The Director of Community and Economic Development finds no violations of the provisions of this code or other laws that are enforced by the Community Development Department;
2. For new buildings or additions to existing buildings, confirmation of building height from the city's Community Development Department or from a licensed architect or structural engineer;
3. For new buildings or additions to existing buildings, an as-built topographical survey; and
4. For new buildings or additions to existing buildings, an as-built site plan and landscape plan depicting all required yards.

Such certificate of occupancy shall contain the following:

1. The building permit number;
2. The address of the structure;
3. The name and address of the owner;
4. A description of that portion of the structure for which the certificate is issued;
5. A statement that the required portion of the structure has been inspected and that all required documentation has been reviewed for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified;
6. The name of the Director of Community and Economic Development;
7. The edition of the code under which the permit was issued;
8. The use and occupancy, in accordance with the provisions of Chapter 3;
9. The type of construction as defined in Chapter 6;
10. The design occupant load;
11. If an automatic sprinkler is provided, whether the sprinkler system is required; and
12. Any special stipulations and conditions of the building permit.

(~~TS~~) Sec. 111.1 (Use and occupancy) is amended by adding the following additional subsections:

111.1.1 Change in occupancy. Upon any tenant change, occupant change or ownership change within any commercial building, the building shall be required to obtain a "New Business Certificate of Occupancy." Prior to issuance of such Certificate, the building shall be subject to a Building Code inspection, Electrical Code inspection, Fire Code inspection, and/or any other inspections deemed by the Director of Community and Economic Development to be appropriate. The fee for such inspections and certificate shall be as provided in Chapter 154 of the city's code of ordinances.

111.1.2 Occupancy of previously erected or relocated buildings. The use of building or structure previously erected or moved into position is prohibited for any purpose unless such building or structure complies with the requirements of this code and receives an occupancy permit.

(~~UT~~) Sec. 111.3 (Temporary occupancy) is deleted, and the following is substituted:

The Director of Community and Economic Development is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that the following conditions are met:

1. The holder of the building permit shall have completed all interior construction and work necessary to provide for the health, safety and welfare of the intended occupants;
2. An additional cash bond of not less than Two Thousand Five Hundred Dollars (\$2,500) shall be posted;
3. The holder of the building permit or the contract purchaser shall execute an agreement acknowledging the work that is to be completed, and releasing the city from any responsibility for the completion of such work;
4. The completed portion or portions can be safely occupied; and
5. A performance bond or letter of credit shall be posted in an amount equivalent to one and one-half (1-1/2) times the estimated cost of completion of uncompleted exterior site work.

A temporary certificate of occupancy shall be valid for a period of no more than sixty (60) days during months of the year permitting exterior construction, and no more than one hundred eighty (180) days during other times of the year. If a final certificate of occupancy cannot be issued before the expiration of the temporary certificate of occupancy, all cash bonds, including those imposed by the section, shall be forfeited, and a fee of Fifty Dollars (\$50) shall be charged for each additional inspection required.

(~~VU~~) Sec. 113 (Board of Appeals) is deleted without substitution.

(~~WV~~) Sec. 114.4 (Violation penalties) is deleted, and the following is substituted:

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Director of Community and Economic Development, or of a permit or certificate issued under the provisions of this code, shall be subject to a fine of not less than One Hundred Dollars (\$100) nor more than Seven Hundred Fifty Dollars (\$750).

(XW) Sec. 115.1 (Authority) is deleted, and the following is substituted:

Whenever the Director of Community and Economic Development finds any work regulated by this code being performed in a manner either contrary to the provisions of this code or dangerous or unsafe, the Director of Community and Economic Development is authorized to issue a stop-work order. The Director of Community and Economic Development is also authorized to issue a stop-work order if such official finds that any work is being done in violation of any other code adopted by the city, including the zoning code.

(YX) Sec. ~~115.3 (Unlawful Continuance)~~ 115.4 Failure to Comply is deleted, and the following is substituted:

Any person who shall continue any work after having been served with a stopwork order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to a fine of not less than One Hundred Dollars (\$100) nor more than Seven Hundred Fifty Dollars (\$750).

(ZY) Sec. 202. (Definitions) is amended by deleting the definition of "Building Official" and substituting the following:

The employee designated as the Director of Community and Economic Development in Sec. 103 of this code.

(Z) Sec. 202. (Definitions) is amended by deleting the definition of "High-Rise Building" and substituting the following:

A building with an occupied floor located more than 50 feet (15,240 mm) above the lowest level of fire department vehicle access.

(AA) Sec. 202 (Definitions) is amended by adding the following definition:

TENANT SPACE. A portion of a building that is occupied by a business tenant operating under a business name or by an individual governmental agency. This space shall be separated from other tenant spaces and common exit ways by the required fire-rated walls, ceilings and floors.

(BB) Sec. 403.1 (Applicability) is deleted, and the following is substituted:

The provisions of this section shall apply to all buildings, any part of which is located more than fifty feet (50') above the lowest level of fire department vehicle access.

(CC) Exception 2 of Sec. 403.3 (Automatic sprinkler system) is deleted without substitution.

(DD) Sec. 403.4.1 (Smoke detection) is deleted, and the following is substituted:

Smoke detection shall be provided in accordance with Section 907.2.13.1. Installation of an automatic fire detection system shall not eliminate any requirement for a sprinkler system.

(EE) Sec. 403.5.3 (Stairway door operation) is deleted, and the following is substituted:

Stairway doors other than the exit discharge doors shall be permitted to be locked from the stairway side. Stairway doors that are locked from the stairway side shall be capable of being unlocked simultaneously without unlatching upon a signal from the fire command center. All stairway doors shall automatically unlock in the event of a power failure.

(FF) 403.5.4 (Smoke proof exit enclosures) is deleted, and the following is substituted:

Every required stairway serving floors more than ~~sixty-five~~ feet (~~60'50'~~) above the lowest level of fire department vehicle access shall comply with Sections 909.20 and ~~1022.9~~1023.12.

(GG) Exceptions 1 and 2 in Sec. 404.3 (Automatic sprinkler protection) are deleted without substitution.

~~(HH) Sec. 406.1.4 (Separation), paragraph (1) is deleted, and the following is substituted:~~

~~1. The private garage shall be separated from the dwelling unit and its attic area by means of a minimum one-half inch (1/2") gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than five-eighths inch (5/8") Type X gypsum board or equivalent. Door openings between a private garage and the dwelling unit shall be equipped with either a one and three-fourth inch (1-3/4") solid core wood door or solid or honeycomb core steel door not less than one and three-fourth inch (1-3/4") thick. The sills of all door openings between private garages and adjacent interior space shall be raised not less than six inches (6") above the garage floor, and the door opening shall be provided with an automatic closing device and shall be a "B" labeled door with a one and one-half (1-1/2) hour fire rating. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.~~

(HHH) Sec. ~~709-708~~ (Fire partitions) is amended by adding a new Section ~~709-708~~708.10 as follows:

~~709-708~~708.10 Additional requirements. The following additional requirements shall be met for fire partitions:

~~709-708~~708.10.1 Hollow vertical spaces. All hollow vertical spaces shall be fire stopped at every floor level.

~~709708~~.10.2 Fire spraying of structural members. All structural members shall be fire sprayed. If the bottom of the deck is the bottom of the roof, then the deck must also be sprayed.

(~~HH~~) Sec. 903.2 (Where required) is deleted, and the following is substituted:

Approved automatic sprinkler systems shall be required as provided in Section 903.2 of the city's Fire Code, as amended.

(~~KK~~) Section 903.3.1.2 (NFPA 13R sprinkler systems) is deleted, and the following is substituted:

903.3.1.2 NFPA 13R sprinkler systems. Where allowed in buildings of Group R, up to and including four (4) stories in height, automatic sprinkler systems shall be installed throughout in accordance with NFPA 13R, except in bathrooms with an area of fifty-five (55) square feet or less, or in closets with an area of twenty-four (24) square feet or less and a width of less than three feet (3').

(~~LL~~) Sec. 903.4 (Sprinkler system ~~monitoring supervision~~ and alarms) is deleted, and the following is substituted:

All valves controlling the water supply for automatic sprinkler systems, pumps, tanks, water levels and temperatures, critical air pressures and water-flow switches on all sprinkler systems shall be electrically supervised and shall terminate at DU-COMM (DuPage Communications, Fire Department Dispatch Center) unless an alternative location is expressly approved by the bureau of fire prevention. All such approved locations shall be U.L. listed central stations. Additionally, the bureau of fire prevention shall have the authority to require that any fire alarm systems terminate at DU-COMM in the event that the structure is deemed to constitute a "target hazard."

(~~MM~~) Sec. 903.4.1 (Monitoring) is deleted, and the following is substituted:

Alarm, supervisory and trouble signals shall be distinctly different and automatically transmitted to and shall terminate at the DuPage Public Safety Communications Agency (DU-COMM), a joint municipal emergency dispatch center or, when approved by the Director of Community and Economic Development, shall sound an audible signal at a constantly attended location. The following signals shall be supervised:

(1) All flow and active alarm signals from any fire suppression or fire alarm system in service; and

(2) All system components which are normally supervised, including valves, pressures and levels which are critical to the system operation and all signal components required under National Fire Protection Standards, and any other component deemed necessary for the proper operation the system.

(~~NN~~) Sec. 907.1.3 (Equipment) is deleted, and the following is substituted:

Systems and their components shall be listed and approved for the purpose for which they are installed. The automatic fire alarm system shall be used for detection and signaling in the event of fire.

(~~Q0NN~~) Sec. 907.2 (Where required - new buildings and structures) is deleted, and the following is substituted:

An approved manual, automatic or manual and automatic fire alarm system shall be provided in accordance with Sections 907.2.1 through 907.2.27. Where automatic sprinkler protection, installed in accordance with Section 903.1.1 or 903.1.2, is provided and connected to the building fire alarm system, automatic heat detection required by this section shall not be required. An approved automatic fire detection system shall be installed in accordance with the provisions of this code and NFPA 72. Devices, combinations of devices, appliances and equipment shall comply with Section 907.1.2. The automatic fire detectors shall be smoke detectors, except that an approved alternative type of detector shall be installed in spaces such as boiler rooms where, during normal operation, products of combustion are present in sufficient quantity to actuate a smoke detector.

(~~PP00~~) Sec. 907.2 (Where required - new buildings and structures) is amended by adding new Subsections 907.2.24 through 907.2.27, as follows:

907.2.24 Smoke detectors as part of system. Smoke detectors shall be used as part of the fire alarm system in all institutional and education uses and in use groups of R-1 and R-2.

907.2.25 Tenant space indication. When activated, a smoke detector shall be identified visually by the tenant space in which it is located.

907.2.26 ~~Single and All~~ multiple-family dwellings. Smoke detectors shall be installed in every new ~~single family and multiple-family residential units and in single family residential buildings where structural changes or repairs with a value in excess of Two Thousand Dollars (\$2,000) are made in the living area, and in all multiple family mixed-occupancy dwelling units,~~ as follows:

1. Location: As per ~~2008-2020~~ National Electrical Code.

2. Specifications: Smoke detectors shall be electric type with battery backup, and shall be wired directly to the structure's A.C. system. The detectors must be interconnected so that the activation of one (1) detector will activate all other detectors in the building. No switching or extension cords or receptacle connections shall be permitted. All types of smoke detectors shall be listed with one of the approved testing laboratories which are identified in the Appendix of this code.

(~~Q0PP~~) Sec. 909.1 (Scope and purpose) is deleted, and the following is substituted:

This section applies to mechanical or passive smoke control systems when they are required by other provisions of this code. The purpose of this section is to establish minimum requirements for the design, installation and acceptance testing of smoke control systems that are intended to provide a tenable environment for the evacuation or

relocation of occupants by removing and controlling smoke, hot air and gases within a building. These provisions are not intended for the preservation of contents, the timely restoration of operations or for assistance in fire suppression or overhaul activities. Smoke control systems regulated by this section serve a different purpose than the smoke- and heat-venting provisions found in Section 910. Mechanical smoke control systems shall not be considered exhaust systems under Chapter 5 of the International Mechanical Code.

(~~RRQQ~~) Sec. 909.2 (General design requirements) is deleted, and the following is substituted:

Buildings, structures or parts thereof required by this code to have a smoke control system or systems shall have such systems designed in accordance with the applicable requirements of Section 909 and the National Fire Protection Association Standards, or other acceptable criteria that conform with generally accepted and well-established principles of engineering relevant to the design. The construction documents shall include sufficient information and detail to adequately describe the elements of the design necessary for the proper implementation of the smoke control systems. These documents shall be accompanied by sufficient information and analysis to demonstrate compliance with these provisions. For buildings less than twenty-five thousand (25,000) square feet in area, windows which can be opened may be used for venting smoke.

(~~SSRR~~) Sec. 909 (Smoke control systems) is amended by adding a new Sec. 909.~~20.721.12~~, as follows:

909.~~20.721.12~~ Other use of mechanical systems. Mechanical smoke removal may be used in lieu of gravity venting (hatches or panels) in accordance with the following criteria:

1. All systems shall be designed in accordance with the National Fire Protection Association Standards or other acceptable criteria.
2. Three hundred (300) cubic feet per minute (300 CFM) mechanical capacity will be considered the equivalent to one (1) square foot of required vent opening, or the mechanical system may be designed to provide six (6) air changes per hour.
3. The mechanical smoke management system shall have an adequate supply and return air source to allow the system to operate properly.
4. The location and design of controls for the mechanical smoke management system, including the pressurization of certain areas of a building, shall be at an easily accessible location approved by the Bureau of Fire Prevention.

(~~TTSS~~) ~~The last paragraph of Sec. 1006.31008.3.4 (Illumination-emergency powerDuration)~~ is deleted, and the following is substituted:

The emergency power system shall provide power for a duration of not less than ninety (90) minutes and shall consist of storage batteries, unit equipment or an onsite generator. The installation of the emergency power system shall be in accordance with Section 2702. In all buildings or portions of buildings with an occupant load of at least fifty (50), the means of egress lighting shall be connected to an emergency electrical system. Battery-

operated emergency lights which illuminate the exit sign shall be deemed to comply with this requirement.

(~~UUTT~~) Exception ~~2-3~~ in Sec. ~~1008.1.9.3~~1010.2.4 (Locks and latches) is deleted without substitution.

(~~VVUU~~) Sec. ~~1008.1.10~~1010.2.9 (Panic and fire exit hardware) is deleted, and the following is substituted:

All doors equipped with latching devices in buildings or portions of buildings that serve rooms or spaces with an occupant load greater than ~~one hundred fifty (10050)~~ shall be equipped with approved panic and fire exit hardware. Where panic and fire exit hardware is installed, it shall comply with the following:

1. Acceptable panic and fire exit hardware shall have a door latching assembly that incorporates a device that will cause the door latch to release, and the door leaf to open, with a force of fifteen (15) pounds (67N) applied to a bar or panel in the direction of egress, at a height greater than thirty inches (30") (762 mm) and less than forty-four inches (44") (1,118 mm) above the floor at the lock side of the door, or thirty inches (30") (762 mm) from the hinged side, whichever is farther from the hinge.

2. The actuating portion of such bar or panel shall extend not less than one half (1/2) the width of the door leaf.

(~~WWWV~~) Sec. 1021.1 (Exits from stories) is amended by adding the following additional subsection:

~~1021.4~~1021.5 Exits in specified circumstances. Every room or tenant space in which the travel distance exceeds seventy-five feet (75'), shall have at least two (2) egress doorways leading from the room or tenant space to an exit or corridor. Such egress doorways shall be marked with an approved illuminated exit sign and shall swing in the direction of egress travel when serving an occupant load of fifty (50) or more or a high hazard use.

Exceptions:

1. Boiler, incinerator, and furnace rooms shall be provided with two (2) egress doorways when the area exceeds fifty (50) square feet (46.6 m²) and individual fuel-fired equipment exceeds four hundred thousand (400,000) BTUs (11.24W) input capacity. Doorways shall be one-half (1/2) of the diagonal dimension of the room.

When two (2) doorways are required by this exception, a fixed ladder access out of the room may be provided for one (1) doorway.

2. ~~Institution-12~~Institutional Group I-2 use areas with more than six (6) beds shall be provided with two (2) egress doorways.

(~~XX~~) ~~Sec. 1029 (Emergency escape and rescue) is amended by adding a new Subsection 1029.6 as follows:~~

~~—1029.6 Basements. Basements in all “R” use groups shall be provided with direct access to the outside by a door and stairs or a window having an opening frame nominal area with a minimum opening of thirty inches (30”) wide and thirty-eight inches (38”) high and a sill height not more than forty-four inches (44”) above the finished floor. Such window shall include a metal rectangular-shaped emergency escape well with a minimum width of thirty-six inches (36”) a minimum clearance from the foundation wall of twenty-four inches (24”) and a height not more than six inches (6”) above grade, with no exposed sharp edges. Metal wells for windows which are not escape windows shall extend twenty inches (20”) away from the foundation wall.~~

(YYXX) Sec. ~~1206-1205~~ (Yards or courts) is deleted without substitution.

(ZZYY) Sec. ~~1405.10~~1404.10 (Adhered masonry veneer) is amended to read as follows:

Adhered masonry veneer shall comply with the applicable requirements of Section ~~1405.10.11~~1404.10.1 and Sections 6.1 and 6.3 of TMS 402/ACI 530/ASCE 5. On new construction, foundation walls shall be covered by siding or adhered masonry veneer above a height of six inches (6”) above grade.

(AAAZZ) Subsection ~~1405.17~~1404.19 is added to Section ~~1405-1404~~ (Installation of Wall Coverings) to read as follows:

~~1405.17~~1404.19 Exterior paint and colors.

~~1405.17.1~~1404.19.1 Exterior surface treatments. It shall be unlawful to paint, stain or color or change the color of any fence located within the city except in accordance with this Section 1405.17.

~~1405.17.2~~1404.19.2 Permissible exterior surface treatments. No more than one solid color shall be used on any fence located within the city.

~~1405.17.3~~1404.19.3 Existing colors, maintenance and vested rights. The owner of property affected by this Section ~~1405.17~~1404.19 shall have the right to maintain and repair colors existing on the effective date of this Section ~~1405.17~~1404.19. The owner of property shall be permitted to repair minor damage to the existing fences on the property and to repaint such repaired areas to match the existing color, provided, however, that the repaired area to be repainted shall not exceed fifty percent (50%) of the combined surface area of all elevations of the fence. In the event that more than fifty percent (50%) of the combined surface area of all elevations of the fence needs to be repainted, or if the color of existing fence is to be changed, then the property shall be brought into full compliance with this Section ~~1405.17~~1404.19.

(AAA) Subsection 1612.3 (Establishment of flood hazard areas) should be amended to insert “CITY OF OAKBROOK TERRACE” dated “AUGUST 1, 2019”

(BBB) Section 3001.01 (Scope is deleted, and the following is substituted:

3001.01 Scope.

a) This chapter applies to the design, construction, operation, inspection, testing, maintenance, alteration and repair of the following equipment, its associated parts, and its hoistways (except as exempted in subsection (b) of this Section):

1) Hoisting and lowering mechanisms equipped with a car or platform that move between two or more landings, including, but not limited to, elevators, platform lifts and stairway lifts;

2) Power-driven stairways and walkways for carrying persons between landings. This equipment includes, but is not limited to, escalators and moving walkways;

3) Hoisting and lowering mechanisms equipped with a car that serve two or more landings and that are restricted to the carrying of material by their limited size or limited access to the car, including, but not limited to, dumbwaiters, material lifts and dumbwaiters with automatic transfer devices;

4) Automatic, guided transit vehicles on guide ways with an exclusive right-of-way. This equipment includes, but is not limited to, automated people movers. [225 ILCS 312/10(a) and (b)].

b) This chapter does not apply to the following equipment: personnel hoists and employee elevators for construction and demolition operations within the scope of ANSI A10.4; material hoists within the scope of ANSI A10.5; manlifts within the scope of ASME A90.1; mobile scaffolds, towers, and platforms within the scope of ANSI A92; powered platforms and equipment for exterior and interior maintenance within the scope of ANSI A120.1; conveyors and related equipment within the scope of ASME B20.1; cranes, derricks, hoists, hooks, jacks, and slings within the scope of ASME B30; industrial trucks within the scope of ASME B56; portable equipment, except for portable escalators that are covered by ANSI A17.1; tiering or piling machines used to move materials to and from storage located and operating entirely within one story; equipment for feeding or positioning materials at machine tools, printing presses, etc.; skip or furnace hoists; wharf ramps; railroad car lifts or dumpers; line jacks, false cars, shafters, moving platforms, and similar equipment used for installing an elevator by a contractor licensed in this state; conveyances located in a private residence not accessible to the public. [225 ILCS 312/10(c)].

c) Further, this chapter does not apply to special purpose personnel elevators within the scope of ASMEA 17.1 and used only by authorized personnel. [225 ILCS 312/10(c)].

d) This chapter applies to conveyances for which a building permit was issued, constructed, repaired or modified prior to October 1, 2012, as well as all conveyances for which a building permit was issued, constructed, repaired or modified on or after October 1, 2012.

(CCC) Section 3001.02 (Referenced standards) is deleted, and the following is substituted:

Section 3001.02 Referenced standards.

a) Except where a more stringent standard is otherwise provided for in the code, all conveyances shall be designed, constructed, installed, operated, inspected, tested, maintained, altered and repaired in accordance with the following standards and safety codes:

1) American Society of Mechanical Engineers (ASME)

Three Park Avenue

New York NY 10016-5990

A) Safety Code for Elevators and Escalators (ASME A17.1-2010/CSA B44-10) and Performance-Based Safety Code for Elevators and Escalators (ASME A17.7-2007/CSA B44.7-07);

B) Safety Code for Existing Elevators and Escalators (ASME A17.3-2005), but only as required under Section 35(h) and (i) of the Act and subsection (d) of this Section;

C) Safety Standard for Platform Lifts and Stairway Chairlifts (ASME A18.1-2008);

D) Standard for the Qualification of Elevator Inspectors (ASME QEL1-2010).

2) American Society of Civil Engineers (ASCE)

1801 Alexander Bell Drive

Reston VA 20191-4400

Automated People Mover Standards (ASCE 21, Part 1-2005/2006, ASCE 21, Parts 2 through 4-2008).

b) Upgrade Requirements for Existing Conveyances

1) Notwithstanding anything else in this chapter, the following upgrade requirements of the 2007 edition of the Safety Code for Elevators and Escalators (ASME A 17.1) and the 2005 edition of the Safety Code for Existing Elevators (ASME A17.3) must be completed by January 1, 2014, but need not be completed prior to January 1, 2013:

A) Restricted opening of hoistway doors or car doors on passenger elevators in accordance with ASME A17.3-2005.

2) Notwithstanding anything else in this chapter, the following upgrade requirements of the 2007 edition of the Safety Code for Elevators and Escalators (ASME A 17.1) and the 2005 edition of the Safety Code for Existing Elevators (ASME A17.3) must be completed by January 1, 2015, but need not be completed prior to January 1, 2013:

A) Car illumination in accordance with ASME A17.3-2005;

B) Emergency operation and signaling devices in accordance with ASME A17.3-2005;

C) Phase reversal and failure protection in accordance with ASME A17.3-2005;

D) Reopening device for power operated doors or gates in accordance with ASME A17.3-2005;

E) Stop-switch pits in accordance with ASME AI 7.3-2005; and

F) Pit ladder installation in accordance with Section 2.2.4.2 of ASME A17.1-2007.

3) In the event that a conveyance regulated by this chapter is altered, the alteration shall comply with ASME A17.1-2010/CSA B44-10.

4) Notwithstanding anything else in this Section, the firefighter's emergency operation and the hydraulic elevator cylinder, including the associated safety devices outlined in Section 4.3.3(b) of ASME A17.3-2005, are not required to be upgraded unless:

A) There is an alteration;

B) The equipment fails; or

C) Failing to replace the equipment jeopardizes the public safety and welfare as determined by the Director of Community and Economic Development. [225 ILCS 312/35(h) and (i)].

c) Inspection Guidelines. All conveyances be inspected and tested in accordance with the following recommended practices. The following list should not be interpreted as excluding other practices recommended by equipment manufacturers.

American Society of Mechanical Engineers (ASME)

Three Park Avenue

New York NY 10016-5990

Guide for Inspection of Elevators, Escalators, and Moving Walks (ASME AI 7.2-2010).

~~(CCCDDD)~~ Sec. 3002.4 (Elevator car to accommodate ambulance stretcher) is deleted, and the following substituted:

On all new construction, remodeling, redesign or alterations for a building that has passenger or freight elevator access, one elevator shall accommodate a twenty-four (24") by ninety-six-inch (96") ambulance stretcher in the horizontal, open position; and such elevator shall be identified by the international symbol for emergency medical services (Star of Life). The symbol shall be not less than three inches (3") in height and shall be placed inside on both sides of the hoist-way door frame.

~~(EEE)~~ Sec. 3102 (Membrane structures) is deleted without substitution.

~~(DDDDFF)~~ Sec. 3202 (Encroachments into the public right-of-way) is deleted without substitution, except that Sec. 3202.3.1 (Awnings, canopies, marquees and signs) is retained as part of this code.

~~(EEEEGG)~~ Sec. H110 (Roof signs) and Sec. H112 (Projecting signs) are deleted without substitution.

(~~FFF~~~~HHH~~) Chapter 35 (Referenced Standards), the ANSI Standards, are amended by adding a new standard as follows:

ANSI A10.4-2004 Safety Requirements for Personal Hoists and Employee Elevators

(~~GGG~~~~III~~) Chapter 35 (Referenced Standards), the ASCE/SEI Standards, are amended by adding a new standard as follows:

Automated People Mover Standards (ASCE 21, Part 1-2005/2006, ASCE 21, Parts 2 through 4-2008).

(~~HHH~~~~III~~) Chapter 35 (Referenced Standards), the ASME Standards, are amended by deleting A17.1-2000 and 18.1-1999 and adding the following new standards:

A17.1-2005, A17.1(a)-2005, and A17.1(s)-2005

Safety Code for Elevators and Escalators

A17.2-2004 Guide for Inspection of Elevators, Escalators, and Moving Walks

A17.3-2005 Safety Code for Existing Elevators and Escalators

(For this standard, the required upgrades to existing elevators, as defined in the Administrative Rules (41 Ill. Adm. Code 1000), adopted in conformance with the Elevator Safety Act (225 ILCS 312/140), including upgrades to the hydraulic cylinder system and firefighter control system, shall, be completed no later than January 1, 2013).

A17.3-2015, section 3.10.12. System to Monitor and Prevent Automatic Operation of the Elevator With Faulty Door Contact Circuits is deleted without substitution.

A18.1 -2005 Safety Standard for Platform Lifts and Stairway Chairlifts

QE1-1-2004 Standard for the Qualification of Elevator Inspectors

and adding the following new standards:

A) Safety Code for Elevators and Escalators (ASME A17.1-2010/CSA B44-10) and Performance-Based Safety Code for Elevators and Escalators (ASME A17.7-2007/CSA B44.7-07;

B) Safety Code for Existing Elevators and Escalators (ASME A17.3-2005), but only as required under Section 35(h) and (i) of the Act and subsection (d) of this Section;

C) Safety Standard for Platform Lifts and Stairway Chairlifts (ASME A18.1-2008);

D) Standard for the Qualification of Elevator Inspectors (ASME QE1-1-2010).

(~~KKK~~) Chapter 35 (Referenced Standards), are amended to delete all references to the International Plumbing Code and insert the Illinois Plumbing Code 2014 Edition.

(~~LLL~~) Chapter 35 (Referenced Standards), are amended to delete all references to the International Private Sewage Disposal Code.

(MMM) Adopt Appendix G Flood Resistant Construction and insert "The employee designated as the building official in Section 103 of this code.

(Ord. 05-20, passed 9-13-05; Am. Ord. 05-46, passed 3-4-06; Am. Ord. 06-30, passed 11-28-06; Am. Ord. 06-38, passed 1-23-07; Am. Ord. 07-02, passed 5-22-07; Am. Ord. 08-3, passed 5-27-08; Am. Ord. 08-08, passed 7-8-08; Am. Ord. 08-27, passed 9-30-08; Am. Ord. 09-48, passed 3-23-10; Am. Ord. 12-49, passed 11-27-12; Am. Ord. 19-5, passed 2-26-19; Am. Ord. 22-24, passed 8-23-22; Am. Ord. 24-02, passed 1-9-24)

§ 150.03 LIMITATIONS ON NOISE.

(A) Heavy equipment. No person or entity may use heavy equipment except between 7:00 a.m. and 6:00 p.m. Monday through Friday and between 9:00 a.m. and 5:00 p.m. on Saturdays and Sundays, provided, however, that such equipment shall not be used at any time on New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas. For purposes of this section, HEAVY EQUIPMENT shall mean bulldozers, jack hammers, pile drivers, power hammers, chain saws, graders, riveters, earthmovers, tree and stump grinders, trenchers, cement mixers, tractors, power hoists or derricks, demolition balls, power shovels, trucks and power equipment on wheels or traction chains and similar equipment.

(B) Other tools. Tools other than heavy equipment may be used at any time within a fully enclosed structure; provided, however, that any use of such tools outside a fully enclosed structure shall be prohibited between the hours of 6:00 p.m. and 7:00 a.m.

(C) Emergencies. This section shall not apply in any situations which requires heavy equipment or other tools in emergencies to assist or avoid a problem related to health or to safety of persons or property, or to sewer, water, power, utility or telephone interruptions.

(D) Building permits. All building permits shall be subject to the provisions of this section.

(E) The Code Official or his or her designee may authorize work to begin before or after the designated hours.

(F) Penalty. Any person in violation of the provisions of this section and shall be fined not less than \$100 nor more than \$750 for each offense and each day a violation continues shall constitute a distinct and separate offense.

(Ord. 90-24, passed 10-23-90; Am. Ord. 01-55, passed 3-26-02; Am. Ord. 02-53, passed 12-18-02; Am. Ord. 05-20, passed 9-13-05)

§ 150.04 ADOPTION OF MECHANICAL CODE.

The International Mechanical Code, ~~2009~~2021 Edition, as published by the International Code Council, Inc., is hereby adopted as the Mechanical Code of the City of Oakbrook Terrace for the regulation of the design, installation, maintenance, alteration and inspection of environmental and mechanical systems as therein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the International Mechanical Code are hereby referred to, adopted, and made a part hereof, as if fully set forth in this chapter except for the local amendments set forth in § 150.05 hereof.

(Ord. 09-48, passed 3-23-10)

§ 150.05 LOCAL AMENDMENTS TO THE MECHANICAL CODE.

The Mechanical Code adopted in § 150.04 of this chapter is hereby amended as follows:

(A) Sec. 101.1 (Title) is deleted and the following is substituted:

These regulations shall be known as the Mechanical Code of the City of Oakbrook Terrace, Illinois, hereinafter referred to as "this code".

(B) Sec. 103 (Department of Mechanical Inspection) is deleted and the following is substituted:

SECTION 103

DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT

103.1 Director of Community and Economic Development. The Director of Community and Economic Development, and such assistants to whom the Director of Community and Economic Development has delegated authority, shall be the code official for purposes of administering and enforcing the provisions of this code and making such determinations, interpretations and orders as are necessary therefor; and for requiring such plats, plans and other descriptive material as are necessary to judge compliance with this code.

(C) Sec. ~~106.5.2~~109.2 (Fee schedule) is deleted and the following is substituted:

The fees for mechanical work shall be paid as required in accordance with Title XV, Chapter 154 of the city's code of ordinances.

(D) Sec. ~~106.5.3~~109.6 (Fee refunds) is deleted without substitution.

(E) Sec. 108.4 (Violation penalties) is deleted and the following is substituted:

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Director of Community and Economic Development, or of a permit or certificate issued under the

provisions of this code, shall be subject to a fine of not less than one hundred dollars (\$100) nor more than seven hundred fifty dollars (\$750).

(F) Sec. ~~109-114~~ (Board of Appeals) is deleted without substitution.

(G) Sec. 202 (GENERAL DEFINITIONS) is amended by deleting the definition of "CODE OFFICIAL" and substituting the following:

The employee designated as the code official in Sec. 103 of this code.

(H) Chapter 15 (Referenced Standards), are amended to delete all references to the International Plumbing Code and insert the Illinois Plumbing Code 2014 Edition.

(Ord. 05-20, passed 9-13-05; Am. Ord. 22-24, passed 8-23-22)

§ 150.06 ADOPTION OF FUEL GAS CODE.

The International Fuel Gas Code, ~~2009~~2021 Edition, as published by the International Code Council, Inc., is hereby adopted as the Fuel Gas Code of the City of Oakbrook Terrace to regulate and govern fuel systems and gas-fired appliances as therein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the International Fuel Gas Code are hereby referred to, adopted, and made a part hereof, as if fully set forth in this chapter, except for the local amendments set forth in § 150.07 hereof.

(Ord. 09-48, passed 3-23-10)

§ 150.07 LOCAL AMENDMENTS TO THE FUEL GAS CODE.

The Fuel Gas Code adopted in § 150.06 of this chapter is hereby amended as follows:

(A) Sec. 101.1 (Title) is deleted and the following is substituted:

These regulations shall be known as the Fuel Gas Code of the City of Oakbrook Terrace, Illinois, hereinafter referred to as "this code".

(B) Sec. 103 (~~DEPARTMENT OF INSPECTION~~CODE COMPLIANCE AGENCY) is deleted and the following is substituted:

SECTION 103

DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT

103.1 Director of Community and Economic Development. The Director of Community and Economic Development, and such assistants to whom the Director of Community and Economic Development has delegated authority, shall be the code official for purposes of administering and enforcing the provisions of this code and making such determinations, interpretations and orders as are necessary therefor; and for requiring such plats, plans and other descriptive material as are necessary to judge compliance with this code.

(C) Sec. ~~106.6.2~~109.2 (~~Fee schedule~~Schedule of Fees) is deleted and the following is substituted:

The fee for work hereunder shall be paid as required in accordance with Title XV, Chapter 154 of the city's code of ordinances.

(D) Sec. ~~106.6.3~~109.6 (Fee refunds) is deleted without substitution.

(E) Sec. ~~108.4~~115.4 (Violation penalties) is deleted and the following is substituted:

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Director of Community and Economic Development, or of a permit or certificate issued under the

provisions of this code, shall be subject to a fine of not less than one hundred dollars (\$100) nor more than seven hundred fifty dollars (\$750).

(F) Sec. 109 (MEANS OF APPEAL) is deleted without substitution.

(G) Sec. 202 (GENERAL DEFINITIONS) is amended by deleting the definition of "CODE OFFICIAL" and substituting the following:

The employee designated as the code official in Sec. 103 of this code.

(H) Sec. 309.2 (Connections) is deleted and the following is substituted:

Electrical connections between equipment and the building wiring, including the grounding of the equipment, shall conform to the ~~2002-2020~~ National Electrical Code, with local amendments.

(I) Chapter 8 (Referenced Standards), are amended to delete all references to the International Plumbing Code and insert the Illinois Plumbing Code 2014 Edition.

(Ord. 05-20, passed 9-13-05; Am. Ord. 09-48, passed 3-23-10; Am. Ord. 22-24, passed 8-23-22)

§ 150.08 ADOPTION OF ENERGY CONSERVATION CODE.

The International Energy Conservation Code, ~~2018-2021~~ Edition or most current as adopted by the State of Illinois, as published by the International Code Council, Inc., is hereby adopted as the Energy Conservation Code of the City of Oakbrook Terrace to address the design of energy-efficient building envelopes and installation of energy efficient mechanical, lighting and power systems through requirements emphasizing performance as therein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the International Energy Conservation Code, are hereby referred to, adopted, and made a part hereof, as if fully set forth in this chapter, except for the local amendments set forth in 150.09 hereof.

(Ord. 09-48, passed 3-23-10; Am. Ord. 19-50, passed 10-22-19)

§ 150.09 LOCAL AMENDMENTS TO THE ENERGY CONSERVATION CODE.

The Energy Conservation Code adopted in § 150.08 of this chapter is hereby amended as follows:

(A) Sec. 101.1 (Title) is deleted and the following is substituted:

101.1 Title and code official. These regulations shall be known as the Energy Conservation Code of the City of Oakbrook Terrace, Illinois, hereinafter referred to as “this code”. The Director of Community and Economic Development, and such assistants to whom the Director of Community and Economic Development has delegated authority, shall be the code official for purposes of administering and enforcing the provisions of this code and making such determinations, interpretations and orders as are necessary therefor; and for requiring such plats, plans and other descriptive material as are necessary to judge compliance with this code.

(B) Sec. 202 (GENERAL DEFINITIONS) is amended by deleting the definition of “CODE OFFICIAL” and substituting the following:

The employee designated as the code official in Sec. 101.1 of this code.

(C) Section R101.1. Insert: CITY OF OAKBROOK TERRACE.

(Ord. 05-20, passed 9-13-05; Am. Ord. 09-48, passed 3-23-10; Am. Ord. 22-24, passed 8-23-22)

§ 150.10 ADOPTION OF INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS.

The International Residential Code For One and Two Family Dwellings, ~~2009~~2021 Edition, as published by the International Code Council, Inc., is hereby adopted as the One and Two Family Dwelling Code of the City of Oakbrook Terrace to address the design and construction of one and two family dwellings and townhouses as therein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the International Residential Code For One and Two Family Dwellings, are hereby referred to, adopted, and made a part hereof, as if fully set forth in this chapter, except for the local amendments set forth in § 150.11 hereof.

(Ord. 09-48, passed 3-23-10)

§ 150.11 LOCAL AMENDMENTS TO THE INTERNATIONAL RESIDENTIAL CODE FOR ONE- AND TWO-FAMILY DWELLINGS.

The One- and Two-Family Dwelling Code adopted in § 150.10 of this chapter is hereby amended as follows:

(A) Sec. R101.1 (Title) is deleted, and the following is substituted:

These regulations shall be known as the “One- and Two-Family Dwelling Code of the City of Oakbrook Terrace, Illinois,” hereinafter referred to as “this code.”

(B) Sec. R103 (Department of Building Safety) is deleted, and the following is substituted:

SECTION R103

DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT

103.1 Director of Community and Economic Development. The Director of Community and Economic Development, and such assistants to whom the Director of Community and Economic Development has delegated authority, shall be the building official for purposes of administering and enforcing the provisions of this code and making such determinations, interpretations and orders as are necessary therefor, and for requiring such plats, plans and other descriptive material as are necessary to judge compliance with this code.

(C) Sec. R105.3.1.1 (Determination of substantially improved or substantially damaged existing buildings in flood hazard areas) is deleted without substitution.

(D) Sec. R108.2 (Schedule of permit fees) is deleted, and the following is substituted:

The fee for work performed hereunder shall be paid as required in accordance with Chapter 154 of the city’s code of ordinances.

(E) Sec. R108.5 (Refunds) is deleted without substitution.

(F) Sec. R113.4 (Violation penalties) is deleted, and the following is substituted:

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Director of Community and Economic Development, or of a permit or certificate issued under the provisions of this code, shall be subject to a fine of not less than One Hundred Dollars (\$100) nor more than Seven Hundred Fifty Dollars (\$750).

(G) Sec. R112 (Board of Appeals) is deleted without substitution.

(H) Sec. 110.3 (Certificate Issued) is deleted, and the following is substituted:

110.3 Certificate issued. The Director of Community and Economic Development shall inspect the building or structure and shall issue a certificate of occupancy if the following conditions are met:

1. The Director of Community and Economic Development finds no violations of the provisions of this code or other laws that are enforced by the Department of Building and Zoning;
2. For new buildings or additions to existing buildings, confirmation of building height from the city's Community Development Department or from a licensed architect or structural engineer;
3. For new buildings or additions to existing buildings, an as-built topographical survey; and
4. For new buildings or additions to existing buildings, an as-built site plan.

Such certificate of occupancy shall contain the following:

1. The building permit number;
2. The address of the structure;
3. The name and address of the owner;
4. A description of that portion of the structure for which the certificate is issued;
5. A statement that the required portion of the structure has been inspected and that all required documentation has been reviewed for compliance with the requirements of this code;
6. The name of the Director of Community and Economic Development;
7. The edition of the code under which the permit was issued;
8. If an automatic sprinkler is provided and whether required; and
9. Any special stipulations and conditions of the building permit.

(I) Sec. 202 (General Definitions) is amended by deleting the definition of “Building Official” and substituting the following:

The employee designated as the building official in Sec. 103 of this code.

(J) Complete Table R301.2 Climatic and Geographic Design Criteria as follows:

<u>Ground Snow Load</u>	<u>WIND DESIGN</u>				<u>Seismic Design Category</u>	<u>SUBJECT TO DAMAGE FROM</u>		
	<u>Speed</u>	<u>Topographic Effects</u>	<u>Special Wind Region</u>	<u>Windborne Debris Zone</u>		<u>Weath-ering</u>	<u>Frost Line Depth</u>	<u>Termite</u>
<u>25</u>	<u>90</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>B</u>	<u>Severe</u>	<u>42"</u>	<u>Moderate</u>

~~(K) Table R302.1 (Exterior Walls) is deleted without substitution.~~

~~(L)~~ Section R306 (Sanitation) is amended by adding a new Section R306.5 as follows:

R306.5 Toilet facilities. Toilet facilities shall be provided for construction workers at every one-and two-family residential construction site no later than after the completion of the foundation excavation. Such facilities shall be maintained in a sanitary condition, and non-sewer types of toilet facilities shall conform to ANSI 4.3 (2005). Portable toilet facilities shall be staked to the ground in opposite comers to avoid the unit being tipped over by wind or vandals and shall not be located or stored on public property. Portable toilet facilities may be located in the front yard of the private construction site but shall be located away from any sidewalks, and as close to the front wall of the principal structure as practical. A portable toilet shall remain in place until a temporary occupancy permit is issued. Improperly placed portable toilets may be cause for a “stop work” order, which shall not be lifted until the portable toilet has been moved to a satisfactory location as required herein.

~~(MK)~~ Sec. R313.2 (One- and two-family dwellings automatic fire systems) is deleted without substitution.

~~(NL)~~ Sec. R403.1.7.3 (Foundation elevation) is deleted, and the following is substituted:

R403.1.7.3 Top of foundation and finished floor elevations and site grades.

R403.1.7.3.1 Definitions.

1. Elevation. The numerical difference in vertical height above or below a given vertical datum.
2. Top of foundation (TOF). The elevation of the top of the foundation of a given building.
3. Finish floor elevation (FFE). The elevation of the top of the first finished floor of a given building.
4. Site grade (slope). The rise and fall in the surface elevation of the ground over a given horizontal distance, which can be expressed either as a percent (i.e., two feet (2') vertical over one hundred feet (100') horizontal — two percent (2%), or as a ratio (i.e., 50H:1V) of the change in horizontal length to the change in vertical height.

R403.1.7.3.2 Determination and approval of elevations.

1. The owner of property to be developed in the R-1 and R-2 zoning districts in the city shall provide a topographic survey depicting the undeveloped topography, at a minimum one-foot (1') contour, which shall be prepared, signed and certified by a Registered Illinois Land Surveyor or a Registered Illinois Professional Engineer and tied to a benchmark recognized by the city.
2. The owner of property to be developed in the R-1 and R-2 zoning districts in the city shall provide a site engineering plan depicting the proposed topography, at a minimum one-foot (1') contour, the top of foundation elevation, and the finished floor elevation which shall be prepared, signed and certified by a Registered Illinois Land Surveyor or a Registered Illinois Professional Engineer and tied to a benchmark recognized by the city.
3. The TOF elevation and adjacent site grade shall provide for positive surface drainage away from the building and shall be determined based on the following guidelines:
 - a. TOF elevation shall be no more than twelve inches (12") above the elevation of the top of shoulder or back of curb as measured opposite the center of the proposed building; and
 - b. TOF elevation shall be no more than fifteen inches (15") above the rim elevation of a public drainage structure providing a drainage outlet for the lot in the public right-of-way; and
 - c. TOF elevation shall be no more than six inches (6") above the average of the TOF elevations on the adjacent lots; or
 - d. TOF elevation may be otherwise determined in the judgment of the city engineer based on the topography of any sloping lot, potential conflicts with Chapter 152 of this code with respect to development on the lot, or specific and unique features of a particular lot that require the exercise of professional discretion.

e. Side-yard swales shall direct surface runoff away from all adjacent buildings and shall have a minimum slope of one and one-half percent (1-1/2%) to the drainage outlet for the lot.

f. Landscape walls or retaining walls, as defined in § 156.004 of the city's code, shall be allowed as a means to comply with the site grading requirements provided for herein.

4. The FFE of the first above-ground level of a building shall be no more than two feet (2') above the TOF elevation for the building; provided that when the FFE is more than one and one-half feet (1-1/2') above the TOF elevation, the differential shall be masked on the exterior of the building through the use of dropped siding, a brick ledge or other building construction technique approved by the Director of Community and Economic Development and city engineer.

5. The elevation of the ground surface along the perimeter of the building shall be set at least four inches (4") below the TOF elevation, and shall slope away at a minimum slope of one and one-half percent (1-1/2%) or 66.7:1, and a maximum slope of twenty-five percent (25%) or 4:1 to the lot lines.

6. The Director of Community and Economic Development and city engineer will review and approve the proposed TOF elevation, FFE elevation and site grades for all development.

~~(OF)~~ Sec. R404.1.5.3 is deleted, and the following is substituted:

Trench foundations are acceptable for one-story frame construction only. Concrete piers are acceptable for open porches and decks only (and not acceptable for screen porches or three-season rooms).

~~(PU)~~ Sec. R404.2 is deleted, and the following is substituted:

Wood foundations shall not be permitted.

~~(QM)~~ Sec. R703 (Exterior Covering) is amended by adding the following after Table R703.7(2):

On new construction, foundation walls shall be covered by siding or adhered masonry veneer above a height of six inches (6") above grade.

~~(NR)~~ Subsection R703.18 is added to Section R703 (Exterior Covering) to read as follows:

R703.18 Exterior paint and colors.

R703.18.1 Exterior surface treatments. It shall be unlawful to paint, stain or color or change the color of a fence located within the city except in accordance with this Section R703.18.

R703.18.2 Permissible exterior surface treatments. No more than one solid color shall be used on any fence located within the city.

R703.18.3 Existing colors, maintenance and vested rights. The owner of property affected by this Section R703.18 shall have the right to maintain and repair colors existing on the effective date of this Section R703.18. The owner of property shall be permitted to repair minor damage to the existing fences on the property and to repaint such repaired areas to match the existing color, provided, however, that the repaired area to be repainted shall not exceed fifty percent (50%) of the combined surface area of all elevations of the fence. In the event that more than fifty percent (50%) of the combined surface area of all elevations of the fence needs to be repainted, or if the color of existing fence is to be changed, then the property shall be brought into full compliance with this Section R703.18.

(OS) Sec. R903.4 (Roof Drainage) is amended by adding a new Subsection 903.4.2 as follows:

R903.4.2 Gutters and Downspouts. Gutters and downspouts shall be installed to provide roof drainage for all new single-family residences and any garages attached thereto, new townhouses, new residential additions of whatever size, and new detached garages.

(PT) Chapter 22 (SPECIAL PIPING AND STORAGE SYSTEMS) is deleted without substitution.

(QU) Part VII (Plumbing) is deleted in its entirety, without substitution.

(RV) In Part VIII (Electrical), Chapter 34 (GENERAL REQUIREMENTS), [Chapter 35 \(ELECTRICAL DEFINITIONS\)](#), Chapter 36 (SERVICE), Chapter 37 (BRANCH CIRCUIT AND FEEDER REQUIREMENTS), Chapter 38 (WIRING METHODS), Chapter 39 (POWER AND LIGHTING DISTRIBUTION), Chapter 40 (DEVICES AND LUMINAIRES), Chapter 41 (APPLIANCE INSTALLATION), Chapter 42 (SWIMMING POOLS), and Chapter 43 (CLASS 2 REMOTE-CONTROL, SIGNALING AND POWER LIMITED CIRCUITS) are deleted without substitution.

[\(W\) Chapter 44 \(Referenced Standards\), are amended to delete all references to the International Plumbing Code and insert the Illinois Plumbing Code 2014 Edition.](#)

~~—(S) The following are for reference only:~~

~~—Appendix H (PATIO COVERS); provided that Section AH106 (Footings) is deleted, and the following is substituted:~~

~~—In areas with a frostline depth of zero as specified in Table R301.2(1), a patio cover shall be permitted to be supported on a slab on grade without footings, provided that an eight-inch (8") thick trench is constructed at a depth of forty-two inches (42").~~

~~—Appendix I (Private Sewage Disposal);~~

~~—Appendix J (Existing Building and Structures);~~

~~—Appendix K (Sound Transmission);~~

(Ord. 05-20, passed 9-13-05; Am. Ord. 07-02, passed 5-22-07; Am. Ord. 08-39, passed 11-11-08; Am. Ord. 09-3, passed 5-26-09; Am. Ord. 09-48, passed 3-23-10; Am. Ord. 10-27, passed 11-9-10; Am. Ord. 12-7, passed 2-14-12; Am. Ord. 19-5, passed 2-26-19; Am. Ord. 22-24, passed 8-23-22; Am. Ord. 24-02, passed 1-9-24)

§ 150.12 ADOPTION OF EXISTING BUILDING CODE.

The International Existing Building Code, ~~2009~~2021 Edition, as published by the International Code Council, Inc., is hereby adopted as the Existing Building Code of the City of Oakbrook Terrace to address repair, alteration, addition or change of occupancy in existing buildings as therein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the International Existing Building Code, are hereby referred to, adopted, and made a part hereof, as if fully set forth in this chapter, except for the local amendments set forth in § 150.13 hereof.

(Ord. 09-48, passed 3-23-10)

§ 150.13 LOCAL AMENDMENTS TO THE EXISTING BUILDING CODE.

The Existing Building Code adopted in § 150.12 of this chapter is hereby amended as follows:

(A) Sec. 101.1 (Title) is deleted, and the following is substituted:

These regulations shall be known as the Existing Building Code of the City of Oakbrook Terrace, Illinois, hereinafter referred to as “this code”.

(B) Sec. 103 (~~Department of Building Safety Code Compliance Agency~~) is deleted, and the following is substituted:

SECTION 103

DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT

103.1 Director of Community and Economic Development. The Director of Community and Economic Development, and such assistants to whom the Director of Community and Economic Development has delegated authority, shall be the code official for purposes of administering and enforcing the provisions of this code and making such determinations, interpretations and orders as are necessary therefor; and for requiring such plats, plans and other descriptive material as are necessary to judge compliance with this code.

(C) The subsection entitled “Building” in Sec. 105.2 (Work exempt from permit) is amended by deleting subparagraph (1) without substitution.

(D) The subsection entitled “Electrical” in Sec. 105.2 (Work exempt from permit) is deleted, and the following is substituted:

The ~~2008~~2020 National Electrical Code shall be the standard for all electrical work under this code.

(E) The subsection entitled “Plumbing” in Sec. 105.2 (Work exempt from permit) is deleted, and the following is substituted:

The 2014 State of Illinois Plumbing Code shall be the standard for all plumbing work under this code.

(F) Sec. 108.2 (Schedule of permit fees) is deleted, and the following is substituted:

The fee for work performed hereunder shall be paid as required in accordance with Chapter 154 of the city's code of ordinances.

(G) Sec. 108.6 (Refunds) is deleted without substitution.

(H) Sec. 112 (~~Board Means~~ of Appeals) is deleted without substitution.

(I) Sec. 113.4 (Violation penalties) is deleted, and the following is substituted:

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Director of Community and Economic Development, or of a permit or certificate issued under the provisions of this code, shall be subject to a fine of not less than One Hundred Dollars (\$100) nor more than Seven Hundred Fifty Dollars (\$750).

(J) Sec. ~~509-406~~ (ELECTRICAL) is deleted, and the following is substituted:

The ~~2008-2020~~ National Electrical Code, with local amendments, shall be the standard for all electrical work under this code.

(K) Sec. ~~509-408~~ (PLUMBING) is deleted, and the following is substituted:

The 2014 State of Illinois Plumbing Code, with local amendments, shall be the standard for all plumbing work under this code.

(L) Section ~~610-409~~ is added to Chapter ~~6-4~~ (Repairs) to read as follows:

SECTION ~~610409~~

EXTERIOR PAINT AND COLORS

~~610409.1~~ Exterior surface treatments. It shall be unlawful to paint, stain or color or change the color of any fence located within the city except in accordance with this Section ~~610409~~.

~~610.2409.2~~ Permissible exterior surface treatments. No more than one solid color shall be used on any fence located within the city.

~~610.3409.3~~ Existing colors, maintenance and vested rights. The owner of property affected by this Section 610 shall have the right to maintain and repair colors existing on the effective date of this Section 610. The owner of property shall be permitted to repair minor damage to the existing fences on the property and to repaint such repaired areas to match the existing color, provided, however, that the repaired area to be repainted shall not exceed fifty percent (50%) of the combined surface area of all elevations of the fence. In the event that more than fifty percent (50%) of the combined surface area of all elevations

of the fence needs to be repainted, or if the color of existing fence is to be changed, then the property shall be brought into full compliance with this Section 610.

(M) Sec. ~~708-806~~ (Electrical) is deleted, and the following is substituted:

The ~~2008-2020~~ National Electrical Code, with local amendments, shall be the standard for all electrical work under this code.

(N) Sec. ~~710-808~~ (Plumbing) is deleted, and the following is substituted:

The 2014 State of Illinois Plumbing Code, with local amendments, shall be the standard for all plumbing work under this code.

(O) Sec. ~~908-1007~~ (Electrical) is deleted, and the following is substituted:

The ~~2008-2020~~ National Electrical Code, with local amendments, shall be the standard for all electrical work under this code.

(P) Sec. ~~910-1009~~ (Plumbing) is deleted, and the following is substituted:

The 2014 State of Illinois Plumbing Code, with local amendments, shall be the standard for all plumbing work under this code.

(Q) Sec. ~~1401.51501.7~~ (Facilities required) is deleted, and the following is substituted:

~~1401.51501.7~~ Toilet facilities required. Toilet facilities shall be provided for construction workers at every residential construction site no later than the commencement of construction. Such facilities shall be maintained in a sanitary condition, and non-sewer types of toilet facilities shall conform to ANSI 4.3 (2005). Portable toilet facilities shall be staked to the ground in opposite corners to avoid the unit being tipped over by wind or vandals and shall not be located or stored on public property. Portable toilet facilities may be located in the front yard of the private construction site, but shall be located away from any sidewalks, and as close to the front wall of the principal structure as practical. A portable toilet shall remain in place until a temporary occupancy permit is issued. Improperly placed portable toilets may be cause for a "stop work" order, which shall not be lifted until the portable toilet has been moved to a satisfactory location as required herein.

(R) Chapter 16 (Referenced Standards), are amended to delete all references to the International Plumbing Code and insert the Illinois Plumbing Code 2014 Edition.

(Ord. 05-20, passed 9-13-05; Am. Ord. 09-3, passed 5-26-09; Am. Ord. 09-48, passed 3-23-10; Am. Ord. 22-24, passed 8-23-22; Am. Ord. 24-02, passed 1-9-24)

§ 150.14 ADOPTION OF FIRE CODE.

The International Fire Code, ~~2009~~2021 Edition, as published by the International Code Council, Inc., is hereby adopted as the Fire Code of the City of Oakbrook Terrace for the city's regulations governing the safeguard of lives and property from the hazards of fire and explosion arising from the storage, handling and use of hazardous substances, materials and devices; and from conditions hazardous to life or property in the use or occupancy of existing or proposed new buildings or premises in the city; and each and all of the regulations, provisions, penalties, conditions, and terms of the International Fire Code, ~~2009~~2021 Edition, are hereby referred to, adopted, and made a part hereof, as if fully set forth in this chapter, except for certain local amendments thereto, as set forth in § 150.15 hereof.

(Ord. 09-48, passed 3-23-10)

§ 150.15 LOCAL AMENDMENTS TO THE FIRE CODE FOR ALL PROPERTIES WITHIN THE CITY OF OAKBROOK TERRACE.

For all properties located within the City of Oakbrook Terrace the Fire Code adopted in § 150.14 of this chapter is hereby amended as follows:

The Fire Code adopted in § 150.14 of this chapter is hereby amended as follows:

(A) Section 101.1 (Title) is deleted and the following is substituted:

These regulations shall be known as the Fire Code of the City of Oakbrook Terrace and are hereinafter referred to as the "Fire Code."

(B) Section 103.1 (General) is deleted and the following is substituted:

The bureau of fire prevention is a subdivision or agency of a fire district, or jurisdiction that is responsible for fire prevention duties, including, but not limited to, code enforcement, conduct of fire inspections, public education, fire investigations, the keeping of records, and any other activity that may have as its ultimate purpose, the prevention of fire and the reduction of life and property loss from fire and explosion within the boundaries of either the York Center Fire Protection District or the Oakbrook Terrace Fire Protection District as they may have jurisdiction within the city. This subdivision or agency may be known as the Fire Prevention Bureau, Bureau of Fire Prevention, or other such similar names.

(C) Section 103.2 (Appointment) is deleted and the following is substituted:

The person in general charge of the bureau of fire prevention shall be appointed by the board of trustees of each fire protection district with jurisdiction in the city, with the advice of the fire chief of each respective district.

(D) 103.3 (Deputies) is deleted and the following is substituted:

The fire chiefs of the respective fire protection districts with jurisdiction in the city may detail such members of the district as fire inspectors or code enforcement officials as shall, from time to time, be necessary and may employ those with special technical expertise as necessary.

(E) Section 104.1 (General) is deleted and the following is substituted:

The bureaus of fire prevention of each fire protection district with jurisdiction in the city, which are hereby established and which shall be operated under the supervision of the fire chief of each respective district, shall enforce the city's fire code. The fire code official shall have the authority to render interpretations of this code, and to adopt policies, procedures, rules and regulations in order to clarify the application of its provisions. Such interpretations, policies, procedures, rules and regulations shall be in compliance with the intent and purpose of this code and shall not have the effect of waiving requirements specifically provided for in this code.

(F) 104.8 (Modifications) is deleted and the following is substituted:

The respective bureau of fire prevention of each fire protection district with jurisdiction in the city shall have the power to modify any provisions of this code upon application in writing by the owner or lessee, or his duly authorized agent, when there are practical difficulties in the way of carrying out the strict letter of this code, provided that the spirit of the code shall be observed, public safety is secured, and substantial justice is done. The particulars of such modifications when granted or allowed and the decision of the bureau of fire prevention shall be entered upon the records of the respective districts, and a signed copy shall be furnished to the applicant and the city.

(G) Section 105.1.1 (Permits required) is deleted and the following is substituted:

All new buildings including single family housing are required to have a certificate of occupancy issued by the Community Development Department of the city for incorporated areas, which verifies that the building meets the requirements of the code. No certificate of occupancy shall be issued unless the building is in conformance with the requirements of this code. The certificate of occupancy shall be required for all existing buildings and for new buildings under construction.

(H) Section 105.1.2 (Types of permits) is deleted without substitution.

(I) Section 105.2 (Application) is deleted and the following is substituted:

Application for required certificates of occupancy in the city shall be made to the Director of Community and Economic Development. The city shall determine criteria, limitations and duration of permits and shall not issue a certificate of occupancy until all requirements are met. The city agrees to notify the bureau of fire prevention of the affected fire protection district when such a certificate is issued.

(J) Section 105.3.3 (Occupancy prohibited before approval) is deleted and the following is substituted:

Certificates of occupancy shall be required for buildings which change use, and building permits shall be required for buildings that are added to, remodeled or altered.

(K) Section 105.3.5 (Posting the permit) is deleted and the following is substituted:

After final inspection is completed by the bureau of fire prevention for any building located within the city, a certificate of occupancy will be issued by the city's Community Development Department. A certificate of occupancy must be obtained before a tenant or owner can occupy and operate any business. In addition, a copy of the certificate must be kept on file at the place of business. For buildings located within the city, a notice of approval of final inspection will be supplied to the city's Community Development Department.

(L) Section 105.4.1 (Submittals) is deleted and the following is substituted:

Construction documents shall be drawn to scale upon suitable material. Electronic media documents are allowed to be submitted when approved by the fire code official.

Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant laws, ordinances, rules and regulations as determined by the code official. All buildings except single family housing are also required to complete an application for building/life safety review at the fire station at the time prints are submitted for review. All fire protection plans shall be reviewed and approved by the bureau of fire prevention before construction starts.

(M) Section 105.1.1 (Permits required) is amended by adding the following new subsection:

105.1.1.1 Plan review fees. The plan review fees applicable to this code shall be as provided in Chapter 154 of the city's code of ordinances. Each of the fire protection districts with jurisdiction in the city has also adopted a schedule of plan review fees by ordinance.

(N) CHAPTER 105 (PERMITS) is amended by adding the following new section:

105.8 New materials, processes or occupancies. After giving affected persons notice and an opportunity to be heard, the code enforcement officer may determine and specify which new materials, processes or occupancies that shall require building permits, in addition to those specifically set forth and enumerated in sections 105.6 and 105.7 of this code. The code enforcement officer shall post such list in a conspicuous place in his or her office, and shall make copies available for distribution to interested persons.

(O) CHAPTER 106 (INSPECTIONS) is amended by adding the following new section:

306.5 Final inspection. All buildings, whether new construction, remodeled, redesigned or altered, must obtain a final occupancy inspection from the bureau of fire prevention of the affected fire protection district when work is completed. Final occupancy inspections must be scheduled no less than seventy-two (72) hours in advance of the inspection. The failure to receive a final occupancy inspection and receive a certificate of occupancy is a violation of this code.

(P) Section 108.1 (Board of appeals established) is deleted and the following is substituted:

The city has not established a board of appeals for alleged violations of the code. When a code enforcement officer of a district shall deny an application, or when it is claimed that the provisions of this code do not apply or that the true intent and meaning of the code have been misconstrued or wrongly interpreted, the applicant may appeal from the decision of the code enforcement officer to the applicable district's board of trustees within fifteen (15) days from the date of the decision appealed. The respective boards of trustees, acting as a board of appeals, may adopt rules of procedure for conducting their business and shall render all decisions and findings in writing to the appealing party with duplicate copies tendered to the code enforcement officer and the city's Community Development Department.

(Q) Section 109.1 (Unlawful acts) is deleted and the following is substituted:

Any person, firm or corporation who either knowingly or unknowingly violates any provisions of this code, or fails to comply with any order made hereunder, or who shall build in violation of any detailed statement of specifications or plans submitted and approved hereunder, or without first obtaining any certificate or permit issued hereunder, shall be in violation of this code and subject to penalties for the violations.

(R) Section 109.2 (Notice of violation) is deleted and the following is substituted:

If, while performing an inspection, the code enforcement officer comes upon a non-life safety hazard, the owner or occupant will receive a copy of the inspection report with the violation(s) listed. The owner or occupant shall have thirty (30) days thereafter in which to correct these violation(s). A re-inspection will occur after the thirty (30) days, and if the violation(s) are still not corrected, a violation notice shall be given to the owner or occupant. The owner or occupant shall then have fifteen (15) days to correct the violation(s). If, after the fifteen (15) day period, the violation(s) have still not been corrected, a violation ticket will be issued. The owner or occupant shall have seventy-two (72) hours thereafter to correct the violation(s). If the violation is not corrected, the code enforcement officer shall direct the issuance of a non-traffic arrest ticket requiring a court appearance and subjecting the owner or occupant to fines and other penalties.

(S) Sec. 109.3 (Violation penalties) is deleted and the following is substituted:

Any person who violates a provision of this code or fails to comply with any of the requirements thereof, or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Director of Community and Economic Development, a fire official, or of a permit or certificate issued under the provisions of this code, shall be subject to a fine of not less than one hundred dollars (\$100) nor more than seven hundred and fifty dollars (\$750), and each day a violation continues shall be considered a separate offense.

(T) CHAPTER 109 (VIOLATIONS) is amended by adding the following new sections:

109.4 Life safety violations. If the code enforcement officer identifies a life safety violation, such violation shall be immediately cited and shall be remedied while the code enforcement officer is still on site. The owner or occupant on the premises at which any life safety violation has been identified shall automatically be issued a violation ticket. If a life safety violation is not immediately corrected, the code enforcement officer may declare the building unsafe pursuant to section 110 of this code, or issue a stop work order pursuant to section 111 of this code, until all life safety violations have been fully remedied.

109.5 Continuing duty to remedy. The issuance of a penalty for a code violation shall not excuse the violation, and the owner or occupant on the premises shall not permit the violation to continue. All such persons shall be required to correct or remedy such violations or defects within a reasonable amount of time. When not otherwise specified, each day that the prohibited code violations continue shall constitute a separate offense under this code.

(U) Section 110.2 (Evacuation) is deleted and the following is substituted:

When, in the opinion of the code enforcement officer, there is actual and immediate danger because of hazardous conditions which endanger life or may cause adverse effects upon adjoining properties, the code enforcement officer may order the building immediately evacuated and cause remedial action as necessary. Violation tickets will be issued on site. The cost of any remedial action shall be borne by the owner of the premises. Persons notified to evacuate the building shall immediately leave the structure or premises and shall not enter or re-enter until authorized to do so by the code enforcement officer or his designee.

(V) Sec. 112.4 (Violation penalties) is deleted, and the following is substituted:

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Director of Community and Economic Development, or of a permit or certificate issued under the provisions of this code, shall be subject to a fine of not less than One Hundred Dollars (\$100) nor more than Seven Hundred Fifty Dollars (\$750).

(W) The definitions of APPROVED, FIRE OFFICIAL and PUBLIC WAY are deleted from

SECTION 202 (GENERAL DEFINITIONS) and the following definitions are substituted:

APPROVED. A circumstance in which specific equipment, an installation or a procedure has been deemed acceptable to the Authority Having Jurisdiction.

FIRE CODE OFFICIAL or CODE ENFORCEMENT OFFICER. Any authorized individual assigned by a fire district to serve in an inspectional and fire prevention role within a bureau of fire prevention.

PUBLIC ROADWAY. A public street right-of- way or public access easement.

(W) SECTION 202 (GENERAL DEFINITIONS) is amended by adding the following additional definitions:

ADOPTING PARTIES. The city and both districts.

AUTHORITY HAVING JURISDICTION. The organization, officer, or individual responsible for approval of specific equipment, an installation or a procedure.

BUREAU OF FIRE PREVENTION. The bureau of fire prevention of the respective districts.

CITY. The City of Oakbrook Terrace, DuPage County, Illinois.

CORPORATION COUNSEL. The attorneys for the City of Oakbrook Terrace, the York Center Fire Protection District and the Oakbrook Terrace Fire Protection District, respectively.

COUNTY. DuPage County, Illinois

DISTRICTS. The York Center Fire Protection District, DuPage County, Illinois, and the Oakbrook Terrace Fire Protection District, DuPage County, Illinois.

FIRE PREVENTION CODE or CODE. The city's fire code, as adopted in § 150.14 of the city's code of ordinances.

HIGH RISE BUILDING. Any building that is greater than fifty feet (50') in height from the lowest area of fire equipment set-up or personnel entry.

LIFE SAFETY VIOLATION. A code violation that constitutes a clear and inimical threat to human life, safety or public health.

PRIVATE ROADWAY. A private street, road, parking lot, traffic lane or access drive.

PROSECUTING COUNSEL. The city prosecutor for the City of Oakbrook Terrace.

SPECIAL PERMIT. A permit issued by a district associated to uses permitted for a short period of time.

VIOLATION NOTICE. The form used by city or a district in issuing a violation warning.

ISOLATION TICKET. The form used by the city or a district in issuing a written notice prescribing penalties for specified code violations.

§ ~~150.15~~150.16 LOCAL AMENDMENTS TO THE FIRE CODE FOR PROPERTIES LOCATED WITHIN THE YORK CENTER FIRE PROTECTION DISTRICT.

For properties located within the jurisdiction of the York Center Fire Protection District the ~~The~~ Fire Code adopted in § 150.14 of this chapter is hereby amended as follows:

The regulations of the 2021 editions of the International Fire Code, the International Building Code, and the International Property Maintenance Code, as published by the International Code Council are hereby adopted as the regulations governing the safeguard of lives and property from the hazards of fire and explosion arising from the storage, handling and use of hazardous substances, materials and devices; and from conditions hazardous to life or property in the use or occupancy of existing or proposed new buildings or premises in the unincorporated areas of DuPage County serviced by the York Center Fire Protection District with such amendments as are hereafter set forth.

I. AMENDMENTS TO 2021 INTERNATIONAL FIRE CODE

CHAPTER 1 ADMINISTRATION

Section 101 GENERAL

101.1 Title.

Delete this section and insert the following text:

These regulations shall be known as the Fire Prevention and Life Safety Code of the York Center Fire Protection District and is hereinafter referred to as “the Fire Code” or “the Code.”

Section 103 DEPARTMENT OF FIRE PREVENTION

103.1 General.

Delete this section and insert the following text:

The Bureau of Fire Prevention is a subdivision or agency of a fire district, or jurisdiction that is responsible for fire prevention duties, including, but not limited to code enforcement, conduct of fire inspections, public education, fire investigations, the keeping of records, and any other activity that may have as its ultimate purpose, the prevention of fire and the reduction of life and property loss from fire and explosion within the

boundaries of the York Center Fire Protection District. This subdivision or agency may be known as the Fire Prevention Bureau, Bureau of Fire Prevention, or other such similar names.

103.2 Appointment.

Delete this section and insert the following text:

The person in general charge of the Bureau of Fire Prevention shall be appointed by the Board of Trustees of the Fire District with the advice of the Fire Chief of the Fire District.

103.3 Deputies.

Delete this section and insert the following text:

The Fire Chief of the Fire District may detail such member(s) of the District as Fire Inspectors or Code Enforcement Officials as shall, from time to time, be necessary and may employ those with special technical expertise as necessary.

Section 104 GENERAL AUTHORITY AND RESPONSIBILITIES

104.1 General.

Add the following text to this section:

The Bureau of Fire Prevention of the District shall enforce the Fire District's Fire Prevention and Life Safety Code, which is hereby established, and which shall be operated under the supervision of the Fire Chief of the Fire District.

104.8 Modifications.

Delete this section and insert the following text:

The Bureau of Fire Prevention of the Fire District shall have the power to modify any provisions of this Code upon application in writing by the owner or lessee, or his duly authorized agent when there are practical difficulties in the way of carrying out the strict letter of this Code, provided that the spirit of the Code shall be observed, public safety is

secured, and substantial justice is done. The particulars of such modifications when granted or allowed and the decision of the Bureau of Fire Prevention shall be entered upon the records of the district and a signed copy shall be furnished to the applicant.

Section 105 PERMITS

Section 105.1.1 Permits Required.

Delete this section and insert the following text:

All new buildings including single family housing are required to have a Certificate of Occupancy issued by the Building Department of DuPage County for unincorporated areas which verifies that the building meets the requirements of the Code. No Certificate of Occupancy or Special Permit shall be issued unless the building is in conformance with the requirements of this Code. The Certificate of Occupancy or Special Permit shall be required for all existing buildings and for new buildings under construction.

Section 105.1.2 Types of Permits.

Delete this section in its entirety.

Section 105.2 Application.

Delete this section and insert the following text:

Where Certificates of Occupancy are required within the boundaries of the York Center Fire Protection District, application shall be made to the DuPage County Building Department. Where Special Permits are required within the boundaries of the unincorporated areas an application shall be made to the Office of the State Fire Marshall or DuPage County Building Department, as applicable. The County, as applicable, shall determine criteria, limitations and duration of permits and shall not issue a Certificate of Occupancy/Special Permit until all requirements are met. The County, as applicable, agrees to notify the Bureau of Fire Prevention for the affected District when such Certificates or Permits are issued.

Section 105.3.3 Occupancy prohibited before approval.

Delete this section and insert the following text:

Certificates of Occupancy or Occupancy Permits, as applicable, shall be required for buildings which change use, and building permits shall be required for buildings that are added to, remodeled or altered.

Section 105.3.5 Posting the Permit.

Delete this section and insert the following text:

After final inspection is completed by the Bureau of Fire Prevention, all buildings located in unincorporated DuPage County shall receive a Certificate of Occupancy issued by the Fire Prevention Bureau along with DuPage County Building Department. A Certificate of Occupancy or Occupancy Permit must be obtained before a tenant or owner can occupy and operate any business. In addition, a copy of the Certificate or Permit must be kept on file at the place of business. A copy of any Special Permit will be supplied to the DuPage County Building Department, for buildings located in unincorporated DuPage County.

105.4.1 Submittals

Add the following text to this Section:

All buildings except single family housing are also required to fill out an Application for Building / Life Safety Review at the fire station at the time prints are dropped off for review. All fire protection plans shall be reviewed by the Bureau of Fire Prevention and approved before construction starts.

105.4.7 (New) Plan Review Fees.

Add new section as follows:

The York Center Fire Protection District has adopted a schedule of Plan Review fees under cover of separate ordinance.

105.8 (New) New Materials, Processes or Occupancies.

Add new section as follows:

After giving affected persons with notice and an opportunity to be heard, the Code Enforcement Officer may determine and specify which new materials, processes or occupancies that shall require Building Permits, in addition to those specifically set forth and numerated in Sections 105.6 and 105.7 of this Code. The Code Enforcement Officer shall post such list in a conspicuous place in his office and shall make copies available for distribution to interested persons.

Section 106 INSPECTIONS

106.4 (New) Final Inspection.

Add new section as follows:

All buildings—whether new construction, remodeled, redesigned or altered—must obtain a final occupancy inspection when work is completed from the Bureau of Fire Prevention. Final occupancy inspections must be scheduled no less than 72 hours in advance of the inspection. The failure to receive a final occupancy inspection and receive a Certificate of Occupancy or Occupancy Permit, as applicable, is in violation of this Code.

Section 108 BOARD OF APPEALS

108.1 Board of Appeals Established.

Delete this section and insert the following text:

The York Center Fire Protection District has established a Board of Appeals for alleged violations of the Code. When a Code Enforcement Officer of a District shall deny an application or refuse to grant a special permit applied for or when it is claimed that the provisions of this Code do not apply or that the true intent and meaning of the code have been misconstrued or wrongly interpreted, the applicant may appeal from the decision of the Bureau of Fire Prevention to the applicable District Board of Trustees within fifteen (15) days from the date of the decision appealed. The Board of Appeals may adopt rules of procedure for conducting their business and shall render all decisions and findings in writing to the appealing party with duplicate copies tendered to the Code Enforcement Officer and the County, as applicable.

Section 109 VIOLATIONS

109.1 Unlawful acts.

Delete this section and insert the following text:

Any person, firm or corporation who either knowingly or unknowingly violate any provisions of the Code hereby adopted or fails to comply with any order made there under, or who shall build in violation of any detailed statement of specifications or plans submitted and approved there under, or without first obtaining any certificate or permit issued there under, shall be in violation of this Code and subject to penalties for the violations.

109.2 Notice of Violation.

Delete this section and insert the following text:

If while performing an inspection, the Code Enforcement Officer comes upon a non-life safety hazard, the owner or occupant will receive a copy of the inspection report with the violation(s) listed. The owner or occupant has thirty (30) days in which to correct these violation(s). A re-inspection occurs after the thirty (30) days, and if the violation(s) are still not corrected a Violation Notice shall be given to the owner or occupant. The owner or occupant then has fifteen (15) days to correct the violation(s). If, after the fifteen (15) daytime period has run, the violation(s) have still not been corrected a Violation Ticket will be issued. The owner or occupant has 72 hours to correct the violation(s). If this is not done, then the Code Enforcement Officer shall direct the issuance of a Non-Traffic Arrest Ticket requiring a court appearance and subjecting the owner or occupant to fines and other penalties.

109.3 Violation Penalties.

Delete this section and insert the following text:

Any person who violates a provision of this Code or fails to comply with any of the requirements thereof of who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the building official, a fire official, or of a permit or certificate issued under the provisions of this Code shall be subject to a fine of not less than one hundred dollars (\$100.00) nor more than one thousand five hundred dollars (1,500.00), and each day a violation continues shall be considered a separate offense.

109.4 (New) Life Safety Violations.

Add new section as follows:

If the Code Enforcement Officer comes upon a Life Safety Violation, this violation shall be immediately cited and be remedied while the Code Enforcement Officer is still on site. Life Safety Violations are automatically issued Violation Ticket(s) to the owner or occupant on the premises. If Life Safety Violations are not immediately corrected, the Code Enforcement Officer has the ability to declare the building unsafe pursuant to Section 110 of the Code or to issue a stop work order until all Life Safety Violations have been fully remedied.

109.5 (New) Continuing Duty to Remedy.

Add new section as follows:

The issuance of a penalty for a Code violation shall not excuse the violation nor shall the penalty permit the violation to continue, and all such persons shall be required to correct or remedy such violations or defects within a reasonable amount of time. When not otherwise specified, each day that the prohibited Code violations remain unremedied shall constitute a separate offense under this Code.

Section 110 UNSAFE BUILDINGS

110.2 Evacuation.

Delete this section and insert the following text:

When, in the opinion of the Code Enforcement Officer, there is actual and immediate danger because of hazardous conditions which endanger life or may cause adverse effects upon adjoining properties, the Code Enforcement Officer may order the building immediately evacuated and cause remedial action as necessary. Violation Tickets will be issued on site and notification to the DuPage County Building Department will be done. The cost of any remedial action shall be borne by the owner of the premises. Persons notified to evacuate the building shall immediately leave the structure or premises and shall not enter or re-enter until authorized to do so by the Code Enforcement Officer or his designee.

CHAPTER 2 DEFINITIONS

Section 202 GENERAL DEFINITIONS

Add additional definitions to Section 202. To the extent that the definitions in this **Exhibit A** conflict with Section 202, the definitions in **Exhibit A** control.

- A. Wherever the phrase “Fire Prevention Code” or the term “Code” is used, they shall be held to mean the Fire Prevention and Life Safety Code adopted by the York Center Fire Protection District.
- B. Wherever the term “County” is used in the Code, it shall be held to mean DuPage County, Illinois.
- C. Wherever the term “District” is used in the Code it shall be held to mean York Center Fire Protection District, DuPage County, Illinois
- D. Wherever the term “Adopting Parties” is used in the Code, it shall be held to mean DuPage County and Fire District.
- E. Wherever the term “Legal Counsel” is used in the Code, it shall be held to mean the attorney for the York Center Fire Protection District.
- F. Wherever the term “Bureau of Fire Prevention” is used in the Code, it shall be held to mean the Bureau of Fire Prevention of the York Center Fire Protection District.
- G. Wherever the term “Code Enforcement Officer” or “Fire Code Official” is used in the Code, it shall be held to mean any authorized individual assigned by a Fire District to serve in an inspectional and fire prevention role within a Bureau of Fire Prevention.
- H. Wherever the term “Authority Having Jurisdiction” or the acronym “AHJ” is used in the Code, it shall be held to mean the organization, officer, or individual responsible for approval of specific equipment, an installation, or a procedure.
- I. Wherever the term “Approved” is used in the Code, it shall be held to mean that specific equipment, an installation, or a procedure has been deemed acceptable to the Authority Having Jurisdiction.

- J. Wherever the phrase “High-Rise Building” is used in the Code, it shall be held to mean any building that is greater than fifty feet (50’) in height from the lowest area of fire equipment set-up or personnel entry.
- K. Wherever the term” Private Roadway” is used in the Code, it shall be held to mean a private street, road, parking lot, traffic lane or access drive.
- L. Wherever the term “Public Roadway” is used in the Code, it shall be held to mean a public street right-of-way or public access easement.
- M. Wherever the term “Special Permit” is used in the Code, it shall be held to mean a permit issued by a District associated to uses permitted for a short period of time.
- N. Wherever the term “Violation Notice” is used in the Code, it shall be held to mean the form used by the District in issuing a violation warning.
- O. Wherever the term “Violation Ticket” is used in the Code, it shall be held to mean the form used by the District in issuing a written notice prescribing penalties for specified Code violations.
- P. Wherever the term “Life Safety Violation” is used in the Code, it shall be held to mean a Code violation that constitutes a clear and inimical threat to human life, safety, or public health.

CHAPTER 3 GENERAL PRECAUTIONS AGAINST FIRE

Section 304 COMBUSTIBLE WASTE MATERIAL

304.3.4 (New) Packing Materials.

Add new section as follows:

Wherever and whenever stock is dispensed directly from a shipping container and combustible material is used as a protective packing, such packing material shall be removed from the container and taken care of by removing to the outside in closed

containers. Such containers shall be kept closed at all times except when removing stock there from.

304.4 (New) Removal of Packing and Waste Materials.

Add new section as follows:

No person(s) shall store in any building excess amounts of combustible empty packing cases, wooden or plastic pallets, rubbish, paper bags, barrels, boxes, rubber tires, shavings, excelsior, litter, hay, straw and similar combustibles. Aisle-ways and storage of the above-mentioned combustibles necessary for the performance of the business shall be kept in an orderly and neat manner. Combustible materials shall be removed daily or more often as is necessary to suitable vaults, bins, dumpsters, compactors, or separate buildings. The Fire Code Official shall approve such practices.

CHAPTER 5 FIRE SERVICE FEATURES

Section 503 FIRE APPARATUS ACCESS ROADS

503.1.1 Buildings and facilities.

Delete this section and insert the following text:

Public or private access shall be provided to each building so that the first responding fire department apparatus will be able to be so located that all points of the interior of the building may be reached by one hundred and fifty feet (150') of initial fire attack hose as measured by an approved route around the exterior of the building. Access routes shall be so arranged that fire department apparatus may respond from all points for the building to adjacent fire hydrants along routes not to exceed three hundred feet (300') from the most remote point of the building to the closest fire hydrant. Access routes shall be continuous around the entire building, but the District Fire Chief or his designee may modify this requirement where adequate building access openings and a complete fire suppression system are provided.

EXCEPTION: Where the size or height of the building does not allow this regulation to be met, an interior standpipe system equipped with fire department hose connections approved by the fire district may be allowed as an exception. The standpipe system must be connected to a public water system. Design and installation of the standpipe system shall meet the design criteria for Class I and III Systems as set forth in NFPA 14.

503.2.1 Dimensions.

Delete this section and insert the following text:

Public or private access for motor fire apparatus shall be provided around the building so that there may be proper operation of ladders and mechanically elevated mechanisms. The minimum width of the fire lane shall be twenty feet (20') with greater widths to accommodate vehicles when turning and laddering buildings.

503.2.3 Surface.

Delete this section and insert the following text:

Public or private fire department access roads and ways shall be suitable for all weather conditions and be properly maintained and accessible at all times. Such access roads and ways shall be a minimum six inches (6") of granular stone surfaced by at least two inches (2") of bituminous asphalt material or other such construction material acceptable to the Fire Code Official.

503.2.4 Turning Radius.

Delete this section and insert the following text:

Public access for turning radius for fire apparatus shall be no less than forty feet (40') in width.

503.2.8 (New) Distance from Building.

Add new section as follows:

Access roads shall not be less than fifteen feet (15') from the building and must be further if the building requires a greater setback to properly ladder the building.

503.3. Marking.

Add the following text to this section:

Permanent all-weather signs along with curbs along the fire lane and access ways shall be painted yellow with black lettering stating "No Parking Fire Lane" identifying fire lanes and access ways shall be painted and posted by owner of the property.

503.3.1 (New) Fire lanes.

Add new section as follows:

Fire lanes on private property within the unincorporated parts of the District shall be approved by the Fire Chief or his designee. The owners or operators of any public or private building located within a District will execute a "Fire Lane No Parking" contract with the DuPage County Sheriff's office, as applicable.

503.4 Obstruction of fire apparatus access roads.

Delete this section and insert the following text:

The parking of motor vehicles obstructing fire lanes or access routes shall be prohibited at all times. The roadway shall not have any obstructions less than thirteen feet six inches (13'-6") above the roadway.

503.6 Security gates.

Add the following text to this section:

All fence gates with padlocks or electric switches shall be capable of being opened with the Knox Box key or Optacon used by the district.

503.7 (New) Cul-de-sac access.

Add new section as follows:

Where cul-de-sacs are permitted, they shall not be less than ninety feet (90') in diameter. The maximum length of the cul-de-sacs shall be one hundred feet (100') for other than

residential construction. Residential construction shall be in accordance with the applicable County Subdivision Ordinance.

Section 505 PREMISES IDENTIFICATION

505.1 Address numbers.

Delete this section and insert the following text:

All commercial and residential occupancies within the corporate limits of a District shall provide permanent all weather signage indication the fixed property address assigned to the property. Lettering shall be six inches (6") in height and shall contrast in color with the background color of the signage. The numbers must be positioned so that they are plainly visible from the street or roadway fronting the property.

Section 506 KEY BOXES

506.1 Where required.

Delete this section and insert the following text:

The Fire Chief shall require all new construction, remodel, redesign or alterations to a building be equipped with an approved fire alarm system that consists of smoke and/or heat detection devices and all buildings required to be equipped with a complete sprinkler system along with emergency back-up generator to have an approved key box system: "Knox Box." The purpose of the rapid entry key system is to allow the fire department to gain immediate access to a building in emergency situations without forcible entry.

506.3 (New) Approval.

Add new section as follows:

The installation and location shall be approved by the Bureau of Fire Prevention. The installation of the Knox Box shall be installed five feet (5') above the finished floor where applicable.

506.4 (New) Contents of Knox Box.

Add new section as follows:

The approved Knox Box shall contain keys to gain necessary access as required by the fire department.

506.5 (New) Knox Box Alarms.

Add new section as follows:

The Knox Box shall be installed with a tamper switch. This switch shall be connected into the fire alarm panel of the building and be zoned separately on the panel and transmit a trouble signal to the fire alarm panel.

Section 508 FIRE PROTECTION WATER SUPPLIES.

508.1.1 (New) Water Supply—Quantity.

Add new section as follows:

A flow rate of not less than one thousand gallons per minute (1000 GPM) shall be provided. The quantity of the water supply shall be proportionate with the hazards therein:

1. Town/Row or Cluster Housing – 1500 to 2000 GPM
2. Apartment Type Construction – 3000 to 4000 GPM
3. Industrial Type Development – 3000 to 5000 GPM
4. Research and Development Laboratories – 3000 to 4000 GPM
5. Business and Commercial Areas – 3000 to 4500 GPM
6. Mercantile Centers – 3000 to 6000 GPM
7. Exceptions: _____
 - a. Higher flows may be required where more hazardous uses, manufacturing or storage are involved. The respective Bureau of Fire Prevention shall determine when higher water flow is required.
 - b. One story building of fewer than 2,000 square feet (gross) in area are exempt.

c. Detached single-family residential units are exempt.

508.1.2 (New) Water Supply—Duration and Pressure.

Add new section as follows:

Water supplies shall be available for not less than one hour in duration. Water supplies shall provide the required flow at no less than 20-psi residual pressure.

508.1.2 (New) Limited Capacity Water Supply.

Add new section as follows:

Buildings except use groups H or I less than twelve thousand (12,000) square feet in area (gross) may be serviced by an automatic water supply of limited capacity when approved by the Bureau of Fire Prevention.

508.3.1 (New) Fire Flow Requirements.

Add new section as follows:

All buildings or structures shall be served by a public water supply system meeting the fire flow criteria established in the Code. The system shall be under pressure with an average static pressure of not less than 35-psi. Flows shall be calculated at 20-psi residual pressure. The supplies shall be available for continuous one-hour duration. This water supply system must be a looped system, and no dead-end lines will be allowed.

EXCEPTION: Detached single-family construction uses not requiring water and sewer service.

SECTION 511 (NEW) ELEVATORS

511.1 (New) Elevator Car Requirements.

Add new section as follows:

On all new construction, remodel, redesign, or alterations to a building which have passenger or freight elevator access, the Bureau of Fire Prevention is requiring that one elevator must accommodate an ambulance stretcher of at least eighty inches (96").

Elevator Emergency phone systems must be installed with the seven (7) digit phone number to DuComm.

CHAPTER 6 BUILDING SERVICES AND SYSTEMS

Section 604 EMERGENCY AND STANDBY POWER SYSTEMS

604.1.2 (New) Backup Power Supply Requirements.

Add new section as follows:

When the regular power supply to a building is interrupted, a back-up power source must be provided to restore the power to the fire alarm and suppression system, emergency lighting in stairwells, lighting in hallways, office areas, common corridors, and garages and one elevator per building. This power source must maintain a continuous power supply to the building for minimum of seventy-two (72) hours or until the power is restored to the building.

604.4 Operational inspection and testing.

Add the following text to this section:

Emergency generators providing power to life safety systems and equipment shall be exercised on a weekly basis. Two (2) of these operational tests shall be classified as a full load test and shall be conducted semi-annually. Documentation of each full load test must be maintained by the property owner/manager for review by the Code Enforcement Officer.

Section 607 ELEVATOR MAINTENANCE AND RECALL

607.1.1 (New) Elevator Call Recall.

Add new section as follows:

The elevator must accommodate a minimum of three persons and equipment. All buildings over three (3) stories in height, on any type of fire alarm (pull stations, heat, and smoke

detectors) shall recall to the first floor unless the activation is on the first floor, then the recall shall be to the floor above.

CHAPTER 7 FIRE-RESISTANCE-RATED CONSTRUCTION

Section 703 FIRE-RESISTANCE RATED CONSTRUCTION

703.5 (New) Hazardous Areas.

Add new section as follows:

Rooms used for storage, boiler or furnace rooms, fuel storage, janitor closets, maintenance shops and kitchens shall be separated from other building areas by assemblies having a fire resistance rating not less than one (1) hour with appropriate protection of openings into the rooms.

CHAPTER 9 FIRE PROTECTION SYSTEMS

Section 903 AUTOMATIC SPRINKLER SYSTEMS

903.2 (Where required) is amended as follows:

(a) Sections 903.2.2 through 903.2.9 are deleted and the following is substituted as Section 903.2:

903.2 Where required. Approved automatic fire suppression systems shall be required as follows:

1. In any new building that is one (1) story in height.
2. In any new Assembly use (Use Group A).
3. In any new Transient Residential use (Use Group R-1).
4. In any new Multifamily use (Use Group R-2).
5. In any new Single-family use (Use Group R-3).
6. In any new Residential Care/Assisted Living Facility use (Use Group R-4).
7. In any detached single-family dwelling that is increased in area by more than fifty percent (50%), including any attached garage but not including

any detached garage; provided that no attached garage shall require a fire suppression system so long as there is a separation wall with a fire resistance rating of one (1) - hour between such garage and any living space adjacent to or above such garage.

8. In any new Business use (Use Group B).
9. In any new Educational use (Use Group E).
10. In any new Factories use (Use Group F).
11. In any new High Hazard use (Use Group H).
12. In any new Institutional use (Use Group I).
13. In any new Mercantile use (Use Group M).
14. In any new Storage use (Use Group S).
15. In any new Utility and Miscellaneous uses (Use Group U).
16. In any modified, altered or additional space within an existing building or structure that is increased in area by more than fifty percent (50%) for all use groups, except single family detached residential use buildings.
17. In any building or structure over five thousand (5,000) square feet that has a change in use.

(b) Section 903.2.10 is amended by deleting the title and the introductory paragraph and substituting the following:

903.2.10 All Occupancies. An automatic sprinkler system shall be installed in the locations set forth in Sections 903.2.10.1 through 903.2.10.13.

(c) Section 903.2.10.1.3 (Basements) is deleted and the following is substituted:

Where any portion of a basement is located more than seventy-five feet (75') (22 860mm) from openings required by Section 903.2.10.1, or if the basement area exceeds two thousand (2,000) square feet, the basement shall be equipped throughout with an approved automatic sprinkler system.

(d) Section 903.2.10.3 is deleted without substitution.

(e) Section 903.2.12 (Other hazards) is amended by adding a new Subsection 903.2.12.3, as follows:

903.2.12.3 Glass openings (in a rated wall). Any opening that has a glass panel, including but not limited to sidelights, windows, glass doors, and/or similar openings, shall be protected by a specifically designed automatic sprinkler system. The sprinkler system shall include automatic sprinkler heads installed no further than eighteen inches (18") from the surface of the glass and installed at six feet (6') on center horizontally on both sides of the glass. The sprinkler system shall completely wet the entire surface of the glass when activated.

903.7 (New) Additional Sprinkler Requirements.

Add new Section as follows:

1. Property owners must provide a minimum of 10% or 5 psi minimum safety factor in the fire protection system hydraulic calculation. The system demand shall be 5 psi minimum below the seasonal low water flow test supply.
2. In multiple story buildings, the property owner must provide floor control valves with water flow switches and tamper switches for each floor. See IFC 903.4.3.
3. On each drawing, the owner must provide a copy of the hydraulic nameplate by each hydraulically calculated area.
4. The appendices of all NFPA standards are to be considered to be part of each standard and are considered a mandatory portion of the standard.
5. Fire Sprinkler System; Fire pump test header and Fire Department Connections.
 - a. Provide an OS&Y control valve on all fire pump test headers.

- b. Provide an outside test header on fire pump installations.
 - c. All new construction the "FDC" must be a 5" storz connection.
- 6. Provide sprinkler protection in all rooms and areas.
 - a. IBC section 903.1.2; eliminate the exceptions so that sprinklers are required in the bathrooms and closets.
 - b. IBC section 903.2.7; eliminate this section so that NFPA 13R partial sprinkler systems are not allowed.
- 7. Provide an outside and or inside access door to the sprinkler riser valve room and fire pump room.
- 8. Provide a minimum two (2) hour fire separation sprinkler valve room and/or fire pump room.
- 9. Provide a check valve in each sprinkler riser.
- 10. All offices, assemblies, and residential buildings and areas shall be provided with residential and/or quick response sprinklers.
- 11. All closets shall be protected with at least one head.
- 12. Kitchen Hood Suppression Systems: All kitchen hood suppression systems shall be connected to the building fire alarm system. This shall be on a separate zone.

REDESIGN AND REMODELING REQUIREMENTS: In all buildings where change of occupancy, redesign or remodel occurs, the sprinkler system must also comply. When half or more of the space in a building is being changed or modified, or an addition or relocation of twenty (20) or more sprinkler heads, or replacement or addition of sprinkler pipe occurs, a hydrostatic test must be done. All sprinkler piping must be in black iron pipe. All

non- conforming piping must be removed and brought up to current standard. The use of plastic piping is not allowed in any sprinkler systems in any building in the district at this time.

Section 905 STANDPIPE SYSTEMS

905.2 Installation standards.

Add the following text to the end of this Section:

Standpipe systems in connection with and approved hydraulically calculated sprinkler systems shall maintain a minimum of ten percent (10%) or ten (10) psi pressure cushion (whichever is greater) between the seasonal low water supply and the total standpipe demand.

905.3.1 Building height.

Delete this Section and insert the following text:

1. Building Height: Standpipe systems shall be installed throughout all buildings that are two (2) or more stories in height or when there is more than one (1) story above the highest level of fire department vehicle access or when the floor level of the highest story is located more than thirty feet (30') above the highest level of fire department access.
2. All attached open parking structures shall be provided with an automatic wet or automatic dry standpipe system.
3. Warehouse storage hose valves: In all warehouse storage areas, where storage exceeds a height of twelve feet (12'), the property owner must provide inside 2½" fire hose valves with 1½" reducers to the 1½" connection. The property owner must locate the valves at each door entrance to the warehouse and/or storage area, and must further provide an additional 2½" fire hose valves so that no portion of the warehouse and/or storage area is more than one hundred and twenty feet (120') maximum travel distance to a fire hose valve. The property owner must show the location of all obstructions and/or racks on the drawing. The property owner must also maintain a separate riser piping system hydraulically calculated for a minimum of 250 GPM at 75 psi to the most hydraulically remote fire hose valve.

905.3 Covered mall buildings.

Delete this Section and insert the following text:

Standpipe systems shall be installed in all malls. All mall standpipe systems shall be off a separate independent riser with control valve, water flow device, and all related trim.

905.10 During construction.

Add the following text to the end of this Section:

Standpipes shall be required for buildings under construction or demolition and may be temporary or permanent in nature, with or without a water supply, provided, however, that such standpipes shall remain in service until completion of the work. The standpipe systems will be carried up with each floor and shall be installed and ready for use as each floor progresses. Standpipes shall not be more than one floor below the highest floor for staging.

Section 907 FIRE ALARM AND DETECTION SYSTEMS

907.2 Where required—new buildings and structures.

Add the following text to the end of this section:

- A. Approval of AFAs: The automatic fire alarm systems shall be approved for the application and shall be used for detection and signaling in the event of fire. Automatic detection devices shall be smoke detectors, except that an approved alternative type of detection device shall be installed in spaces such as boiler rooms where during normal operation product of combustion are present in sufficient quantity to activate a smoke detector. The system shall be designed and installed in accordance with the NFPA 72(s) Installation, Maintenance and Use of Protective Signaling Devices.

- B. WHERE REQUIRED: The following are locations where a fire alarm system with automatic detection is required:

1. Residential Uses: In buildings of use groups R-1, R-2, R-3 and R-4 as defined in the 2009 INTERNATIONAL BUILDING CODE edition, where used as hotels, motels, lodging homes, dormitories, apartments, residential care/assisted living facilities and similar occupancies. All buildings having multiple mixed uses shall be equipped with an approved fire alarm system.

2. Assembly, educational and institutional use groups shall be equipped with an approved fire alarm system. This shall include assembly and educational uses with less than fifty (50) occupants.

3. Other Uses: All other buildings one story and above in height and one-story buildings over one thousand (1,000) square feet in area shall be equipped with an approved fire alarm system. Exception: R-3 and R-4 use groups.

4. All buildings in which any area shall be occupied by a single person(s) shall have installed an approved ADA horn/strobe and/or strobe as indicated by the fire prevention bureau. This includes but not limited to: offices, storage rooms, copy rooms, break rooms, restrooms, conference rooms, electrical rooms, file rooms, or where deemed necessary by the fire prevention bureau.

907.3.2.3 Power source.

Delete this section and insert the following text:

Power supplies. A primary power supply source for operation of the system under normal conditions shall be provided. A secondary power supply for operation of the system shall be an approved storage battery or engine driven generator.

907.21 (New) Additional Alarm System Requirements.

Add new section as follows:

1. The District requires that any type of detection device (smoke, heat, combination devices, extinguishing systems, fusible linkage devices) shall be monitored and terminate at the approved fire alarm panel.

2. All fire alarm systems shall be electrically supervised. All fire alarm systems shall terminate at DuComm (DuPage Communications, Fire Department Dispatch Center); via Nor Comm's wireless Keltron alarm transmission system (commonly referred to as a radio). Additionally, the Bureau of Fire Prevention shall have the authority to require that any fire alarm systems terminate at DuComm in the event that the structure is deemed to constitute a "target hazard."

3. All fire alarm systems shall be of the addressable type. No fire alarm shall be out of service for more than twenty-four (24) consecutive hours.

4. Alarm indicating audio/visual appliances or devices shall be provided, seen, and heard in all areas of every building. All devices must be in sync. All sprinklered buildings shall be provided with audio/visual devices that activate on water flow. Full building notification is required. Audios must register 75db above ambient room noise. Strobes must put out a minimum of 15 cd in a room size 20X20 (reference NFPA 72 table 7.5.4.1.1).

5. Automatic Sprinklers. Where automatic sprinklers provide protection to an area approved flow and tamper switches on all OS&Y valving must be supervised and interconnected to the fire alarm system.

6. Alerting Devices. All alerting devices shall be ADA compliant and an approved audio/visual type. All devices shall have a red base and read "FIRE" in white letters. All additional devices being installed must be compatible with the current fire alarm system in the building. If not then no occupancy will be granted until all alerting devices work correctly within the entire building.

7. Outside Alerting Devices. All fire alarm and fire suppression systems shall have a weatherproofed outside alerting device of a type and at a location approved by the Bureau of Fire Prevention. One weatherproof audio/visual device shall be located above the fire department 5" sturtz or siamese connection.

8. Zones. Each floor of a building and each area over five thousand (5,000) square feet shall be separately zoned per floor. Each type of system / device (sprinkler, halon, pull stations, A/V devices, alarm, etc.) shall be zoned separately. Each sprinkler system need only be zoned per floor. Manual Pulls, A/V, and detectors shall be on separate zones per floor.

9. All low-voltage wiring must be run in conduit. The use of XL thin wall pipe is not allowed.

Section 909 SMOKE CONTROL SYSTEMS

909.16.1 Smoke Control Systems.

909.16.1.1 (New) Additional Requirements.

Add new Section as follows:

- A. The mechanical /automatic smoke management system shall be installed in all buildings. These buildings shall have an adequate and or return air source to allow the system to operate properly.

- B. The smoke management system shall be operated manually. It may also be designed to operate automatically.

- C. The location and design of controls for the mechanical smoke management system including the pressurization of areas of a building shall be at the location approved by the Bureau of Fire Prevention and shall be at an easily accessible location.

- D. Warehouse / Storage Facilities skylights shall be provided for manual smoke removal by the fire department. Skylight sizes shall be based on a 1 to 100 ratio.

- E. For buildings less than twenty-five thousand (25,000) square feet in area, windows, which may be opened, can be used. Where applicable skylights and hatches can be used.

F. Buildings over fifty feet (50') in height, interior access corridors, and stairs and exit ways shall be provided with positive pressure.

G. The pressurization system may operate continuously or be activated by the alarm signal of the fire alarm or fire suppression systems. Manual controls shall be provided. Follow the stairwell pressurization requirements as outlined by the IBC, IFC and NFPA.

SECTION 913 FIRE PUMPS

Section 913.2 Protection against interruption of service.

Add the following text to this section:

A primary power source for operation of the system under normal conditions shall be provided. A secondary power source for operation of the system shall be an approved engine-driven generator or a separate secondary electrical feed.

CHAPTER 10 MEANS OF EGRESS

Section 1001 GENERAL

1001.1 General.

Add the following text to this section:

The provisions of this article shall govern the maintenance and use of means of egress as provided in buildings and structures in accordance with NFPA 101 Life Safety Code 2015 Chapter 7, Annex A, current edition and all provisions of this code.

Section 1006 MEANS OF EGRESS ILLUMINATION

1006.3 Illumination emergency power.

Delete this section and insert the following text:

Emergency power supplies from an independent, approved reliable source (battery or automatic starting generator) shall be provided in all classrooms, offices, restrooms, storage/copy areas, electrical closets, stairwells, corridors, access routes and other components and/or spaces over two thousand (2,000) square feet in area and/or for any room or spaces with accommodations for two (2) or more people may gather. Emergency lighting must remain illuminated for 1½ hours in the event of failure of normal lighting.

The emergency lighting system shall be arranged to provide the required illumination automatically in the event of any interruption of normal lighting, such as any failure of the public utility or other outside electrical power supply; the opening of a circuit breaker or fuse; or any manual act(s) including accidental opening of a switch controlling normal lighting facilities.

Emergency generators providing power to emergency lighting systems shall be installed tested and maintained in accordance with NFPA 110, *Standard for Emergency and Standby Power Systems*.

1006.3.1 (New) Battery Requirements.

Add new section as follows:

Battery-operated emergency lights shall use only reliable types of rechargeable batteries provided with suitable facilities for maintaining them in properly charged condition. The batteries used in such lights or units shall be approved for their intended use and shall comply with NFPA 70, *National Electrical Code*.

1006.3.2 (New) Testing of Emergency Power.

Add new section as follows:

Testing of emergency lighting equipment shall be tested on a thirty (30) day interval for a minimum of thirty (30) seconds. An annual test shall be conducted for 1½ hour duration. Equipment shall be fully operational for the duration of this test. Written records of visual inspection and testing shall be documented by the owner and on hand for inspection.

Section 1008 DOORS, GATES, AND TURNSTILES

1008.1.3.4 Access-controlled entry and egress doors.

Delete enumerated item #4 and replace with the following text:

All electronic locking devices must deactivate on any type of fire alarm or power outage enabling fire department personal to enter the space and investigate the problem. All means of exit must be single action to exit the space. The Bureau of Fire Prevention does not allow electric push button usage in order to exit a space; motion sensors are allowed in order to exit a space.

1008.1.8.7 Stairway doors.

Add the following text to this section:

In all new buildings in which stairwell doors are locked from the inside of the stairwell, all stairwell doors must unlock upon any building fire alarm activation or building loss of power. If the building has an emergency generator or secondary emergency feed, these doors shall remain unlocked until regular power has been restored to the building. Upon an emergency building evacuation, the Code Enforcement Officer may unlock all stairwell doors from the fire alarm control panel.

SECTION 1018 NUMBER OF EXITS AND CONTINUITY

1018.1 Minimum number of exits.

Add the following text to this section:

Notwithstanding any other provision in this Code, all rooms or spaces with accommodations for fifty (50) or more people or over 1,500 square feet in area shall have two (2) separate means of egress.

CHAPTER 14 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION

Section 1408 Owner's Responsibility for Fire Protection

1408.4 Fire protection devices.

Add the following text to this Section:

Automatic fire alarm and suppression systems shall not be out of service for more than eight (8) hours for any construction, additions, alterations, maintenance, or repairs without the approval of the Fire Chief or designated representative.

Section 1414.3 (New) Firewatches.

Add the new section as follows:

When any fire suppression system must be taken out of service, for any length of time greater than eight (8) hours, a responsible person(s) shall be stationed at the control valve(s) to immediately activate the system in case of fire or shall provide a fire watch which shall consist of walking each floor of the building every two (2) hours, or as the Fire Chief may determine.

CHAPTER 24 TENTS, CANOPIES AND OTHER MEMBRANE STRUCTURES

Section 2404 TEMPORARY AND PERMANENT TENTS, CANOPIES AND MEMBRANCE STRUCTURES

2404.12 Portable fire extinguishers.

Delete this section and insert the following text:

Inspection of these structures will be done by the Fire Prevention Bureau and the County Building official. A Special Use permit will be issued, and the applicant must submit site drawings. At least one portable fire extinguisher with a minimum 4A rating shall be provided in all tents and supported structures the final placement shall be conducted by the Bureau of Fire Prevention.

CHAPTER 33 EXPLOSIVES AND FIREWORKS

Section 3301 GENERAL.

3301.2 Permit Required.

Delete this section and insert the following text:

The storage, handling and use of explosives and blasting agents are prohibited except by the issuance of a Special Permit from the State or County (as applicable) and by the Bureau

of Fire Prevention of the District. Any violation of this Section will result in the issuance of a Violation Ticket. The provisions of Sections 105.6 of this Code shall otherwise apply.

3301.9 (New) Motor Vehicle Routes for Transporting Explosives.

Add this new section as follows:

Routes for vehicles transporting explosives and blasting agents are hereby established as follows:

- a. Routes used must be approved by the State and Federal Government.
- b. Vehicle owners transporting these materials must give twenty-four-hour advance notification of the transportation to the Bureau of Fire Prevention of the affected District
- c. Special Permits and any accompanying certificates, or bonds must first be issued by the following agencies: (1) the federal government, (2) the State of Illinois, (3) the County or City or (4) the Bureau of Fire Prevention.
- d. Any violation of this Section will result in the issuance of a Violation Ticket.

Chapter 34 FLAMMABLE AND COMBUSTIBLE LIQUIDS

Section 3404.1 Permits.

Delete this section and insert the following text:

The storage of flammable liquids in outside aboveground tanks is prohibited except by the issuance of a Special Permit from the County (as applicable) and by the Bureau of Fire Prevention of the applicable District. Any violation of this Section will result in the issuance of a Violation Ticket. The provisions of Sections 105.6 and 105.7 of this Code shall otherwise apply.

Section 3404.3.4 Quantity limits for storage.

Add the following text to this section:

Notwithstanding any other provision in this Code, portable tanks shall be limited to 660 gallons in capacity.

Section 3406 SPECIAL OPERATIONS

3406.1.1 (New) Motor Vehicle Routes for Transporting Hazardous Chemicals and other Dangerous Articles.

Add new section as follows:

Routes for vehicles transporting hazardous chemicals and other dangerous articles including combustible and flammable liquids are hereby established as follows:

- a. Routes must be approved by State or Federal Government.
- b. No tank vehicle shall be parked for over one hour or left unattended at any time.
- c. Failure to comply with this section will result in an issuance of a Violation Ticket.

3406.2.8.2 (New) Dispensing from tank vehicles.

Add new section as follows:

Special Dispensers such as coin; key or card operated devices, for self-service operation by the public is prohibited.

3406.5.4 Dispensing from tank vehicles and tank cars.

Add the following text to this section:

Flammable or combustible liquids shall not be dispensed by gravity from tanks, drums, barrels or similar containers. Approved pumps that take suction from the top of the container shall be used. Exception: Special permission is required when other methods are necessary due to the viscosity of the liquid.

3406.6.1.2 Leaving vehicle unattended.

Add the following text to this section:

No tank vehicle shall be left unattended on any lot, street, highway, avenue, alley, or any other location, public or private.

Chapter 38 LIQUIFIED PETROLEUM GASES

Section 3805.3 (New) Special Permit Requirements.

Add new section as follows:

The bulk storage of liquefied gases in excess of 1,000 gallons water capacity is prohibited except by the issuance of a Special Permit from the County (where applicable) and by the Bureau of Fire Prevention of the applicable District. Any violation of this section will result in the issuance of a Violation Ticket.

Chapter 45 REFERENCED STANDARDS

Along with the 2021 International Fire Codes, the Adopting Parties adopt by reference the current editions of the NFPA's NATIONAL FIRE CODES & STANDARDS, published by the National Fire Protection Association, as follows:

NFPA 1, NFPA 10, NFPA 11, NFPA 11-A, NFPA 12, NFPA 12-A, NFPA 13, NFPA 13-D, NFPA 13-E, NFPA 13-R, NFPA 14, NFPA 15, NFPA 16, NFPA 17, NFPA 17-A, NFPA 18, NFPA 20, NFPA 24, NFPA 25, NFPA 30, NFPA 30-A, NFPA 30-B, NFPA 33, NFPA 45, NFPA 51-B, NFPA 52, NFPA 53, NFPA 54, NFPA 55, NFPA 57, NFPA 58, NFPA 59, NFPA 59-A, NFPA 70, NFPA 70-B, NFPA 70-E, NFPA 72, NFPA 73, NFPA 75, NFPA 76, NFPA 77, NFPA 80, NFPA 80-A, NFPA 82, NFPA 85, NFPA 88-A, NFPA 90-A, NFPA 90-B, NFPA 91, NFPA 92-A, NFPA 92-B, NFPA 96, NFPA 97, NFPA 99, NFPA 101, NFPA 101-A, NFPA 101-B, NFPA 102, NFPA 105, NFPA 110, NFPA 111, NFPA 160, NFPA 170, NFPA 203, NFPA 204, NFPA 211, NFPA 214, NFPA 220, NFPA 221, NFPA 230, NFPA 231-D, NFPA 232, NFPA 241, NFPA 251, NFPA 252, NFPA 253, NFPA 255, NFPA 256, NFPA 257, NFPA 258, NFPA 259, NFPA 262, NFPA 265, NFPA 268, NFPA 274, NFPA 285, NFPA 286, NFPA 288, NFPA 291, NFPA 750, NFPA 780, NFPA 1123, NFPA 1124, NFPA 1126, NFPA 1961, NFPA 1962, NFPA 1963, NFPA 2001, NFPA 5000.

The Adopting Parties also adopt the most current edition of the AMERICAN WATER WORKS ASSOCIATION C502 (regulating use of hydrants).

The district also adopts the Fire Prevention Code of DuPage County, Illinois.

APPENDIX C FIRE HYDRANT LOCATIONS AND DISTRIBUTION

A. Water supplies shall be delivered under pressure to fire hydrants located as follows:

1. Fire hydrants shall be located along public streets so that no portion of the building will be over one hundred and fifty feet (150') from a hydrant. Where this is not possible, additional hydrants shall be located on the premise accessible to motorized fire apparatus.
2. One hydrant shall be located at each intersection and intermediate hydrant where distances between intersections exceed three hundred feet (300').
3. In apartment, town houses, condominiums, town/row or cluster housing areas where streets or parking lots dead end, hydrants shall be placed along the access route.
4. A minimum of two (2) fire hydrants shall be located within three hundred feet (300') of the building.
5. Additional fire hydrants shall be provided within 300' to 500' of and around the building.
6. Hydrants shall be so located that:
 - a. Hydrants will be located approximately ten feet (10') from all-weather roadways. If this cannot be done, the closest part of the hydrant shall be set back at least two feet (2') from the curb.
 - b. Hydrants shall be so located approximately fifty feet (50') from the building to be protected.

- c. Access to the hydrants shall be all-weather roadways adequate in width, clearance and strength for firefighting purposes. Such routes including private roadways shall be maintained accessible during all seasons of the year. Legal provisions will be required for Private Roadways.
7. Fire hydrants used in conjunction with water supplies shall meet the standards of the AMERICAN WATER WORKS STANDARD No. C-502 and shall have two (2 ½) inch and one (4 ½) inch outlets with auxiliary gate valves on the hydrant branch line. Threads shall be AMERICAN NATIONAL STANDARD. Pumper outlets (4 ½) inch outlet shall face the roadway.
8. Fire hydrants on Private Roadways shall be protected from accidental damage by approved methods when located in areas that are subject to vehicular damage.
9. It shall be unlawful to obstruct from view, damage, deface, obstruct or restrict the access to any fire hydrant or any fire department system connection, including fire hydrants/connections located on Public or Private Roadways. All vehicles blocking such equipment shall be either moved immediately by the owner when notification is reasonably possible. If not moved immediately, the vehicle will be subject to ticketing and towing according to local ordinances and specified private parking control agreements.
10. Hydrants shall be marked for location in wintertime by posting either flags, posts, and/or signs on the ports, bonnet or behind the hydrant. Property owners or their hired contractor shall not bury any fire hydrant under snow on Private or Public Roadways. All hydrants must have complete access around all ports and bonnet. All snow that covers hydrants on Private Roadways shall be moved immediately by the owner after notification to the Fire District, and the DuPage County Sheriff's Office. If not removed within one (1) hour of notification, the owner will be subject to ticketing according to county ordinances.

11. Where non-pressurized water systems are allowed, supplies shall be located not less than three hundred feet (300') from the building. Access to the supply shall be an all-weather roadway.

12. Where standpipes, fire department connections, sprinkler connections are located on buildings or parking structures these shall have AMERICAN NATIONAL STANDARD threads. Fire hydrants shall be located a minimum of one hundred feet (100') from these connections.

- A. Modifications: Water supplies including hydrant distribution for:
 1. Fully sprinkled buildings need only meet the design standard of NFPA 13, Installation of Sprinkler Systems, and current edition. Water supplies for sprinkler systems may be supplied in accordance with NFPA 13, *Sprinkler Systems*, most current edition.

II. AMENDMENTS TO 2021 INTERNATIONAL BUILDING CODE

CHAPTER 7 FIRE-RESISTANCE RATED CONSTRUCTION

Section 704 Exterior Walls

Where exterior walls serve as a part of a required fire resistance rated enclosure, such walls shall comply with the requirements of IBC, International Building Code current edition tables 601 (FIRERESISTANCE RATINGS FOR BUILDING ELEMENTS), 602 (EXTERIOR WALLS BASED ON FIRE SEPERATION DISTANCE), 706.4 (FIRE AND PARTY WALL FIRE RESISTANCE RATINGS), for exterior walls and the fire resistance rated enclosure requirements.

Section 708 Fire Partitions

All fire partitions shall extend from the top of the floor assembly below to the underside of the roof/floor slab and shall be securely attached thereto. The supporting

construction shall be protected to afford the required fire resistance rating of the wall supported, except for exit access corridor walls in types 2C, 3B, and 5B construction and tenant separation walls in covered mall buildings of type 2C construction. All hollow vertical spaces shall be fire stopped at every floor level. All structural members must be fire sprayed, if the bottom of the deck is the bottom of the roof, then the deck must also be fire sprayed.

Section 714 Fire Resistance Rating of Structural Members

In all buildings the structural steel members must be protected with some type of fireproofing. The decking must be fire proofed if it is the roof deck. All penetrations caused by plumbing, electrical, telephone, etc., must be fire caulked.

Section 721 Calculated Fire Resistance

Firewalls, barrier walls and separation walls shall not be considered when calculating the building area.

III. AMENDMENTS TO 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE

CHAPTER 1 ADMINISTRATION

Section 107 Notices and Orders

FIRE PROCEDURE NOTICES: Owners, managers, and agents of multiple dwelling units, motels, hotels, office buildings and places of assembly shall post and maintain in a conspicuous location within each dwelling unit and in access routes, a written notice which explains what procedures to follow in the event of a fire. The notice shall contain a diagram of all fire exits and escape routes.

CHAPTER 7 FIRE SAFETY REQUIREMENTS

Section 702 Means of Egress

STOCK MAINTENANCE: All stock shall be kept in a neat, orderly, compact manner in accordance with good housekeeping practices. Storage shall not be within two feet (2') of the ceiling or the floor or roof structure members. Storage must be at least eighteen inches (18") away from the sprinkler heads and shall not obstruct the means of egress from the building.

IV. GENERAL PROVISIONS

A. Repeal of Former Ordinances and Fire Prevention Codes.

All former fire prevention ordinances or fire prevention codes or parts thereof previously adopted by an Adopting Party that conflict with or are otherwise inconsistent with the provisions of this Code are hereby repealed.

B. Validity.

The governing boards of the Adopting Parties hereby declare that should any section, paragraph, sentence, or word of this Code hereby adopted be declared for any reason to be invalid, it is the intent of said Adopting Parties that it would have passed all other portions of this Code independent of the elimination here from of such portion as may be declared invalid.

C. Conflicts with Standard Code Language.

To the extent that the language in this Fire Prevention and Life Safety Code conflict with general language contained in the adopted national codes, the amendments set forth in this specific Code prevails over the contradictory text contained in the national codes.

§ 150.17 LOCAL AMENDMENTS TO THE FIRE CODE FOR PROPERTIES LOCATED WITHIN THE OAKBROOK TERRACE FIRE PROTECTION DISTRICT.

For properties located within the jurisdiction of the Oakbrook Terrace Fire Protection District the Fire Code adopted in § 150.14 of this chapter is hereby amended as follows:

The regulations of the 2015 Edition of the International Fire Code as published by the International Code Council is hereby adopted as the regulation governing the safeguard of lives and property from the hazards of fire and explosion arising from the storage, handling and use of hazardous substances, materials and devices; and from conditions hazardous to life or property in the use or occupancy of existing or proposed new buildings or premises within the Oakbrook Terrace Fire Protection District with such amendments as are hereafter set forth.

I. AMENDMENTS TO 2015 INTERNATIONAL FIRE CODE

The following revisions and amendments are based on the 2015 Edition of the International Fire Code, and are intended for application to the most recent adopted edition. If conflicts of application or interpretation exist between this section and the most recently adopted code, the Fire Code Official shall refer to the aforementioned editions for any revision or amendment in conflict.

CHAPTER 1 ADMINISTRATION

SECTION 101 GENERAL

101.1 Title.

Delete this section and insert the following text:

These regulations shall be known as the Fire Prevention Code of the Oakbrook Terrace Fire Protection District, and is hereinafter referred to as “the Fire Code” or “the Code.”

SECTION 103 DEPARTMENT OF FIRE PREVENTION

103.1 General.

Delete this section and insert the following text:

The Fire Prevention Bureau is a subdivision or agency of the Fire District, or jurisdiction that is responsible for fire prevention duties, including, but not limited to code enforcement, conducting of fire inspections, public education, fire investigations, maintain fire prevention records, and any other activity that may have as its ultimate purpose, the prevention of fire and the reduction of life and property loss from fire and explosion within the boundaries of the Oakbrook Terrace Fire Protection District. This subdivision or agency may be known as the Fire Prevention Bureau or other such similar names.

103.2 Appointment.

Delete this section and insert the following text:

The person in general charge of the Fire Prevention Bureau shall be identified as the Fire Code Official and be appointed by the Board of Trustees of the Fire District with the recommendation by the Fire Chief of the Fire District.

103.3 Deputies.

Delete this section and insert the following text:

The Fire Chief of the District may detail such members of the District as Fire Inspectors or Code Enforcement Officials as shall, from time to time, be necessary and may employ those with special technical expertise as necessary.

SECTION 104 GENERAL AUTHORITY AND RESPONSIBILITIES

104.1 General.

Add the following text to this section:

The Fire Prevention Bureau of the Fire District shall enforce that District's Fire Prevention Code, which is hereby established and which shall be operated under the supervision of the Fire Chief of the Fire District.

SECTION 105 PERMITS

Section 105.1.1 Permits Required.

Delete this section and insert the following text:

Any property owner or authorized agent who intends to conduct an operation or business, or install or modify systems and equipment which is regulated by this Code, or to cause any construction or renovation work to be done, shall first make application to the Fire Code Official and secure approval for said work.

Section 105.1.2 Types of Permits.

Add Paragraph 3 to this Section:

3. Permits shall be issued by the applicable Building Department. The Fire District shall review all such applications and provide a list of items to be addressed as part of the permit submittal and review process.

Section 105.2 Application.

Delete this section and insert the following text:

Where Certificates of Occupancy are required within the boundaries of the City, application shall be made to the City. Where Special Permits are required within the boundaries of the unincorporated areas outside of the City, application shall be made to the Office of the State Fire Marshall or DuPage County Building Department, as applicable. The City or County, as

applicable, shall determine criteria, limitations and duration of permits and shall not issue a Certificate of Occupancy/Special Permit until all requirements are met.

Section 105.3.3 Occupancy prohibited before approval.

Delete this section and insert the following text:

The building or structure shall not be occupied prior to the Fire Code Official granting approval and conducting associated inspections verifying the applicable requirements of this Fire Prevention Code have been addressed and included in the construction. Final occupancy inspections must be scheduled no less than 72 hours in advance of the inspection. After successful completion, the Fire Code Official shall notify the appropriate building department. The applicable Building Department shall issue the final approval for occupancy.

105.4.1 Submittals.

Add the following text to this Section:

All commercial structures, with the exception of single family residences, are also required to complete Application for Building / Life Safety Review with the Fire District at the time permit documents are submitted for review. All fire protection, fire detection and life safety plans shall be reviewed by the Fire Prevention Bureau and approved before the start of construction for these items.

105.4.1.1 Examination of Documents.

Add the following text to this Section:

The Fire Code Official shall review or cause to be reviewed the accompanying construction documents for compliance with the adopted Fire Prevention and Life Safety Code.

105.7 Required construction permits.

Delete this section and insert the following text:

The Fire Code Official is authorized to review submittals for work noted within this section and prepare a formal response for incorporation into the permit review process. The applicable Building Department shall issue construction permits for work as set forth in Sections 105.71 through 105.7.18. Furthermore,

after providing affected persons with notice and an opportunity to be heard, the Fire Code Official may determine and specify which new materials, processes or occupancies that will require a permit, in addition to those specifically set forth and numerated in Sections 105.6 and 105.7 of this Code.

SECTION 106 INSPECTIONS

106.4 Approvals.

Add the following text to this Section:

A final occupancy/ construction inspection must be scheduled with the Fire District no less than 72 hours in advance of the inspection. Upon successful completion, the Fire Code Official shall notify the appropriate building department of the results and compliance of the space.

SECTION 108 BOARD OF APPEALS

Board of Appeals Established.

Delete this section and insert the following text:

The Fire District has not established a Board of Appeals to hear and decide appeals, orders, decisions and to determinations of the Fire Code Official. When a Fire Code Official denies an application or refuses to recommend permit release or when it is claimed that the provisions of this Code do not apply or that the true intent and meaning of the Code have been misconstrued or incorrectly interpreted, the applicant may appeal the decision of the Fire Prevention Bureau to the District Board of Trustees within fifteen (15) days from the date of the initial ruling. The Board of Appeals may adopt rules of procedure for conducting their business and shall render all decisions and findings in writing to the appealing party.

SECTION 109 VIOLATIONS

109.3 Notice of violation.

Delete this section and insert the following text:

If the Fire Code Official comes upon a life safety violation or deficiency, the violation shall be immediately cited and be remedied while the Fire Code Official is still on site. If the violation of deficiencies are not immediately corrected, the Fire Code Official has the authority to declare the building unsafe pursuant to Section 110 of the Code or to recommend to the Building Department that a stop work order be issued pursuant to Section 111 of the Code until all such violations have been fully remedied.

109.4 Life Safety Violations.

Delete this section and insert the following text:

Any person who violates a provision of this Code or fails to comply with any of the requirements thereof of who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the building official, a fire code official, or of a permit or certificate issued under the provisions of this Code shall be subject to a fine of not less than one hundred dollars (\$100.00) nor more than seven hundred and fifty dollars (\$750.00). Each day a violation continues shall be considered a separate offense.

SECTION 110 UNSAFE BUILDINGS

110.2 Evacuation.

Add the following text to this Section:

When such action is deemed necessary, the Fire Code Official shall notify the Building Department and request assistance with the evacuation and the preparation of required technical documents advising the Owner of the reason for the action taken and shall authorize the re-entry into the building.

110.5 (New) Fire Watch.

Add new section as follows:

Where deemed necessary by the Fire Code Official, a fire watch shall be ordered in accordance with this Code. The Fire Code Official shall determine the number of personnel required and the duration necessary for the fire watch. A fee of \$70.00 per person and \$250.00 (or as outlined by State Statute) for each piece of apparatus assigned shall be charged. Conditions that may require a fire watch include, but are not limited to:

A. Building in which fire safety equipment and supervision is placed out-of-service and will not likely be restored immediately.

B. Building with a potential to exceed an occupancy load greater than that posted.

SECTION 113 FEES

113.6 (New) Plan Review Fees.

Add new section as follows:

The applicant shall submit the Application for Building / Life Safety Review fee for the review of the submittal documents to the Fire Protection District. The review fee shall be as outlined within the adopted fee structure and be submitted directly to the Fire District.

CHAPTER 2 DEFINITIONS

Section 202 GENERAL DEFINITIONS

Add additional definitions to Section 202. To the extent that the definitions in this Exhibit A conflict with Section 202, the definitions in Exhibit A control.

A. Wherever the phrase "Fire Prevention Code" or the term "Code" is used, they shall be held to mean the Fire Prevention adopted by the Oakbrook Terrace Fire Protection District.

B. Wherever the term "City" is used in the Code it shall be held to mean the City of Oakbrook Terrace, DuPage County, Illinois.

C. Wherever the term "District" is used in the Code it shall be held to mean the Oakbrook Terrace Fire Protection District, DuPage County, Illinois.

D. Wherever the term "County" is used in the Code, it shall be held to mean DuPage County, Illinois.

E. Wherever the term “Adopting Parties” is used in the Code, it shall be held to mean the Oakbrook Terrace Fire Protection District.

F. Wherever the term “Corporation Counsel” is used in the Code, it shall be held to mean the attorneys for the Oakbrook Terrace Fire Protection District.

G. Wherever the term “Fire Prevention Bureau” is used in the Code, it shall be held to mean the Fire Prevention Bureau of the Fire District.

H. Wherever the term “Fire Code Official” or “Fire District Official” is used in the Code, it shall be held to mean any authorized individual assigned by a Fire District to serve in an inspectional and fire prevention role within a Fire Prevention Bureau.

I. Wherever the term “Authority Having Jurisdiction” or the acronym “AHJ” is used in the Code, it shall be held to mean the organization, officer, or individual responsible for approval of specific equipment, an installation or a procedure.

J. Wherever the term “Approved” is used in the Code, it shall be held to mean that specific equipment, an installation or a procedure has been deemed acceptable to the Authority Having Jurisdiction.

K. Wherever the phrase “High-Rise Building” is used in the Code, it shall be held to mean any building that is greater than fifty feet (50’) in height from the lowest area of fire equipment access or personnel entry.

L. Wherever the term “Private Roadway” is used in the Code, it shall be held to mean a private street, road, parking lot, traffic lane or access drive.

M. Wherever the term “Public Roadway” is used in the Code, it shall be held to mean a public street right-of-way or public access easement.

N. Wherever the term “Violation Notice” is used in the Code, it shall be held to mean the form used by City or a District in issuing a violation warning.

O. Wherever the term “Violation Ticket” is used in the Code, it shall be held to mean the form used by the City issuing a written notice prescribing penalties for specified Code violations.

P. Wherever the term “Life Safety Violation” is used in the Code, it shall be held to mean a Code violation that constitutes a clear and inimical threat to human life, safety or public health.

CHAPTER 3 GENERAL PRECAUTIONS AGAINST FIRE

SECTION 304 COMBUSTIBLE WASTE MATERIAL

304.1.4 (New) Removal of Packing and Waste Materials.

Add new section as follows:

No person(s) shall store in any building excess amounts of combustible empty packing cases, wooden or plastic pallets, rubbish, paper bags, barrels, boxes, rubber tires, shavings, excelsior, litter, hay, straw and similar combustibles. The storage of the above itemized combustible materials necessary for the performance of the business shall be kept in a neat and orderly manner while maintaining clear circulation and a means of egress throughout the space. Combustible materials shall be removed daily or more often as is necessary to suitable vaults, bins, dumpsters, compactors or separate buildings.

307.6 (New) Fire District Training.

Add new section as follows:

The restrictions within the Section and the requirements therein shall not apply to sanctioned Fire District training sessions or similar functions for the purpose of educating or enhancing firefighting knowledge.

CHAPTER 5 FIRE SERVICE FEATURES

SECTION 503 FIRE APPARATUS ACCESS ROADS

503.1.1 Buildings and facilities.

Add the following Text to this Section:

Access routes shall be so arranged that fire department apparatus may respond from all points for the building to adjacent fire hydrants along routes not to exceed three hundred feet (300') from the most remote point of the building to the closest fire hydrant. Access routes shall be continuous around the entire building; however, the Fire Code Official may modify this requirement where adequate building access and a fire suppression system is provided.

Add Exceptions #3 to this Section:

3. Where the size or height of the building does not allow this regulation to be met, an interior standpipe system equipped with fire department hose connections approved by the fire district may be allowed as an exception. The standpipe system must be connected to a public water system. Design and installation of the standpipe system shall meet the design criteria for Class I and III Systems as set forth in NFPA 14.

503.2.3 Surface

Add the following text to this Section:

All fire lanes shall be capable of supporting a fire apparatus with a gross vehicle weight of eighty thousand pound (80,000 lb.).

503.2.4 Turning Radius.

Add the following text:

The minimum turning radius for fire apparatus shall be no less than forty feet (40') or as warranted by site restrictions.

503.2.9 (New) Distance from Building.

Add new section as follows:

Access roads shall not be less than fifteen feet (15') from the building and may be further if building height requires a greater distance for fire operations or the use of elevated ladders or streams.

503.3.1 (New) Fire lanes.

Add new section as follows:

Fire lanes on private property within the unincorporated parts of the District shall be approved by the Fire Chief or his designee. Fire lanes on private property within the City shall be jointly approved by the Police Chief and Fire Chief, or their respective designees. The owners or operators of any public or private building located within a District will execute a "Fire Lane No Parking" contract with the City or County, as applicable.

503.2.7 (New) Cul-de-sac access.

Add new section as follows:

Where cul-de-sacs are permitted, they shall not be less than ninety feet (90') in diameter. The maximum length of the cul-de-sacs shall be one hundred feet (100') for other than residential construction. Residential construction shall be in accordance with the applicable City or County Subdivision Ordinance.

SECTION 506 KEY BOXES

506.3 (New) Location of Entry Box.

Add new section as follows:

The installation and location shall be approved by the Fire Prevention Bureau. The installation of the emergency entry box shall be installed five feet (5') above the finished floor or exterior grade and adjacent to the access route. Additionally, it shall be placed in a location which affords the most direct access to the structure for emergency response personnel.

506.4 (New) Entry Box monitoring.

Add new section as follows:

The emergency entry box shall be installed with an internal tamper switch as provided by the device manufacturer. This switch shall be connected to the fire alarm system within the building and be zoned separately on the panel and shall transmit a trouble signal to the fire alarm panel when the box is opened.

SECTION 507 FIRE PROTECTION WATER SUPPLIES.

507.1.1 (New) Water Supply—Quantity.

Add new section as follows:

A flow rate of not less than one thousand gallons per minute (1000 GPM) shall be provided. The quantity of the water supply shall be proportionate with the hazards therein:

1. Town/Row or Cluster Housing – 1500 to 2000 GPM
2. Apartment Type Construction – 3000 to 4000 GPM
3. Industrial Type Development –3000 to 5000 GPM
4. Research and Development Laboratories – 3000 to 4000 GPM
5. Business and Commercial Areas – 3000 to 4500 GPM
6. Mercantile Centers – 3000 to 6000 GPM

7. Exceptions:

a. Higher flows may be required where more hazardous uses, manufacturing or storage are involved. The respective Fire Prevention Bureau shall determine when higher water flow is required.

b. Detached single-family residential units are exempt.

507.2.2 Limited Capacity Water Supply.

Add the following text to this Section:

Buildings except use groups H or I less than twelve thousand (12,000) square feet in area (gross) may be serviced by an automatic water supply of limited capacity when approved by the Fire Prevention Bureau.

507.3.1 (New) Fire Flow Requirements.

Add new section as follows:

All buildings or structures shall be served by a public water supply system meeting the fire flow criteria established in the Code. The system shall be under pressure with an average static pressure of not less than 35-psi. Flows shall be calculated at 20-psi residual pressure. The supplies shall be available for continuous one-hour duration. This water supply system must be a looped system, and no dead-end lines will be allowed.

507.5.7 Additional Requirements.

A. Water supplies shall be delivered under pressure to fire hydrants located as follows:

1. Fire hydrants shall be located along public streets so that no portion of the building will be over one hundred and fifty feet (150') from a hydrant. Where this is not possible, additional hydrants shall be located on the premises in a manner accessible to motorized fire apparatus.

2. One hydrant shall be located at each intersection and intermediate hydrant where distances between intersections exceed three hundred feet (300').

3. In apartment, town houses, condominiums, town/row or cluster housing areas where streets or parking lots dead end, hydrants shall be placed along the access route.

4. A minimum of two (2) fire hydrants shall be located within three hundred feet (300') of the building whether part of the municipal system or a private water main.

5. Additional fire hydrants shall be provided within 300' to 500' of and around the building when on private property.

6. Hydrants shall be so located that:

a. Hydrants will be located approximately ten feet (10') from all-weather roadways. If this cannot be done, the closest part of the hydrant shall be set back at least two feet (2') from the curb.

b. Hydrants shall be so located approximately fifty feet (50') from the building to be protected whether part of the municipal system or a private water main.

7. Access to the hydrants shall be all-weather roadways adequate in width, clearance and strength for firefighting purposes. Such routes including private roadways shall be maintained accessible during all seasons of the year. Legal provisions will be required for Private Roadways.

8. Fire hydrants used in conjunction with water supplies shall meet the standards of the American Water Works Standard No. C-502, and shall have two (2 ½) inch and one (4 ½) inch outlets with auxiliary gate valves on the hydrant branch line. Threads shall be American National Standard. All large discharge ports (Pumper) outlets (4 ½) inch outlet shall face the roadway.

9. Fire hydrants on private access roads or drives shall be protected from accidental damage by approved methods when located in areas that are subject to vehicular damage.

10. It shall be unlawful to obstruct from view, damage, deface, obstruct or restrict the access to any fire hydrant or any fire department system connection, including fire hydrants/connections located on Public or Private Roadways. All vehicles blocking such equipment shall be either moved immediately by the owner when notification is reasonably possible. If not moved immediately, the vehicle will be subject to ticketing and towing according to local ordinances and specified private parking control agreements.

11. Hydrants shall be marked for location in wintertime by posting either flags, posts, and/or signs on the ports, bonnet or behind the hydrant. Property owners or their hired

contractor shall not bury any fire hydrant under snow on Private or Public Roadways. All hydrants must have complete access around all ports and bonnet. All snow that covers hydrants on Private Roadways shall be moved immediately by the owner after notification by the Fire District, the City Police Department or the DuPage County Sheriff's Office. If not removed within one (1) hour of notification, the owner will be subject to ticketing according to local ordinances.

SECTION 508 FIRE COMMAND CENTER

508.1.1 (New) Location and Access

Add the following section

The fire command center shall be in a location that is easily identifiable and accessible from the main lobby of the building and provide quick access to the buildings internal stairways. The location and accessibility of the fire command center shall be approved by the Fire Chief or his/ her designee.

SECTION 511 (New) ELEVATORS

511.1 (New) Elevator Car Requirements.

Add new section as follows:

On all new construction, remodel, redesign or alterations to a building which have passenger or freight elevator access, the Fire Prevention Bureau is requiring that one elevator must accommodate an ambulance stretcher of at least ninety-six inches (96").

CHAPTER 6 BUILDING SERVICES AND SYSTEMS

SECTION 604 EMERGENCY AND STANDBY POWER SYSTEMS

604.4.1.9 (New) Operational inspection and testing.

Add new section as follows:

Emergency generators providing power to life safety systems and equipment shall be exercised on a weekly basis. Two (2) of these operational tests shall be classified as a full load test and shall be conducted semi-annually. Documentation of each full load test must be maintained by the property owner/manager for review by the Fire Code Official when requested.

SECTION 605 ELECTRICAL EQUIPMENT, WIRING AND HAZARDS

605.5.5 Length.

Add the section as follows:

Extensions cords and flexible cords shall be of the surge protected type and shall not be longer than six feet (6') in length unless approved in certain circumstances by the Fire Code Official.

SECTION 607 ELEVATOR RECALL AND MAINTENANCE

607.9 (New) Elevator Size and Doors.

Add the section as follows:

At least one elevator shall be provided for Fire District emergency access and include provisions to accommodate a medical stretcher measuring 24" x 84" in length. A minimum clear distance between walls or between a wall and a door, excluding return panels shall not be less than follows:

1. There shall be a minimum of 6" clearance between the stretcher and the walls of the elevator cab when measured in the long dimension of the stretcher.
2. There shall be a minimum of 24" of clear space adjacent to the stretcher for emergency personnel.
3. New elevators shall also comply with International Building Code and Accessibility Standards.

CHAPTER 7 FIRE-RESISTANCE-RATED CONSTRUCTION

SECTION 703 FIRE-RESISTANCE RATED CONSTRUCTION

703.5 (New) Hazardous Areas.

Add new section as follows:

Rooms used for storage, boiler or furnace rooms, fuel storage, janitor closets, maintenance shops and kitchens shall be separated from other building areas by assemblies having a fire resistance rating not less than one (1) hour with appropriate protection of openings into the rooms.

CHAPTER 8 INTERIOR FINISH, DECORATIVE MATERIALS AND FURNISHINGS

CHAPTER 9 FIRE PROTECTION SYSTEMS

SECTION 903 AUTOMATIC SPRINKLER SYSTEMS

903.2 Where required.

Delete this section and insert the following text:

Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Section 903.2.1. through 903.2.12. Additionally, the requirements for each use group shall be modified to reflect the following requirements.

Automatic fire suppression systems shall be required as follows:

1. In any new building that is two (2) stories in height or thirty-five feet (35') in height, whichever is lower, with the exception of single family detached residential use buildings.
2. In any new Assembly use (Use Group A).
3. In any new Transient Residential use (Use Group R-1).
4. In any new Multifamily use (Use Group R-2).
5. In any duplexes and townhouses, and any R-3 residential uses.
6. In any new Residential Care/Assisted Living Facility use (Use Group R-4).
7. In any new Business use (Use Group B).
8. In any new Educational use (Use Group E).
9. In any new Factories use (Use Group F).
10. In any new High Hazard use (Use Group H).
11. In any new Institutional use (Use Group I).
12. In any new Mercantile use (Use Group M).
13. In any new Storage use (Use Group S).
14. In any new Utility and Miscellaneous uses (Use Group U).
15. In any modified, altered or additional space within an existing structure or use that is greater than or equal to three thousand (3,000) square feet for all use groups, except single family detached residential use buildings.
16. When otherwise required by the International Building Code 2015 edition, as amended.

903.2.11.7 Glazed openings (in a rated wall).

Any opening that has a glass panel, including but not limited to sidelights, windows, glass doors, and/or similar openings, shall be protected by a specifically designed automatic sprinkler system. The sprinkler system shall include automatic sprinkler heads installed no further than eighteen inches (18) from the surface of the glass, and installed at six feet (6) on center horizontally on both sides of the glass. The sprinkler system shall completely wet the entire surface of the glass when activated.

903.2.13 Transformer Vaults.

Add new Section as follows:

Within Commonwealth Edison Transform vaults and main switch gear rooms which are enclosed by three (3)-hour fire resistance rated walls, floors and ceiling assemblies and are

also equipped with an approved automatic for detection system, the automatic for sprinkler system is not required in the vault or room. The doors shall be equipped with Commonwealth Edison locks.

903.7 (New) Additional Sprinkler Requirements.

Add new Section as follows:

1. Property owners must provide a minimum of 10% or 5 psi minimum safety factor in the fire protection system hydraulic calculation. The system demand shall be 5 psi minimum below the seasonal low water flow test supply.

2. In multiple story buildings, the property owner must provide floor control valves with water flow switches and tamper switches for each floor. See IFC 903.4.3.

3. The appendices of all NFPA standards are to be considered part of each standard and are considered a mandatory portion of the Fire Code.

4. Fire Sprinkler System; Fire pump test header.

a. Provide an OS&Y control valve on all fire pump test headers.

b. Provide an exterior test header on fire pump installations.

5. Provide sprinkler protection in all rooms and areas in Use Group R occupancies:

a. Add text to this Section to eliminate the exceptions so that sprinklers are required in the bathrooms and closets.

b. Add text to this Section to eliminate this section so that NFPA 13R partial sprinkler systems are not allowed.

6. All fire pump and fire control valve rooms must be provided direct access from the exterior of the building.

7. All fire sprinkler/valve rooms shall be provided with a minimum fire separation wall assembly having a (2) hour fire rating.

REDESIGN AND REMODELING REQUIREMENTS: In all buildings where change of occupancy, redesign or remodel occurs, the sprinkler system must also comply. When half or more of the space in a building is being changed or modified, or an addition or relocation of fifty (50) or more sprinkler heads occurs, a hydrostatic test must be done. All sprinkler piping must be in black iron pipe. All non conforming piping must be removed and brought up to current NFPA standard, when fifty percentage of the space is modified and over 50 heads are relocated.

SECTION 905 STANDPIPE SYSTEMS

905.2 Installation standards.

Delete this Section and insert the following text:

Standpipe systems shall be provided in new buildings and structures in accordance with this section. Fire hose threads used in connection with standpipe systems shall be approved and shall be compatible with district hose threads. The location of district hose connections shall be approved. In buildings used for high-piled combustible storage, fire protection shall be in accordance with chapter 23. Standpipe systems in connection with and approved hydraulically calculated sprinkler systems shall maintain a minimum of ten percent (10%) or 10 (10) psi pressure cushion (whichever is greater) between the seasonal low water supply and the total standpipe demand.

905.3.1 Building height.

Delete this Section and insert the following text:

1. Building Height: Standpipe systems shall be installed throughout all buildings that are two (2) or more stories in height or when there is more than one (1) story above the highest level of fire department vehicle access or when the floor level of the highest story is located more than thirty feet (30') above the highest level of fire department access.

2. All attached open parking structures shall be provided with an automatic wet or automatic dry standpipe system.

3. Warehouse storage hose valves: In all warehouse storage areas, where storage exceeds a height of twelve feet (12'), the property owner must provide inside 2½" fire hose valves with 1½" reducers to the 1½" connection. The property owner must locate the valves at each door entrance to the warehouse and/or storage area, and must further provide an additional 2½" fire hose valves so that no portion of the warehouse and/or storage area is more than one hundred and twenty feet (120') maximum travel distance to a fire hose valve. The property owner must show the location of all obstructions and/or racks on the drawing. The property owner must also maintain a separate riser piping system hydraulically calculated for a minimum of 250 GPM at 75 psi to the most hydraulically remote fire hose valve.

905.3.4 Stages

Delete this Section and insert the following text:

905.3.4 Stages. Stages greater than 1,000 square feet in area (93 m²) shall be equipped with a Class I wet standpipe system with 2.5 inch (64 mm) hose connections on each side of the stage supplied from the automatic fire sprinkler system and shall have a flow rate of not less than that required for class 1 standpipes.

Delete the Exception and subsection 905.3.4.1

905.8.1 Open Parking Structures.

Add the following Section:

Open parking structures in which the highest floor is located not more than one hundred fifty feet (100') above the lowest level of fire department vehicle access shall be permitted to use a dry standpipe system.

905.10 During construction.

Add the following text to the end of this Section:

Standpipes shall be required for buildings under construction or demolition and may be temporary or permanent in nature, with or without a water supply, provided, however, that such standpipes shall remain in service until completion of the work. Such standpipes shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring.

SECTION 907 FIRE ALARM AND DETECTION SYSTEMS

907.2 Where required—new buildings and structures.

Add the following text to the end of this section:

The automatic fire alarm systems shall be approved for the particular application and shall be used for detection and signaling in the event of fire. Automatic detection devices shall be smoke detectors, except that an approved alternative type of detection device shall be installed in spaces such as boiler rooms, or similar uses, where during normal operation, products of combustion are present in sufficient quantity to activate a smoke detector. The system shall be designed and installed in accordance with the NFPA 72(s) Installation, Maintenance and Use of Protective Signaling Devices.

B. WHERE REQUIRED: The following are locations where a fire alarm system with automatic detection is required:

1. Residential Uses: In buildings of use groups R-1, R-2, R-3 and R-4 as defined in the 2015 International Building Code edition, where used as hotels, motels, lodging homes, dormitories, apartments, residential care/assisted living facilities and similar occupancies. All buildings having multiple mixed uses shall be equipped with an approved fire alarm system.
2. Assembly, educational and institutional use groups shall be equipped with an approved fire alarm system. This shall include assembly and educational uses with less than fifty (50) occupants.
3. Other Uses: All other buildings one story and above in height and one story buildings over two thousand (2,000) square feet in area shall be equipped with an approved fire alarm system.
4. All buildings in which any area shall be occupied by a single person(s) shall have installed an approved ADA horn/strobe and/or strobe as indicated by the Fire Prevention Bureau. This includes; but not limited to: large offices, large storage rooms, break rooms,

toilet rooms, conference rooms, electrical rooms, or where deemed necessary by the Fire Prevention Bureau.

907.3.2.3 Power source.

Delete this section and insert the following text:

Power supplies: A primary power supply source for operation of the system under normal conditions shall be provided. A secondary power supply for operation of the system shall be an approved storage battery or engine driven generator.

907.6.3 Exterior Notification Devices.

Add the following Section:

All fire alarm systems shall include the installation of an exterior weatherproof annunciating device installed at a location approved by the Fire District. Such device shall provide visual only signal for buildings equipped with an automatic fire sprinkler system and an audio/visual signal for all others.

907.10 (New) Additional Alarm System Requirements.

Add new section as follows:

1. The Fire District requires that any type of detection device (smoke, heat, combination devices, extinguishing systems, fusible linkage devices) shall be monitored and terminate at the approved fire alarm panel.

2. All fire alarm systems shall be electrically supervised. All fire alarm systems shall terminate at Du-Comm (DuPage Communications, Fire Department Dispatch Center), unless an alternative location is expressly approved by the Fire Prevention Bureau. All such approved locations shall be U.L. listed central stations. Additionally, the Fire Prevention Bureau shall have the authority to require that a fire alarm system terminate at Du-Comm when the structure is deemed to constitute a "target hazard" based on size of occupancy classification.

3. All fire alarm systems shall be of the addressable type. No fire alarm shall be out of service for more than twenty-four (24) consecutive hours.

4. Alarm indicating audio/visual appliances or devices shall be provided, seen and heard in all areas of every building. All devices within a common area or view must be synchronized as outlined in NFPA 72. All sprinklered buildings shall be provided with audio/visual devices that activate when water flow is detected. Full building notification is required. Audio/Visual devices shall conform with NFPA standards.

5. Alerting Devices. All alerting devices shall be ADA compliant and approved for such use by U.L. and the NFPA. All additional devices being installed must be compatible with the current fire alarm system in the building.

6. Zones. Each floor of a building and each area over five thousand (5,000) square feet shall be separately zoned per floor. Each type of system / device (sprinkler, halon, pull stations, A/V devices, alarm, etc.) shall be zoned separately. Each sprinkler system need only be zoned per floor. Manual Pulls, A/V, and detectors shall be on separate zones per floor.

7. All low-voltage fire alarm circuiting must be run in metallic conduit for new fire alarm system installation.

SECTION 909 SMOKE CONTROL SYSTEMS

909.16.1 Smoke Control Systems.

909.16.1.1 (New) Additional Requirements.

Add new Section as follows:

A. The mechanical /automatic smoke management system shall be installed in all buildings. These buildings shall have an adequate and or return air source to allow the system to operate properly.

B. The location and design of controls for the mechanical smoke management system including the pressurization of areas of a building shall be at the location approved by the Fire Prevention Bureau and shall be at an easily accessible location.

C. Warehouse / Storage Facilities skylights shall be provided for manual smoke removal by the fire department based on the Building Code.

D. For buildings less than twenty-five thousand (25,000) square feet in area, windows, which may be opened, can be used for purpose of smoke evacuation.

E. The pressurization system may operate continuously or be activated by the alarm signal of the fire alarm or fire suppression systems. Manual controls shall be provided. Follow the stairwell pressurization requirements as outlined by the IBC, IFC and NFPA.

F. The operation or effectiveness of the internal smoke control and floor pressurization system shall not be compromised by alterations to the floor plan or the installation of unenclosed communicating stairs permitted by other sections of the Building Code. When considered, the Fire Code Official can require an engineering report and/ or supplemental building components to address the pressurization requirement.

SECTION 912 FIRE DEPARTMENT CONNECTIONS

Section 912.2.3 (New)

Add the following text:

Fire department connections shall be located no further than one hundred and fifty feet (150') from the nearest hydrant as measured over an accessible route.

Section 912.2.4 (New) Wall mounted Fire Department Connections.

Add the following Section

Wall mounted fire department connections are permitted on systems not over ordinary hazard Group 2, when:

1. There are no glazed structural openings within 5 feet (1524mm) horizontally from inlet connection.
2. The structure is not classified as an "H" occupancy.
3. The fire department connection is within 50 feet of an approved roadway or driveway and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects including buildings, fences, post, plantings or other fire department connections

SECTION 913 FIRE PUMPS

Section 913.2.1 Protection against interruption of service.

Add the following text to this section:

The minimum fire separation requirement for fire pump and fire valve rooms shall be (2) hours.

A primary power source for operation of the system under normal conditions shall be provided. A secondary power source for operation of the system shall be an approved engine-driven generator or secondary electrical feed.

CHAPTER 10 MEANS OF EGRESS

SECTION 1008 MEANS OF EGRESS ILLUMINATION

1008.3.1 General.

Delete this section and insert the following text:

Emergency power supplies from an independent, approved reliable source (battery or automatic starting generator) shall be provided in all class rooms, offices, restrooms, storage/copy areas, electrical closets, stairwells, corridors, access routes and other components and/or spaces over two thousand (2,000) square feet in area and/or for any room or spaces with accommodations for five (5) or more people may gather. Emergency lighting must remain illuminated for 90 minutes in the event of failure of normal lighting.

The emergency lighting system shall be arranged to provide the required illumination automatically in the event of any interruption of normal lighting, such as any failure of the public utility or other outside electrical power supply; the opening of a circuit breaker or fuse; or any manual act(s) including accidental opening of a switch controlling normal lighting facilities.

1008.3.6 (NEW) Testing of Emergency Power.

Add new section as follows:

Testing of emergency lighting equipment shall be tested on a thirty (30) day interval for a minimum of thirty (30) seconds. An annual test shall be conducted for a 90 minute duration. Equipment shall be fully operational for the duration of this test. Written records of visual inspection and testing shall be documented by the owner and be available for review by Fire District personnel.

SECTION 1010 DOORS, GATES AND TURNSTILES

1010.1.9.9 Electromagnetically locked egress doors

Add the following Section #7 as follows:

7.All electronic locking devices must deactivate (fail safe) on any type of fire alarm activation or power outage enabling Fire District personnel to enter the space and investigate the problem. All means of egress hardware shall be single action operation, and be provided with sensor type activation and a push button override.

SECTION 1011 STAIRWAY

1011.1.1 Stairway doors.

Add the following Section:

In all new buildings in which stairwell doors are locked from the inside of the stairwell, all stairwell doors must unlock upon any building fire alarm activation or building loss of power. If the building has an emergency generator or secondary emergency feed, these doors shall remain unlocked until regular power has been restored to the building. Upon an emergency building evacuation, the Fire Code Official may unlock all stairwell doors from the fire alarm control panel.

1011.17 (New) Fire -resistance rating.

Add the following Section:

Exit access stairway enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stories or more, and not less than 1 hour where connecting less than four stories. The number of stories connected by the exit access stairway enclosures shall include any basements, but not any mezzanines. Exit access stairway enclosures shall have a fire-resistance rating not less than the floor assembly penetrated but need not exceed 2 hours.

1011.17.1 (New) Openings into Stairwells.

Add the following Section:

Openings in an exit access stairway enclosure shall be protected in accordance with Section 716 of the International Building Code as required for fire barriers. Doors shall be self-or

automatic closing by activation of the fire alarm system or smoke detection in accordance with Section 716.5.9.3 of the International Building Code.

1011.7.5 (New) Exterior walls.

Add the following Section:

Where exterior walls serve as a part of an exit access stairway enclosure, such walls shall comply with the requirements of Section 705 of the International Building code for exterior walls and the fire-resistance-rated enclosure requirements shall not apply.

SECTION 1013 EXIT SIGNS

1013.6.3 Power source.

Add the following text to this Section:

Self luminous exit signs shall not be permitted to be installed in location where walls are determined to be permanent in nature.

CHAPTER 31 TENTS, CANOPIES AND OTHER MEMBRANE STRUCTURES

SECTION 3104 TEMPORARY AND PERMANENT TENTS, CANOPIES AND MEMBRANCE STRUCTURES

3104.12 Portable fire extinguishers.

Add the following text to this section:

Portable fire extinguishers shall be provided as required by Section 906. Minimally, this shall include one extinguisher with a 4A rating to be located at each designated egress door/ opening.

3104.14 Occupant Load Factors

Add the following text to this section:

The occupancy is to be calculated using the International Building Code with 5 SF per person for standing, 7 SF per person for seating, and 15 SF per person for table and chairs.

3104.15.8 (New) Exit Signs

Non-illuminated exit signs shall be provided above each designated egress door/ opening when the occupant load is less the 50 occupants. For occupant loads exceeding 50 occupants, self-illuminated exit signs shall be provided at each egress door/ opening.

CHAPTER 33 FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION

SECTION 3308 Owner's Responsibility for Fire Protection

3308.4 Fire protection devices.

Add the following text to this Section:

Automatic fire alarm and suppression systems shall not be out of service for more than eight (8) hours for any construction, additions, alterations, maintenance or repairs without the approval of the Fire Code Official. When such work is required, work shall be conducted when the occupant load is minimal or as approved by the Fire Code Official.

Section 3308.8 (New) Firewatches.

Add the new section as follows:

When any fire suppression system must be taken out of service, for any length of time greater than eight (8) hours, the Owner shall designate a responsible person(s) to be stationed at the control valve(s) to immediately activate the system in case of fire, or shall provide a fire watch which shall include a physical inspection of each floor at appropriate intervals or as the Fire Code Official may determine.

SECTION 50 HAZARDOUS MATERIALS- GENERAL PROVISIONS

5003.13 (New) Motor Vehicle Routes for Transporting Hazardous/ Dangerous Chemicals

Add new section as follows:

Routes for vehicles transporting hazardous chemicals and other dangerous articles including combustible and flammable liquids are hereby established as follows:

- a. Routes must be approved by Local, State or Federal Government.
- b. No tank vehicle shall be parked for over one hour or left unattended at any time.

5005.3.10 (New) Dispensing from tank vehicles.

Add new section as follows:

Automated dispensers such as coin; key or card operated devices, for self-service operation by the general public is prohibited within the Fire District.

5005.4.5 (New) Leaving vehicle unattended.

Add the following Section:

No tank vehicle shall be left unattended on any lot, street, highway, avenue, alley or any other location, public or private.

CHAPTER 56 EXPLOSIVES AND FIREWORKS

SECTION 5601 GENERAL.

5601.2 Permit Required.

Delete this section and insert the following text:

The storage, handling and use of explosives and blasting agents are prohibited except by the issuance of a Special Permit from the City or County (as applicable) and as approved by the Fire District. The provisions of Sections 105.6 of this Code shall otherwise apply. All such permit applications shall be made to the applicable City or County agency and be in full conformance with all State Laws, Statutes and Regulations.

5601.9 (New) Motor Vehicle Routes for Transporting Explosives.

Add this new section as follows:

Routes for vehicles transporting explosives and blasting agents are hereby established as follows:

- a. Routes used must be approved by the local State and Federal Government.
- b. Vehicle owners transporting these materials must give twenty-four hour advance notification of the transportation to the Fire Prevention Bureau.
- c. Special Permits and any accompanying certificates, or bonds must first be issued by the following agencies: (1) the federal government, (2) the State of Illinois, (3) the County or City.
- d. Any violation of this Section will deemed a violation of the Fire Prevention Code.

Chapter 57 FLAMMABLE AND COMBUSTIBLE LIQUIDS

Section 5704.1 Permits.

Delete this section and insert the following text:

The storage of flammable liquids in outside aboveground tanks is prohibited except by the issuance of a Special Permit from the City or County (as applicable) and by the Fire Prevention Bureau. Any violation of this Section will result in the issuance of a violation notice from the applicable City or County Building Department. The provisions of Sections 105.6 and 105.7 of this Code shall otherwise apply.

Section 5704.3.4 Quantity limits for storage.

Add the following text to this section:

Notwithstanding any other provision in this Code, portable tanks shall be limited to 500 gallons in capacity and shall comply with applicable requirements of the Office of the State Fire Marshal.

CHAPTER 50 HAZARDOUS MATERIALS – GENERAL PROVISIONS

5001.7 (New) Responsibility for Cleanup.

Add the following text to this Section:

Additionally, all required costs associated with the cleanup initiated by the Fire District shall be borne by the owner, operator or other person in responsible as outlined in the adopted Spiller Pays Ordinance and in conformance with all applicable State laws.

The Districts also adopt the Fire Prevention Code of DuPage County, Illinois, as amended for those portions of the District lying outside of the boundaries of the City.

§ ~~150.16~~150.18 REGISTRATION OF CONVEYANCES.

(A) For purposes of this section and § 154.09, the word CONVEYANCE shall mean and be defined as any elevator, dumbwaiter, escalator, moving sidewalk, platform lift, stairway chairlift or automated people mover.

(B) All conveyances within the city shall register and pay the associated fee to the Office of the State Fire Marshal ("OSFM"), and the city shall cooperate with the OSFM to put conveyances that are not registered out of service and to report to the OSFM the names of the owners of conveyances that fail to register, within 30 days after the city has determined that a conveyance is not registered.

(C) (1) Prior to use, all conveyances shall be inspected and issued a certificate of operation. After the initial installation and inspection of a conveyance, it shall be inspected annually, except that a certificate of operation is renewable every three years for a conveyance:

(a) That is located in a building owned and occupied by any church, synagogue or other building, structure, or place used primarily for religious worship and is the only conveyance in the building;

(b) That is under the jurisdiction of the city;

(c) That is limited in use to two levels; and

(d) For which the church, synagogue or other building, structure or place used primarily for religious worship has an annual maintenance examination that includes the applicable category tests.

(2) For these occupancies, on-site witnessing of the category test shall be witnessed every three years. Records of the applicable maintenance checks and elevator category test results shall be maintained on-site by the building owner. The inspections shall be conducted by a certified elevator inspector of the city or with whom the city has by contractual agreement arranged for inspections to be conducted. Conveyances must successfully pass all required tests and inspections. Following an inspection or reinspection, if the conveyance is found to comply with the applicable standards for conveyances, the city shall send to the property owner a certificate of operation and an invoice for the inspection fee. The certificate of operation shall be valid for a period not to exceed 12 months unless suspended or revoked. The certificate of operation shall be posted in a conspicuous location on the conveyance and shall be framed with a transparent cover.

(D) If the conveyance is found not to comply with the applicable standards for conveyances, the city shall send to the property owner an inspection report describing the deficiencies and an invoice for the inspection fee. Violations of the applicable standards for conveyances noted in the inspection report shall be corrected and the conveyance reinspected within 30 days following the issuance of the inspection report.

(E) Whenever the city determines from the results on any inspection that, in the interest of public safety, a conveyance is in an unsafe condition, the city may seal the conveyance, revoke a certificate of operation and/or order that its use be discontinued until the city determines by inspection that the conveyance has been satisfactorily repaired or replaced so that the conveyance may be operated in a safe manner. The city may suspend or revoke any certificate of operation if it finds that the conveyance is not in compliance with the applicable standards for conveyances. Any conveyance operated without a current valid certificate of operation shall be deemed unsafe for purposes of this section.

(F) It shall be unlawful to:

(1) Operate a conveyance without a current valid certificate of operation;

(2) Operate a conveyance that has been sealed or the use of which has been ordered to be discontinued prior to the city's determining by inspection that the conveyance has been satisfactorily repaired or replaced so that the conveyance may be operated in a safe manner;

(3) Falsify a certificate of operation;

(4) Refuse to allow an inspector access to the conveyance or its equipment for inspection; or

(5) Fail to correct violations of the applicable standards for conveyances noted in an inspection report within 30 days following the issuance of the inspection report.

(G) Each day that a violation of this section occurs constitutes a separate offense.

(Ord. 08-27, passed 9-30-08; Am. Ord. 21-31, passed 10-26-21)

§ 150.19 ADOPTION OF SWIMMING POOL AND SPA CODE.

The International Swimming Pool & Spa Code, 2021 Edition, as published by the International Code Council, Inc., is hereby adopted as the Swimming Pool & Spa Code of the City of Oakbrook Terrace for the regulation of the construction, alteration, movement, replacement, repair and maintenance of aquatic recreation facilities, pools and spas as therein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the International Swimming Pool & Spa Code are hereby referred to, adopted, and made a part hereof, as if fully set forth in this chapter except for the local amendments set forth in § 150.20 hereof.

§ 150.20 LOCAL AMENDMENTS TO THE SWIMMING POOL AND SPA CODE.

The Swimming Pool and Spa Code adopted in § 150.17 of this chapter is hereby amended as follows:

(A) Sec. 101.1 (Title) is deleted and the following is substituted:

These regulations shall be known as the Swimming Pool & Spa Code of the City of Oakbrook Terrace, Illinois, hereinafter referred to as "this code".

(B) Sec. 103 (Code Compliance Agency) is deleted and the following is substituted:

SECTION 103

DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT

103.1 Director of Community and Economic Development. The Director of Community and Economic Development, and such assistants to whom the Director of Community and Economic Development has delegated authority, shall be the code official for purposes of administering and enforcing the provisions of this code and making such determinations, interpretations and orders as are necessary therefor; and for requiring such plats, plans and other descriptive material as are necessary to judge compliance with this code.

(C) Sec. 108.1 (Fees) is deleted and the following is substituted:

The fees for swimming pool and spa work shall be paid as required in accordance with Title XV, Chapter 154 of the city's code of ordinances.

(D) Sec. 108.6 (Refunds) is deleted without substitution.

(E) Sec. 112 (Board of Appeals) is deleted without substitution.

(F) Sec. 113.4 (Violation penalties) is deleted and the following is substituted:

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Director of Community and Economic Development, or of a permit or certificate issued under the

provisions of this code, shall be subject to a fine of not less than one hundred dollars (\$100) nor more than seven hundred fifty dollars (\$750).

(G) Sec. 202 (GENERAL DEFINITIONS) is amended by deleting the definition of "CODE OFFICIAL" and substituting the following:

The employee designated as the code official in Sec. 103 of this code.

(H) Chapter 11 (Referenced Standards), are amended to delete all references to the International Plumbing Code and insert the Illinois Plumbing Code 2014 Edition.

§ 150.21 ADOPTION OF ILLINOIS ACCESSIBILITY CODE 2018.

The Illinois Accessibility Code, 2018 Edition or most current as adopted by the State of Illinois, to establish minimum scoping and technical design requirements to ensure that the built environment in the State of Illinois is designed, constructed, and altered to be accessible to and usable by all, including individuals with disabilities as therein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the Illinois Accessibility Code, are hereby referred to, adopted, and made a part hereof, as if fully set forth in this chapter.

§ 150.22 ADOPTION OF LIFE SAFETY CODE.

The NFPA 101, Life Safety Code, 2021 Edition, as published by the National Fire Protection Association (NFPA), is hereby adopted as the Life Safety Code of the City of Oakbrook Terrace to provide minimum requirements with due regard to function, for the design, operation, and maintenance of buildings and structures for safety to life from fire. Its provisions will also aid life safety in similar emergencies as therein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the NFPA 101, Life Safety Code are hereby referred to, adopted, and made a part hereof, as if fully set forth in this chapter.

CHAPTER 157: PROPERTY MAINTENANCE CODE

Section

157.01 Adoption of Property Maintenance Code

157.02 Local amendments

§ 157.01 PROPERTY MAINTENANCE CODE.

The ~~2009~~2021 “International Property Maintenance Code”, as published by the International Code Council, Inc., is hereby adopted as the Property Maintenance Code of the City of Oakbrook Terrace, for the regulating and governing of the conditions and maintenance of all property, buildings and structures in the city; by providing the standards for supplied utilities and facilities and other physical things and conditions essential to ensure that structures are safe, sanitary and fit for occupation and use; and each and all of the regulations, provisions, penalties, conditions, and terms of the ~~2009~~2021 “International Property Maintenance Code”, are hereby referred to, adopted, and made a part hereof, as if fully set forth in this chapter, except for the local amendments set forth in § 157.02 of this chapter.

(Ord. 10-1, passed 5-11-10)

§ 157.02 LOCAL AMENDMENTS.

The Property Maintenance Code adopted pursuant to § 157.01 of this chapter is hereby locally amended as follows:

(A) Subsection 101.1, Title, is deleted, and the following is substituted:

These regulations shall be known as the “Property Maintenance Code of the City of Oakbrook Terrace,” hereinafter referred to as “this code.”

(B) Subsection 102.3, Application of other codes, is deleted, and the following is substituted:

Repairs, additions or alterations to a structure, or changes of occupancy shall be done in accordance with the procedures and provisions of the International Existing Building Code. Nothing in this code shall be construed to cancel, modify or set aside any provision of the Zoning Ordinance of the City of Oakbrook Terrace, hereinafter referred to as the “Zoning Code.”

(C) The title to Section 103, “~~Department of Property Maintenance Inspection Code Compliance Agency~~,” and the provisions of Subsections 103.1, General, and 103.2, Appointment, are deleted; and the following is substituted:

SECTION 103 Community Development Department.

103.1 General. The city's Community Development Department is responsible for property maintenance, and the employee in charge thereof shall be known as the code official.

103.2 Appointment. The code official shall be appointed by the Mayor.

(D) Subsection ~~103.54~~, Fees, is deleted without substitution.

(E) Subsection ~~104.2105.2~~, Inspections, is deleted, and the following is substituted:

The code official shall make all of the required inspections, or shall accept reports of inspection by approved agencies or individuals. All reports of such inspections shall be in writing and be certified by a responsible officer of such approved agency or by the responsible individual. The code official is authorized to engage such expert opinion as may be deemed necessary to report upon unusual technical issues that arise, provided that, in engaging any such expert, the code official shall comply with all usual and required budgeting or purchasing procedures of the city, as such procedures may be adopted or amended by the City Council from time to time.

(F) Subsection ~~105.1106.1~~, Modifications, is deleted, and the following is substituted:

Whenever there are practical difficulties involved in carrying out the provisions of this code, modifications for individual cases may be approved, but only by an ordinance duly passed by the City Council, provided that the City Council finds that special individual reasons make the strict letter of this code impractical, that the modification is in compliance with the intent and purpose of this code, and that such modification does not lessen health, life and fire safety requirements. The findings of the City Council shall be entered into the minutes of the City Council meeting at which such modification is approved.

(G) Section ~~106.4109.4~~, Violation penalties, is deleted, and the following is substituted:

Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, shall be prosecuted within the limits provided by state or local laws, and shall, upon conviction, be fined not less than \$100.00 nor more than \$750.00 for each offense. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

(H) Section ~~111107~~, Means of Appeal is deleted without substitution.

(I) Subsection 201.3, Terms Defined in Other Codes, is deleted, and the following is substituted:

Where terms are not defined in this code and are defined in the ~~2009~~2021 International Building Code, the ~~2009~~2021 International Fire Code, ~~the Chapter 156 Zoning Ordinance of the City of Oakbrook Terrace~~Code herein after referred to as "Zoning Code", the 2014 State of Illinois Plumbing Code, the ~~2009~~2021 International Mechanical Code, the ~~2009~~2021 International Existing Building Code or the ~~2008-2020~~ National Electric Code, such terms shall have the meanings as ascribed to them as in those codes.

(J) Section 202, General Definitions is amended as follows:

(1) By adding the following introductory phrase:

The following definitions shall apply to this code unless they are in conflict with the definitions in the Zoning Code, in which case the definitions in the Zoning Code shall control.

(2) By adding the following definitions in alphabetical order as they would appear therein:

APPROVED CARBON MONOXIDE ALARM OR "ALARM". A carbon monoxide alarm that complies with all the requirements of the rules and regulations of the Illinois State Fire Marshal, bears the label of a nationally recognized testing laboratory, and complies with the most recent standards of the Underwriters Laboratories or the Canadian Standard Association.

COMPOST. The humus-like product of the process of composting landscape waste, which may be used as a soil conditioner.

COMPOST BIN. A freestanding enclosure, made of concrete blocks, brick, wood, woven wire, or durable plastic, which surrounds a compost pile.

COMPOST PILE. An area in which composting takes place.

COMPOSTING. The biological treatment process by which microorganisms decompose the organic fraction of landscape waste and produce compost.

GARBAGE. Waste resulting from the handling, preparation, cooking and consumption of food; waste resulting from the handling, storage and sale of produce.

LANDSCAPE WASTE. All accumulations of grass or shrubbery, cuttings, leaves, tree limbs and other materials accumulated as the result of the care of lawns, shrubbery, vines and trees.

LOT. A lot of record, or for the purposes of this code, any two (2) or more contiguous lots of record that are improved with only one (1) principal structure, and which are owned by the same entity or individual, shall be deemed to be a single lot, in which case all interior lot lines shall be disregarded, and the lot lines shall be the exterior lot lines of the combined lots.

PARKWAY. That area of land between the property line abutting any public right-of-way, highway, street or alley, and the back of curb, edge of pavement (either concrete or asphalt) or other improved roadway surface.

(3) By deleting the definitions of "DWELLING UNIT and "RUBBISH", and substituting the following:

DWELLING UNIT. A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation. Also, a room or suite of rooms used for human habitation, including a

single-family residence as well as each living unit of a multiple-family residence and each living unit in a mixed-use building.

RUBBISH. Combustible and noncombustible waste materials, except garbage; the term shall include the residue from the burning of wood, coal, coke and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches and yard trimmings, except for those which may be placed in a compost pile, tin cans, metals, mineral matter, glass, crockery and dust, parts intended for use on a motor vehicle, body parts of motor vehicles, tires, plastic containers, crates, barrels, pallets, furniture not intended or designed for outdoor use, carpeting, carpet padding, appliances, construction debris and similar types of materials.

(K) Subsection 302.4, Weeds, is deleted, and the following is substituted.

All premises and exterior property shall be maintained free from weeds or plant growth in accordance with Chapter 94 of the Code of Ordinances. It shall be the responsibility of the property owner to mow and maintain the area between the owner's property line and the improved street adjacent thereto, which is commonly known as the parkway, free from prohibited weeds, grass, annual plants, or similar vegetation as required by Chapter 94 of the Code of Ordinances of the City of Oakbrook Terrace.

(L) Subsection 302.7 shall be amended to add the following:

_____ If fencing adjacent to parking areas is subject to repeated damage, a guard rail or other protective measure shall be required.

~~(M)~~ Subsection 302.8, Motor vehicles, is deleted, and the following is substituted:

Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. The provisions of Chapter 90 of the Code of Ordinances shall also govern abandoned and inoperative vehicles as defined in such chapter. Painting of vehicles is prohibited unless conducted inside an approved spray booth and in accordance with the Zoning Code.

Exception: A vehicle of any type is permitted to undergo major overhaul, including body work, provided that such work is performed inside a structure or similarly enclosed area designed and approved for such purposes and provided that such work is performed in accordance with the Zoning Code.

~~(N)~~ Section 302, Exterior Property Areas, is amended by adding the following subsections:

302.10 Dumping on public or private property. No person shall dump or place any municipal waste, landscape waste, recyclable materials or white goods, as such terms are defined in Chapter 51 of the Code of Ordinances, on any premises or property in the city, including property owned by the city or any other public agency, except as provided in such Chapter 51 and in accordance with the provisions of such Chapter 51.

302.11 Feeding of wild/feral animals or birds. No person shall conduct any activity or create any condition on property under such person's control, including but not limited to the feeding of wild or feral animals, if such activity or condition attracts wild animals, birds or insects, in a manner or in sufficiently large numbers as to cause unreasonable damage to other property or a hazard to public health.

302.12 Nuisance Vegetation and Dangerous Trees or Shrubs. It shall be unlawful for the owner of any lot or parcel in the city on which any nuisance vegetation or dangerous tree or shrub is, or was originally, placed or planted, to maintain any nuisance vegetation or any dangerous tree or shrub upon such lot or parcel.

302.12.1 Definitions. For purposes of this paragraph, the following terms shall be defined as follows:

1. "Dangerous tree or shrub" shall mean any tree or shrub, or any limb or portion thereof, which creates a risk of imminent danger or hazard to persons or property, in that it has broken or has fallen or threatens to fall on or come in contact with a house, a power line or a voltage conductor if either the tree or shrub or a limb or portion thereof, or the line moves in the wind or otherwise; or in that it blocks safe passage of, or obstructs, in whole or in part, streets, sidewalks, easements or bicycle paths; or in that it falls or threatens to fall and blocks safe passage after having become uprooted or unstable as a result of construction activities, disease, age or severe weather such as a tornado, windstorm, flood, freeze, or other natural disaster.

2. "Nuisance Vegetation" shall mean:

- a. One or more trees or shrubs infected with Dutch Elm disease;
- b. One or more trees or shrubs infected with Oak Wilt disease;
- c. One or more trees or shrubs infected with Emerald Ash borer; or
- d. Any tree, shrub or part thereof (including firewood) that is:
 - (i) Interfering with the use of any public area;
 - (ii) Infected with a plant disease;
 - (iii) Infested with insects;
 - (iv) Dead and has been dead for more than three (3) months; or
 - (v) Endangering the life, health or safety of other trees, shrubs, or any persons or property, as determined by the city in its discretion.

3. "Owner" shall mean and include the legal and beneficial owners of any lot or parcel of land in the city, and any adult family members or tenants occupying the lot or parcel; provided that any nuisance vegetation or any dangerous tree or shrub that is, or was originally, placed or planted on such lot or parcel shall be considered owned by such persons, regardless of whether a portion thereof hangs over or has fallen on public property or a lot or parcel owned by another person.

302.12.2 Inspection. In order to carry out the purposes of this subsection, and to implement enforcement thereof as provided in paragraph 302.12.4, the code official shall have the duties and powers set forth in Section 104 of this code. In addition, the code official shall be authorized to remove specimens from any tree or shrub for analysis to determine whether such tree or shrub is dead or substantially dead, or may serve as a breeding place for the European Elm Bark Beetle or the Native Elm Bark Beetle, Oak Wilt Disease or Emerald Ash Borer.

302.12.3 Specific standards and procedures for certain tree-related diseases. The following specific standards and procedures shall apply to the removal from the city of any diseased tree, shrub or firewood:

1. Dutch Elm Disease and Oak Wilt Disease. It shall be unlawful to strip the bark from, retain, or sell either the wood or bark from any diseased or dead elm or oak tree, and the owner shall remove a diseased elm or oak tree or diseased elm or oak wood only in conformance with the following:

a. Removal shall occur within twenty (20) days of notification;

b. Removal shall follow proper transport and proper disposal procedures in accordance with procedures included in the notice from the city or the Illinois Department of Agriculture; and

c. Any contractor responsible for removal shall provide the city with an acceptable certificate of insurance.

2. Emerald Ash Borer. It shall be unlawful to strip the bark from, retain, or sell either the wood or bark from any diseased or dead ash tree, and the owner shall remove a diseased ash tree or dead ash wood only in conformance with the following:

a. Removal shall occur within twenty (20) days of notification, or within twenty (20) days after the time determined by the Illinois Department of Agriculture to be the best time for such removal, with precedence being given to the Department's determination as to timing;

b. Removal shall follow proper transport and proper disposal procedures in accordance with procedures included in the notice from the city or the Illinois Department of Agriculture; and

c. Any contractor responsible for removal shall provide the city with an acceptable certificate of insurance.

d. Any contractor responsible for removal shall have EAB Compliant status with the Illinois Department of Agriculture.

302.12.4 Enforcement.

1. If, upon analysis of specimens removed from any tree or shrub by the code official, it is determined that such tree or shrub, or part thereof, constitutes nuisance vegetation or a dangerous tree or shrub, the code official or a designee, shall serve or cause to be served a

notice, as required by Section 107 of this code, upon the owner of the lot or parcel on which such vegetation, tree or shrub is, or was originally, placed or planted, requiring the owner to treat, remove from the city, or otherwise control any such nuisance vegetation, or remove or trim any dangerous tree or shrub as may be applicable. The notice shall advise the owner of the specific standards and procedures for treating, removing or otherwise controlling nuisance vegetation with specific diseases, as provided in paragraph 302.12.3, or for removing or trimming dangerous trees and shrubs or parts thereof.

2. If an owner fails, neglects or refuses to treat, remove from the city, or otherwise control any nuisance vegetation within twenty (20) days after receiving notice thereof, or to follow the specific standards and procedures for treating, removing or otherwise controlling nuisance vegetation with specific diseases, as provided in paragraph 302.12.3, the City Administrator or a duly authorized designee may cause such vegetation, tree or shrub to be treated, removed from the city or otherwise controlled.

3. If an owner fails, neglects or refuses to remove from the city or trim any dangerous tree or shrub immediately after receiving notice of the imminent danger caused thereby, the City Administrator or a duly authorized designee may cause such vegetation, tree or shrub to be removed from the city or trimmed.

4. All costs for the treatment, removal from the city, or other measures taken by the city for control of any nuisance vegetation, or for the city's removal from the city or trimming of any dangerous tree or shrub, shall be assessed against the owner of the lot or parcel on which any such nuisance vegetation or any dangerous tree or shrub is, or was originally, placed or planted. Such cost shall be in addition to any penalties imposed for any violation or noncompliance with this subsection, as provided for in Subsection 106.4 of this code, and shall also be a lien upon the owner's property if not paid within thirty (30) days after the city issues its invoice for such costs.

302.13 Tree and bush trimming. All vegetation, including, but not limited to, trees and bushes, shall be kept trimmed to provide adequate clearance from electric power lines on private property or to prevent other hazardous conditions, as follows:

1. All broken limbs on private property shall be removed by the property owner or person in control of the property;

2. Any limb of a tree located on private property that creates a hazard because it overhangs an electric power line on private property, or creates a hazard because it overhangs the public right-of-way, shall be removed by the property owner or person in control of the property; and

3. Any limb that would come in contact with an adjacent electric power line or voltage conductor on private property if either such limb or such electric power line moves, in the wind or otherwise, shall be removed by the property owner or person in control of the property.

302.14 Standards and Conditions for Composting and Compost Bins. All composting shall be done in compliance with the following standards and conditions:

1. All compost piles shall be enclosed in a freestanding compost bin.
2. Each compost bin shall be no larger in volume than one hundred twenty-five (125) cubic feet and shall be no taller than five (5) feet.
3. No more than two (2) compost bins may be located on any lot.
4. No compost bin may be located on any vacant lot or lot not containing a principal structure.
5. All compost bins/piles shall be maintained so as to prevent unpleasant odors.
6. All compost bins/piles shall be maintained so as to prevent the attraction or harborage of rodents.
7. No person shall deposit any waste other than landscape waste in a compost pile, and it shall be a violation of this code to deposit garbage waste or refuse in compost piles.
8. All composting shall be done in accordance with any process that has been recommended to be an acceptable composting process by the DuPage County Environmental Committee, through SCARCE (School and Community Assistance for Recycling and Composting), or the University of Illinois Cooperative Extension Service.
9. Compost piles shall be set back from any public street or thoroughfare (but excluding alleys), a distance not less than the setback of the existing principal structure from said street or thoroughfare.
10. Compost piles/bins may be located in an interior side yard, provided, however, that they shall be located not less than ten (10) feet from any abutting side yard of any adjacent property.
11. Compost piles/bins may be located in any rear yard, provided that they shall be located not less than three (3) feet from any lot line, and further provided that they shall be located not less than ten (10) feet from a rear or side lot line where either such line abuts the side yard of any adjacent lot.
12. Notwithstanding any other provision of this subsection, no compost pile/bin shall be located on any recorded drainage easement, nor shall any compost bin be located in such a manner as to interfere with or impede the natural flow of drainage from or across any existing lot.
13. It is hereby declared to be a nuisance to engage in composting or to maintain a compost pile/bin other than in full compliance with the provisions of this subsection.
14. It shall be the duty of both the property owner and any occupant or person in control of the property on which composting is taking place or on which a composting pile/bin is located, to make sure that such composting is being done and such compost pile/bin is being maintained in full compliance with all provisions of this subsection.
15. The provisions of this subsection shall be the exclusive provisions concerning composting in the city, and so long as composting on any property is in compliance with

the provisions of the subsection, composting shall not constitute a violation of any other provision of the Code of Ordinances of the City of Oakbrook Terrace.

(~~NO~~) Subsection 303.2, Enclosures, is deleted, and the following is substituted:

Private swimming pools, hot tubs and spas containing water more than 24 inches (610 mm) in depth shall be enclosed as provided in § 156.044 of the Zoning Code.

(~~OP~~) Subsection 304.2, Protective treatment, is deleted, and the following is substituted:

304.2 Protective treatment. All exterior surfaces, including but not limited to, siding, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition, and shall be reasonably capable of withstanding the effects of the elements and decay. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted, and any exterior surface which is deteriorated, decaying, disintegrating, or which has lost its capability to reasonably withstand the effects of the elements shall be repaired. All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust or corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

304.2.1 Exterior paint and colors.

304.2.1.1 Exterior paint colors. It shall be unlawful to paint, stain or color or change the color of a fence located within the city except in accordance with this Section 304.2.

304.2.1.2 Permissible exterior surface treatments. No more than one solid color shall be used on any fence located within the city.

304.2.1.3 Existing colors, maintenance and vested rights. The owner of property affected by this Section 304.2 shall have the right to maintain and repair colors existing on the effective date of this Section 304.2. The owner of property shall be permitted to repair minor damage to the existing fences on the property and to repaint such repaired areas to match the existing color, provided, however, that the repaired area to be repainted shall not exceed fifty percent (50%) of the combined surface area of all elevations of the fence. In the event that more than fifty percent (50%) of the combined surface area of all elevations of the fence needs to be repainted, or if the color of existing improvements is to be changed, then the property shall be brought into full compliance with this Section 304.2.

(~~PQ~~) Subsection 304.14, Insect screens, is deleted, and the following is substituted:

During the period from May 1st to November 1st of each year, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with

approved, tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm), and every swinging door shall have a self-closing device in good working condition.

Exception: Screens shall not be required where other approved means, such as air curtains or insect repellent fans, are employed.

(~~QR~~) Section 308, Rubbish and Garbage, is amended by adding the following new subsection:

308.4 Conformance with other garbage regulations. All storage and disposal of garbage shall comply fully with the provisions of Chapter 51 of the Code of Ordinances.

(~~RS~~) Section 404.4, Bedroom and living room requirements, and Subsection 404.4.1, Room area, are deleted, and the following is substituted:

404.4 Bedroom requirements. Every bedroom shall comply with the requirements of Sections 404.4.1 through 404.4.5.

404.4.1 Area for sleeping purposes. Every bedroom occupied by one person shall contain at least 70 square feet of floor area, and every bedroom occupied by more than one person shall contain at least 50 square feet of floor area for each occupant thereof.

(~~ST~~) Section 404.5, Overcrowding, is deleted, and the following is substituted:

Dwelling units shall not be occupied by more occupants than permitted by the minimum area requirements of Table 404.5.

TABLE 404.5

MINIMUM AREA REQUIREMENTS

<i>SPACE</i>	<i>MINIMUM AREA IN SQUARE FEET</i>		
	<i>1-2 occupants</i>	<i>3-5 occupants</i>	<i>6 or more occupants</i>
Living room ^{a,b}	No requirements	120	150
Dining room ^{a,b}	No requirements	80	100
Bedrooms	Shall comply with Section 404.4		
<p>a. See Section 404.5.1 for limitations on determining the minimum occupancy area for sleeping purposes.</p> <p>b. See Section 404.5.2 for combined living room/dining room spaces.</p>			

~~(FU)~~ Section 404.5, Overcrowding, is amended by adding the following subsections:

404.5.1 Sleeping area. The minimum occupancy area required by Table 404.5 shall not be included as a sleeping area in determining the minimum occupancy area for sleeping purposes. All sleeping areas shall comply with Section 404.4.

404.5.2 Combined spaces. Combined living room and dining room spaces shall comply with the requirements of Table 404.5 if the total area is equal to that required for separate rooms and if the space is located so as to function as a combination living room/dining room.

~~(VV)~~ Chapter 5, Plumbing Facilities and Fixture Requirements; Section 505, Water Systems; and Section 505.1, General, are not adopted and are hereby deleted from this code.

~~(WW)~~ Chapter 6, Mechanical and Electrical Requirements; Section 604.2, Electrical Facilities; and Section 604.2, Services, are not adopted, and are hereby deleted from this code.

~~(UX)~~ Subsections 602.3, Heat supply, and 602.4, Occupiable work spaces, are deleted, and the following is substituted:

~~602.2-3~~ Heat supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units, rooming units, dormitory or guestrooms on terms, either expressed or implied, to furnish heat to the occupants thereof, shall supply heat during the period from October 1st to May 1st, to maintain a temperature of not less than 68°F (20°C) in all habitable rooms, bathrooms and toilet rooms.

Exceptions:

(1) When the outdoor temperature is below the winter outdoor design temperature for the locality, maintenance of the minimum room temperature shall not be required provided that the heating system is operating at its full design capacity. The winter outdoor design temperature for the locality shall be as indicated in the 2014 State of Illinois Plumbing Code.

(2) In areas where the average monthly temperature is above 30°F (-1°C), a minimum temperature of 65°F (18°C) shall be maintained.

602.4 Occupiable work spaces. Indoor occupiable work spaces shall be supplied with heat during the period from October 1st to May 1st, to maintain a temperature of not less than 65°F (18°C) during the period the spaces are occupied.

Exceptions:

(1) Processing, storage and operation areas that require cooling or special temperature conditions.

(2) Areas in which persons are primarily engaged in vigorous physical activities.

~~(V) Chapter 5, Plumbing Facilities and Fixture Requirements; Section 505, Water Systems; and Section 505.1, General, are not adopted and are hereby deleted from this code.~~

~~(W) Chapter 6, Mechanical and Electrical Requirements; Section 604.2, Electrical Facilities; and Section 604.2, Services, are not adopted, and are hereby deleted from this code.~~

(X) Section 702.4 Emergency escape openings, is amended by adding the following new sentence:

One emergency escape opening shall lead directly to the outside.

(Y) Chapter 7, Fire Safety Requirements, is amended by adding a new Section 705, Carbon Monoxide Detectors, as follows:

SECTION 705

CARBON MONOXIDE DETECTORS

705.1 General. Every dwelling unit shall be equipped with at least one approved carbon monoxide alarm in an operating condition within fifteen (15) feet of every room used for sleeping purposes. The carbon monoxide alarm may be combined with smoke detecting devices, provided that the combined unit complies with the respective provisions of the administrative code, reference standards, and departmental rules relating to both smoke detecting devices and carbon monoxide alarms, and provided that the combined unit emits an alarm in a manner that clearly differentiates the hazard.

705.1 More than one dwelling unit. Every structure that contains more than one dwelling unit shall contain at least one approved carbon monoxide alarm in operating condition within fifteen (15) feet of every room used for sleeping purposes.

705.2 Responsibilities for alarms. It is the responsibility of the owner of a structure to supply and install all required alarms. The owner is responsible for providing one tenant per dwelling unit with written information regarding alarm testing and maintenance.

It is the responsibility of a tenant to test and to provide general maintenance for the alarms within the tenant's dwelling unit or rooming unit, and to notify the owner or the authorized agent of the owner in writing of any deficiencies that the tenant cannot correct. The tenant is also responsible for replacement of any required batteries in the carbon monoxide alarms in the tenant's dwelling unit, except that the owner shall ensure that the batteries are in operating condition at the time the tenant takes possession of the dwelling unit. The tenant shall provide the owner or the authorized agent of the owner with access to the dwelling unit to correct any deficiencies in the carbon monoxide alarm that have been reported in writing to the owner or the authorized agent of the owner.

705.3 Power source for alarm. The carbon monoxide alarms required under this Act may be either battery powered, plug-in with battery back-up, or wired into the structure's AC power line with secondary battery back-up.

Exceptions: The following residential units shall not require carbon monoxide detectors:

1. A residential unit in a building that:

- a. Does not rely on combustion of fossil fuel for heat, ventilation, or hot water;
- b. Is not connected in any way to a garage; and
- c. Is not sufficiently close to any ventilated source of carbon monoxide, as determined by the local building commissioner, to receive carbon monoxide from that source.

2. A residential unit that is not sufficiently close to any source of carbon monoxide so as to be at risk of receiving carbon monoxide from that source, as determined by the local building commissioner.

(Z) References to the International Plumbing Code are deleted, and references to the 2014 State of Illinois Plumbing Code, with local amendments, are substituted.

(AA) References to the ICC Electrical Code are deleted, and references to the ~~2008~~ 2020 National Electric Code, with local amendments, are substituted.

(Ord. 04-56, passed 12-14-04; Am. Ord. 05-07, passed 6-14-05; Am. Ord. 09-15, passed 10-27-09; Am. Ord. 10-1, passed 5-11-10; Am. Ord. 13-54, passed 11-12-13; Am. Ord. 14-9, passed 2-25-14; Am. Ord. 22-24, passed 8-23-22; Am. Ord. 24-02, passed 1-9-24)

CHAPTER 158: ELECTRICAL CODE

Section

158.01 National Electrical Code adopted

158.02 Local amendments

158.03 Additional standards and specifications

§ 158.01 NATIONAL ELECTRICAL CODE ADOPTED.

The National Electrical Code (NFPA No. 70-~~20022020~~), ~~20082020~~-Edition, as published by the National Fire Protection Association, is hereby adopted as the Electrical Code of the City of Oakbrook Terrace to address the design, alteration, modification, construction, maintenance and testing of electrical systems and equipment as therein provided; and each and all of the regulations, provisions, penalties, conditions, and terms of the National Electrical Code, are hereby referred to, adopted, and made a part hereof, as if fully set forth in this chapter, except for the local amendments set forth in § 158.02 hereof.

(Ord. 09-48, passed 3-23-10)

§ 158.02 LOCAL AMENDMENTS.

The ~~20082020~~ National Electrical Code adopted in § 158.01 of this chapter is hereby amended as follows:

(A) In Sec. 80.2 (Definitions) of Annex H (Administration), the definition of Authority Having Jurisdiction is deleted and the following is substituted:

The individual designated by the Director of Community and Economic Development of the City to be responsible for approving equipment, materials, an installation or a procedure to be used or installed under this Code. The authority having jurisdiction shall make the final determination concerning such matters.

(B) Sec. 80.13 (Authority) of Annex H (Administration), par. (13) is deleted and the following is substituted:

Whenever any installation subject to inspection prior to use is covered or concealed without having first been inspected, the authority having jurisdiction shall be permitted to require that such work be exposed for inspection. The authority having jurisdiction shall be notified when the installation is ready for inspection and shall conduct the inspection within twenty-four (24) hours after such notice.

(C) Sec. 80.15 (Electrical Board) of Annex H (Administration) is deleted without substitution.

(D) Sec. 80.23 (Notice of Violations, Penalties) of Annex H (Administration), par. (B) (Penalties), subpar. (3) is deleted and the following is substituted:

Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the authority having jurisdiction, or of a permit or certificate issued under the provisions of this code, shall be subject to a fine of not less than one hundred dollars (\$100.00) nor more than seven hundred fifty dollars (\$750.00).

(E) Sec. 80.25 (Connection to Electricity Supply) of Annex H (Administration), par. (C) (Notification) is deleted without substitution.

(F) Sec. 80.27 (Inspector's Qualifications) of Annex H (Administration), par. (A) (Certificate) is deleted and the following is substituted:

All electrical inspectors shall be certified by a nationally recognized inspector certification program accepted by the city. The certification program shall specifically qualify the inspector in electrical inspections.

(G) Sec. 80.27 (Inspector's Qualifications) of Annex H (Administration), par. (B) (Experience), subpars. (3) and (4) are deleted and the following subparagraphs are substituted:

(3) Be well versed in the statutes of the State of Illinois relating to electrical work and this code.

(4) Have had at least five (5) years' experience as an electrical inspector or ten (10) years experience in the installation of electrical equipment. In lieu of such experience, an electrical inspector may be a graduate in electrical engineering or a similar program offered by a college or university considered by the city as having suitable requirements.

(H) Sec. 80.29 (Liability for Damages) of Annex H (Administration) is deleted and the following is substituted:

Annex H shall not be construed to affect the responsibility or liability of any party owning, designing, operating, controlling, or installing any electrical equipment for damages to person or property caused by a defect therein, and the City of Oakbrook Terrace, its officers, employees and agents shall not be held liable for any such damages by reason of the inspection, reinspection or other examination authorized.

(I) Sec. 80.35 (Effective Date) of Annex H (Administration) is deleted without substitution.

(J) The definition of "Authority Having Jurisdiction" in Article 100 (Definitions) is deleted and the following is substituted:

See Sec. 80.2 of Annex H.

(K) Sec. 210.8 (Ground-Fault Circuit- Interrupter Protection for Personnel), par. (A) (Dwelling Units) is amended by deleting the heading “Dwelling Units” and substituting “All Occupancies”; and by deleting the introductory paragraph and substituting the following:

All 125-volt, single-phase, 15- and 20-ampere receptacles installed in the locations specified in (1) through (8) shall have self-diagnostic type LED ground fault interrupter protection for personnel (LED). All floor receptacles shall have ground fault circuit interrupter protection (breaker) as required.

(L) Sec. 210.8 (Ground-Fault Circuit- Interrupter Protection for Personnel), par. (B) (Other Than Dwelling Units) is deleted without substitution.

(M) In Table 210.21(B)(3) (Receptacle Ratings), for the Circuit Rating (Amperes) for 20, the Receptacle Rating (Amperes) shall be 20 only.

(N) Sec. 220.82.1 (Dwelling Unit) is amended by adding the following as subpar. (1) in par. (A) (Feeder and Service Load):

(1) All single family units having living spaces less than two thousand (2,000) square feet shall utilize a minimum one hundred (100) ampere service excluding the requirements of electrical heating, if any. Dwellings having living spaces greater than two thousand (2,000) square feet shall utilize a minimum of two hundred (200) ampere service exclusive of electrical heating.

(O) Section 230.70 (General), par. (A) (Location) is deleted and the following is substituted:

The service disconnecting means shall be installed in accordance with 230.70(A)(1), as modified, (A)(2) and (A)(3)

(P) Sec. 230.70 (General), par. (A) (Location), subpar. (1) (Readily Accessible Location) is deleted and the following is substituted:

The service disconnection means shall be installed at a readily accessible location outside of a building or structure nearest to the inside of an electrical distribution panel.

(Q) Sec. 250.54 (Auxiliary Grounding Electrodes) is amended by adding the following:

No electrical installation in the city shall rely on a ground rod, or rods as means of grounding when a water utility system connection exists on the property.

(R) Section 250.62 (Grounding Electrode Conductor Material) is deleted and the following is substituted:

The grounding electrode conductors shall be of copper only. The material selected shall be resistant to any corrosive condition existing at the installation or shall be suitably protected against corrosion. The conductor shall be solid or stranded, insulated, covered, or bare.

(S) Sec. 250.64 (Grounding Electrode Conductor Installation), par. (A) (Aluminum or Copper-Clad Aluminum Conductors) is deleted without substitution.

(T) Sec. 250.66 (Size of Alternating-Current Grounding Electrode Conductor), par. (A) (Connections to Rod, Pipe, or Plate Electrodes) is deleted and the following is substituted:

Where the grounding electrode conductor is connected to rod, pipe, or plate electrodes as permitted in 250.52(A)(5) or 250.52(A)(6), that portion of the conductor that is the sole connection to the grounding electrode shall not be required to be larger than 6AWG copper wire.

(U) Table 250.66 (Grounding Electrode Conductor for Alternating-Current Systems) is amended by deleting the entire column for "Aluminum or Copper-Clad Aluminum without substitution."

~~(V) Article 311 Medium Voltage Conductors and Cable is deleted without substitution.~~

~~(VW) Sec. 314.27 (Outlet Boxes), par. (DC) (Boxes at Ceiling-Suspended (Paddle) Fan Outlets) is amended by adding the following:~~

Fan-rated boxes shall be installed in all bedrooms.

~~(WX) Sec. 320.10 (Uses Permitted) is deleted and the following is substituted:~~

Armored cable may be used only for concealed working dry locations, except as permitted in revised Sec. 320.15. Armored cable may be run, or fished in the air voids of concrete masonry block or tile walls where such walls are not subject to moisture or dampness, in existing walls or partitions where it is not possible to install conduit or EMT, and in existing floors or ceilings where it is not possible to install conduit or EMT.

~~(XY) Sec. 320.15 (Exposed Work) is deleted and the following is substituted: Exposed runs of cable shall be permitted only as follows:~~

(1) In lengths not more than twenty four inches (24") long terminators where flexibility is necessary, with separate ground.

(2) In accessible, but not habitable, attics and roof spaces.

(3) In lengths not to exceed five feet (5') below the basement ceiling joists, where it is necessary to connect to a cabinet or a junction box.

~~(YZ) Articles. 324 (Flat Conductor Cable: Type FCC); 326 (Integrated Gas Spacer Cable: Type IGS); ~~328 (Medium Voltage Cable: Type MV);~~ 330 (Metal Clad Cable: Type MC); 332 (Mineral Insulated Metal Sheathed Cable: Type MI); 334 (Nonmetallic sheathed Cable: Type NM, ~~and NMC and NMS~~); 336 (Power and Control Tray Cable: Type TC); 338 (Service Entrance Cable: Type SE and USE); 354 (Nonmetallic Underground Conduit With Conductors: Type NUCC); 356 (Liquid Tight Flexible Nonmetallic Conduit: Type LFNC); 362 (Electrical Nonmetallic Tubing: Type ENT); 374 (Cellular Metal Floor Raceways); 388 (Surface Nonmetallic Raceways); 382 (Nonmetallic Extensions); 390 (Under Floor Raceways); 394 (Concealed Knob and Tube Wiring); 396 (Messenger Supported Wiring); and 398 (Open Wiring on Insulators) are deleted without substitution.~~

(ZAA) Sec. 410.16(C) (Luminaires (Fixtures) in Clothes Closets), par. (C) (Location) is amended by adding a new subpar. (6) as follows:

(6) Surface-mounted completely enclosed incandescent globe lamp Luminaires shall not be permitted in clothes closets with a horizontal depth of less than sixteen inch (16"). "Globe replacement" lamp may not replace globe on light fixture.

(AAAB) Sec. 410.36 (Means of Support), par. (GB) (Suspended Ceilings) is deleted and the following is substituted:

Framing members of suspended ceiling systems used to support luminaires (fixtures) shall be securely fastened to each other and shall be securely attached to the inside of the ceiling framing members, at appropriate intervals. Bolts, screws, or listed clips shall not be permitted. Pencil wire shall be required and shall be attached from the structure framing down to support the luminaires, at two (2) angle ends. Conduit and junction boxes shall be securely fastened to the structure at appropriate intervals not more than seven feet (7') apart.

(ABAC) Sec. 725.3 (Other Articles), par. (B) (Spread of Fire or Products of Combustion) is deleted and the following is substituted:

Power limited circuits that are not terminated at equipment and are not identified for future use with a tag shall not be permitted to remain. If power limited circuits are tagged for future use, such circuits must be approved by the electrical inspector when proposed for use at a future time.

(ACAD) Sec. 760.179 (Listing and Marking of PLFA Cables and Insulated Continuous Line-Type Fire Detectors), par. J (Insulated Continuous Line-Type Fire Detectors) is deleted and the following is substituted:

Insulated continuous line-type fire detectors shall be rated in accordance with 760.179(C), listed as being resistant to the spread of fire in accordance with 760.179(D) through (F), marked in accordance with 760.179(1), have a high degree of abrasion resistance in the jacket compound, and be completely piped in EMT conduit for new and largely remodeled spaces.

(ADAE) Sec. 802.26(A) (Spread of Fire or Products of Combustion) is deleted and the following is substituted:

Section 300.21 shall apply. The accessible portion of abandoned coaxial cables and network powered broadband communications cables shall not be permitted to remain.

(AEAF) The introductory paragraph of Sec. 820.3 (Other Articles) is amended by deleting the reference to paragraph (G) and substituting (H), and a new paragraph (HC) is added to Sec. 820.3 (Other Articles) as follows:

(HC) Spread of Fire or Products of Combustion. Section 300.21 shall apply. The accessible portion of abandoned coaxial cables and network powered broadband communications cables shall not be permitted to remain.

(Ord. 96-03, passed 5-28-96 12-23-80; Am. Ord. 01-55, passed 3-26-02; Am. Ord. 02-53, passed 12-18-02; Am. Ord. 05-20, passed 9-13-05; Am. Ord. 09-48, passed 3-23-10; Am. Ord. 22-24, passed 8-23-22)

§ 158.03 ADDITIONAL STANDARDS AND SPECIFICATIONS.

The following additional standards and specifications shall be applicable to electrical installations in the city:

(A) It shall be unlawful for any person to over fuse any conductor, motor, or apparatus in excess of the maximum allowed by the electrical regulations of the city's electrical code for such conductor, motor, or apparatus, or to install any substitute in lieu of an approved fuse or device that would eliminate or reduce the safety of such conductor, motor or apparatus.

(B) Only heavy wall rigid metal conduit, intermediate metal conduit, or PVC conduit shall be used in all poured concrete, and such conduit shall be subject to the following additional restrictions:

(1) Conduit larger than one-half inch ($\frac{1}{2}$ ") in four inches (4") of concrete shall not be permitted.

(2) EMT shall not be permitted in concrete, or outdoors.

(3) PVC #80, rigid galvanized or intermediate conduit may be used for underground service.

(C) PVC shall not emerge from below grade level ground or a concrete slab or encasement. PVC shall convert to galvanized rigid conduit prior to its emergence.

(D) The minimum service size for commercial buildings shall be one hundred (100) single phase, or three (3) phase.

(E) Twin or tandem circuit breakers shall not be acceptable for new work.

(F) Dry wall rings shall be installed on all concealed ceiling openings on new work.

(G) Overcurrent protection shall be required in all underground conductors.

(H) Additional approvals shall be required for prints involving hazardous areas prior to installation.

(I) Where new construction or alteration work involves electrical work of any type, the construction plans shall include a complete wiring plan that contains the following information:

(1) Size of wire, insulation type, and conduit size.

(2) Number of circuits and their ampere rating.

(3) Location of all electrical panels and cabinets.

(4) Size of all motors and power consuming equipment, and their ratings.

(5) Specifications and locations for all exit lights and emergency lights.

(6) Schedule for lighting and power panels.

(J) Every electrical panel shall contain a panel circuit director card identifying all circuits. Panel circuit director cards in Commercial and Industrial buildings shall be typed.

(K) All commercial and industrial wiring shall be minimum twelve (12) gauge wiring, except low voltage wiring.

(L) An approved nonferrous metal tag shall be attached to the ground electrode clamp giving warning against its removal.

(M) Thin wall (EMT) conduit shall not be used for electrical services. Aluminum rigid conduit, if used, shall be installed above grade only.

(N) Underground electrical services shall be permitted and shall be installed in PVC #80 at thirty-two inches (32") below grade.

(O) All rooms with multiple entrances or exits that are more than six feet (6') apart shall utilize three (3) way or four (4) way switches, unless an alternate arrangement is approved by the Electrical Inspector.

(P) Any secondary or subfeeder crossing under driveways, parking lots, or vehicular traffic ways shall be encased in heavy wall rigid conduit or intermediate metallic conduit, and a depth of thirty inches (30") shall be required.

(Q) Sump pump and ejector pump shall be on a dedicated circuit with a single receptacle.

(R) All wire used in the City of Oakbrook Terrace shall be copper type only.

(Ord. 05-20, passed 9-13-05; Am. Ord. 09-48, passed 3-23-10)

NOV 26 2024

RESOLUTION NO. 24 - 11

A RESOLUTION TO AUTHORIZE THE RELEASE OF CERTAIN EXECUTIVE SESSION MINUTES FOR MEETINGS IN THE YEARS 1995-2024 OF THE CITY COUNCIL OF THE CITY OF OAKBROOK TERRACE, ILLINOIS

WHEREAS, the Illinois Open Meetings Act (5 ILCS 120/1 *et seq.*) requires the City to keep written minutes of all executive session meetings;

WHEREAS, the City Council has reviewed certain minutes and has determined that these minutes may be released and made available for public inspection; and

WHEREAS, the City Council deems it desirable and in the best interest of the City to release certain executive session minutes for public inspection;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Oakbrook Terrace, DuPage County, Illinois, as follows:

Section 1: The facts and statements contained in the preambles to this resolution are found to be true and correct and are hereby adopted as part of this resolution.

Section 2: It is hereby determined that it is no longer necessary to protect the public interest or the privacy of an individual by keeping all of part of the following executive session minutes of the City Council confidential, and they are hereby made available for public inspection:

Minutes to be Released

1. May 14, 2024 (partial)

Section 3: It is hereby determined that the need for confidentiality still exists as to all or part of the following closed session minutes:

Minutes to be Retained

- | | |
|---------------------------------|--------------------------------|
| 1. July 11, 1995 (partial) | 8. August 26, 1997 |
| 2. August 8, 1995 (partial) | 9. September 9, 1997 (partial) |
| 3. September 26, 1995 (partial) | 10. October 14, 1997 (partial) |
| 4. November 24, 1995 | 11. November 25, 1997 |
| 5. December 12, 1995 (partial) | 12. December 9, 1997 (partial) |
| 6. August 12, 1997 – Part 1 | 13. April 28, 1998 (partial) |

7. August 12, 1997 Part 2 (partial) 14. July 14, 1998 (partial)

Minutes to be Retained (continued)

- | | |
|----------------------------------|---------------------------------|
| 15. October 13, 1998 (partial) | 45. November 13, 2007 (partial) |
| 16. June 13, 2000 (partial) | 46. February 12, 2008 (partial) |
| 17. June 27, 2000 (partial) | 47. March 25, 2008 (partial) |
| 18. July 25, 2000 (partial) | 48. July 8, 2008 |
| 19. August 16, 2000 (partial) | 49. July 8, 2008 |
| 20. August 29, 2000 (partial) | 50. July 8, 2008 |
| 21. September 12, 2000 (partial) | 51. May 26, 2009 (partial) |
| 22. October 24, 2000 (partial) | 52. June 23, 2009 |
| 23. November 28, 2000 (partial) | 53. July 14, 2009 (partial) |
| 24. December 12, 2000 (partial) | 54. November 24, 2009 (partial) |
| 25. January 9, 2001 (partial) | 55. January 12, 2010 (partial) |
| 26. October 9, 2001 | 56. April 8, 2010 |
| 27. October 23, 2001 | 57. April 27, 2010 |
| 28. November 13, 2001 (partial) | 58. May 11, 2010 |
| 29. April 8, 2002 (partial) | 59. June 8, 2010 (partial) |
| 30. May 27, 2003 (partial) | 60. June 22, 2010 (partial) |
| 31. July 22, 2003 | 61. July 13, 2010 (partial) |
| 32. December 18, 2003 (partial) | 62. October 26, 2010 (partial) |
| 33. July 27, 2004 (partial) | 63. November 9, 2010 |
| 34. August 24, 2004 | 64. April 11, 2011 |
| 35. September 7, 2004 (partial) | 65. May 24, 2011 (partial) |
| 36. September 14, 2004 (partial) | 66. July 12, 2011 |
| 37. November 9, 2004 (partial) | 67. October 25, 2011 |
| 38. February 22, 2005 | 68. November 22, 2011 (partial) |
| 39. March 3, 2005 | 69. January 10, 2012 |
| 40. February 13, 2007 (partial) | 70. February 14, 2012 |
| 41. March 27, 2007 | 71. March 27, 2012 |
| 42. June 12, 2007 (partial) | 72. May 8, 2012 |
| 43. June 26, 2007 (partial) | 73. August 28, 2012 |

44. October 9, 2007 (partial)

74. January 22, 2013

Minutes to be Retained (continued)

75. March 26, 2013 (partial)

103. May 26, 2020 (partial)

76. July 23, 2013

104. August 11, 2020

77. September 10, 2013 (partial)

105. August 25, 2020

78. January 28, 2014

106. October 13, 2020

79. March 25, 2014 (partial)

107. March 9, 2021

80. April 8, 2014

108. March 23, 2021

81. October 14, 2014

109. April 13, 2021

82. October 28, 2014

110. August 24, 2021

83. December 9, 2014

111. October 12, 2021 (partial)

84. March 24, 2015 (partial)

112. October 26, 2021

85. October 27, 2015

113. December 14, 2021

86. January 26, 2016

114. April 12, 2022

87. February 9, 2016

115. June 14, 2022

88. April 12, 2016

116. August 9, 2022

89. June 14, 2016

117. October 25, 2022

90. July 12, 2016

118. November 8, 2022

91. November 8, 2016

119. April 25, 2023 (partial)

92. February 14, 2017

120. June 13, 2023

93. April 11, 2017 (partial)

121. June 27, 2023 (partial)

94. June 13, 2017

122. July 25, 2023

95. January 23, 2018

123. September 26, 2023

96. April 10, 2018

124. January 23, 2024

97. June 12, 2018

125. May 14, 2024 (partial)

98. May 14, 2019

126. July 9, 2024

99. June 25, 2019

127. August 13, 2024

100. August 13, 2019

128. August 27, 2024

101. January 22, 2020

129. October 8, 2024

102. February 11, 2020

130. October 22, 2024

Section 4: This resolution shall take effect upon its passage and approval in pamphlet form.

ADOPTED this 26th day of November 2024, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

APPROVED by me this 26th day of November 2024.

Paul Esposito, Mayor of the City of
Oakbrook Terrace, DuPage County, Illinois

ATTESTED and filed in my office,
this 26th day of November 2024.

Michael Shadley, Clerk of the City of
Oakbrook Terrace, DuPage County, Illinois