

A G E N D A

REGULAR MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON MONDAY, JULY 28, 2014, AT 6:30 P.M. AT THE VILLAGE HALL, 7760 QUINCY STREET, IN THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. VISITORS' BUSINESS - Public comment is limited to three minutes per person
5. OMNIBUS VOTE AGENDA:
 - a. Waive Reading of Minutes (APPROVE)
 - b. Minutes - Regular Board Meeting - July 14, 2014 (APPROVE)
 - c. Warrants - \$383,955.50 (APPROVE)
 - d. Plan Commission Recommendation - Zoning Hearing Case 14-06: 6300 Kingery Highway, Petition for a Special Use Permit to Allow an 1,890 Square Foot Restaurant to Operate within the Hinsdale Lake Commons Shopping Center - "Oishi Sushi" (RECEIVE)
 - e. Plan Commission Recommendation - Zoning Hearing Case 14-07: 6258 Kingery Highway, Petition to Amend a Special Use for a PUD to Allow the Construction of a New 9,267 Square Foot Daycare Facility - "Little Sunshine's Playhouse" (RECEIVE)
 - f. Plan Commission Recommendation - Zoning Hearing Case 14-08: 301 W. 75th Street, Petition for a Special Use Permit to Allow an 1,187 Square Foot Restaurant with Drive Through to Operate - "Chishack" (RECEIVE)
 - g. Plan Commission Recommendation - Zoning Case 14-09: 7580 Quincy Street, Petition for a Rezoning from M-1 to O-R, a Special Use Permit for a Recreational Use, and a Variation to Allow a Swim Club - "Westmont Swim Club" (RECEIVE)
 - h. Motion to Approve - Issuance of Park Permit for Over 200 Attendees - World Financial Group Company Picnic, Saturday, September 6, 2014, 10:00 AM to 7:00 PM - Community Park

NEW BUSINESS

6. DELINQUENT WATER BILLS
7. RESOLUTION - A RESOLUTION AUTHORIZING THE MAYOR AND VILLAGE CLERK TO ACCEPT A PROPOSAL WITH TERMS AND CONDITIONS FOR THE REMOVAL AND REPLACEMENT OF SECTIONS OF PUBLIC SIDEWALK PREVIOUSLY IDENTIFIED AS BEING IN A STATE OF DISREPAIR - ROBERT WHITE CONSTRUCTION, SOMONAUK
8. RESOLUTION - A RESOLUTION AWARDDING THE FISCAL YEAR 2014/15 MOTOR FUEL TAX ROADWAY MAINTENANCE PROGRAM CONTRACT TO JAMES D. FIALA PAVING COMPANY, INC. IN THE AMOUNT OF \$217,912.02

PRIOR BUSINESS

9. COMMITTEE REPORTS
10. ATTORNEY'S REPORT
11. CLERK'S REPORT
12. ADMINISTRATOR'S REPORT
13. MAYOR'S REPORT
14. EXECUTIVE SESSION:
 - a) DISCUSSION - Pursuant to 5ILCS 120/2(c)(21) Regarding the Destruction of Audio or Video Recordings of Closed Meetings Under the Open Meetings Act For the Purpose of a Semi-Annual Review of Said Recordings As Mandated by 5 ILCS 120/2.06(3)(c)(1)
 - b) DISCUSSION - Pursuant to 5ILCS 120/2(c)(21) Regarding Previously Approved Minutes of Meetings That Were Lawfully Closed Under the Open Meetings Act For the Purpose of a Semi-Annual Review of Said Minutes As Mandated by 5 ILCS 120/2.06(d), For Purposes of Possible Release

15. RESOLUTION - A RESOLUTION AUTHORIZING THE DESTRUCTION OF AUDIO OR VIDEO RECORDINGS OF CLOSED MEETINGS
16. RESOLUTION - A RESOLUTION MAKING A DETERMINATION RELATIVE TO THE RELEASE OF EXECUTIVE SESSION MINUTES PURSUANT TO THE ILLINOIS OPEN MEETINGS ACT
17. ADJOURNMENT

MINUTES OF THE REGULAR MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK HELD ON MONDAY, JULY 14, 2014 AT THE VILLAGE HALL, 7760 QUINCY STREET, IN THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

1. CALL TO ORDER

The meeting was called to order at the hour of 6:31 p.m. by Mayor Frank Trilla.

2. ROLL CALL

Those present at roll call were Mayor Frank Trilla, Village Clerk Leroy Hansen, Trustees Sue Berglund, Umberto Davi, Terrence Kelly, Michael Mistele, and Paul Oggerino.

ABSENT: Trustee Dennis Baker

Also present were Village Attorney Thomas Bastian, Village Administrator Timothy Halik, Chief Mark Shelton, Deputy Chief Mark Altobella, Management Analyst Garrett Hummel, and Deputy Clerk Cindy Stuchl.

A QUORUM WAS DECLARED

3. PLEDGE OF ALLEGIANCE

Mayor Trilla asked Deputy Chief Mark Altobella to lead everyone in saying the Pledge of Allegiance.

4. VISITORS' BUSINESS

None presented.

5. OMNIBUS VOTE AGENDA

- a. Waive Reading of Minutes (APPROVE)
- b. Minutes - Regular Board Meeting - June 23, 2014 (APPROVE)
- c. Warrants - \$123,381.66 (APPROVE)
- d. Monthly Financial Report - June 30, 2014 (APPROVE)

Mayor Trilla asked the Board if there were any items to be removed from the Omnibus Vote Agenda.

MOTION: Made by Trustee Mistele and seconded by Trustee Oggerino to approve the Omnibus Vote Agenda as presented.

ROLL CALL VOTE: AYES: Trustees Berglund, Davi, Kelly, Mistele, and Oggerino. NAYS: None. ABSENT: Trustee Baker.

MOTION DECLARED CARRIED

NEW BUSINESS

6. MOTION - BOARD ADVICE AND CONSENT TO MAYOR'S APPOINTMENT TO
FILL A VACANCY IN THE PARK & RECREATION COMMISSION

Mayor Trilla stated that one (1) Park and Recreation Commissioner had submitted a resignation. Robert Pionke has been a volunteer on the Parks Race Committee and will fill the vacancy.

MOTION: Made by Trustee Davi and seconded by Trustee Mistele to appoint Robert Pionke as a Commissioner on the Parks and Recreation Commission.

PREVIOUS ROLL CALL VOTE: AYES: Trustees Berglund, Davi, Kelly, Mistele, and Oggerino. NAYS: None. ABSENT: Trustee Baker.

MOTION DECLARED CARRIED

7. RESOLUTION - A RESOLUTION AUTHORIZING THE MAYOR AND VILLAGE
CLERK TO ACCEPT A PROPOSAL FOR VILLAGE PROSECUTORIAL
REPRESENTATION SERVICES - LAW OFFICES OF THOMAS J. BRESCIA

Administrator Halik related that Thomas Brescia has served as the Village's prosecuting attorney for Field Court since May of 2013. Mr. Brescia has served the Village well in this capacity. He has requested a modest fee increase for court appearances from \$175 per appearance to \$185. In addition, he has requested an increase in the minimal billable increment from .20 hours to .25 hours for all services provided outside the court appearance. The hourly rate for these services will remain the same.

Administrator Halik advised that this proposal has been discussed with Chief Shelton and both are in agreement to the increases.

MOTION: Made by Trustee Oggerino and seconded by Trustee Kelly to adopt Resolution No. 14-R-31 as presented.

PREVIOUS ROLL CALL VOTE: AYES: Trustees Berglund, Davi, Kelly, Mistele, and Oggerino. NAYS: None. ABSENT: Trustee Baker.

MOTION DECLARED CARRIED

8. RESOLUTION - A RESOLUTION AUTHORIZING THE MAYOR AND VILLAGE CLERK TO EXECUTE AN AGREEMENT FOR THE CONSTRUCTION/RENOVATION OF NEW VILLAGE HALL OFFICES LOCATED AT 835 MIDWAY DRIVE - FBG CORPORATION, ELMHURST

Administrator Halik summarized that the public bid opening for the construction/renovation of the new Village Hall was held on June 23, 2014. Thirteen sealed bids were received before the deadline. The lowest bid was submitted by FBG Corporation in the amount of \$1,409,000, along with alternate pricing for brick staining and push-button accessibility doors. The total bid price was \$1,431,580, if including both alternates, which is Staff's recommendation.

The Municipal Services Committee reviewed and approved the agreement just prior to tonight's meeting.

Trustee Kelly questioned how the project will be paid for. Administrator Halik advised that the first phase of the construction will be paid for from the L.A.F.E.R. Fund. The second phase of the Master Facilities Plan for the renovation of the police department will involve funding through a bond. Administrator Halik stated that Interim Finance Director Carrie Dittman will be bringing a financing recommendation before the Board at a future meeting.

MOTION: Made by Trustee Kelly and seconded by Trustee Mistele to adopt Resolution No. 14-R-32 as presented.

PREVIOUS ROLL CALL VOTE: AYES: Trustees Berglund, Davi, Kelly, Mistele, and Oggerino. NAYS: None. ABSENT: Trustee Baker.

MOTION DECLARED CARRIED

PRIOR BUSINESS

9. COMMITTEE REPORTS

Trustee Kelly had no report.

Trustee Mistele had no report.

Trustee Berglund had no report.

Trustee Davi had no report.

Trustee Oggerino had no report.

10. ATTORNEY'S REPORT

Attorney Bastian had no report.

11. CLERK'S REPORT

Clerk Hansen had no report.

12. ADMINISTRATOR'S REPORT

Administrator Halik stated that mosquito spraying has been scheduled for Tuesday night depending on weather. Administrator Halik related that he received notification from the Illinois Department of Transportation that they will be repaving Route 83 through town in the Fall. Administrator Halik related that he distributed a letter to the Board from former Trustee Tim McMahon thanking several police officers for services they provided to him.

13. MAYOR'S REPORT

Mayor Trilla had no report.

14. EXECUTIVE SESSION

Mayor Trilla stated that there was no need for Executive Session during tonight's meeting.

15. ADJOURNMENT

MOTION: Made by Trustee Kelly and seconded by Trustee Berglund, to adjourn the Regular Meeting at the hour of 6:50 p.m.

ROLL CALL VOTE: AYES: Trustees Berglund, Davi, Kelly, Mistele, and Oggerino. NAYS: None. ABSENT: Trustee Baker.

MOTION DECLARED CARRIED

PRESENTED, READ and APPROVED.

July 28, 2014.

Mayor

Minutes transcribed by Deputy Clerk Cindy Stuchl.

WARRANTS

July 28, 2014

GENERAL CORPORATE FUND	-----	\$204,642.01
WATER FUND	-----	178,278.49
WATER CAPITAL IMPROVEMENT FUND	-----	1,035.00
TOTAL WARRANTS	-----	\$383,955.50



Tim Halik, Village Administrator

APPROVED:

Frank A. Trilla, Mayor

VILLAGE OF WILLOWBROOK

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GENERAL CORPORATE FUND

CHECKS & DIR. DEBITS

DESCRIPTION	ACCOUNT NUMBER	AMOUNT
AFLAC (46)	07/29 CK# 84673	\$2,179.28
D7088/JUL 14 EMP DED PAY - AFLAC/ACCIDENT 01-210-217	01-210-217	453.87
D7088/JUL 14 EMP DED PAY - AFLAC/OTHER INS 01-210-218	01-210-218	1,725.41
AIRGAS USA LLLC (2600)	07/29 CK# 84674	\$53.05
9919721903 EQUIPMENT RENTAL 01-535-290	01-35-750-290	53.05
AL WARREN OIL CO (2205)	07/29 CK# 84675	\$3,841.08
IO853503 GASOLINE INVENTORY 01-190-126	01-190-126	3,841.08
ALEXANDER EQUIPMENT COMPANY INC (2609)	07/29 CK# 84676	\$425.00
102923 EQUIPMENT RENTAL 01-535-290	01-35-750-290	425.00
AMERICAN FIRST AID SERVICE INC (77)	07/29 CK# 84677	\$137.60
166792 OPERATING EQUIPMENT 01-451-401	01-30-630-401	10.55
166793 BUILDING MAINTENANCE SUPPLIES 01-405-351	01-10-466-351	127.05
ARABIAN KNIGHTS FARMS (121)	07/29 CK# 84679	\$150.00
2/16/14-3/23/14 WINTER PROGRAM MATERIALS & SERVICES	01-20-585-121	150.00
ASSOCIATED PUBLISHERS NETWORK (2628)	07/29 CK# 84680	\$99.95
1-0614-161927 FEES-DUES-SUBSCRIPTIONS 01-451-307	01-30-630-307	99.95
ATLAS BUSINESS SOLUTIONS INC (2563)	07/29 CK# 84682	\$480.00
IVC02571 OPERATING EQUIPMENT 01-451-401	01-30-630-401	480.00
ATTN: ALFREDO GARCIA (1735)	07/29 CK# 84683	\$45.00
RPLC CK 82781 SUMMER PROGRAM MATERIALS & SERVICES	01-20-575-119	45.00
AZAVAR AUDIT SOLUTIONS INC (158)	07/29 CK# 84684	\$271.43
10266/JUL 14 UTILITY TAX 01-310-205	01-310-205	271.43
BLACK GOLD SEPTIC (208)	07/29 CK# 84685	\$310.00
3588 MAINTENANCE - PW BUILDING	01-35-725-418	310.00
THOMAS J BRESCIA (2601)	07/29 CK# 84686	\$980.00
JUNE 2014 FEES - SPECIAL ATTORNEY 01-451-241	01-30-630-241	980.00
BRYAN CORNELIUS (1862)	07/29 CK# 84687	\$200.00
2841300072878 RED LIGHT FINES 01-310-503	01-310-503	200.00
BSN SPORTS (2471)	07/29 CK# 84688	\$262.37
96189021 MAINTENANCE SUPPLIES 01-615-331	01-20-570-331	262.37
CALL ONE (289)	07/29 CK# 84689	\$3,253.09
JULY 14 PHONE - TELEPHONES 01-420-201	01-10-455-201	895.08
JULY 14 PHONE - TELEPHONES 01-451-201	01-30-630-201	842.77
JUNE 14 PHONE - TELEPHONES 01-420-201	01-10-455-201	784.15
JUNE 14 PHONE - TELEPHONES 01-451-201	01-30-630-201	731.09
MARK CAPOSIENO (292)	07/29 CK# 84691	\$96.00
JUNE 14 GAMES SUMMER PROGRAM MATERIALS & SERVICES	01-20-575-119	96.00
JOSE CHAVEZ-JIMENEZ (322)	07/29 CK# 84692	\$185.72
UNIFORMS 2014 UNIFORMS 01-451-345	01-30-630-345	185.72
CHRIST OASIS MINISTRIES (1466)	07/29 CK# 84693	\$37.64
2014 DEPOSIT SUMMER RECREATION FEES 01-310-815	01-310-815	37.64
CHRIST OASIS MINISTRIES (1466)	07/29 CK# 84694	\$300.00
2013 RPLC CK PARK PERMIT FEES 01-310-814	01-310-814	300.00
CLARKE ENVIRONMENTAL (350)	07/29 CK# 84695	\$6,302.50
6348398 MOSQUITO ABATEMENT 01-775-259	01-35-760-259	6,302.50

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GENERAL CORPORATE FUND

CHECKS & DIR. DEBITS

DESCRIPTION	ACCOUNT NUMBER	AMOUNT
COMMONWEALTH EDISON (370)	07/29 CK# 84696	\$1,047.05
0423085170JUL14 RED LIGHT - COM ED	01-30-630-248	74.93
0791026027JUL14 RED LIGHT - COM ED	01-30-630-248	58.58
4215105154JUL14 ENERGY - STREET LIGHT 01-530-207	01-35-745-207	459.27
4403140110JUL14 ENERGY - STREET LIGHT 01-530-207	01-35-745-207	72.33
6863089003JUL14 RED LIGHT - COM ED	01-30-630-248	36.16
7432089030JUL14 ENERGY - STREET LIGHT 01-530-207	01-35-745-207	345.78
CONRAD POLYGRAPH INC (2546)	07/29 CK# 84697	\$160.00
1341 - C DANAN EXAMS - POLYGRAPH 01-745-545	01-07-440-545	160.00
DELTA DENTAL PLAN OF ILLINOIS (468)	07/29 CK# 84699	\$3,861.13
AUGUST 2014 EMP DED PAY-INS 01-210-204	01-210-204	770.50
AUGUST 2014 EMPLOYEE BENEFIT - MEDICAL INSURANC	01-10-455-141	193.43
AUGUST 2014 EMPLOYEE BENEFITS - MEDICAL 01-15-510-141	01-15-510-141	55.50
AUGUST 2014 EMPLOYEE BENEFIT - MEDICAL INS 01-25-610-141	01-25-610-141	111.01
AUGUST 2014 EMPLOYEE BENEFIT - MEDICAL INSURANC	01-30-630-141	2,426.25
AUGUST 2014 EMPLOYEE BENEFITS - MEDICAL 01-501-141	01-35-710-141	137.92
AUGUST 2014 EMPLOYEE BENEFITS - MEDICAL 01-551-141	01-40-810-141	166.52
LARY DENZ (2331)	07/29 CK# 84700	\$128.00
JUNE 2014 GAMES SUMMER PROGRAM MATERIALS & SERVICES	01-20-575-119	128.00
DISCOVERY BENEFITS SIMPLIFY (2534)	07/29 CK# 84701	\$50.00
471120 EMP DED PAY - FSA FEE 01-210-221	01-210-221	39.60
471120 EMPLOYEE BENEFIT - MEDICAL INSURANC	01-10-455-141	10.40
CHRISTOPHER M. DRAKE (489)	07/29 CK# 84702	\$279.82
UNIFORMS 14 UNIFORMS 01-451-345	01-30-630-345	279.82
DUPAGE COUNTY TREASURER (497)	07/29 CK# 84703	\$250.00
3074/JUN 14 EDP-SOFTWARE 01-457-212	01-30-640-212	250.00
DUPAGE COUNTY PUBLIC WORKS (514)	07/29 CK# 84704	\$102.60
8253/31-5/31 SANITARY (825)	01-10-466-252	25.65
835MW 3/31-5/31 SANITARY (835)	01-10-466-251	4.53
PW 3/31-5/31 SANITARY USER CHARGE	01-35-725-417	15.09
VH 3/31-5/31 SANITARY USER CHARGE 01-405-385	01-10-466-385	57.33
DUPAGE COUNTY (511)	07/29 CK# 84705	\$500.00
7/15 500 COUPNS TAXI CAB VOUCHERS - PREPAID 01-190-103	01-190-103	250.00
7/15 500 COUPNS SENIOR CITIZEN TAXI PROGRAM 01-435-372	01-10-475-372	250.00
DUPAGE COUNTY CHILDREN'S CENTER (499)	07/29 CK# 84706	\$3,000.00
WL001 DUPAGE CHILDREN'S CENTER 01-451-242	01-30-630-242	3,000.00
ED RILEY (1792)	07/29 CK# 84708	\$42.00
#275S SUMMER RECREATION FEES 01-310-815	01-310-815	42.00
FALCO'S LANDSCAPING INC (581)	07/29 CK# 84710	\$7,744.48
3140 #2 ROUTE 83 BEAUTIFICATION 01-540-281	01-35-755-281	2,040.61
3141 #2 CONTRACTED MAINTENANCE 01-615-281	01-20-570-281	3,251.21
3141 #2 ROUTE 83 BEAUTIFICATION 01-540-281	01-35-755-281	2,452.66
FASTSIGNS (588)	07/29 CK# 84711	\$48.00
65-48061 PRINTING & PUBLISHING 01-601-302	01-20-550-302	48.00
THE FIELDS ON CATON FARM INC. (2569)	07/29 CK# 84712	\$14,715.00
VWB 2014-1 TREE MAINTENANCE 01-535-338	01-35-750-338	14,715.00
FIRE & SECURITY SYSTEMS INC. (601)	07/29 CK# 84713	\$1,472.50
144201 MAINTENANCE - BUILDING 01-405-228	01-10-466-228	496.00

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CHECKS & DIR. DEBITS

DESCRIPTION	ACCOUNT NUMBER	AMOUNT
144301 MAINTENANCE - BUILDING 01-405-228	01-10-466-228	489.00
144302 MAINTENANCE - PW BUILDING	01-35-725-418	238.50
144414 MAINTENANCE - BUILDING 01-405-228	01-10-466-228	249.00
FIRESTONE TIRE & SERVICE (603)	07/29 CK# 84714	\$682.92
213192 MAINTENANCE - VEHICLES 01-451-409	01-30-630-409	682.92
4IMPRINT INC (2313)	07/29 CK# 84715	\$260.28
9100886 COMMODITIES 01-482-331	01-30-670-331	260.28
FREDRIKSEN & SONS (638)	07/29 CK# 84716	\$444.15
154104 MAINTENANCE - BUILDING 01-405-228	01-10-466-228	444.15
FUN ONES (2547)	07/29 CK# 84717	\$1,335.00
8/21/14 FAMILY SPECIAL EVENT-BACK TO SCHOOL	01-20-585-153	1,335.00
GADDIS DAVID (652)	07/29 CK# 84718	\$185.03
2014 UNFRMS UNIFORMS 01-451-345	01-30-630-345	163.39
UNIFORMS 2014 UNIFORMS 01-451-345	01-30-630-345	21.64
W.W. GRAINGER (1999)	07/29 CK# 84719	\$181.28
813629144 BUILDING MAINTENANCE SUPPLIES 01-405-351	01-10-466-351	17.47
813629144 OPERATING SUPPLIES & EQUIPMENT 01-503-401	01-35-715-401	47.26
813629144 MAINTENANCE - PW BUILDING	01-35-725-418	87.48
9494372601 MAINTENANCE SUPPLIES 01-615-331	01-20-570-331	29.07
DAVE HILBERT (781)	07/29 CK# 84722	\$96.00
JUNE 2014 GAMES SUMMER PROGRAM MATERIALS & SERVICES	01-20-575-119	96.00
HOME DEPOT CREDIT SERVICES (808)	07/29 CK# 84723	\$213.62
2060795 BUILDING MAINTENANCE SUPPLIES 01-405-351	01-10-466-351	5.20
4020302 MAINTENANCE - GARAGE 01-510-413	01-35-725-413	88.02
7022268 OPERATING SUPPLIES & EQUIPMENT 01-503-401	01-35-715-401	120.40
ILLINOIS LAW ENFORCEMENT ALARMS SYS (889)	07/29 CK# 84724	\$120.00
2014 DUES FEES-DUES-SUBSCRIPTIONS 01-451-307	01-30-630-307	120.00
ILLINOIS GIRLS LACROSSE ASSN (2219)	07/29 CK# 84725	\$100.00
635 SUMMER PROGRAM MATERIALS & SERVICES	01-20-575-119	100.00
ILLINOIS SHOTOKAN KARATE (909)	07/29 CK# 84726	\$766.80
3054/SPRING 14 SPRING PROGRAM MATERIALS & SERVICES	01-20-586-121	766.80
INTERGOVERNMENTAL PERSONNEL (934)	07/29 CK# 84727	\$42,395.28
JULY 2014 EMP DED PAY-INS 01-210-204	01-210-204	10,779.62
JULY 2014 LIFE INS BENEFIT -APPOINTED/ELECTED	01-05-410-141	48.87
JULY 2014 LIFE INS BENEFIT -APPOINTED/ELECTED	01-07-435-148	29.10
JULY 2014 EMPLOYEE BENEFIT - MEDICAL INSURANC	01-10-455-141	597.30
JULY 2014 EMPLOYEE BENEFITS - MEDICAL 01-15-510-141	01-15-510-141	731.32
JULY 2014 PLAN COMMISSION COMPENSATION	01-15-510-340	58.21
JULY 2014 LIFE INS BENEFIT -APPOINTED/ELECTED	01-20-550-148	87.60
JULY 2014 EMPLOYEE BENEFIT - MEDICAL INS 01-25-610-141	01-25-610-141	1,475.24
JULY 2014 EMPLOYEE BENEFIT - MEDICAL INSURANC	01-30-630-141	25,511.19
JULY 2014 EMPLOYEE BENEFITS - MEDICAL 01-501-141	01-35-710-141	859.54
JULY 2014 EMPLOYEE BENEFITS - MEDICAL 01-551-141	01-40-810-141	2,217.29
JULIE, INC. (1018)	07/29 CK# 84728	\$727.49
BAL 2014 J.U.L.I.E. 01-540-332	01-35-755-332	727.49
KAYOMARSH MEHTA (1862)	07/29 CK# 84729	\$100.00
2841300016098 RED LIGHT FINES 01-310-503	01-310-503	100.00

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DESCRIPTION	ACCOUNT NUMBER	AMOUNT
KIEFT BROTHERS INC (1051)	07/29 CK# 84730	\$1,736.61
203080 STORM WATER IMPROVEMENTS MAT 01-535-381	01-35-750-381	1,590.54
203285 STORM WATER IMPROVEMENTS MAT 01-535-381	01-35-750-381	146.07
KIMBALL MIDWEST (2504)	07/29 CK# 84731	\$649.39
3560595 OPERATING SUPPLIES & EQUIPMENT 01-503-401	01-35-715-401	649.39
KING CAR WASH (1057)	07/29 CK# 84732	\$325.00
60/JUN 14 GAS-OIL-WASH-MILEAGE 01-451-303	01-30-630-303	325.00
KIRKLAND SAWMILL (1063)	07/29 CK# 84733	\$310.00
7/22/14 MAINTENANCE SUPPLIES 01-615-331	01-20-570-331	310.00
KODIAK CONTRACTORS INC (2552)	07/29 CK# 84734	\$400.00
/14 FAMILY SPECIAL EVENT-BACK TO SCHOOL	01-20-585-153	400.00
KONICA MINOLTA BUSINESS SOLUTIONS (2319)	07/29 CK# 84735	\$524.30
9000690827 COPY SERVICE 01-451-315	01-30-630-315	227.85
9000694336 COPY SERVICE 01-420-315	01-10-455-315	296.45
DENNIS KOWSKI (1078)	07/29 CK# 84736	\$32.00
JUNE 14 GAMES SUMMER PROGRAM MATERIALS & SERVICES	01-20-575-119	32.00
MEL KREJCI (1081)	07/29 CK# 84737	\$75.00
JUNE 14 ASGMNTS SUMMER PROGRAM MATERIALS & SERVICES	01-20-575-119	75.00
LAKE HINSDALE VILLAGE (1112)	07/29 CK# 84739	\$555.60
BLDGPERMIT RFND BUILDING PERMITS 01-310-401	01-310-401	555.60
LASERCRAFT INC (2300)	07/29 CK# 84740	\$23,892.50
16188/JUN 14 RED LIGHT CAMERA FEES 01-30-630-247	01-30-630-247	22,475.00
16188/JUN 14 RED LIGHT - MISC FEE	01-30-630-249	1,417.50
LAW ENFORCEMENT RECORDS MNGRS IL (2318)	07/29 CK# 84741	\$50.00
2014 DUES FEES-DUES-SUBSCRIPTIONS 01-451-307	01-30-630-307	50.00
LEXIS (21)	07/29 CK# 84742	\$99.20
1009686/JUN 14 FEES-DUES-SUBSCRIPTIONS 01-451-307	01-30-630-307	99.20
LEXIS (21)	07/29 CK# 84743	\$559.25
99257869 FEES-DUES-SUBSCRIPTIONS 01-451-307	01-30-630-307	559.25
LOGSDON OFFICE SUPPLY (2452)	07/29 CK# 84744	\$86.43
914954-001 OFFICE SUPPLIES 01-420-301	01-10-455-301	69.21
914954-001 OFFICE SUPPLIES 01-25-610-301	01-25-610-301	18.42
914954-001 OFFICE SUPPLIES 01-501-301	01-35-710-301	32.76
914954-002 OFFICE SUPPLIES 01-420-301	01-10-455-301	-33.96
LONG MARK (1165)	07/29 CK# 84745	\$750.00
14 UNFRMS UNIFORMS 01-451-345	01-30-630-345	750.00
MARQUARDT & BELMONTE P.C. (2259)	07/29 CK# 84746	\$997.50
6572/JUN 14 RED LIGHT ADJUDICATOR 01-30-630-246	01-30-630-246	997.50
DON MARTINA (1216)	07/29 CK# 84747	\$32.00
JUNE 14 GAMES SUMMER PROGRAM MATERIALS & SERVICES	01-20-575-119	32.00
DAVE MATTHEWS (1214)	07/29 CK# 84748	\$160.00
JUNE 14 GAMES SUMMER PROGRAM MATERIALS & SERVICES	01-20-575-119	160.00
METRO ENVIRONMENTAL CONTRACTORS (1244)	07/29 CK# 84749	\$288.75
11891 MAINTENANCE - GAS TANKS AND PUMPS 01-510-412	01-35-725-412	288.75
MOLLY AND MICHAEL FITZGERALD (1862)	07/29 CK# 84750	\$100.00
2841300029068 RED LIGHT FINES 01-310-503	01-310-503	100.00

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GENERAL CORPORATE FUND

CHECKS & DIR. DEBITS

DESCRIPTION	ACCOUNT NUMBER	AMOUNT
MONICA BYRNE (1792) 253S SUMMER RECREATION FEES 01-310-815	07/29 CK# 84751 01-310-815	\$17.00 17.00
MOTOROLA SOLUTIONS INC (1312) 141645302014 FEES-DUES-SUBSCRIPTIONS 01-451-307	07/29 CK# 84752 01-30-630-307	\$68.00 68.00
NORTH EAST MULTI REGIONAL TRNG. (1371) 184917/HANDZIK SCHOOLS-CONFERENCE TRAVEL 01-451-304	07/29 CK# 84753 01-30-630-304	\$255.00 255.00
NUTOYS LEISURE PRODUCTS (1400) 41494 MAINTENANCE SUPPLIES 01-615-331	07/29 CK# 84754 01-20-570-331	\$303.00 303.00
ORKIN EXTERMINATING (1439) D2604360 JUL14 MAINTENANCE - BUILDING 01-405-228	07/29 CK# 84755 01-10-466-228	\$84.70 84.70
PACIFIC TELEMAGEMENT SERVICES (2197) 665509/AUG 14 PHONE - TELEPHONES 01-420-201	07/29 CK# 84756 01-10-455-201	\$78.00 78.00
PAK MAIL CENTER (1459) 15554 POSTAGE & METER RENT 01-451-311 15559 POSTAGE & METER RENT 01-451-311	07/29 CK# 84757 01-30-630-311 01-30-630-311	\$58.72 29.36 29.36
PAVE, SEAL AND STRIPE LLC (2627) 14-124 STORM WATER IMPROVEMENTS MAT 01-535-381	07/29 CK# 84758 01-35-750-381	\$2,495.00 2,495.00
PCS INTERNATIONAL (2201) 133042 ERP CONSULTING SERVICES	07/29 CK# 84759 01-25-615-307	\$300.00 300.00
PEPSI COLA GEN BOT (1479) 24870806 COMMISSARY PROVISION 01-420-355	07/29 CK# 84760 01-10-455-355	\$196.80 196.80
PETTY CASH C/O TIM HALIK (1492) 7/23/14 COMMISSARY PROVISION 01-420-355 7/23/14 CHILDRENS SPECIAL EVENTS - OTHER 01-625-150 7/23/14 FEES-DUES-SUBSCRIPTIONS 01-451-307 7/23/14 POSTAGE & METER RENT 01-451-311 7/23/14 MAINTENANCE - EQUIPMENT 01-520-411	07/29 CK# 84761 01-10-455-355 01-20-585-150 01-30-630-307 01-30-630-311 01-35-735-411	\$112.63 20.13 25.00 45.00 0.50 22.00
PHYSIO-CONTROL INC (1500) 115015438 OPERATING EQUIPMENT 01-451-401	07/29 CK# 84762 01-30-630-401	\$269.35 269.35
PUBLIC SAFETY DIRECT INC (2309) 25884 MAINTENANCE - VEHICLES 01-451-409	07/29 CK# 84763 01-30-630-409	\$95.00 95.00
RATHS, RATHS & JOHNSON, INC. (1591) 10073-406 REIMB. 14041-406 REIMB.	07/29 CK# 84764 01-40-820-255 01-40-820-255	\$2,333.25 962.75 1,370.50
RAY O'HERRON CO., INC. (1594) 1437967 UNIFORMS 01-451-345 1439242 UNIFORMS 01-451-345	07/29 CK# 84765 01-30-630-345 01-30-630-345	\$1,256.61 1,124.12 132.49
RIGHT FIT SPORT FITNESS WELLNESS (2298) 1774 SUMMER PROGRAM MATERIALS & SERVICES	07/29 CK# 84766 01-20-575-119	\$861.00 861.00
ROBERT WHITE CONSTRUCTION (2579) 1068 STREET & ROW MAINTENANCE 01-535-328 1069 STREET & ROW MAINTENANCE 01-535-328	07/29 CK# 84767 01-35-750-328 01-35-750-328	\$4,234.00 2,600.00 1,634.00
RICK ROCK (2544) JUNE 14 GAMES SUMMER PROGRAM MATERIALS & SERVICES	07/29 CK# 84768 01-20-575-119	\$96.00 96.00
RUTLEDGE PRINTING CO. (1648) 121959 PRINTING & PUBLISHING 01-451-302	07/29 CK# 84769 01-30-630-302	\$125.64 125.64

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DESCRIPTION	ACCOUNT NUMBER	AMOUNT
SAFETY PLAY INC (2630) 6-28-14 MAINTENANCE SUPPLIES 01-615-331	07/29 CK# 84770 01-20-570-331	\$162.00 162.00
SCHWEIZER EMBLEM COMPANY (1681) 18236 UNIFORMS 01-451-345	07/29 CK# 84771 01-30-630-345	\$600.20 600.20
SCORETRONICS INC (2631) 7785 MAINTENANCE SUPPLIES 01-615-331	07/29 CK# 84772 01-20-570-331	\$1,170.00 1,170.00
SEASON COMFORT, CORP. (1687) 204244 MAINTENANCE - BUILDING 01-405-228	07/29 CK# 84773 01-10-466-228	\$977.31 977.31
SERVICE SANITATION INC (1697) 6887567 RENT - EQUIPMENT 01-615-234	07/29 CK# 84774 01-20-570-234	\$95.00 95.00
SHEQUIDA WHITAKER (1466) PRK PERMIT DEP PARK PERMIT FEES 01-310-814	07/29 CK# 84775 01-310-814	\$100.00 100.00
SIKICH LLP (1722) 1228094/ERP ERP CONSULTING SERVICES 1228094/ERP-2 ERP CONSULTING SERVICES	07/29 CK# 84776 01-25-615-307 01-25-615-307	\$900.00 50.00 850.00
SOUTHWEST CENTRAL DISPATCH (1751) AUGUST 2014 RADIO DISPATCHING 01-483-235	07/29 CK# 84777 01-30-675-235	\$20,722.36 20,722.36
SPORTSFIELD, INC. (1764) 214514 PARK LANDSCAPE SUPPLIES 01-610-341	07/29 CK# 84778 01-20-565-341	\$531.00 531.00
STAPLES (1767) 8030426774 OFFICE SUPPLIES 01-420-301	07/29 CK# 84779 01-10-455-301	\$87.70 87.70
LAW OFFICES STORINO RAMELLO & DURKIN (2545) 64645/JUN 14 FEES - VILLAGE ATTORNEY 01-425-239	07/29 CK# 84780 01-10-470-239	\$3,410.85 3,410.85
STREICHER'S (1787) 11099534 UNIFORMS 01-451-345 11100773 UNIFORMS 01-451-345	07/29 CK# 84781 01-30-630-345 01-30-630-345	\$2,664.00 135.00 2,529.00
SUBURBAN LIFE PUBLICATIONS (1805) 10074604 PRINTING & PUBLISH 01-420-302 10074604 PRINTING & PUBLISHING 01-15-510-302	07/29 CK# 84782 01-10-455-302 01-15-510-302	\$1,304.40 220.92 1,083.48
SUBURBAN LIFE PUBLICATIONS (1805) 318451/DAVI 14 FEES DUES SUBSCRIPTIONS 01-05-410-307	07/29 CK# 84783 01-05-410-307	\$42.00 42.00
SUZANNE KOTEL (1862) 2841300049728 RED LIGHT FINES 01-310-503	07/29 CK# 84785 01-310-503	\$100.00 100.00
T & R TOWING (1888) 8902 MAINTENANCE - VEHICLES 01-451-409	07/29 CK# 84786 01-30-630-409	\$185.00 185.00
T.P.I. (1886) 7119/JUN 14 PLAN REVIEW - BUILDING CODE 01-555-258 7119/JUN 14 PART TIME INSPECTOR 01-565-109 7119/JUN 14 REIMB.	07/29 CK# 84787 01-40-820-258 01-40-830-109 01-40-830-115	\$8,093.73 4,473.73 2,720.00 900.00
TAMELING GRADING (1836) TG5-JUN 14 LANDSCAPE MAINTENANCE SERVICES 01-610-342 TG5-JUN 14 ADA RECREATION ACCOMMODATIONS 01-630-520 TG5-JUN 14 STREET & ROW MAINTENANCE 01-535-328	07/29 CK# 84788 01-20-565-342 01-20-590-520 01-35-750-328	\$5,991.75 4,320.50 450.00 1,221.25
TAMELING INDUSTRIES (1844) 95461 STREET & ROW MAINTENANCE 01-535-328 95711 STREET & ROW MAINTENANCE 01-535-328 95925 STREET & ROW MAINTENANCE 01-535-328	07/29 CK# 84789 01-35-750-328 01-35-750-328 01-35-750-328	\$533.99 12.50 207.77 313.72

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GENERAL CORPORATE FUND

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DESCRIPTION	ACCOUNT NUMBER	AMOUNT
TEAM REIL INC (2172)	07/29 CK# 84790	\$18.27
12253P MAINTENANCE SUPPLIES 01-615-331	01-20-570-331	18.27
THOMPSON ELEV. INSPECT. SERVICE (1873)	07/29 CK# 84791	\$143.00
14-2310 ELEVATOR INSPECTION 01-565-117	01-40-830-117	43.00
14-2476 ELEVATOR INSPECTION 01-565-117	01-40-830-117	100.00
TOM & JERRY'S SHELL SERVICES (1883)	07/29 CK# 84792	\$4,179.39
2 - 7/1/14 GAS-OIL-WASH-MILEAGE 01-451-303	01-30-630-303	33.57
49768 MAINTENANCE - VEHICLES 01-451-409	01-30-630-409	690.80
49952 MAINTENANCE - VEHICLES 01-451-409	01-30-630-409	45.85
49954 MAINTENANCE - VEHICLES 01-451-409	01-30-630-409	372.19
49957 MAINTENANCE - VEHICLES 01-451-409	01-30-630-409	150.04
49984 MAINTENANCE - VEHICLES 01-451-409	01-30-630-409	461.10
49987 MAINTENANCE - VEHICLES 01-451-409	01-30-630-409	319.11
50004 MAINTENANCE - VEHICLES 01-451-409	01-30-630-409	731.83
500064 MAINTENANCE - VEHICLES 01-451-409	01-30-630-409	25.45
50016 MAINTENANCE - VEHICLES 01-451-409	01-30-630-409	151.47
50018 MAINTENANCE - VEHICLES 01-451-409	01-30-630-409	45.80
50025 MAINTENANCE - VEHICLES 01-451-409	01-30-630-409	267.24
50031 MAINTENANCE - VEHICLES 01-451-409	01-30-630-409	25.45
50043 MAINTENANCE - VEHICLES 01-451-409	01-30-630-409	25.45
50046 MAINTENANCE - VEHICLES 01-451-409	01-30-630-409	25.45
50047 MAINTENANCE - VEHICLES 01-451-409	01-30-630-409	25.45
50052 MAINTENANCE - VEHICLES 01-451-409	01-30-630-409	45.85
50058 MAINTENANCE - VEHICLES 01-451-409	01-30-630-409	686.39
50062 MAINTENANCE - VEHICLES 01-451-409	01-30-630-409	25.45
50065 MAINTENANCE - VEHICLES 01-451-409	01-30-630-409	25.45
TOOLS PLUS INDUSTRIES (2269)	07/29 CK# 84793	\$214.97
41925 OPERATING SUPPLIES & EQUIPMENT 01-503-401	01-35-715-401	214.97
TRAFFIC CONTROL & PROTECTIONS (2337)	07/29 CK# 84794	\$1,069.40
80610 ROAD SIGNS 01-540-333	01-35-755-333	1,069.40
UNIFIRST (1926)	07/29 CK# 84796	\$493.77
0610841686 MAINTENANCE - PW BUILDING	01-35-725-418	52.05
0610844024 MAINTENANCE - PW BUILDING	01-35-725-418	52.05
0610846253 MAINTENANCE - BUILDING 01-405-228	01-10-466-228	168.81
0610848524 MAINTENANCE - BUILDING 01-405-228	01-10-466-228	168.81
0610848582 MAINTENANCE - PW BUILDING	01-35-725-418	52.05
VERIZON WIRELESS (1972)	07/29 CK# 84797	\$900.38
9727895044 PHONE - TELEPHONES 01-05-410-201	01-05-410-201	62.82
9727895044 PHONE - TELEPHONES 01-420-201	01-10-455-201	23.35
9727895044 PHONE - TELEPHONES 01-451-201	01-30-630-201	581.13
9727895044 TELEPHONES 01-501-201	01-35-710-201	136.75
9727895044 TELEPHONES 01-551-201	01-40-810-201	96.33
WALZ GROUP LLC (1998)	07/29 CK# 84798	\$347.19
476021 OFFICE SUPPLIES 01-420-301	01-10-455-301	347.19
WAREHOUSE DIRECT (2002)	07/29 CK# 84799	\$57.50
2359747-0 OFFICE SUPPLIES 01-451-301	01-30-630-301	57.50
WEST SIDE TRACTOR SALES (2031)	07/29 CK# 84800	\$482.78
N05193 MAINTENANCE - VEHICLES 01-520-409	01-35-735-409	66.39
V79209 MAINTENANCE - VEHICLES 01-520-409	01-35-735-409	416.39

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GENERAL CORPORATE FUND

CHECKS & DIR. DEBITS

DESCRIPTION	ACCOUNT NUMBER	AMOUNT
WESTOWN AUTO SUPPLY COMPANY (2026)	07/29 CK# 84801	\$82.70
58334 MAINTENANCE - EQUIPMENT 01-520-411	01-35-735-411	10.76
58350 MAINTENANCE - VEHICLES 01-520-409	01-35-735-409	56.95
58614 MAINTENANCE - VEHICLES 01-520-409	01-35-735-409	14.99
WOLF & COMPANY LLP (2340)	07/29 CK# 84802	\$3,500.00
118051 AUDIT SERVICES 01-25-620-251	01-25-620-251	3,500.00
TOTAL GENERAL CORPORATE FUND		\$204,642.01

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WATER FUND

CHECKS & DIR. DEBITS

DESCRIPTION	ACCOUNT NUMBER	AMOUNT
ANN LABAK (2009) WR 07/18/14 OVER PAYMENT SENT TO CUSTOMER-DM LABAK, ANN UT# 110305.000	07/29 CK# 84678 02-280-133	\$197.73 197.73
ASSOCIATED TECHNICAL SERV. LTD. (126) 25185 LEAK SURVEYS 02-430-276	07/29 CK# 84681 02-50-430-276	\$1,642.00 1,642.00
CALL ONE (289) JULY 14 PHONE - TELEPHONES 02-401-201 JUNE 14 PHONE - TELEPHONES 02-401-201	07/29 CK# 84689 02-50-401-201 02-50-401-201	\$1,171.60 585.62 585.98
COMMONWEALTH EDISON (370) 4651111049JUL14 ENERGY - ELECTRIC PUMP 02-420-206 5071072051JUL14 ENERGY - ELECTRIC PUMP 02-420-206	07/29 CK# 84696 02-50-420-206 02-50-420-206	\$668.00 514.32 153.68
JAMES CREMEENS (2258) WATER PUMP MATERIALS, SUPPLIES, STANDPIPE, PUM	07/29 CK# 84698 02-50-425-475	\$60.32 60.32
DELTA DENTAL PLAN OF ILLINOIS (468) AUGUST 2014 EMPLOYEE BENEFITS - MEDICAL	07/29 CK# 84699 02-50-401-141	\$137.93 137.93
DUPAGE WATER COMMISSION (521) 10531/JUN14 PURCHASE OF WATER 02-420-575	07/29 CK# 84707 02-50-420-575	\$134,418.33 134,418.33
ENVIRO TEST INC (555) 14-130397JUN14 SAMPLING ANALYSIS 02-420-362	07/29 CK# 84709 02-50-420-362	\$87.50 87.50
FALCO'S LANDSCAPING INC (581) 3143 LANDSCAPE - OTHER 02-430-299	07/29 CK# 84710 02-50-430-299	\$1,500.00 1,500.00
H-B-K WATER METER SERVICE (739) 15-575 NEW - METERING EQUIPMENT 02-435-461 15-578 METERS FLOW TESTING 02-435-278	07/29 CK# 84720 02-50-435-461 02-50-435-278	\$5,981.54 5,935.48 46.06
HACH CHEMICAL COMPANY (745) 8937060 CHEMICALS 02-420-361	07/29 CK# 84721 02-50-420-361	\$1,088.35 1,088.35
INTERGOVERNMENTAL PERSONNEL (934) JULY 2014 EMPLOYEE BENEFITS - MEDICAL	07/29 CK# 84727 02-50-401-141	\$913.92 913.92
KIEFT BROTHERS INC (1051) 202511 WATER DISTRIBUTION REPAIR-MAINTENAN	07/29 CK# 84730 02-50-430-277	\$292.14 292.14
LA FASTENERS INC (2613) 1-42704 MATERIAL & SUPPLIES - DISTRIBUTION 02-430-476	07/29 CK# 84738 02-50-430-476	\$73.45 73.45
PAK MAIL CENTER (1459) 11890 POSTAGE & METER RENT 02-401-311	07/29 CK# 84757 02-50-401-311	\$29.36 29.36
ROBERT WHITE CONSTRUCTION (2579) 1068 WATER DISTRIBUTION REPAIR-MAINTENAN	07/29 CK# 84767 02-50-430-277	\$2,600.00 2,600.00
SUNSET SEWER & WATER (2276) 2014-177 WATER DISTRIBUTION REPAIR-MAINTENAN	07/29 CK# 84784 02-50-430-277	\$25,671.57 25,671.57
TAMELING GRADING (1836) TG5-JUN 14 WATER DISTRIBUTION REPAIR-MAINTENAN	07/29 CK# 84788 02-50-430-277	\$786.00 786.00
UNDERGROUND PIPE & VALVE, CO. (1923) 2160 WATER DISTRIBUTION REPAIR-MAINTENAN 2333 WATER DISTRIBUTION REPAIR-MAINTENAN	07/29 CK# 84795 02-50-430-277 02-50-430-277	\$186.00 90.00 96.00
VERIZON WIRELESS (1972) 9727895044 PHONE - TELEPHONES 02-401-201	07/29 CK# 84797 02-50-401-201	\$136.75 136.75
ZIEBELL WATER SERVICE PRODUCTS (2118) 225355 MATERIAL & SUPPLIES - DISTRIBUTION 02-430-476	07/29 CK# 84803 02-50-430-476	\$636.00 636.00

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WATER FUND

CHECKS & DIR. DEBITS

DESCRIPTION	ACCOUNT NUMBER	AMOUNT
TOTAL WATER FUND		\$178,278.49

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WATER CAPITAL IMPROVEMENTS FUND

CHECKS & DIR. DEBITS

DESCRIPTION	ACCOUNT NUMBER	AMOUNT
CALUMET CITY PLUMBING CO., INC (2629)	07/29 CK# 84690	\$1,035.00
14201 MTU REPLACEMENT	09-65-440-602	1,035.00
TOTAL WATER CAPITAL IMPROVEMENTS FUND		\$1,035.00

VILLAGE OF WILLOWBROOK

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SUMMARY ALL FUNDS

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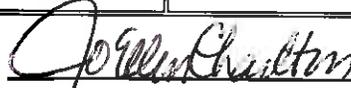
BANK ACCOUNT	DESCRIPTION	AMOUNT	
01-110-105	GENERAL CORPORATE FUND-CHECKING - 0010330283	204,642.01	*
02-110-105	WATER FUND-CHECKING 0010330283	178,278.49	*
09-110-105	WATER CAPITAL IMPROVEMENTS FUND-CHECKING - 100564-4	1,035.00	*
TOTAL ALL FUNDS		383,955.50	**

VILLAGE OF WILLOWBROOK

BOARD MEETING AGENDA ITEM - HISTORY/COMMENTARY

ITEM TITLE:

Receive Plan Commission Recommendation – Public Hearing 2014-06 – Special Use permit and other relief as may be required to allow a 1,890 square foot restaurant to operate in Tenant Space # 2 in the Hinsdale Lake Commons Shopping Center – 6300 Kingery

AGENDA NO.**5d****AGENDA DATE:** 7/28/14**STAFF REVIEW:** Jo Ellen Charlton, Planning Consultant**SIGNATURE:****LEGAL REVIEW:** Tom Bastian, Village Attorney**SIGNATURE:**THOMAS BASTIAN III.**RECOMMENDED BY:** Tim Halik, Village Administrator**SIGNATURE:**Tim Halik**REVIEWED & APPROVED BY COMMITTEE:**YES NO N/A **ITEM HISTORY (PREVIOUS VILLAGE BOARD REVIEWS, ACTIONS RELATED TO THIS ITEM, OTHER HISTORY)**

Hinsdale Lake Commons was built as a PUD and several uses within the shopping center have been approved separately as special uses. This special use would only apply to the square footage in the location requested in the application.

ITEM COMMENTARY (BACKGROUND, DISCUSSION, RECOMMENDATIONS, ETC.)

At a special July 16, 2014 meeting, the Plan Commission held the public hearing and made a recommendation to approve a special use for an 1,890 square foot restaurant on the north end of the Hinsdale Lake Commons Shopping Center, in part of the old Blockbuster space.

While no one was present at the hearing to speak for or against the application, the Village did receive one e-mail from Helen Cox expressing support for the sushi restaurant.

By a 6-0 vote of the members present, the Plan Commission voted recommend approval of the PUD Amendment to allow the day care facility. One member was absent.

ACTION PROPOSED:

July 28, 2014: Receive Plan Commission Recommendation.



EST. 1960

Willowbrook

7760 Quincy Street
Willowbrook, IL 60527-5594

Phone: (630) 323-8215 Fax: (630) 323-0787 www.willowbrook.il.org

Mayor

Frank A. Trilla

Village Clerk

Leroy R. Hansen

Village Trustees

Dennis Baker

Sue Berglund

Umberto Davi

Terrence Kelly

Michael Mistele

Paul Oggerino

Village Administrator

Tim Halik

Chief of Police

Mark Shelton



Proud Member of the
Illinois Route 66 Scenic Byway

MEMORANDUM

MEMO TO: Frank A. Trilla, Mayor
Board of Trustees

MEMO FROM: Daniel Kopp, Chairman, Plan Commission

DATE: July 17, 2014

SUBJECT: Zoning Hearing Case 14-06: 6300 Kingery Highway, "Oishi Sushi": Petition for a Special Use permit and other relief as may be required to allow a 1,890 square foot restaurant to operate in Hinsdale Lake Commons Shopping Center.

At the special meeting of the Plan Commission held on July 16, 2014, the above referenced application was discussed and the following motion was made:

MOTION: Made by Commissioner Ruffolo, seconded by Commissioner Soukup based on the submitted petition and testimony presented, I move that the Plan Commission approve and adopt the standards for special use outlined in Exhibit 3 of the staff report prepared for PC 14-06 for the July 16, 2014 Plan Commission meeting, and that the Plan Commission recommend to the Village Board approval of a special use for a restaurant subject to the following condition:

1. The special use for a restaurant shall only apply to the 1900 square feet in tenant space number 2.

ROLL CALL: AYES: Commissioners Lacayo, Soukup, Kaucky, Ruffolo, Vice-Chairman Wagner, and Chairman Kopp; NAYS: None. ABSENT: Commissioner Remkus.

MOTION DECLARED CARRIED

Should any member of the Board have any questions regarding this matter, please do not hesitate to contact me.

DK:jp

VILLAGE OF WILLOWBROOK

STAFF REPORT TO THE VILLAGE BOARD

Plan Commission Date: July 16, 2014
Village Board Receives: July 25, 2014

Prepared By: Jo Ellen Charlton, Planning Consultant

Case Number: PC 14-06

Case Title: Oishi Sushi Special Use

Petitioner: Edward Yung, 300 S. Roberts Rd., Inverness, IL 60067

Action Requested: Consideration and recommendation of a special use permit for a restaurant in Tenant Space Number 2 in the Hinsdale Lake Commons Shopping Center (next to Phillies Pizza)

Location: 6300 S. Kingery Highway (Southwest corner of Route 83 and 63rd Street)

PINs: 09-23-101-025 and 09-23-101-026

Existing Zoning: B-2 with a Special Use Permit for a PUD

Existing Land Use: Mixed Use Retail, Restaurant and an Outlot for a Bank

Property Size: 20.96 acres

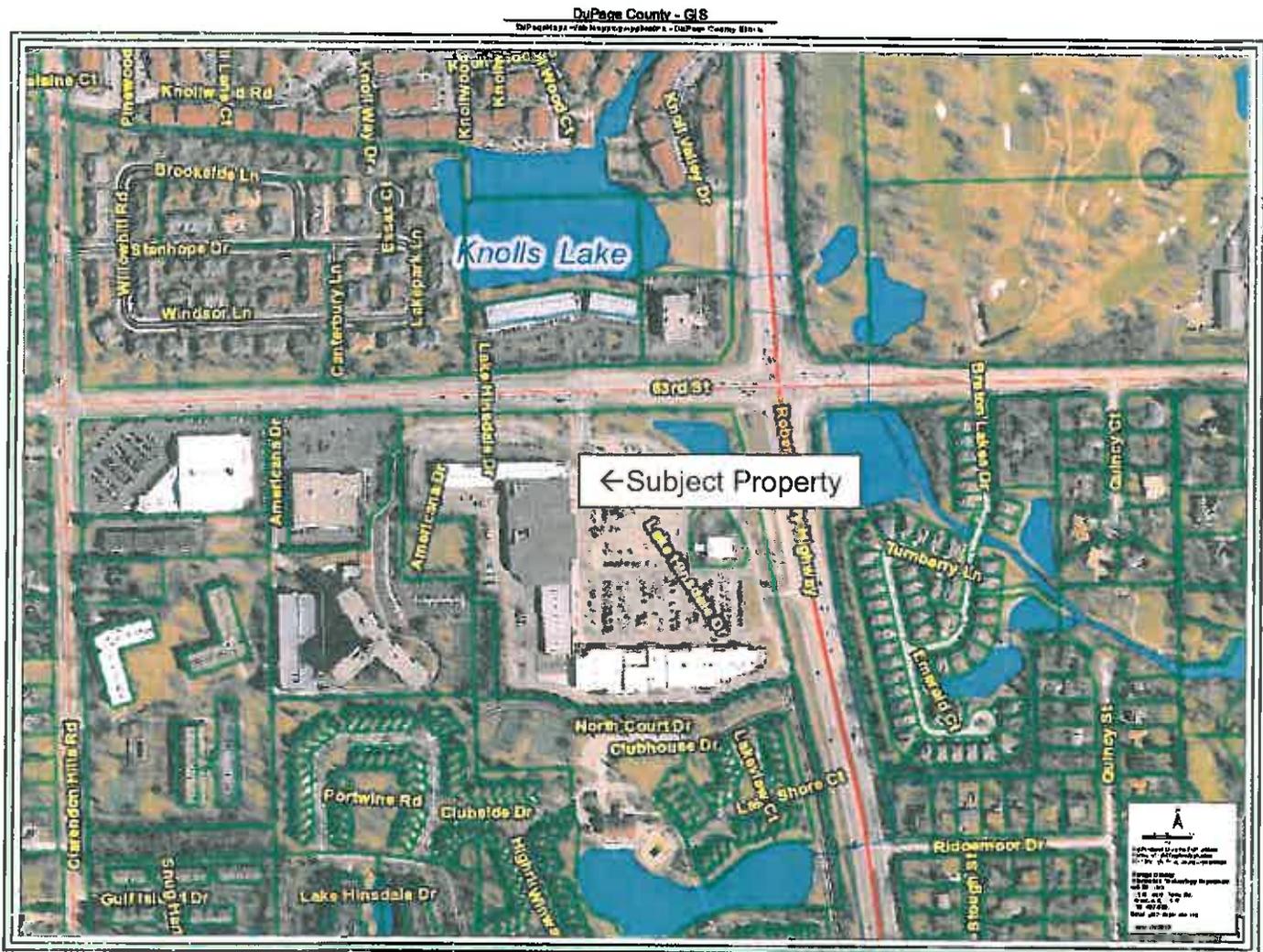
Surrounding Land Use:

	<i>Use</i>	<i>Zoning</i>
<i>North</i>	Willowbrook Square Shopping Ctr.	B-2/Special Use
<i>South</i>	Lake Hinsdale Village	R-4/Special Use
<i>East</i>	Single-Family Residential	R-4 and R-1
<i>West</i>	Multi-Family Residential and Whole Foods	R-5 and B-2

Documents Attached: Exhibit 1. Interior Layout for Oishi Sushi, prepared by Yung Architect, not dated.
Exhibit 2. Hinsdale Lake Commons Tenant List
Exhibit 3. Standards for Special Use
Exhibit 4. Letter of Support

**Necessary Action
By Village Board:** July 25, 2014: Receive Plan Commission Recommendation
August 11, 2014: Consideration of ordinance

Site Description: The shopping center consists of 184,359 square feet of space, which includes a 5,400 square foot outlot building (Bank of America), on 20.96 acres.



Development Proposal: The applicant, with the property owner's authorization, is requesting approval of the following zoning item:

- Approval of a special use to allow a 1,890 square foot restaurant (Oishi Sushi) to operate in part of Tenant Space Number 2 in the Hinsdale Lake Commons Shopping Center.

Oishi Sushi will be a Japanese style restaurant operated by an experienced restaurateur. The restaurant layout plan prepared by Yung Architects shows a roughly 1,900 square foot restaurant that can accommodate up to 73 seated patrons. The restaurant will be located between Phillies and TCBY at the north end of the shopping center with direct visibility to 63rd Street.

Staff Analysis:

Appropriateness of Use: The business is an appropriate use in general as it is listed as a special use in the B-2 zoning district. Whether it is appropriate in this location is dependent upon parking availability within the center as a whole, and within the context of the businesses it directly

competes with for parking in the immediate vicinity. Parking is evaluated in the next section below. A special use is also evaluated for its impact on adjoining properties, however given the existence of other restaurants in the immediate area, there should be no issues with the impacts of a restaurant use in this location. Finally, the use has been evaluated for its ability to handle its waste. A common dumpster area is located behind this group of retail spaces immediately behind Phillies. This shared dumpster area is roughly 20'x40' in area and has recently been repaired after being damaged by a garbage truck. No additional garbage handling facilities are warranted in this case.

Parking: The shopping center contains 858 parking spaces, which accommodates the existing tenants plus the proposed Oshi Sushi as shown in the table on the next page. The proposed 1,900 square foot restaurant will require 19 parking spaces based on a parking requirement of 1 space for every 100 square feet of space. Please note that there is currently 25,534 square feet of available space unaccounted for. If all of this space is leased to tenants that required 1 space for every 250 square feet, the center will be short by 7 parking spaces. While this number is not off by much, it is based on a parking calculation that excludes certain types of potential users. Specifically, users that should not be pursued without adding more parking include restaurants, personal grooming services, food, candy, ice cream, liquor stores. Staff communicated this information with the landlord and learned there are future plans to add parking in the southwest area of the shopping center, where the outdoor storage area used to be.

PARKING ANALYSIS

Tenant	Sqft	Req	Existing Tenants	Vacant Spaces
Phillies	6177	100	62	
Proposed Oshi Sushi	1900	100	19	
Vacant Remaining 2	2129	250		9
TCBY	1338	200	7	
Reichardt Cleaners	1347	250	5	
Stogies	1451	250	6	
Vacant 5	979	250		4
Hinsdale Lake Optics	978		4	
Edward Jones	978	225	4	
Beltone Hearing Aids	995		4	
Borics Haircare	978	200	4	
Café La Fortuna	1872	100	19	
Subway	978	100	10	
Fannie May Candies	1534	250	6	
Whole Foods Market	56989	200	285	
Vacant (Extra Domincks)	12690	250		51
Palm Beach Tan	3000	200	15	
Lavida Massage	2070	200	10	
Cabinetry Solutions	2078	250	8	
Vacant 17	5996	250		24
Mathnasium	1800		9	
Dentists of Hinsdale	1800		11	
Vacant 20	1840	250		7.36
Meade Chiropractic	1800		11	
Cahrter Fitness	17275		70	
Goodwill	22800	250	91	
Salong Suites	4789	200	24	
Advanced Physicians Group	3600		12	
FMC Dialysis Services	9374		18	
Magic Nails	1762	200	9	
Juicy-O	5801	200	29	
Bank of America	5400	300	18	
Total Square Footage	184498			
Required Parking			770	865.36
Provided Parking			858	858
Surplus/Deficit			88	-7.36

Traffic Flow & Access: The proposed use will not alter the approved traffic flow or access into or out of the shopping center.

Utilities: The proposed use will not alter the approved utility service plan.

Landscaping: The proposed use will not alter the approved landscape plan.

Wetlands/Stormwater Management: The proposed use will not alter the approved stormwater management plan.

Standards: Section 9-14-5.2 of the Willowbrook Zoning Ordinance establishes seven standards that must be evaluated by the Plan Commission and Village Board. Recommendations may include conditions of approval if appropriate to mitigate any negative impacts created by the special use. A list of the special use standards is provided in Exhibit 3, along with the proposed findings to be incorporated in the Plan Commission's recommendation and the Village Board's ordinance if approved.

Resident Support: Local resident Helen Cox (at PIN 09-23-101-025) sent a letter to Village Hall in support of the proposed project and hopes it prospers. Her letter is attached in Exhibit 4.

Plan Commission Public Hearing Summary:

The Plan Commission held the public hearing for this petition at a special meeting on July 16, 2014. The following members were in attendance at the meeting: Chairman Kopp, Vice Chairman Wagner, Kaucky, Lacayo, Ruffolo, and Soukup. Remkus was absent.

Architect Edward Yung and prospective restaurant owner Kwok Wai provided an overview of the proposed restaurant.

Planner Charlton provided a summary of the staff report.

No members of the public came forward to make any comments on this petition.

Chairman Kopp commented that the restaurant would be a good addition to the center.

The following motion from Ruffolo was seconded by Soukup and approved by a unanimous 6-0-1 roll-call vote of the members present:

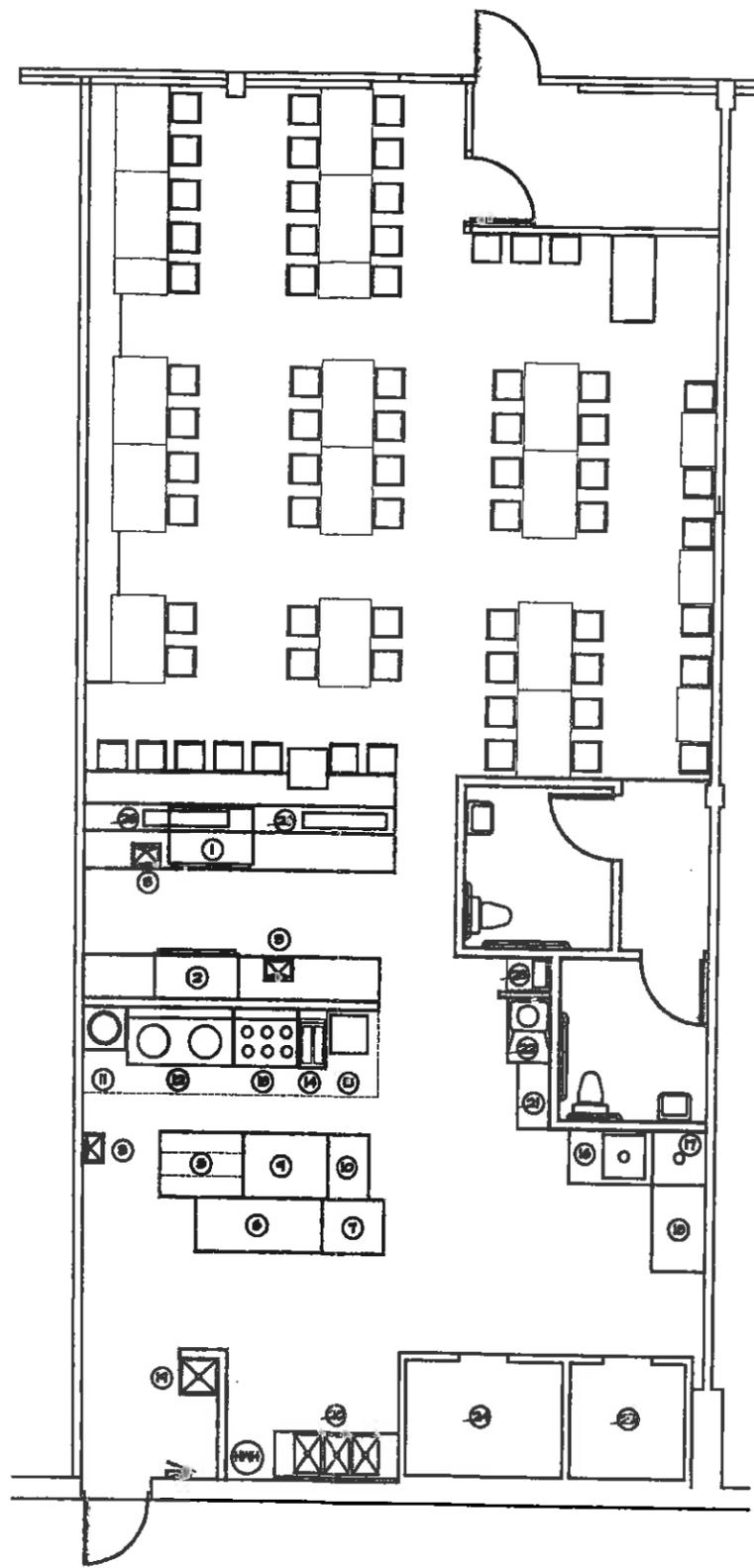
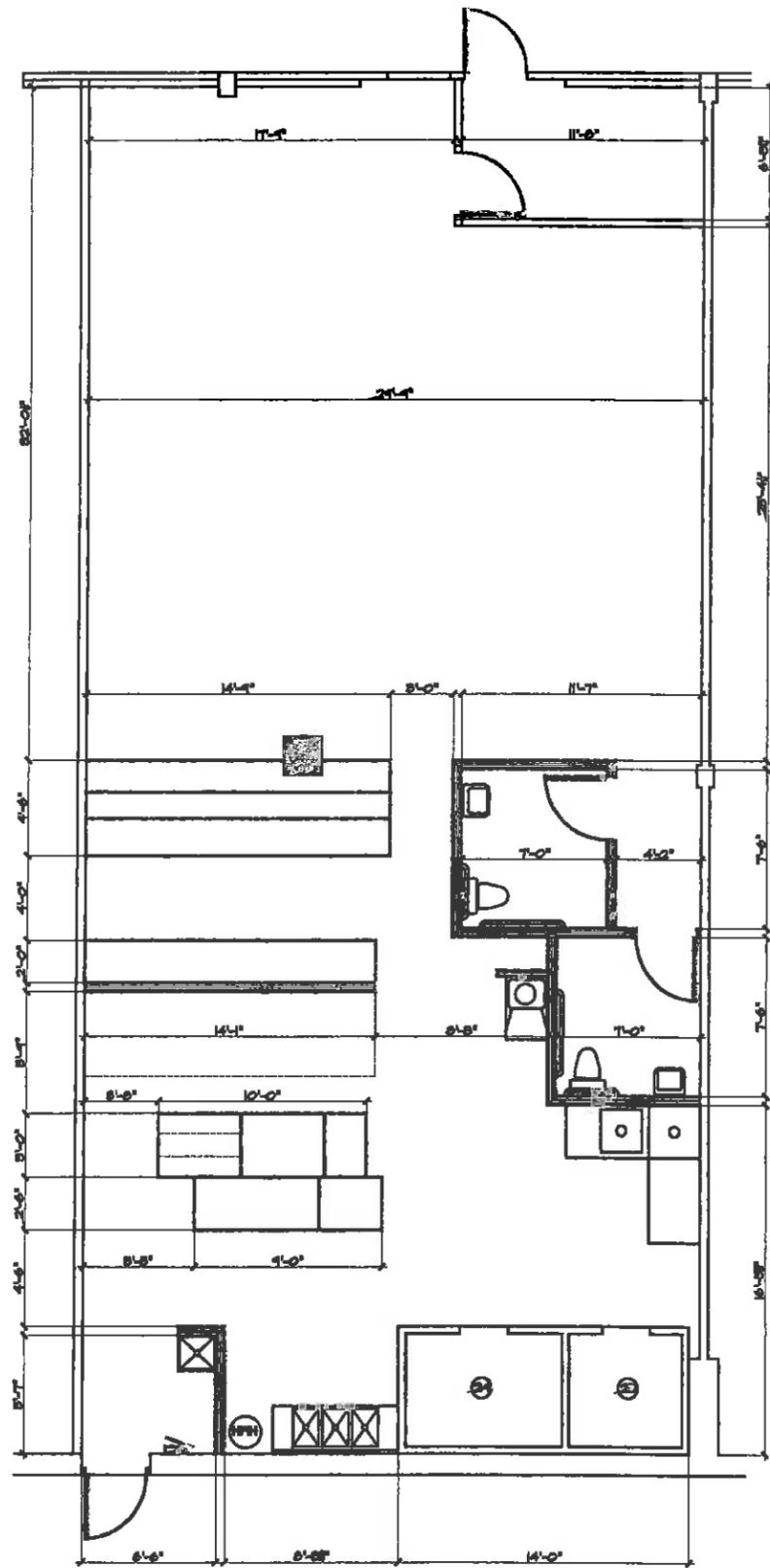
Based on the submitted petition and testimony presented, I move that the Plan Commission approve and adopt the standards for special use outlined in Exhibit 3 of the staff report prepared for PC 14-06 for the July 16, 2014 Plan Commission meeting, and that the Plan Commission recommend to the Village Board approval of a special use for a restaurant subject to the following condition:

- 1. The special use for a restaurant shall only apply to the 1900 square feet in tenant space number 2.**

Exhibit to Staff Report to the Plan Commission
PC 14-06: Hinsdale Lake Commons Special Use/Oishi Sushi

July 16, 2014
Jo Ellen Charlton
Planning Consultant

Exhibit 1
Interior Layout



EQUIPMENT SCHEDULE

EQUIP. NUMBER	EQUIPMENT	MODEL NUMBER	NSF	AGA	JL	MANUFACTURER	REMARKS
1	U.C. REFRIG.						
2	BAR COOLER						
3	HAND SINK						
4	SODA DISP.						
5	WORK TABLE						
6	WORK TABLE						
7	R.I. REFRIG.						
8	BAIN MARIE						
9	U.C. REFRIG.						
10	WORK TABLE						
11	RICE COOKER						
12	2 HOLE MOK						
13	6 BURN STOVE						
14	FRYER						
15	COUNTER FRYER						
16	SOIL TABLE						
17	DISHWASHER						
18	CLEAN TABLE						
19	MOP SINK						
20	3 COMP. SINK						
21	WORK TABLE						
22	PREP SINK						
23	ICE MACHINE						
24	MALIN COOLER						
25	MALIN FREEZER						
26							
27							

OISHI SUSHI RESTAURANT
 6300 KINGERY HIGHWAY - SUITE 106
 WILLOWBROOK, ILLINOIS

YUNG Architects
 ARCHITECTS/PLANNERS/INTERIORS/CONSTRUCTION MANAGERS

300 SOUTH ROBERTS ROAD
 INVERNESS, ILLINOIS 60067

Exhibit to Staff Report to the Plan Commission
PC 14-06: Hinsdale Lake Commons Special Use/Oishi Sushi

July 16, 2014
Jo Ellen Charlton
Planning Consultant

Exhibit 2
Tenant Space

Chicago

Hinsdale Lake Commons

6300 Robert Kingery Highway | Willowbrook, IL 60527

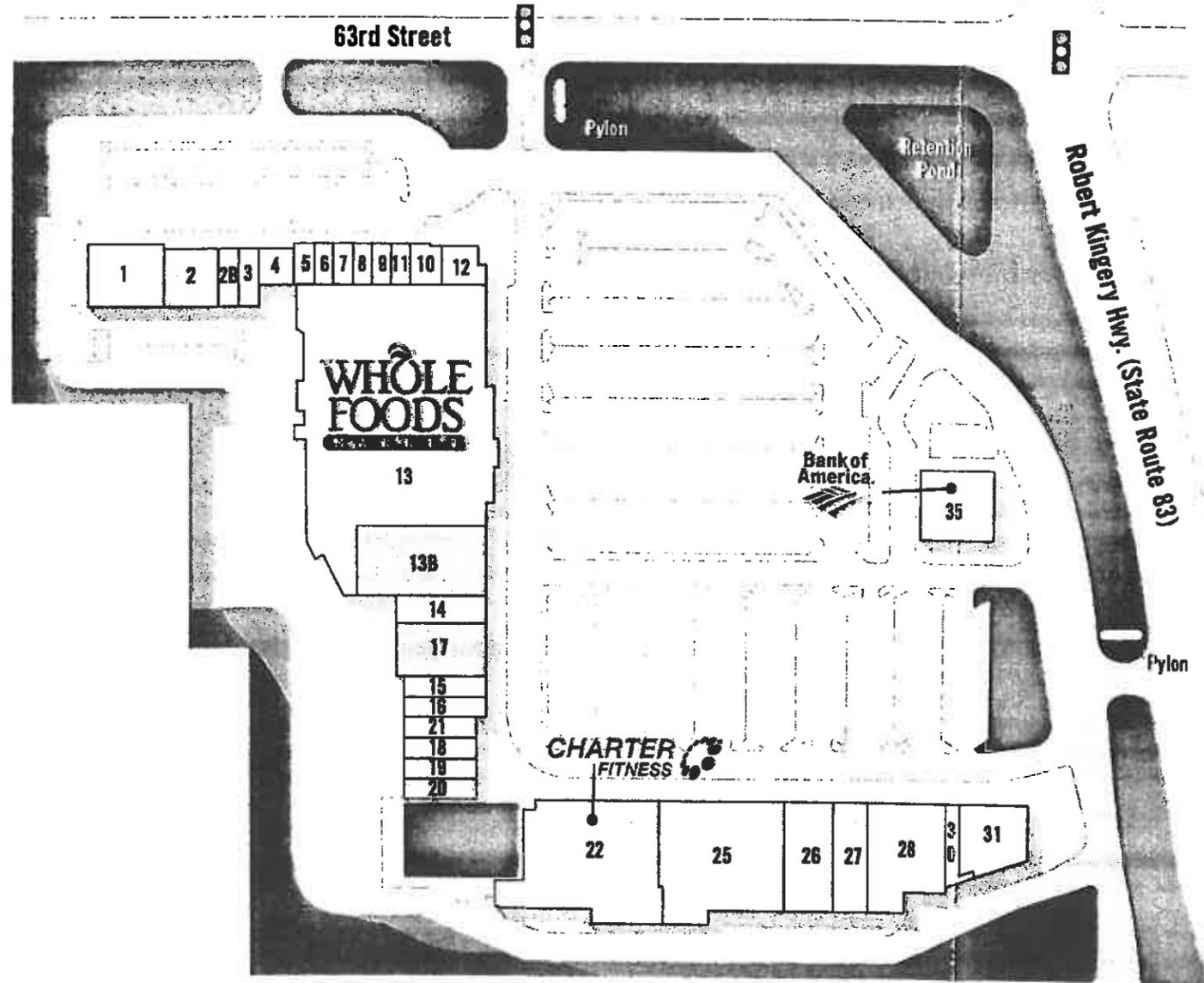
Center Size 179,099 SF

Available Space

0002	4,029 SF	0017	5,996 SF
0005	979 SF	0020	1,840 SF
0013B	12,690 SF		

Current Retailers

0001	PHILLIES PIZZA BAR & GRILL	6,177 SF
0002B	TCBY	1,338 SF
0003	REICHARDT CLEANERS	1,347 SF
0004	STOGIES	1,451 SF
0006	HINSDALE LAKE OPTICS	978 SF
0007	EDWARD JONES	978 SF
0008	BELTONE HEARING AIDS	995 SF
0009	BORIC'S HAIRCARE	978 SF
0010	CAFE LA FORTUNA	1,872 SF
0011	SUBWAY	978 SF
0012	FANNIE MAY CANDIES	1,534 SF
0013	WHOLE FOODS MARKET	56,989 SF
0014	PALM BEACH TAN	3,000 SF
0015	LAVIDA MASAGE	2,070 SF
0016	CABINETRY SOLUTIONS	2,078 SF
0018	MATHNASIUM	1,800 SF
0019	DENTISTS OF HINSDALE	1,800 SF
0021	MEADE CHIROPRACTIC	1,800 SF
0022	CHARTER FITNESS	17,275 SF
0025	GOODWILL	22,800 SF
0026	SALON SUITES	4,789 SF
0027	ADVANCED PHYSICIANS GROUP	3,600 SF
0028	FMC DIALYSIS SERVICES WILLOWBROOK	9,374 SF
0030	MAGIC NAILS	1,762 SF
0031	JUICY-O	5,801 SF
0035	BANK OF AMERICA	1 SF



AVAILABLE LEASED NAP (NOT A PART)

Rev. 04/04/14



Regency

Rick Spector 630 645 2817 RickSpector@RegencyCenters.com



This site plan is not a representation, warranty or guarantee as to size, location, identity of any tenant, the suite number, address or any other physical indicator or parameter of the property and for use as approximated information only. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion.

Exhibit 3
Standards for Special Use

- (A) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

Finding: An 1,890 square foot Sushi Restaurant in Tenant Space 2 will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. It is well situated within the shopping center.

- (B) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

Finding: An 1,890 square foot Sushi Restaurant in Tenant Space 2 will not be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted

- (C) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

The shopping center is already developed and a restaurant is a permitted special use in the zoning district.

- (D) That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.

The shopping center is already provided with adequate utilities, access roads, drainage and other facilities.

- (E) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The proposed use will not have an impact on ingress or egress to or from the public streets.

- (F) That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.

The special use itself conforms to all other applicable regulations of the district in which it is located

- (G) Conditions in the area have substantially changed, and at least one year has elapsed since any denial by the Village Board of any prior application for a special use permit that would have authorized substantially the same use of all or part of the site. (Ord. 97-O-05, 1-27-1997)

Oishi Sushi has not requested approval in the past to locate in this shopping center.

Exhibit to Staff Report to the Plan Commission
PC 14-06: Hinsdale Lake Commons Special Use/Oishi Sushi

July 16, 2014
Jo Ellen Charlton
Planning Consultant

Exhibit 4
Letter of Support

VILLAGE OF WILLOWBROOK

BOARD MEETING AGENDA ITEM - HISTORY/COMMENTARY

ITEM TITLE:

Receive Plan Commission Recommendation – Public Hearing 2014-07 –
Amendment to a PUD to allow for the construction of a new 9,267 square foot
daycare facility and site improvements – 6258 Kingery Highway

AGENDA NO.**5e****AGENDA DATE:** 7/28/14**STAFF REVIEW:** Jo Ellen Charlton, Planning Consultant**SIGNATURE:****LEGAL REVIEW:** Tom Bastian, Village Attorney**SIGNATURE:****RECOMMENDED BY:** Tim Halik, Village Administrator**SIGNATURE:****REVIEWED & APPROVED BY COMMITTEE:**YES NO N/A **ITEM HISTORY (PREVIOUS VILLAGE BOARD REVIEWS, ACTIONS RELATED TO THIS ITEM, OTHER HISTORY)**

The original PUD, which includes the shopping center, the bank, and the vacant parcel north of the bank, was approved in 1986. The original development plan for the vacant parcel has been officially amended once for a restaurant, and another separate proposal involving dog kenneling was withdrawn before being considered by the Village Board. The requested amendment would only impact the vacant property within the PUD.

ITEM COMMENTARY (BACKGROUND, DISCUSSION, RECOMMENDATIONS, ETC.)

At a special July 16, 2014 meeting, the Plan Commission held the public hearing and made a recommendation to approve an amendment to the PUD to allow for the construction of a new 9,267 square foot daycare facility and site improvements. Based on testimony from the applicant, the Plan Commission removed conditions in the staff report that would have required additional landscaping near retaining walls, and a condition that would have required manufactured stone on the entire height of the drive under canopy. Staff supports the requested changes.

While no one was present at the hearing to speak for or against the application, the Village did receive one letter from Lawrence W. Conklin, 6180 Knoll Lane Court, #104 who is opposed to the project. His letter is attached in the exhibit to the staff report, but generally he commented that the project would create too much noise and too much traffic. He believes it is a nice green space and that it should be left alone.

By a 6-0 vote of the members present, the Plan Commission voted recommend approval of the PUD Amendment to allow the day care facility. One member was absent.

ACTION PROPOSED:

July 28, 2014: Receive Plan Commission Recommendation.



EST. 1960

Willowbrook

7760 Quincy Street
Willowbrook, IL 60527-5594

Phone: (630) 323-8215 Fax: (630) 323-0787 www.willowbrook.il.org

Mayor

Frank A. Trilla

Village Clerk

Leroy R. Hansen

Village Trustees

Dennis Baker

Sue Berglund

Umberto Davi

Terrence Kelly

Michael Mistele

Paul Oggerino

Village Administrator

Tim Halik

Chief of Police

Mark Shelton



Proud Member of the
Illinois Route 66 Scenic Byway

MEMORANDUM

MEMO TO: Frank A. Trilla, Mayor
Board of Trustees

MEMO FROM: Daniel Kopp, Chairman, Plan Commission

DATE: July 17, 2014

SUBJECT: Zoning Hearing Case 14-07: 6258 Kingery Highway, "Little Sunshine Playhouse": Petition to amend a special use for a PUD and other variations and relief as may be required to allow the construction of a new 9,267 square foot daycare facility and site improvements.

At the special meeting of the Plan Commission held on July 16, 2014, the above referenced application was discussed and the following motion was made:

MOTION: Made by Vice-Chairman Wagner, seconded by Commissioner Soukup based on the submitted petition and testimony presented, I move that the Plan Commission approve and adopt the standards for special use and PUD and the findings outlined in Exhibits 4, 5, and 6 respectively of the staff report prepared for PC 14-07 for the July 16, 2014 Plan Commission meeting; and that the Plan Commission recommend to the Village Board approval of a special use authorizing a major change to an existing PUD and granting preliminary and final plat and plan approval for Lot 2, including all identified or incorporated exceptions included in the plans subject to the following conditions:

1. Improvements shall be in substantial compliance with all plans described in Exhibits 1 of the staff report prepared for PC 14-07 except as may be modified to comply with Village Codes or in response to compliance with conditions recommended by the Plan Commission and as approved by the Village Engineer.

2. Plans shall be revised prior to being considered by the Village Board in compliance with the engineering and planning comments outlined in Exhibits 2 and 3 respectively of the staff report prepared for PC 14-07 for the July 16, 2014 Plan Commission meeting except for comment 4 of the site plan comments and comment 6 of the landscape plan comments.

ROLL CALL: AYES: Commissioners Lacayo, Soukup, Kaucky, Ruffolo, Vice-Chairman Wagner, and Chairman Kopp; NAYS: None. ABSENT: Commissioner Remkus.

MOTION DECLARED CARRIED

Should any member of the Board have any questions regarding this matter, please do not hesitate to contact me.

DK:jp

**VILLAGE OF WILLOWBROOK
STAFF REPORT TO THE VILLAGE BOARD**

Plan Commission Hearing: July 16, 2014
Village Board Receive: July 25, 2014

Prepared By: Jo Ellen Charlton, Planning Consultant

Case Title: PC 14-07: 6258 Kingery Hwy/Little Sunshine Playhouse
PUD Amendment

Petitioner: Three Bridge Partners, LLC
19 St. Andrews Drive
St. Louis, MO 63124

Action Requested by Applicant: Amend previously approved PUD by approving preliminary and Final Changes to the Plat and Plans for Lot 2

Location: West side of Route 83, north of 63rd

Purpose: Develop an up-scale childcare/preschool facility in a 1 story, 9,267 square foot building, with two outdoor playgrounds.

Existing Zoning: B-2 Community Shopping

Existing Land Use: Vacant Property

Property Size: 1.807 Acres

Surrounding Land Use:	<i>Use</i>	<i>Zoning</i>
	<i>North</i> The Knolls Condos	R-5
	<i>South</i> Bank	B-2 PUD
	<i>East</i> Ruth Lake (Across Route 83)	Unincorporated
	<i>West</i> Lake	B-2 PUD

Documents Attached: Exhibit 1. Submitted Plans
Exhibit 2. Engineering Comments
Exhibit 3. Planning Comments
Exhibit 4. Standards for Special Use
Exhibit 5. Standards for PUD
Exhibit 6. Findings for PUD
Exhibit 7. Letter of Objection

Necessary Action by Village Board: July 25, 2014: Receive Plan Commission Recommendation
August 11, 2014: Tentative consideration of Ordinance (pending receipt of revised plans)

Site Description:

The development site is currently vacant. It is located on the west side of Route 83, north of 63rd and north of the bank building. The site consists of 1.807 acres, with about 260 feet of Route 83 frontage. The 11 plus acre site is part of the Willowbrook Square PUD and has cross access easement rights through the bank and shopping center properties for access to 63rd Street. Lot 2 is the only undeveloped lot within the PUD. This lot is about 304 feet deep, with a significant portion of the rear of the property encumbered by the lake. Existing sanitary easements, drainage



structures and other easement also encumber the south end of the property.

Development Proposal: The developer wishes to construct a single story 9,267 square foot building in the middle of the lot, with a 5,010 square foot playground on the north side of the building and a 2,060 toddler playground on the south side of the building (see attached site plan). Parking for 30 spaces is also provided on the lot. The elevations provided suggest a structure that appears more like a large single family home, or a nice golf course club house.

History: On 9/8/86, the Village Board approved Ordinances Nos. 86-O-28 and 86-O-29, which respectively provided for the special use permit, preliminary subdivision, PUD plat and variations and final subdivision and PUD for the Willowbrook Square Shopping Center and Hinsbrook Bank. On 9/28/87 with Ordinance No. 87-O-40, Lot 2 of the Willowbrook Square PUD received final PUD plat approval and additional variations to allow for the Blue Moon Restaurant. Granted variations included a reduction in the Route 83 setback from 100' to 90'; the elimination of the required loading berth; a reduction in the required setback to 5' for off-street parking areas, including any and all impervious surfaces adjacent to any residential district. On 9/5/07, by a vote of 5-0, the Plan Commission recommended approval for amendments to the Subject Lot 2 to allow for the Willowbrook Animal Care Clinic. This proposal was ultimately withdrawn by the applicant as a result of opposition to the outdoor dog kennels included as part of the project.

Previous PUD amendments for projects that were never built are not valid, but are a good indication of what is necessary on this site to make construction feasible. The site is encumbered by physical features, easements and greater than normal setback requirements because of the site's proximity to Route 83, which requires a 100' "specific setback"; and a 100' transitional setback from the residential property to the north.

Staff Analysis:

Exceptions:

All relevant exceptions are discussed below, along with an exact or estimated setback if one is not clearly marked on the plan. The Plan Commission is being asked to approve these exceptions as part of the amendment to the PUD. Exceptions can be authorized as part of the PUD approval process.

Use:

A daycare facility is not a listed permitted or special use in the B-2 zoning district, so the PUD amendment will need to include a "use exception" to allow the proposed use. Given the limitations of the site for traditional retail uses, and the low impact nature of this use compared to other permitted and special uses that have been considered in the past, staff supports the proposed use as an appropriate exception, particularly given the high quality design and residential/country club appearance of the structure. Additionally, the impacts generated by the use are limited to their weekday hours.

Specific Setback from Route 83. The ordinance requires a 100' foot building setback from Route 83. The building has a proposed setback for the southeast corner of the building of 89.11 feet. An additional reduction in this setback is required to the location of the setback for the fence that extends further into the front yard. This dimension needs to be provided and referenced in any approving documents.

Due to the angle of the building, only a small portion of the building encroaches into the 100' setback.

Parking lot Setback from Route 83. The ordinance requires a 40' setback from Route 83. Past proposals have been considered down to 10' which is proposed in this application.

Parking lot setback from north property line. The ordinance requires a 40' "transitional" parking lot setback from the residentially zoned property. Past projects have allowed up to a 5' parking lot setback because the parking area was limited to the eastern part of the property, and the remaining open "yard" area has always been required to include heavy year round evergreen landscaping. The proposed daycare parking in this area includes six parking spaces that are generally aligned with the pavement in the condominium parking lot to the north.

While playground equipment is technically allowed as a permitted encroachment, it should be noted that the proposed playground is also within 10' of the north property line for a distance. The distance increases as one moves west along the north property line. Staff is recommending additional landscaping in this area to improve the buffer between the daycare and the condominiums.

Parking lot setback from south property line. The ordinance requires a 40' parking lot setback from the southern property line, although past projects have supported a 5' setback given its proximity to similar setbacks granted under the original PUD for the properties to the south. A 10' setback is provided.

Transitional Building Setback from north property line. The ordinance requires a 100' transitional setback given the site's proximity to residential uses to the north. The northeast corner of the building is 61.31 feet from the north property line, and becomes greater west of that corner. The applicant has maximized this setback as much as possible given the box culvert encumbrances that take up a good portion of the south end of the property.

Refuse bin not in rear yard. The location of the lake does not allow the refuse bin to be in the rear yard, and its proposed location is about the only place it can be located and properly serviced given the encumbrances on the south end of the site.

Parking requirements. For daycare centers, the zoning ordinance requires 1 parking space for every 7 students, plus 1 space for every 2 employees. With an estimated 128 students and 18 employees, the site requires only 27 parking spaces, while 30 are provided.

Outdoor playground requirements. The zoning ordinance actually explicitly allows "children's recreational equipment" anywhere except the front yard. Residents to the north of this site have previously objected to "outside" accessory uses, although daycare playgrounds have never been considered. The previous objection was to an outdoor dog kennel. Given that the proposed playground use is limited seasonally and to the hours of operation, staff generally has no objection. Hours of operation should be confirmed. As a special use, the developer may need to respond if neighbors express concerns as part of the hearing process.

No Loading Space. The Zoning Ordinance requires 1 loading space measuring 12'x 55' for this site. The pond makes it difficult to locate a building on this site in compliance with setbacks and parking requirements, while also leaving a good space for loading. The applicant should be prepared to indicate the type and amount of deliveries expected for this use, and provisions should be made to indicate how deliveries will be accommodated.

Landscaping. Generally, the applicant has done an outstanding job of providing landscaping in compliance with the ordinance and/or as needed to better screen its use from neighboring residential uses. The parking lot setback exceptions discussed above along with existing site grades make it impossible to comply with certain berming and landscaping requirements as written.

Compliance with the following modifications, are either required by ordinance or will provide necessary or improved screening in areas where the strict code cannot be met because of reduced setbacks being considered for the applicant.

The following modifications should be included in revised plans prior to be forwarded to the Village Board for consideration.

1. A continuous screen of material that grows to a minimum 4' tall (24" at planting) shall be provided east of the parking row parallel to Route 83.
2. 3, 3" caliper shade trees are required in the Route 83 parkway with a permit from IDOT. If IDOT will not permit these trees, they may be moved and incorporated into the 10' strip on private property.
3. Along the north property line, provide a continuous screen of plant material that grows to a minimum 5' tall along the parking area (24" at time of planting).
4. Add 2 more spruce/evergreen trees near the one that is currently proposed along the north property line.
5. Add 2 more over-story trees along the north property line, which must be a minimum of 3" caliper given the proximity to residential
6. All playground wall/fence areas shall be screened with no less than 50 percent of the horizontal distance with evergreen screening.
7. Willow trees are a "prohibited tree". Another variety shall be substituted.
8. Add 5, 2.5" caliper shade trees along the south property line (Approximately 1 every 50').
9. The landscaping in the island by the drive-through does not appear to accommodate the proposed sidewalk. Revise as necessary.

Fences. The existing fences on the north and south property lines are in poor shape and are not required. They should either be removed or replaced. If replaced, it is recommended that approvals be granted for a chain link replacement fence that is no higher than 5' tall, and that it extend east along the north property line to a point that connects with the proposed pedestrian connection between this property and the property to the north. A small directional sign shall also be placed along the north side of the fence directing pedestrians to the sidewalk connection at the east end of the site to provide clear directions and hopefully minimize the current practice of jumping over and pushing down the existing fence.

Public Sidewalk. An exception to the Subdivision Regulations is supported given the existing of extensive utilities in the adjoining Route 83 right-of-way and that existing grades would make it difficult to construct the sidewalk. In lieu of the sidewalk in the public right-of-way, the applicant has provided a sidewalk system through the site that provides direct access to the north property line of the shopping center property.

Signage. At 8.25 square feet, the two directional signs proposed exceed the required 4 square feet per side, but are recommended for approval due to the uniqueness and promotion of their overall theme for the site. This type of flexibility is available through the PUD process. All other proposed signs comply or will comply if needed to address staff comments in Exhibit 3.

Engineering and Planning Comments:

The engineering and planning comments enumerated in Exhibits 2 and 3 outline the specific modifications that must be made as a condition of any Plan Commission recommendation for

approval. Generally, these modifications to the plans must be completed and resubmitted and approved prior to forwarding the case to the Village Board for final consideration.

Standards for Special Use and PUD and PUD Findings.

The Plan Commission is required to make findings on the standards for special use and PUD, as well as make specific PUD findings. These are outlined and discussed in detail in Exhibit 4, 5, and 6 respectively.

Letter of Objection

One letter of objection was received in response to the public notices and is attached as Exhibit 7

Summary

For a number of likely reasons, the subject property has been slow to develop over the years. While it is a highly visible site on Route 83, it does not have good access for most retailers. Access to Route 83 will only be allowed via right-in, right-out. Other access is provided from the south, through the shopping center and bank parking lots. A day-care use is an attractive alternative to a commercial use because it is a destination trip that people will be willing to drive to. The building is designed to appear similar to a large up-scale single family home, and it is situated on the property to minimize impacts on the residential property to the north to the greatest extent possible. Certain exceptions are required including a use exception to allow the daycare, parking lot setback and transitional yard exceptions, and landscape exceptions all outlined in this report and accompanying exhibits. Staff supports the requested amendment to the PUD subject to conditions outlined. If the Plan Commission wishes to support the project, staff recommends APPROVAL of the following sample motion:

Summary of Plan Commission Hearing and Recommendation

The Plan Commission held the public hearing for this petition at a special meeting on July 16, 2014. The following members were in attendance at the meeting: Chairman Kopp, Vice Chairman Wagner, Kaucky, Lacayo, Ruffolo, and Soukup. Remkus was absent.

Preston Amos, Developer for Sunshine Playhouse provided a summary of the request. He noted a necessary correction to the information in the staff report that the number of students would be 132 and the number of employees would be 19. Staff confirmed that the site's parking also supports these numbers.

Mr. Preston noted that they agreed to all changes identified by the Village engineer and planner in the staff report except for the following for the reasons stated.

1. He indicated that a diagram was presented to staff showing that a car door could not damage the EFAC material in the canopy drive through area.
2. Landscaping along walls.

Planner Charlton indicate she was satisfied with these responses.

No members of the public came forward to make any comments on this petition.

Based on questions from the Plan Commission, the applicant noted the following:

1. The vinyl fence is strong and meets their licensing requirements for protecting children.
2. The exterior material on the building will be a manufactured stone.
3. The off-peak traffic patterns of a daycare when compared to the traffic patterns of tenants in the shopping center to the south will not create undue traffic conflicts between the properties. It was noted that while southbound traffic can enter the site directly from Route 83, that all other traffic would be entering the site through the shopping center property, which is part of the PUD. Necessary easements are already in place to provide cross-access between the properties.

The following motion from Wagner was seconded by Soukup and approved by a unanimous 6-0-1 roll-call vote of the members present:

Based on the submitted petition and testimony presented, I move that the Plan Commission approve and adopt the standards for special use and PUD and the findings outlined in Exhibits 4, 5, and 6 respectively of the staff report prepared for PC 14-07 for the July 16, 2014 Plan Commission meeting; and that the Plan Commission recommend to the Village Board approval of a special use authorizing a major change to an existing PUD and granting preliminary and final plat and plan approval for Lot 2, including all identified or incorporated exceptions included in the plans subject to the following conditions:

1. **Improvements shall be in substantial compliance with all plans described in Exhibits 1 of the staff report prepared for PC 14-07 except as may be modified to comply with Village Codes or in response to compliance with conditions recommended by the Plan Commission and as approved by the Village Engineer.**
2. **Plans shall be revised prior to being considered by the Village Board in compliance with the engineering and planning comments outlined in Exhibits 2 and 3 respectively of the staff report prepared for PC 14-07 for the July 16, 2014 Plan Commission meeting; except that the modifications identified in Exhibit 3 are not required:**
 - a. **Site Plan, Number 4 (Full height manufactured stone not required)**
 - b. **Landscape Plan, Number 6 (Landscaping at base of retaining walls not required)**

This motion was the same as the sample motion recommended by staff in the staff report with the exception of the exclusions identified in conditions 2a and 2b. Staff supports these changes based on testimony provided by the applicant at the meeting.

Exhibit 1

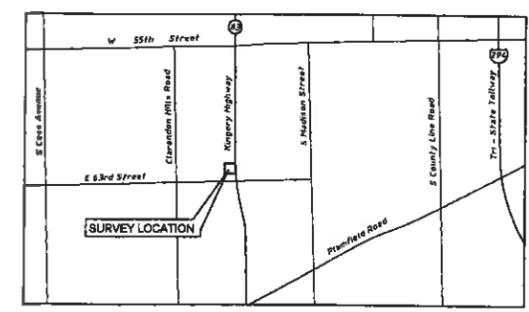
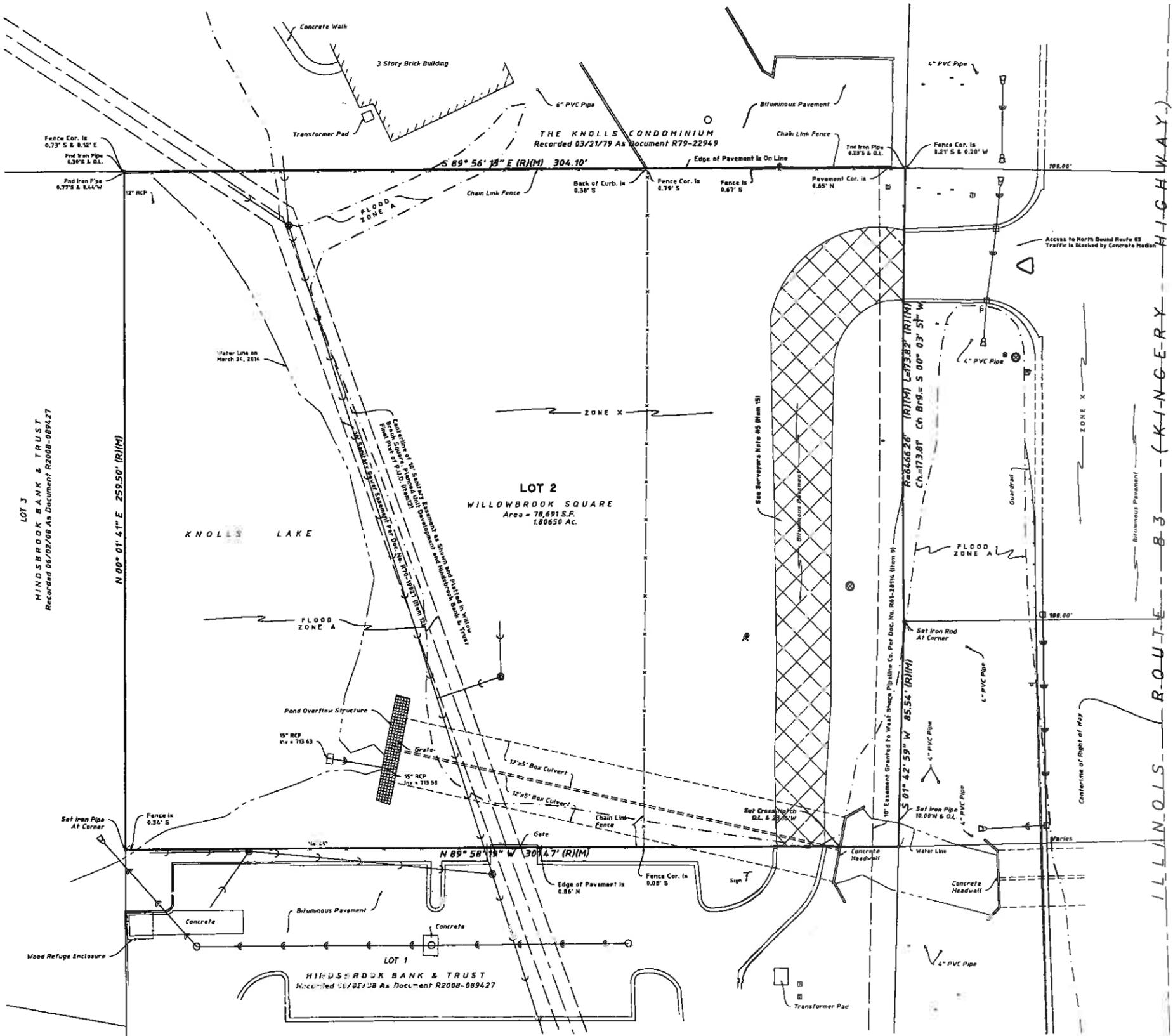
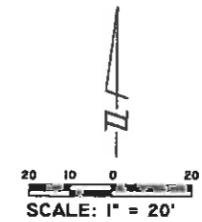
Submitted Plans

1. Alta/ACSM Land Title Survey, prepared by Jeffrey W. Glunt dated March 28, 2014.
2. Topographic Survey, prepared by Haeger Engineering, dated 3/27/14.
3. Site Plan, prepared by Haeger Engineering, dated 5/15/14, consisting of 1 sheet
4. Preliminary Floor Plan, prepared by TRI, dated 4/7/14, consisting of 2 sheets.
5. Exterior Material List, prepared by TRI, dated 4/10/14, consisting of 1 sheet
6. Little Sunshine's Playhouse Site Improvement Plans, prepared, by Haeger Engineering, dated 5/15/14, consisting of Sheets C1.0, C2.0, C2.1, C3.0, C4.0, C5.0, C6.0, C7.0, C7.1, C7.2, C8.0, C8.1, EC1.0, EC2.0 EC3.0, EC4.0.
7. Traffic Control Plan prepared by Haeger Engineering, dated 5/15/14, consisting of 1 sheet.
8. Planting Plan for Little Sunshine Playhouse, prepared by Landscape Technologies, dated 4/13/14, and latest revision dated 5/15/14 consisting of 2 sheets.
9. Photometric Plan, prepared by TRI, latest dated 4/14/14, consisting of 1 sheet.
10. Little Sunshine's Playhouse Planned Unit Development plat, prepared by Jeffrey Glunt, dated April 24, 2014.
11. Sign Package, prepared by Pinnacle Sign, revision dated 4/22/14, consisting of 8 sheets.

ALTA / ACSM LAND TITLE SURVEY

OF

LOT 2 IN WILLOWBROOK SQUARE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 5, 1988, AS DOCUMENT R86-138161, IN DUPAGE COUNTY, ILLINOIS.



LEGEND

⊙	Manhole	—x—x—x	Fence
○	Catch Basin	—+—+—+	Guardrail
□	Inlet	—	Petroleum Pipeline Marker
▬	Flared End Section	—d—	Sign
—	Storm Sewer	—	Electrical Pedestal
—	Sanitary Sewer	—	Telephone Pedestal
—	Fire Hydrant	—	Curb & Gutter
—	Valve Vault	—	Depressed Curb
—	Valve Box	—	Recorded
—	Hand Hole	—	Measured
		—	On Line

- Surveyor's notes:**
- The basis of bearing shown hereon is based on the Planned Unit Development Plat of Willowbrook Square.
 - Underground utilities other than storm and sanitary sewer lines are not shown hereon.
 - Based on information provided on the Flood Insurance Rate Map Community - Panel No. 17043C0906H dated December 16, 2004 produced by the Federal Emergency Management Agency (FEMA) for Dupage County, Illinois, the property shown and described hereon is located within Zone X, which is defined by FEMA as "Areas determined to be outside the 0.2% annual chance floodplain" and located within Zone A "special flood hazard areas subject to inundation by the 1% annual chance flood with no base flood elevation determined".
 - The flood zones shown hereon are only approximate as taken from the FEMA Flood Insurance Rate Maps referenced in the Surveyor's Notes.
 - In the preparation of this survey reference was made to Old Republic National Title Insurance Company commitment, for title insurance report no. 1449664 with an Effective Date of February 12, 2014.

- With respect to Schedule B of said commitment:
- Item 10 Grant of Easement per Document No. R70-18927 is a sanitary sewer easement granted to Hinsdale Sanitary District and the right of ingress and egress for maintenance for said sanitary sewer easement. The document makes no reference to the easement being for public utilities or drainage as stated in the title commitment for this item. This easement is shown hereon.
- Item 14 Agreement and Reciprocal Easement Grant recorded February 28, 1980 as document R60-11845 is blanket in nature. Please see document for particulars.
- Item 15 Biluminous drive for Ingress and Egress to Route 83 per Declaration of Covenant recorded September 17, 1987 as document No. R67-138108 in connection with property commonly known as Willowbrook Square Planned Unit Development. No other improvements on Lot 2 stated in said document has been constructed. Please see document for particulars.
- Item 16 Planned Unit Development Plat of Willowbrook Square states provisions for a blanket easement over lot 2 (being the land described hereon) including but not limited utility services serving lot 2 and emergency vehicle ingress and egress over paved portions of said Lot 2. This easement is blanket in nature. Please see document for particulars.

All other plottable easements referenced in this commitment are shown and referenced on the survey.

State of Illinois)
County of Cook) SS:

To: Three Bidge Partners, LLC; and
Old Republic National Title Insurance Company as successors and/or assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 8, 9, 11a and 14 of Table A thereof. The field work was completed on March 26, 2014.

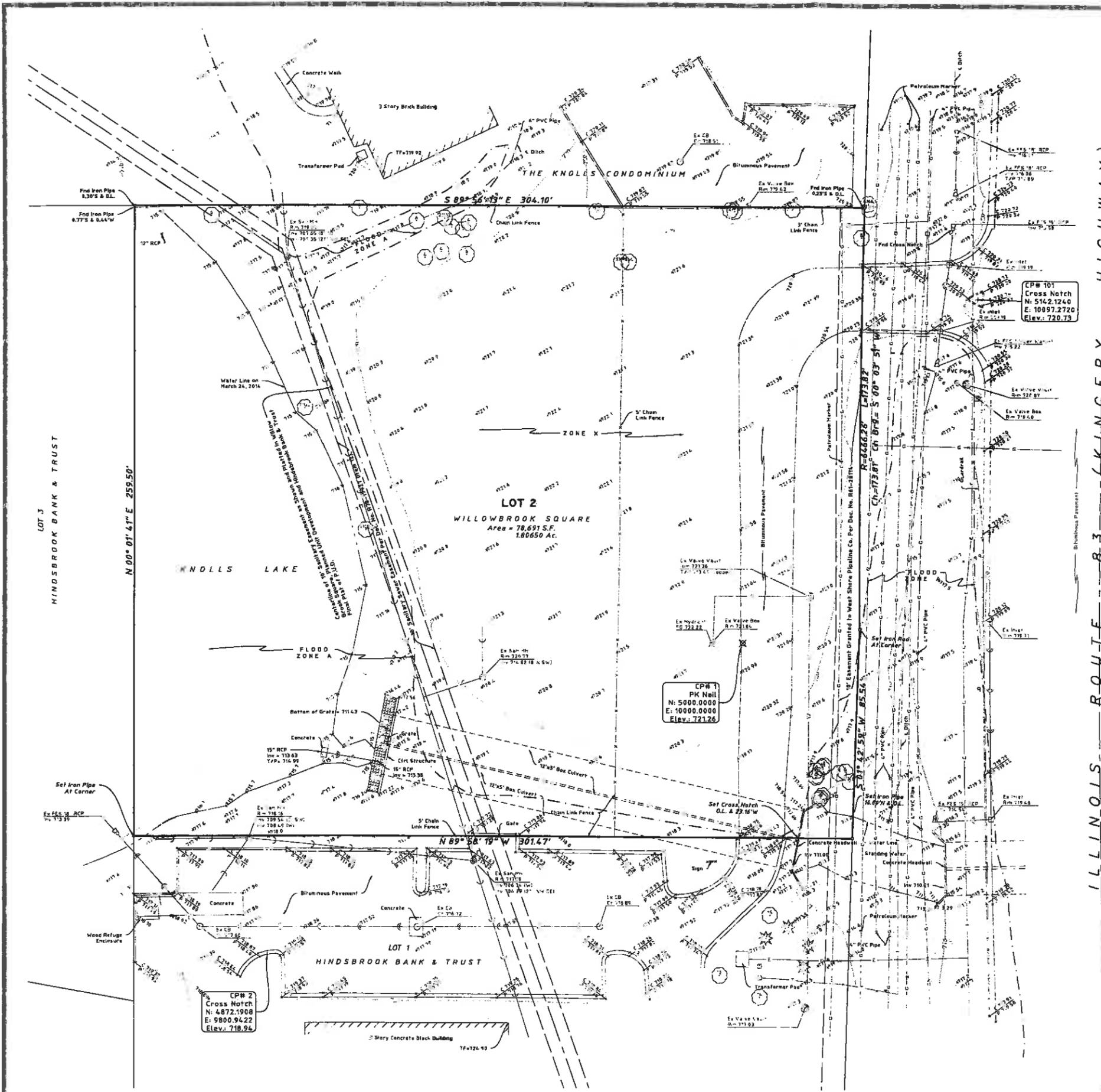
This professional service conforms to the current Illinois minimum standards for a boundary survey.

Schaumburg, Illinois, March 28, 2014

By: *[Signature]*
Illinois Professional Land Surveyor No. 3695

HAEGER ENGINEERING LLC
Illinois Professional Design Firm No. 194-003132
Consulting Engineers and Land Surveyors
1304 N. Plum Grove Road
Schaumburg, Illinois 60173
Tel: 647/294-6100 Fax: 647/384-8808





LEGAL DESCRIPTION
 LOT 2 IN WILLOWBROOK SQUARE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 28 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 5, 1986, AS DOCUMENT R86-138161, IN DUPAGE COUNTY, ILLINOIS



LEGEND

- ⊙ Manhole
- ⊠ Catch Basin
- Inlet
- ▭ Flared End Section
- Storm Sewer
- Sanitary Sewer
- Water Main
- Fire Hydrant
- Valve Vault
- Valve Box
- Hand Hole
- Fence
- Guardrail
- Petroleum Marker
- Sign
- Gas Line
- Electric Line
- Electrical Pedestal
- Telephone Pedestal
- Telephone Line
- Curb & Gutter
- Depressed Curb
- Curb Elevation and Gutter/Pavement Elevation
- Pavement Elevation
- Sidewalk Elevation
- Ground Elevation
- Contour Line
- Deciduous Tree
- Coniferous Tree
- Brushline
- On Line

Benchmark
 Source Benchmark
 Concrete Monument # 103
 Description: Concrete monument with bronze disk
 Location: East side of Route 83 131.45 feet Southwest of the southwest corner of K-Mart bldg. and 62.40 feet Southwest of a light pole north of the entrance/walk way to K-Mart shopping Plaza.
 Elevation: 724.83 (NGVD 29)
 Site Benchmark
 CPM 101 (See Survey)
 Description: Cross Notch
 Location: Concrete Island East of Route 83 ± 35.2 feet North of valve vault.
 Elevation: 720.73 (NGVD 29)

Surveyor's Notes:

- Field work was completed on March 24, 2014.
- The Basis for the bearings shown hereon is based on the Planned Unit Development Plat of Willowbrook Square.
- Utility information shown hereon is based upon field measurements, available records, information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E. (1-800-882-0123).

State of Illinois)
) SS:
 County of Cook)
 This professional service conforms to the current Illinois minimum standards for a topographic survey
 Schaumburg, Illinois March 28, 2014
 By: *[Signature]*
 Illinois Professional Land Surveyor No. 3695



HAEGER ENGINEERING LLC
 Professional Design Firm No. 184-003182
 Consulting Engineers and Land Surveyors
 1304 N. Plum Grove Road
 Schaumburg, Illinois 60173
 Tel: 847/594-8600 Fax: 847/594-8808

EXPIRES 11-30-14

HAEGER ENGINEERING
 consulting engineers and land surveyors
 1304 N. Plum Grove Road, Schaumburg, IL 60173 • Tel: 847.594.8600 Fax: 847.594.8808
 Illinois Professional Design Firm License No. 184-003182
 www.haegerengineering.com

TOPOGRAPHIC SURVEY
LOT 2
WILLOWBROOK SQUARE
WILLOWBROOK, ILLINOIS

Project Manager: TAS
 Engineer: JWG
 Date: 3-27-2014
 Project No. 14030
 Sheet 1



PAVING LEGEND

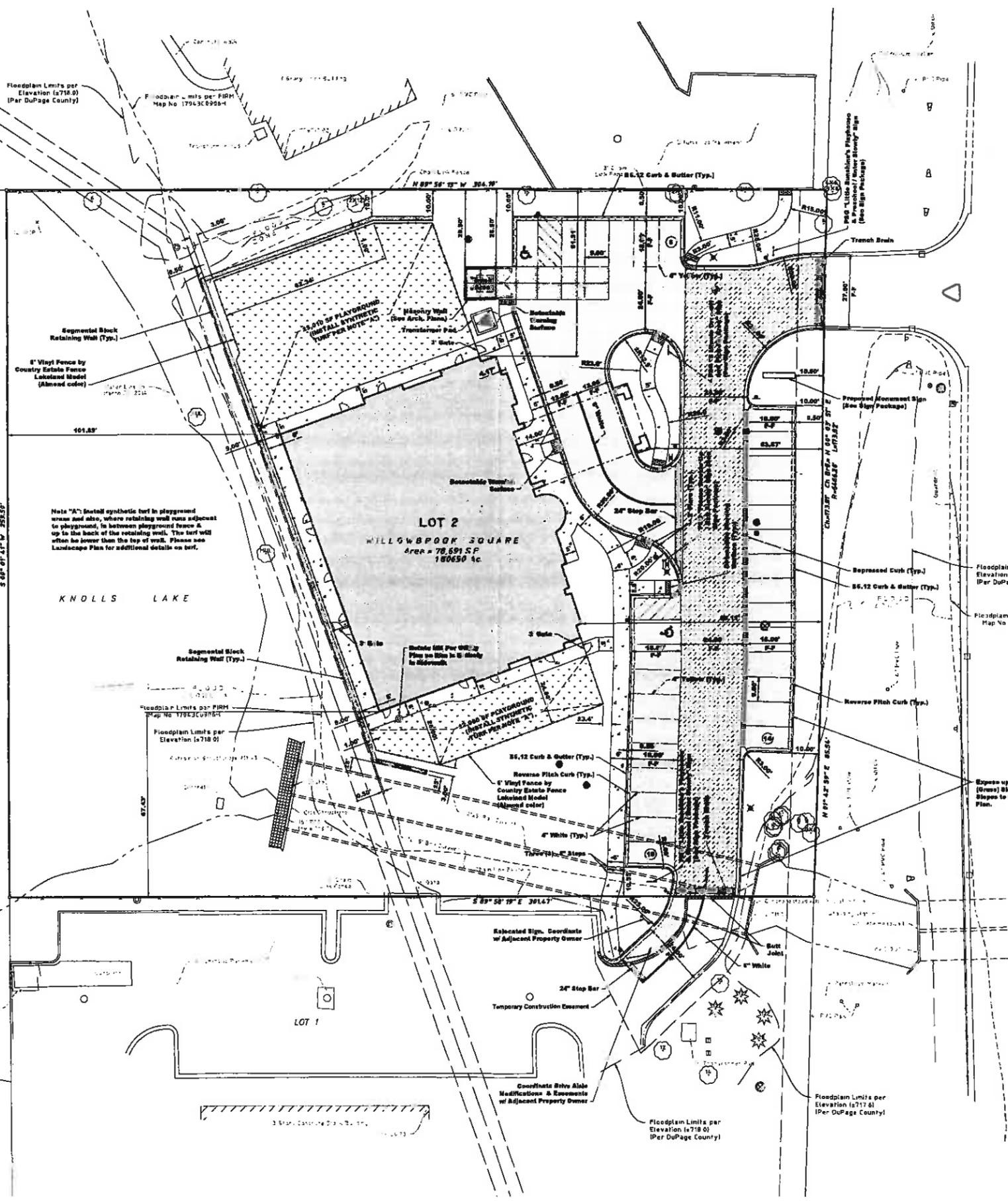
- Standard Bituminous Pavement (SN = 2.5)
1 1/2" Hot-Mix Asphalt Surface Course, Mix 1" N50 (Max. 15% RAP)
2 1/2" Hot-Mix Asphalt Binder Course, IL-19.5, N50 (Max. 30% RAP)
8" Aggregate Base Course, CA-6, Crushed
- Heavy Duty Bituminous Pavement (SN = 3.0)
1 1/2" Hot-Mix Asphalt Surface Course, Mix 1" N50 (Max. 15% RAP)
2 1/2" Hot-Mix Asphalt Binder Course, IL-19.5, N50 (Max. 30% RAP)
12" Aggregate Base Course, CA-6, Crushed
- Concrete Pavement (Trench Deck & Drainage Area)
8" Concrete w/3" W2.0x2.0 Wotter Wire Fabric
8" CA-6 Aggregate Base Course
- PCB Sidewalk
6" Portland Cement Concrete
4" Aggregate Base Course, CA-6, Crushed
- Detectable Warning Surface

PARKING SUMMARY

Standard Parking Spaces	26
Handicap Accessible Spaces	2
Total Parking Spaces	30

Site Area Table

	Total Area (sf)	Impervious Area (sf)	Pervious Area (sf)	Water (sf)
Disturbed Area - Detained	0.537	0.670	0.267	0.000
Disturbed Area - Undetained	0.092	0.018	0.075	0.000
Undisturbed Area (Undetained)	0.777	0.002	0.364	0.411
Total Site Area	1.406	0.689	0.706	0.411

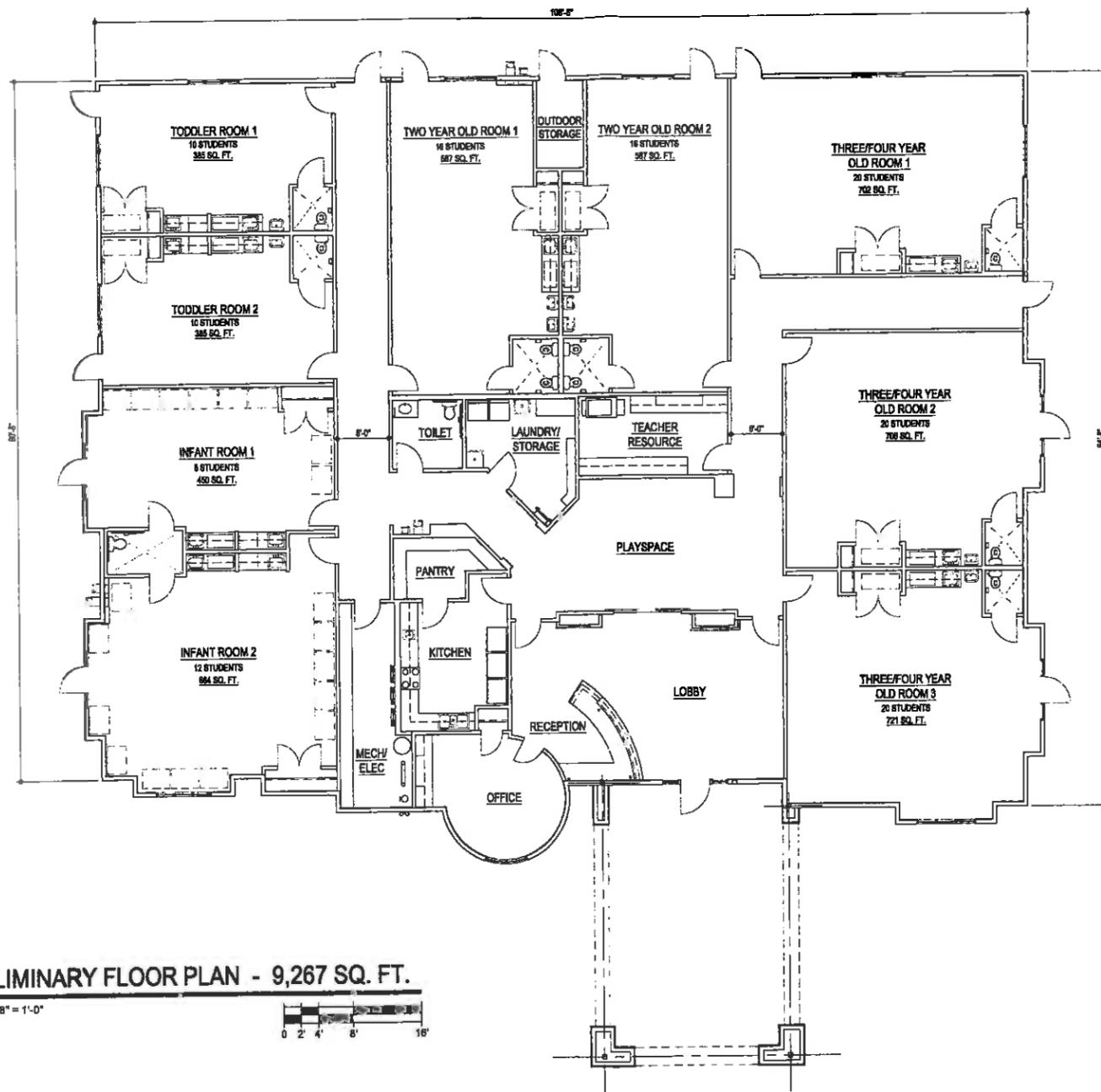


Notes:
1. See Sign Package, prepared by Pinnacle Sign Group ("PSG") for further information regarding all PSD signs, including the monument signs and on-building signage.
2. See Landscape Plan, prepared by Landscape Technologies, for further information regarding the layouts of the playgrounds.

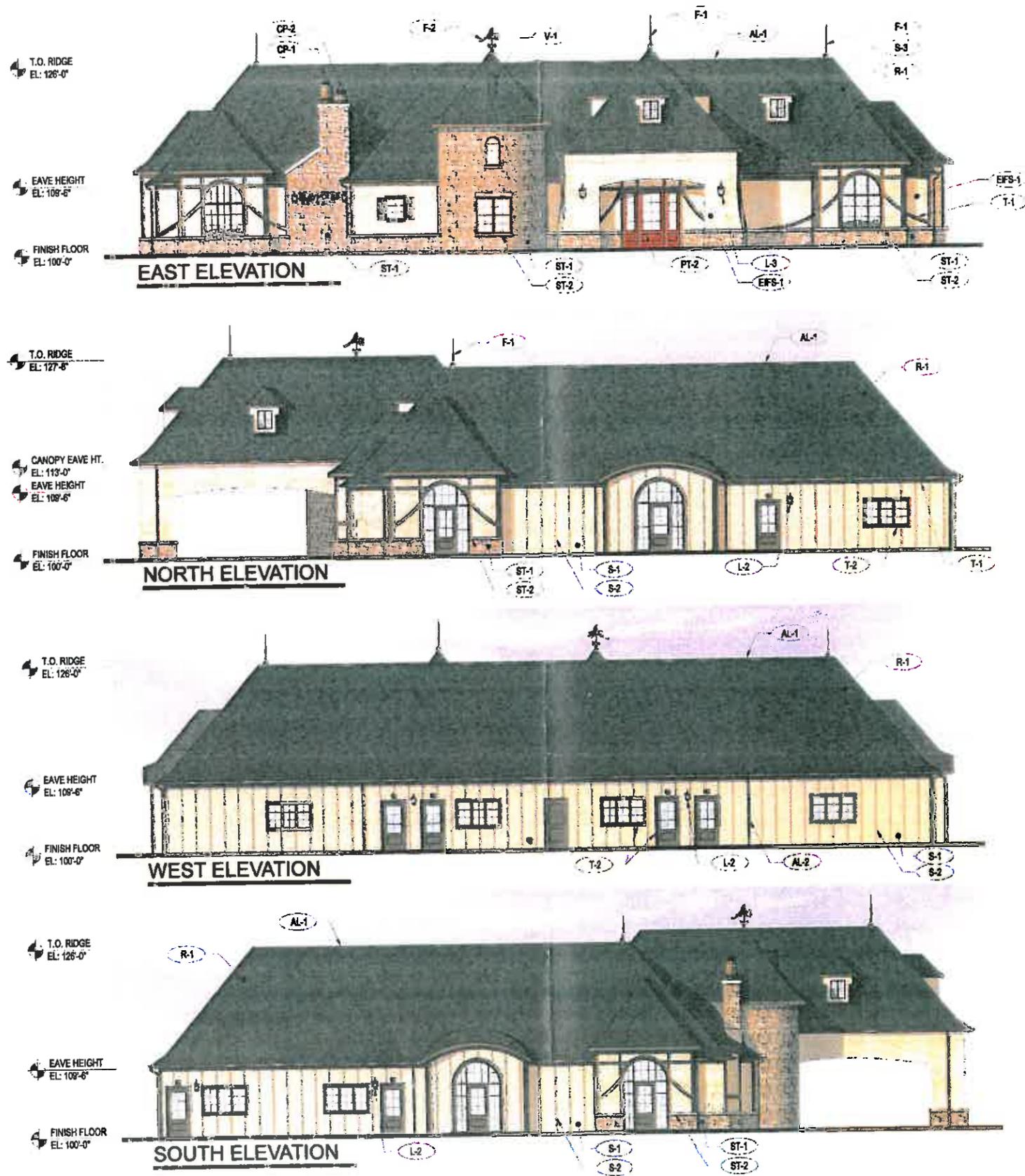
HAEGER ENGINEERING
consulting engineers and surveyors
1300 N. Hill Grove Road, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.4488
Illinois Professional Design Firm License No. 194-000192
www.haeger.com

SITE PLAN
LITTLE SUNSHINES PLAYHOUSE
6258 KINGERY HIGHWAY, WILLOWBROOK, ILLINOIS

Project Manager: T A S
Engineer: J D T
Date: 2014-05-15
Project No. 14-030
Sheet **SP1.0**



PRELIMINARY FLOOR PLAN - 9,267 SQ. FT.
 SCALE: 1/8" = 1'-0"
 0 2' 4' 8' 16'



EXTERIOR MATERIAL LIST		
CODE	MATERIAL	TYPE / COLOR
AL-1	METAL COPING	PRE-FINISHED ALUM. COPING, COLOR: T.B.D.
AL-2	GUTTER/DOWNSPOUT	PRE-FINISHED ALUM. COPING, COLOR: TO MATCH (PT-1)
CP-1	CHIMNEY POT	JACK ARNOLD PRODUCTS, TYPE: QUEEN EC-O-2039-1
CP-2	CHIMNEY POT	JACK ARNOLD PRODUCTS, TYPE: PAWN EC-O-1824-1
EFS-1	EIFS	DRYVIT, COLOR: #448 BUCKSKIN, FREESTYLE FINISH
F-1	FINIAL	JACK ARNOLD PRODUCTS, 4" FINIAL FN35004 (10"x48"), FINISH: REGULAR COPPER
F-2	FINIAL	COPPER STORK WEATHERVANE FROM THE WEATHERVANE FACTOR
L-2	LIGHT FIXTURE	SEE ELECTRICAL DRAWINGS
L-3	LIGHT FIXTURE	SEE ELECTRICAL DRAWINGS
M-1	6" H. CAST STONE	T.B.D.
PT-1	PAINT	SHERWIN WILLIAMS, SW #6083 'SABLE'
PT-2	PAINT - ENTRY DOOR	VALSPAR WW-39018 'TIBETAN RED'
R-1	ASPHALT SHINGLES	CERTAINTED, INDEPENDENCE SHINGLE SHINGLE, COLOR: HUNTER GREEN
S-1	HARDIE PANEL	TYPE: JAMES HARDIE, VERTICAL SIDING, STYLE: CEDARMILL, COLOR: NAVAJO BEIGE
S-2	HARDIE TRIM	JAMES HARDIE, BATTEN BOARD SMOOTH, COLOR: NAVAJO BEIGE
S-3	HARDIE BOARD	JAMES HARDIE, HORIZONTAL CEDARMILL SIDING W/ 4" EXP., COLOR: NAVAJO BEIGE
S-4	HARDIE SOFFIT PANEL	JAMES HARDIE, VENTED CEDARMILL, COLOR: T.B.D.
ST-1	STONE VENEER	ELDORADO STONE, PROFILE: ROUGH CUT, COLOR: VINEYARD TRAIL
ST-2	4" H. STONE ACCENT	ELDORADO STONE, WAINSCOT SILL TEXTURE: CHISELED EDGE, COLOR: BUCKSKIN
ST-3	8" H. STONE ACCENT	ELDORADO STONE, ASHLAR CUT HEAD STONE TEXTURE: CHISELED EDGE, COLOR: BUCKSKIN
T-1	ACCENT TRIM	1x6 EXTERIOR GRADE WOOD TRIM, PAINTED: (PT-1)
T-2	ACCENT TRIM	1x4 EXTERIOR GRADE WOOD TRIM, PAINTED: (PT-1)
U-1	UTILITY LIGHT BOX	MANF: ELDORADO STONE, TEXTURE: SMOOTH, COLOR: BUCKSKIN
V-1	ALUM. TOMBSTONE DORMER ROOF VENT	12"W x 36"T KYMAR PRE-FIN. ALUM. DORMER AND ROOF VENT (TOMBSTONE SHAPE) COLOR: TO BE SELECTED BY ARCHITECT

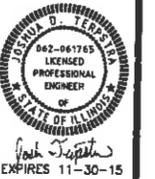
LITTLE SUNSHINE'S PLAYHOUSE

WILLOWBROOK ILLINOIS
14-003 04.10.14



LITTLE SUNSHINE'S PLAYHOUSE SITE IMPROVEMENT PLANS 6258 KINGERY HIGHWAY

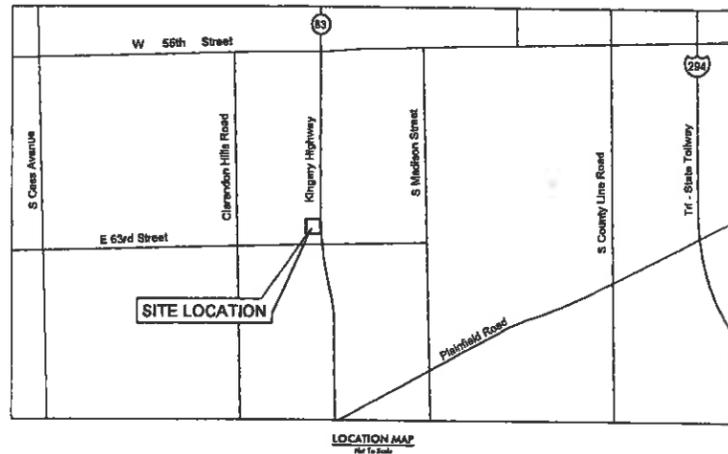
SECTION 14 TOWNSHIP 38 NORTH RANGE 11 EAST
WILLOWBROOK, ILLINOIS
DUPAGE COUNTY



DEVELOPER:
Three Bridge Partners, LLC
6 Vouge Lane
St. Louis, MO 63131
Tel: (314) 600-0235

PREPARED BY:
Haeger Engineering LLC
Incls Prof. Design Firm #164-003152
1304 N. Plum Grove Road Schaumburg, IL 60173
Tel: (847) 394-6800
Fax: (847) 394-6808
www.haegerengineering.com

VILLAGE OF WILLOWBROOK
7760 Guindy Street
Willowbrook, IL 60527
Tel: (630) 323-6215



Existing Symbol	Description	Proposed Symbol
	Storm Sewer Manhole	
	Catch Basin	
	Inlet	
	Flared End Section	
	Headwall	
	Area Drain	
	Sanitary Sewer Manhole	
	Clean Out	
	Storm Sewer	
	Storm Sewer Service	
	Perforated Undersdrain	
	Sanitary Sewer	
	Sanitary Sewer Service	
	Combined Sewer	
	Force Main	
	Water Main	
	Water Main Service	
	Fire Hydrant	
	Valve Vault	
	Valve Box	
	B-Box	
	Well Head	
	Light Pole	
	Light Pole with Mast Arm	
	Traffic Signal	
	Traffic Signal with Mast Arm	
	Hand Hole	
	Fence	
	Guardrail	
	Pipe Bollard	
	Sign	
	Gas Valve	
	Gas Line	
	Electric Line	
	Overhead Utility Line	
	Fiber Optic Line	
	Electrical Pedestal	
	Electric Manhole	
	Guy Wire	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Telephone Line	
	Cable TV Line	
	Cable TV Pedestal	
	Flagpole	
	Mailbox	
	Handicapped Parking Stall	
	Number of Parking Stalls	
	Curb & Gutter	
	Reverse Pitch Curb & Gutter	
	Depressed Curb	
	Retaining Wall	
	Curb Elevation and Gutter/Pavement Elevation	
	Pavement Elevation	
	Sidewalk Elevation	
	Ground Elevation	
	Top of Wall Elevation	
	Bottom of Wall Elevation	
	Open Lid Frame & Grate	
	Closed Lid Frame & Lid	
	Swale	
	Handicapped Flow	
	Softscape Flow	
	Contour Line	
	Wetland	
	Wetland Buffer	
	Normal Water Level	
	High Water Level	
	Flood Plain	
	Flood Way	
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	
	Soil Boring	
	Over Land Flow Route	
	Recommended Garage Hand With Driveway Slope	

BENCHMARKS:

Source Benchmark:
Concrete Monument #103 - Concrete monument with bronze disk on East side of Route 83, 131.45 feet Southwest of the southwest corner of K-Mart building and 60.40 feet Southwest of a light pole north of the entrance/exit way to K-Mart Shopping Plaza.

Elevation = 724.83 (NGVD 29)

Site Benchmark:

CP #101 - Cross notch on concrete island east of Route 83, 335.2 feet north of valve vault (see Existing Conditions for exact location).

Elevation = 720.73 (NGVD 29)

INDEX TO SHEETS	
NO.	DESCRIPTION
C1.0	TITLE SHEET
C2.0	GENERAL NOTES AND SPECIFICATIONS
C2.1	GENERAL NOTES AND SPECIFICATIONS
C3.0	EXISTING CONDITIONS & DEMOLITION PLAN
C4.0	GEOMETRY / PAVING / STRIPING / SIGNAGE PLAN
C5.0	GRADING PLAN
C5.0	UTILITY PLAN
C7.0	TYPICAL DETAILS
C7.1	TYPICAL DETAILS
C7.2	TYPICAL DETAILS
C8.0	RETAINING WALL DETAILS
C8.1	RETAINING WALL DETAILS

INDEX TO STORM WATER POLLUTION PREVENTION PLAN SHEETS	
NO.	DESCRIPTION
EC1.0	TITLE SHEET
EC2.0	SWPP PLAN NOTES
EC3.0	SWPP PLAN DETAILS
EC4.0	SWPP PLAN



Know what's below.
Call before you dig.

Note: Call 811 at least 48 hours, excluding weekends and holidays, before you dig.

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Illinois Professional Design Firm License No. 194-003152
www.haegerengineering.com

TITLE SHEET
LITTLE SUNSHINES
PLAYHOUSE
6258 KINGERY HIGHWAY, WILLOWBROOK, ILLINOIS

Project Manager: T A S
Engineer: J D T
Date: 2014-05-15
Project No: 14-030
Sheet: C1.0



SIGNAGE LEGEND

1		R 1-1 30" x 30"
2		12" x 18"
3		12" x 18"
4		R 5-1 30" x 30"
5		R 3-1 24" x 30"
6		R 7-6 12" x 18"
		12" x 6"

*See Detail on Sheet C7.2

PAVING LEGEND

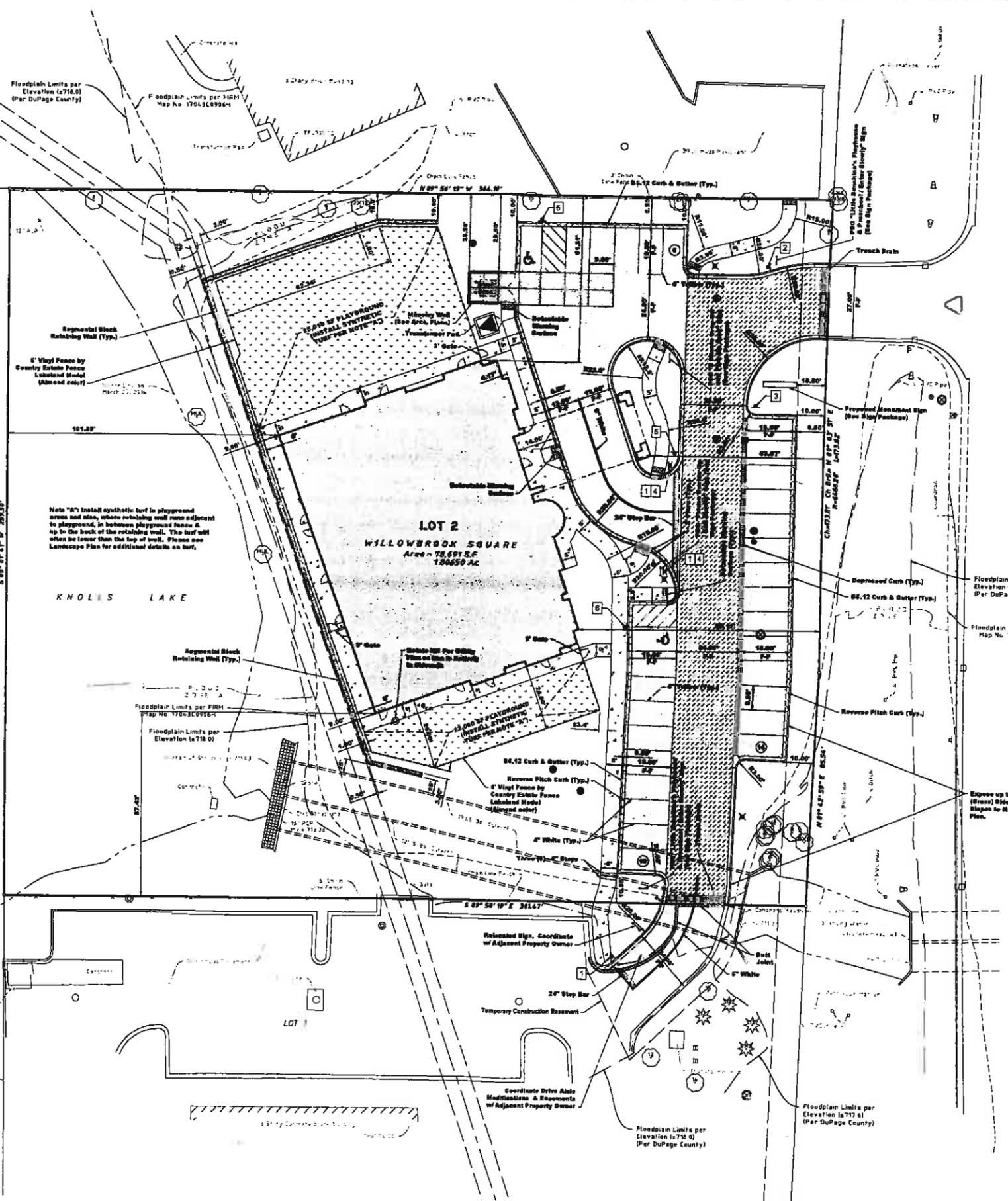
	Standard Bituminous Pavement (SN = 2.5) 1 1/2" Hot-Mix Asphalt Surface Course, M _s 10', NSD (Max. 15% RAP) 2 1/2" Hot-Mix Asphalt Binder Course, L ₁ 18.0, NSD (Max. 30% RAP) 8" Aggregate Base Course, CA-6, Crushed
	Heavy Duty Bituminous Pavement (SN = 3.0) 1 1/2" Hot-Mix Asphalt Surface Course, M _s 10', NSD (Max. 15% RAP) 2 1/2" Hot-Mix Asphalt Binder Course, L ₁ 18.0, NSD (Max. 30% RAP) 12" Aggregate Base Course, CA-6, Crushed
	Concrete Pavement (Track Dock & Garage Area) 8" Concrete w/ 1/2" W2.8x2x8 Welded Wire Fabric 8" CA-6 Aggregate Base Course
	PCC Slabwork 5" Portland Cement Concrete 4" Aggregate Base Course, CA-6, Crushed
	Detectable Warning Surface

PARKING SUMMARY

Standard Parking Spaces	28
Handicap Accessible Spaces	2
Total Parking Spaces	30

Site Area Table

	Total Area (sf)	Impervious Area (sf)	PerVIOUS Area (sf)	Water (sf)
Disturbed Area - Detained	0.937	0.670	0.267	0.000
Disturbed Area - Undetained	0.092	0.018	0.075	0.000
Undisturbed Area (Undetained)	0.777	0.002	0.364	0.411
Total Site Area	1.806	0.689	0.706	0.411



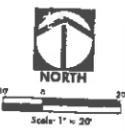
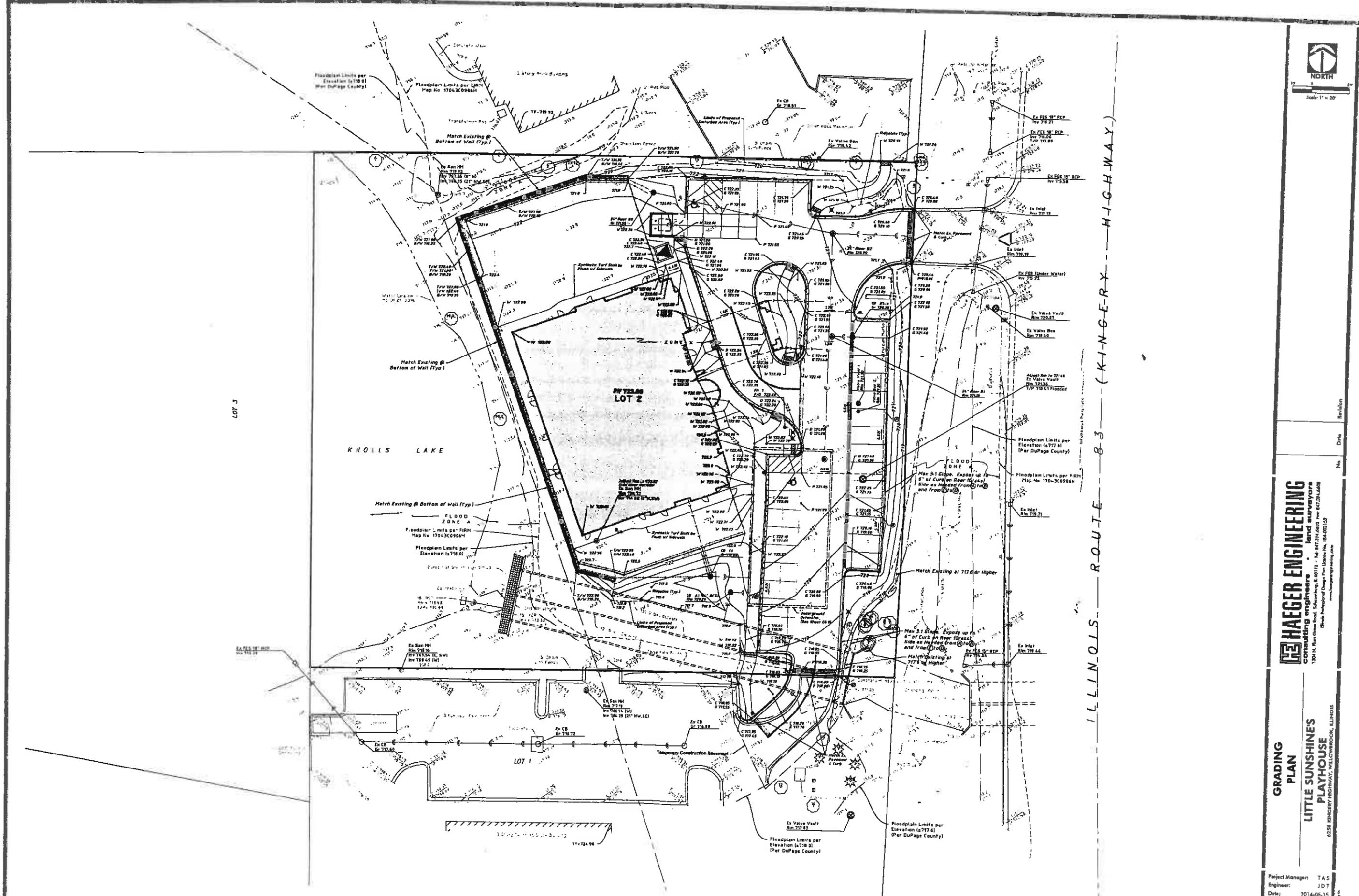
ILLINOIS ROUTE 83 (KINGERY HIGHWAY)

HAEGER ENGINEERING
 consulting engineers and surveyors
 1304 N. Plum Grove Road, Schaumburg, IL 60193 • Tel: 815.399.6600 Fax: 815.399.6608
 Website: www.haegerengineering.com

GEOMETRY / PAVING / STRIPING / SIGNAGE PLAN
LITTLE SUNSHINE'S PLAYHOUSE
 6235 KINGERY HIGHWAY, WILLOWBROOK, ILLINOIS

Project Manager: T.A.S.
 Engineer: J.D.T.
 Date: 2014-05-15
 Project No: 14-030
 Sheet **C4.0** / CB

Notes:
 1. See Sign Package, prepared by Private Sign Group (PSG) for further information regarding all PSD Signs, including the monument sign and co-building signage.
 2. See Landscape Plan, prepared by Landscape Technologies, for further information regarding the layout of the playgrounds.



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 www.haegerengineering.com

GRADING PLAN
LITTLE SUNSHINES PLAYHOUSE
 6258 KINGERY HIGHWAY, WILLOWBROOK, ILLINOIS

Project Manager: T.A.S.
 Engineer: J.D.T.
 Date: 2014-05-15
 Project No. 14-030
 Sheet **C5.0** of C5

Plot Date: Nov 16, 2014 1:26pm Plotted By: jsh
 File Name: P:\011\14030\14030 Grading Final Engineering 14030 - Engineering.dwg



UTILITY CROSSING TABLE

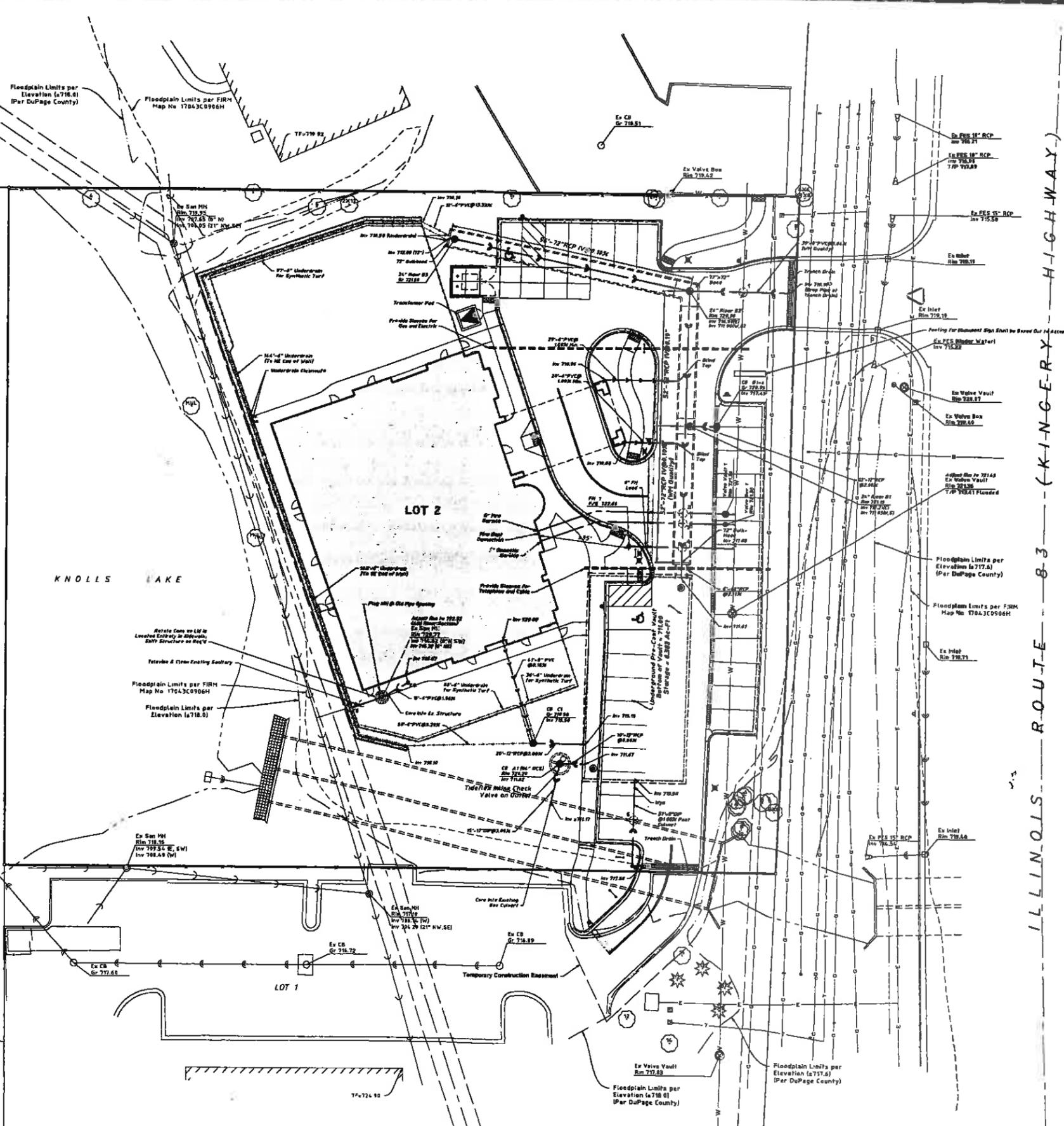
CROSSING	DATA	SEPARATION	COMMENTS
1	Existing Grade = 720.6 Bot. of Prop. 8" Storm = a718.0 Top of Ex. 8" WM = a715.3	22"	Proposed Storm to be WM Quality.
2	Finished Grade = 721.5 Bot. of Prop. 72" Storm = a711.2 Top of Prop. 8" WM = a709.7	18"	Dip WM 18" Below Storm. Proposed Storm to be WM Quality.
3	Finished Grade = 721.5 Bot. of Prop. 72" Storm = a711.2 Top of Prop. 8" WM = a709.7	18"	Dip WM 18" Below Storm. Proposed Storm to be WM Quality.
4	Finished Grade = 721.4 Bot. of Prop. 72" Storm = a711.2 Top of Prop. 8" WM = a709.7	18"	Dip WM 18" Below Storm. Proposed Storm to be WM Quality.
5	Bot. of Prop. 8" Storm = a717.3 Top of Ex. 8" Culvert = a717.1	42"	Field Verify Top of Culvert Elevation.
6	Bot. of Prop. 8" Storm = a718.0 Top of Ex. 8" Storm = a715.8	22"	

ONE PARTNER WAYVE
The Right Way to Partner

Minimum Depth of Cover (ft.)

Utility	Minimum Depth (ft.)
Sanitary Sewer	4.0
Storm Sewer	4.0
Water	4.0
Gas	4.0
Electric	4.0
Telephone	4.0
Cable	4.0
Optical Fiber	4.0

TIDIFLEX INLINE CHECK VALVE



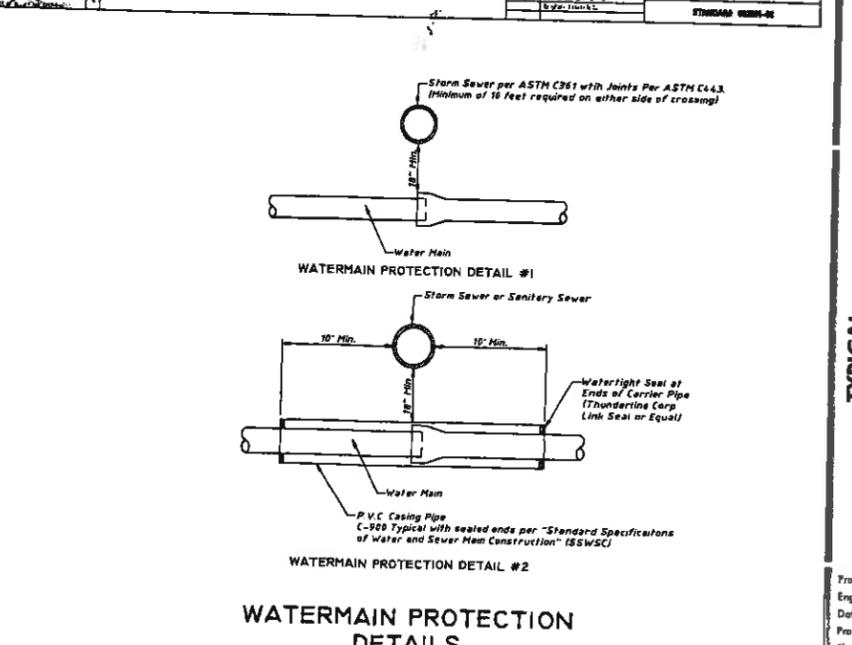
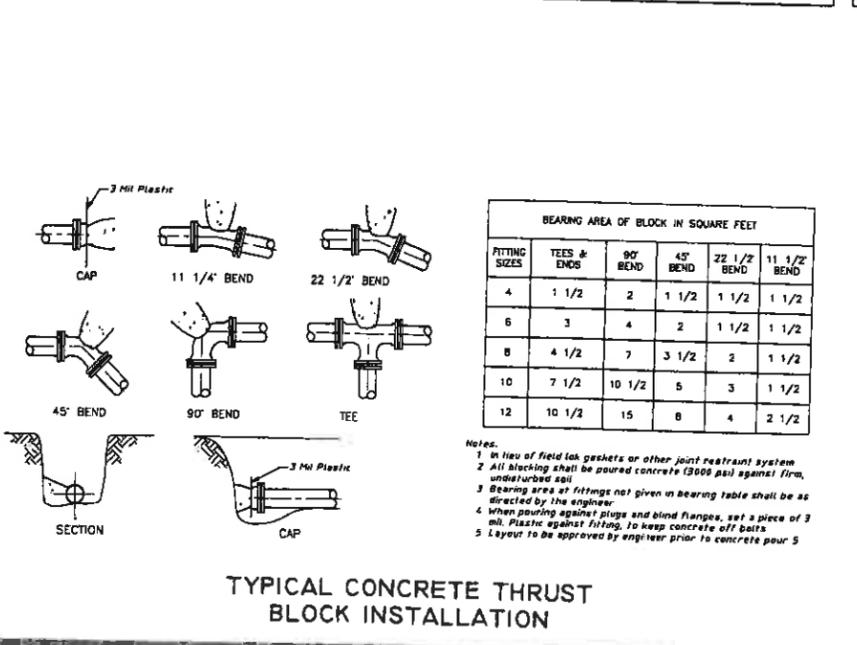
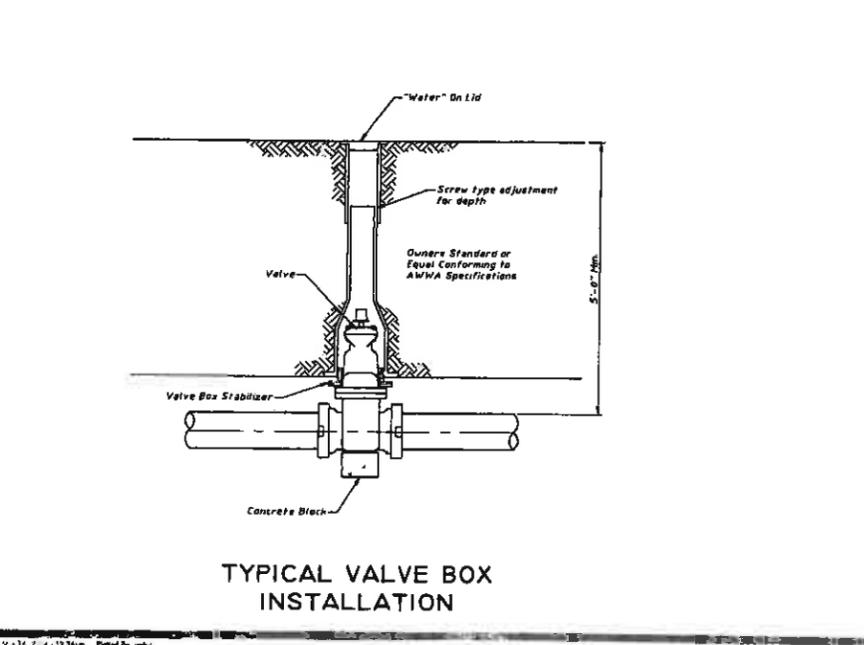
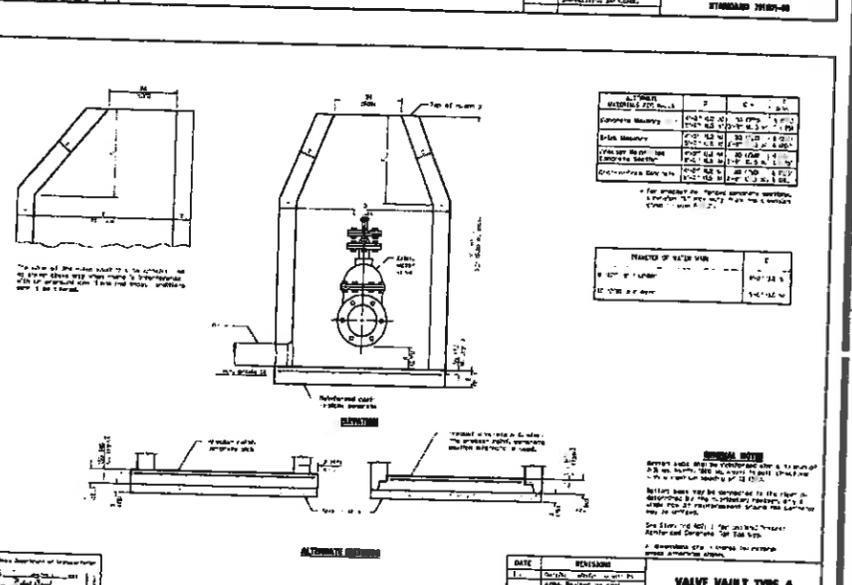
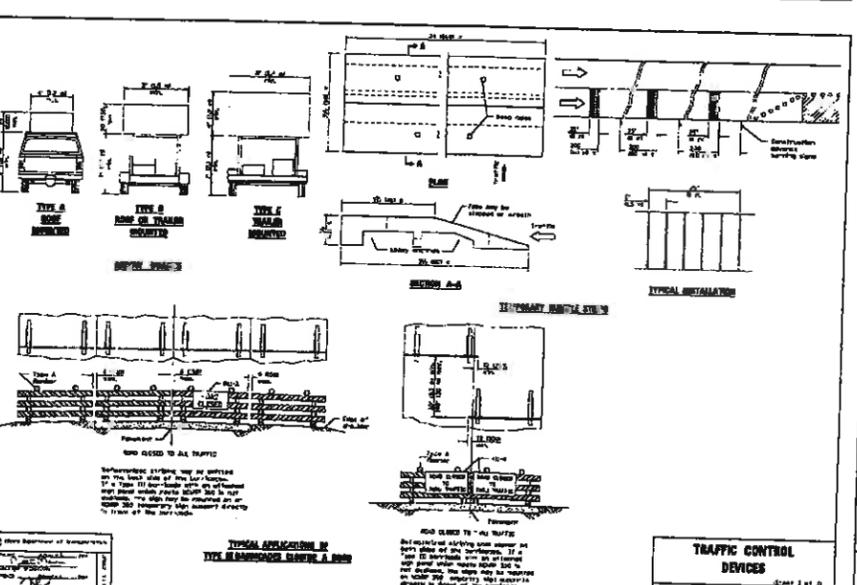
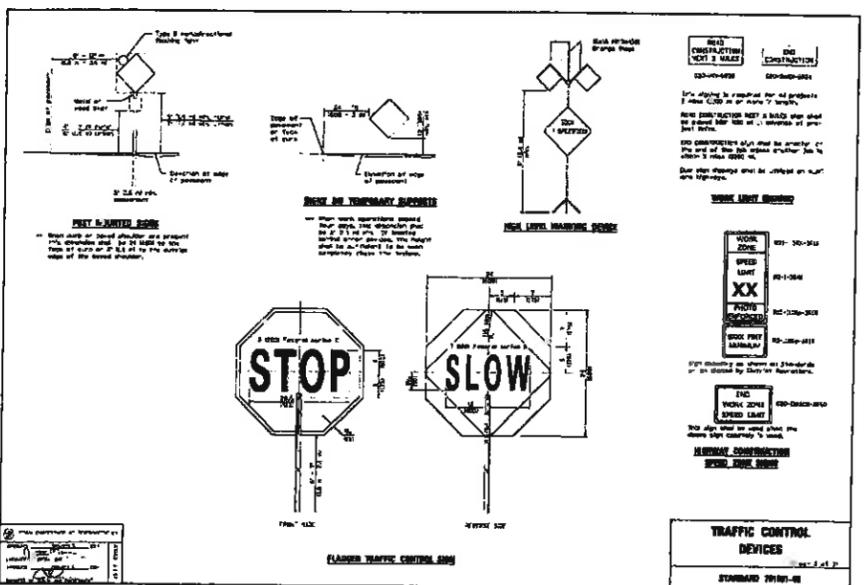
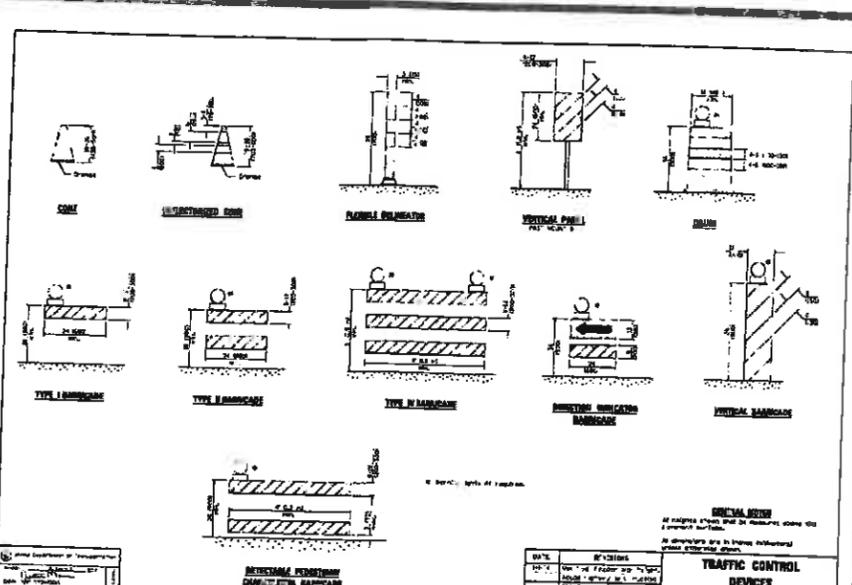
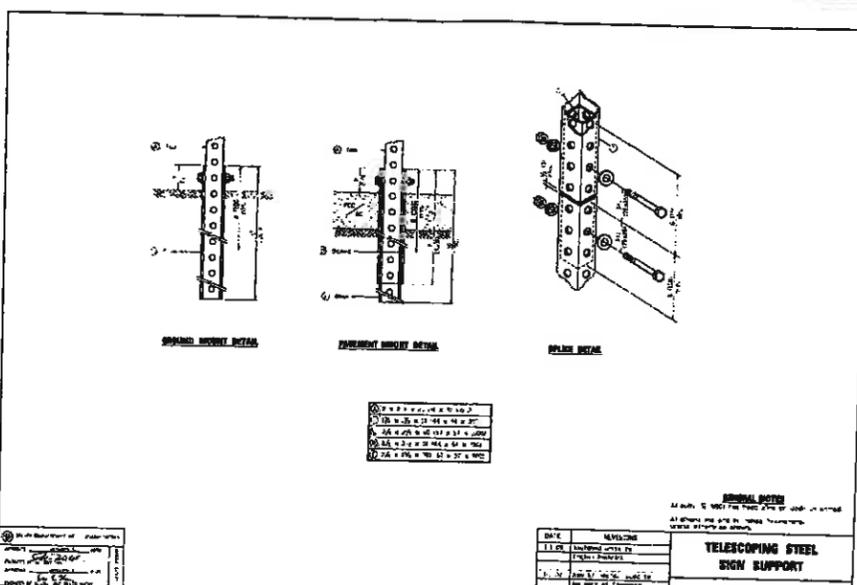
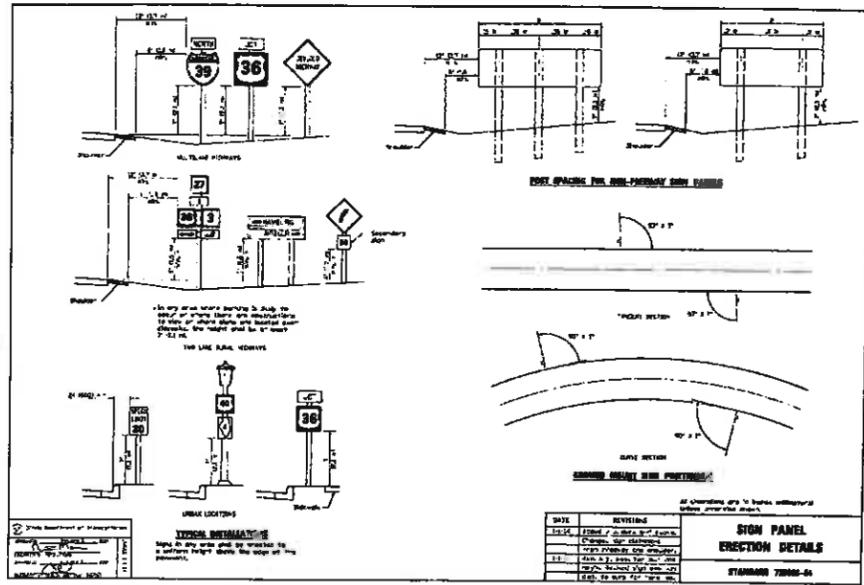
ILLINOIS ROUTE 83 (KINGERY HIGHWAY)

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consulting engineers & land surveyors
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Email: Professional.Design@haeger.com; info@haegerengineering.com

UTILITY PLAN
LITTLE SUNSHINES PLAYHOUSE
6526 KINGERY HIGHWAY, WILLOWBROOK, ILLINOIS

Project Manager: T.A.S.
Engineer: J.D.T.
Date: 2014-05-15
Project No: 14-080
Sheet: C6.0

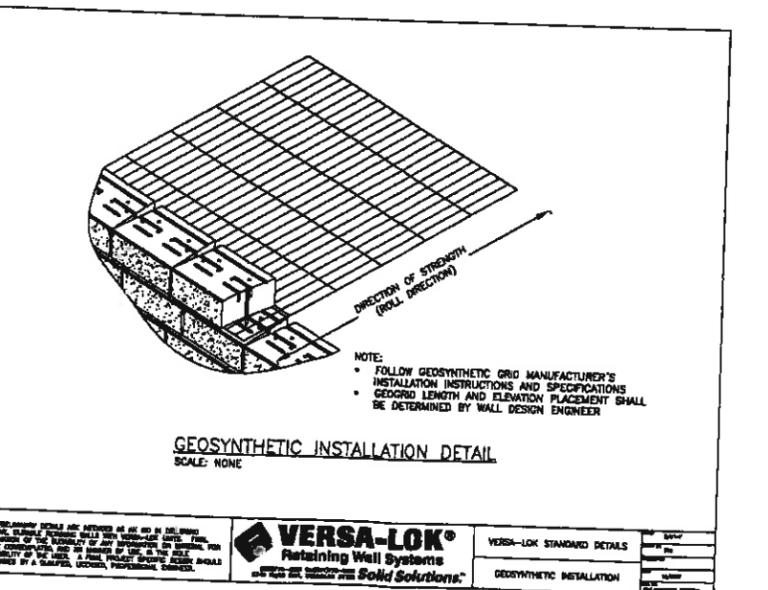
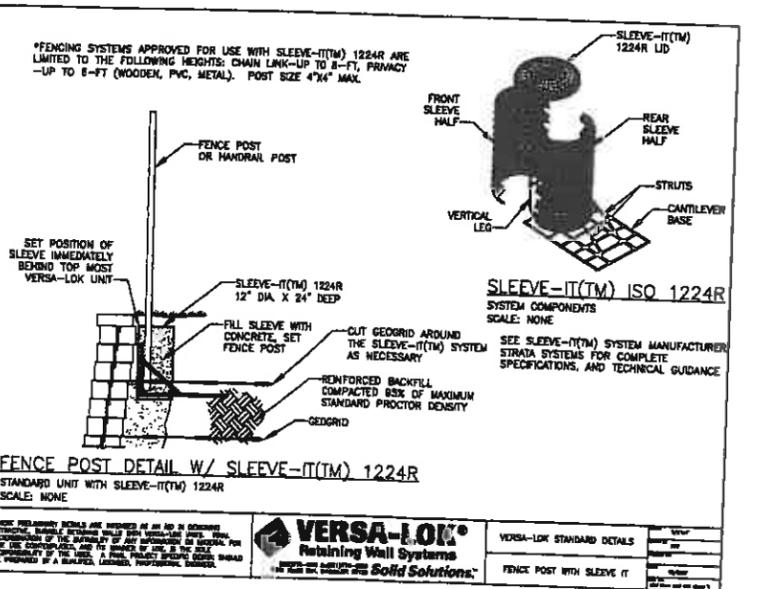
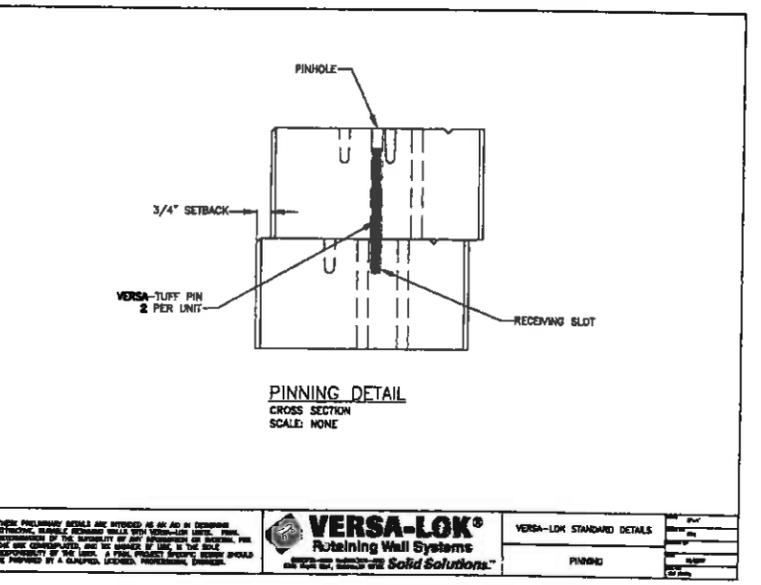
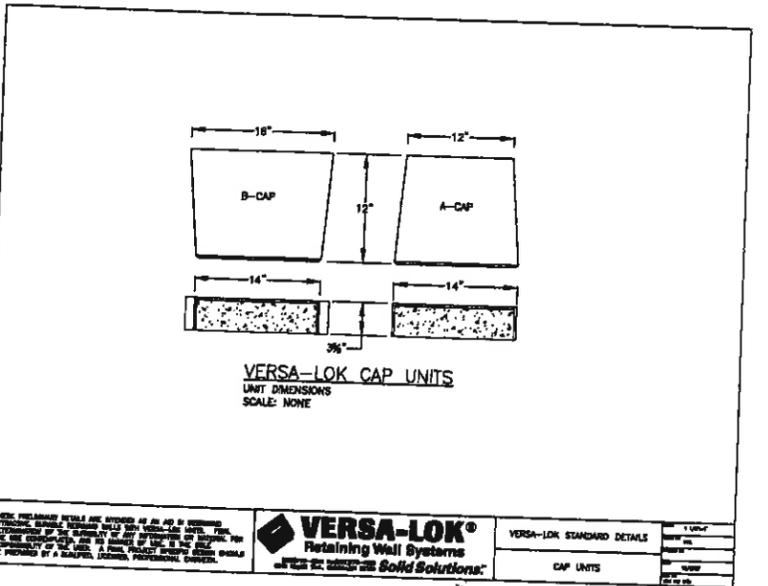
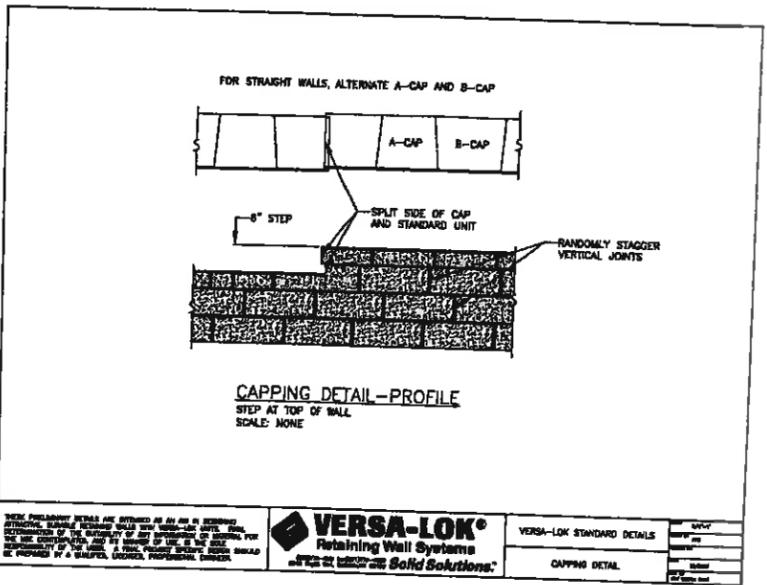
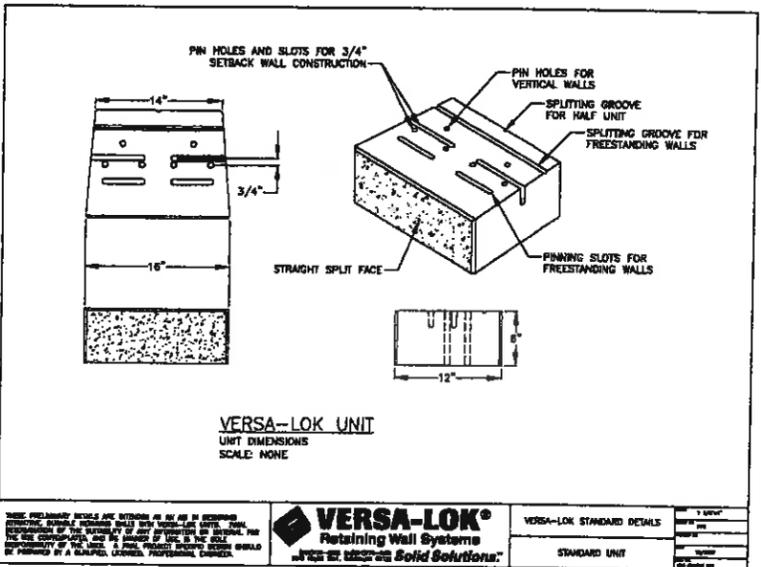
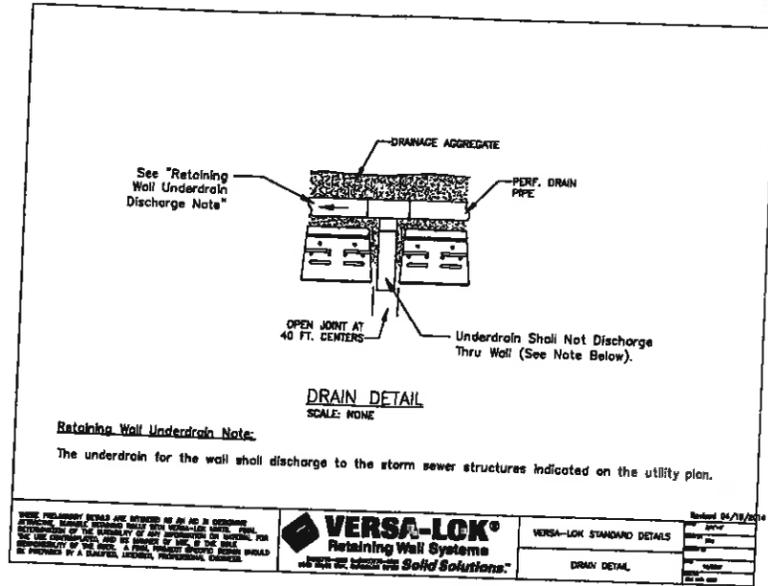
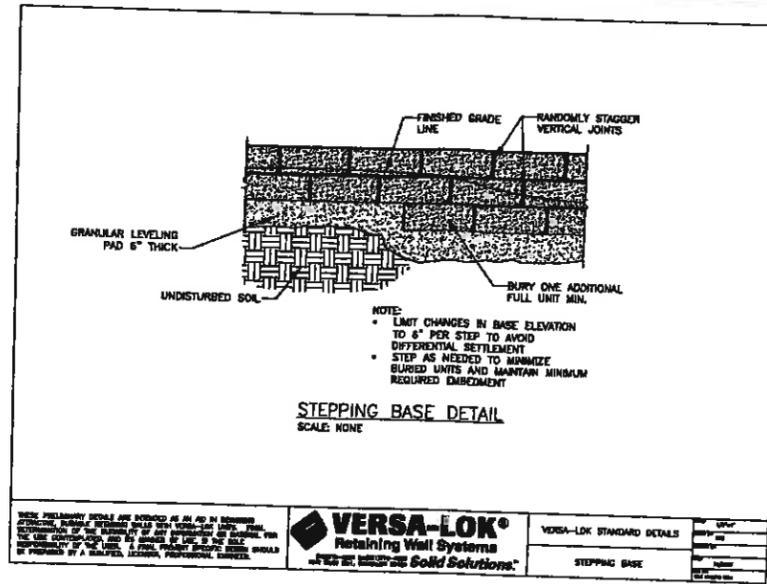
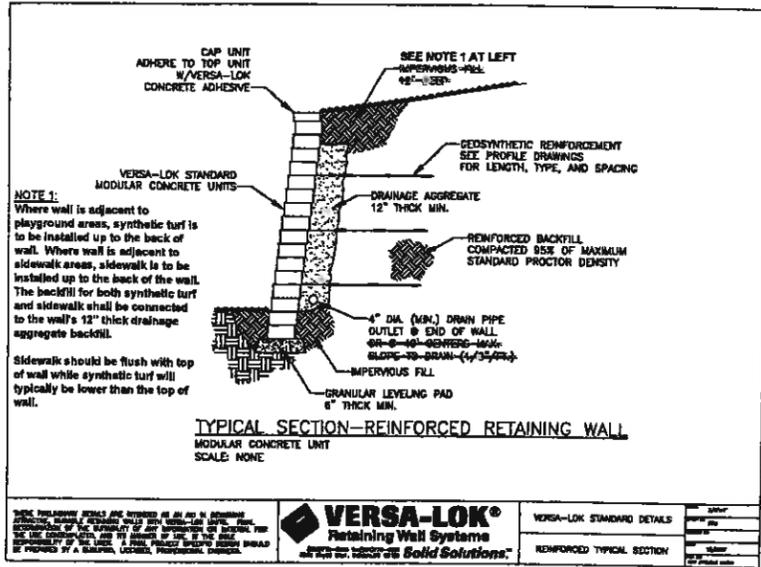
Note: All downspouts shall splash on grade unless otherwise noted.



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TYPICAL DETAILS
LITTLE SUNSHINES
 PLAYHOUSE
 6256 KINCREY HIGHWAY, WILLOWBROOK, ILLINOIS

Project Manager: T.A.S.
 Engineer: J.D.T.
 Date: 2014-05-15
 Project No: 14-030
 Sheet: C7.1

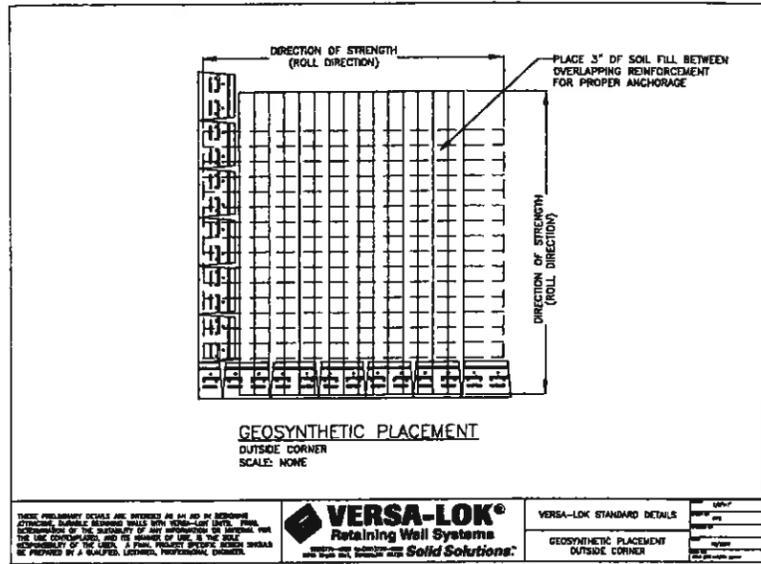


Refer to the following website for additional details and information: <https://www.versa-lok.com/architect-engineer/lead-details>

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www.haegerengineering.com

RETAINING WALL DETAILS
LITTLE SUNSHINE'S PLAYHOUSE
6238 KINGSTY HIGHWAY, WILLOWBROOK, ILLINOIS

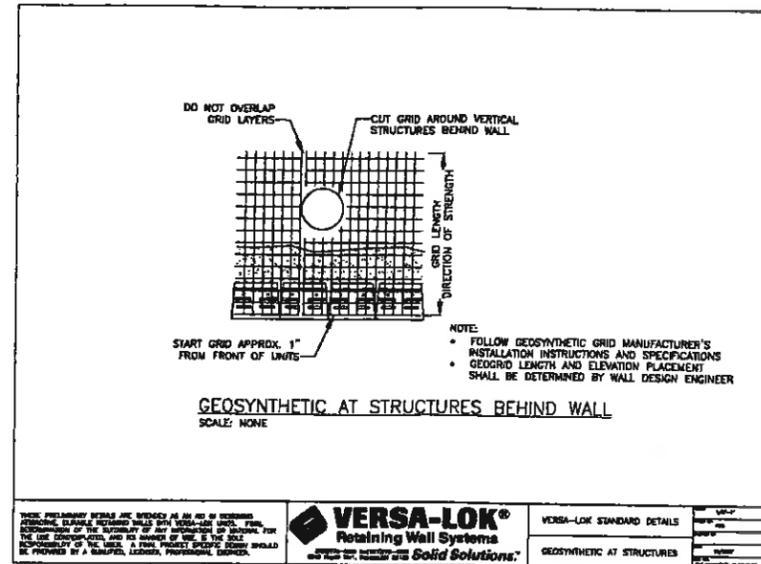
Project Manager: T A S
Engineer: J D T
Date: 2014-05-15
Project No. 14-030
Sheet C8.0



THESE PRELIMINARY DETAILS ARE INTENDED AS AN AID IN DESIGNING RETAINING WALLS WITH VERSA-LOK UNITS. THE RESPONSIBILITY OF THE SAFETY OF ANY STRUCTURE OR INSTALLATION FOR THE USE CONTEMPLATED, AND TO THE USER, IS THE SOLE RESPONSIBILITY OF THE USER. A FINAL PROJECT SPECIFIC DESIGN SHOULD BE PROVIDED BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER.

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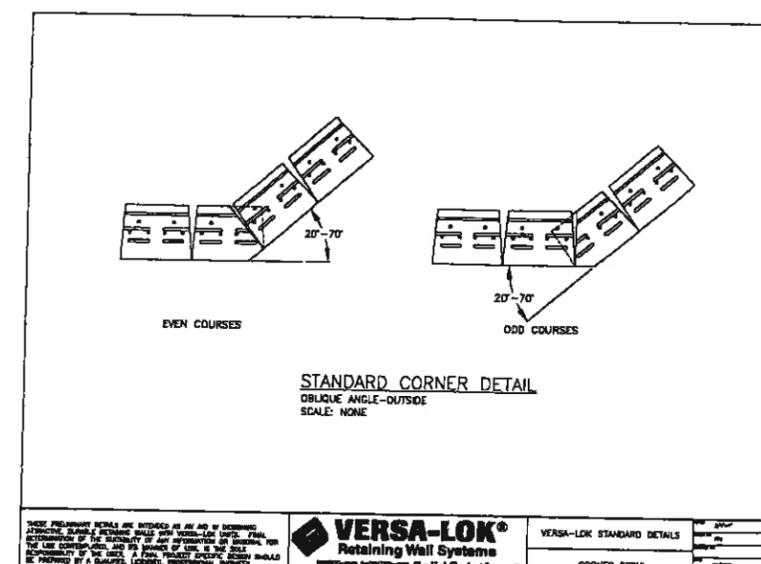
VERSA-LOK STANDARD DETAILS	DATE
GEOSYNTHETIC PLACEMENT OUTSIDE CORNER	11/14/14



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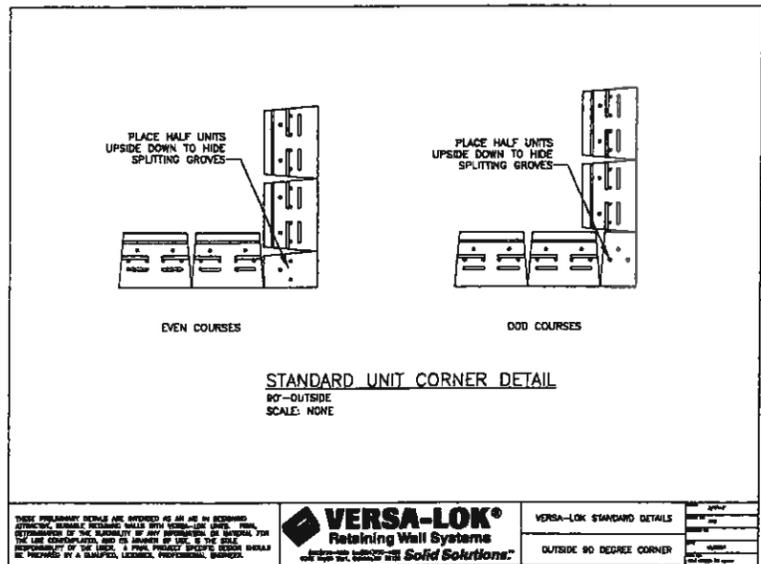
VERSA-LOK STANDARD DETAILS	DATE
GEOSYNTHETIC AT STRUCTURES	11/14/14



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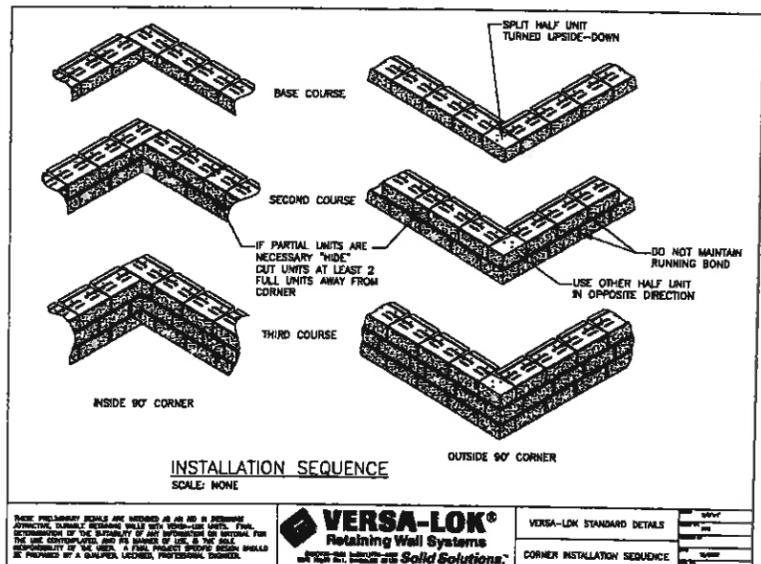
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CORNER DETAIL	11/14/14



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VERSA-LOK STANDARD DETAILS	DATE
OUTSIDE 90 DEGREE CORNER	11/14/14



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VERSA-LOK STANDARD DETAILS	DATE
CORNER INSTALLATION SEQUENCE	11/14/14

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RETAINING WALL
DETAILS
LITTLE SUNSHINE'S
PLAYHOUSE
6258 KINGERY HIGHWAY, WILLOWBROOK, ILLINOIS

Project Manager: T A S
Engineer: J D T
Date: 2014-05-15
Project No: 14-030
Sheet: C8.1 / CB

PINNACLE SIGN
GROUP

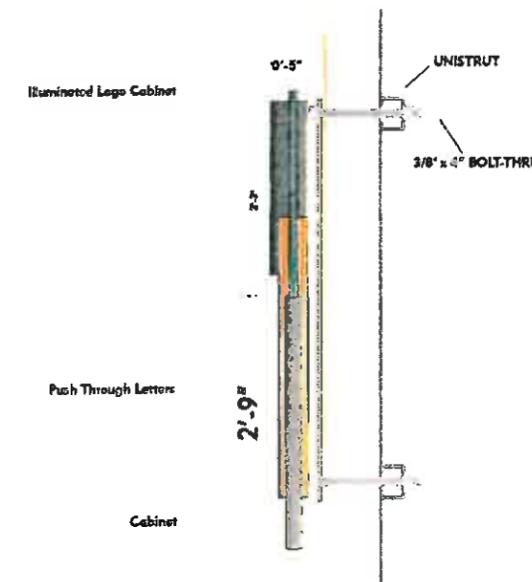
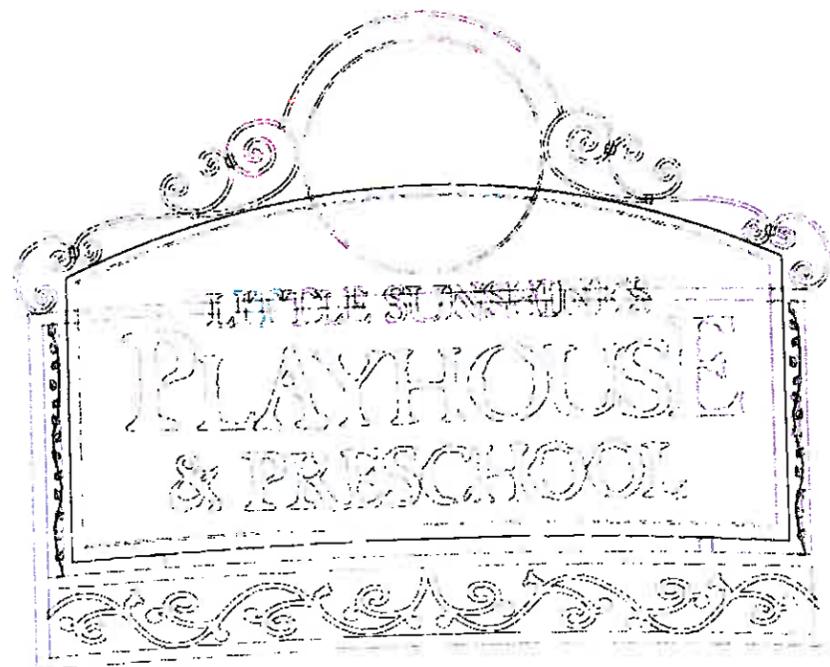
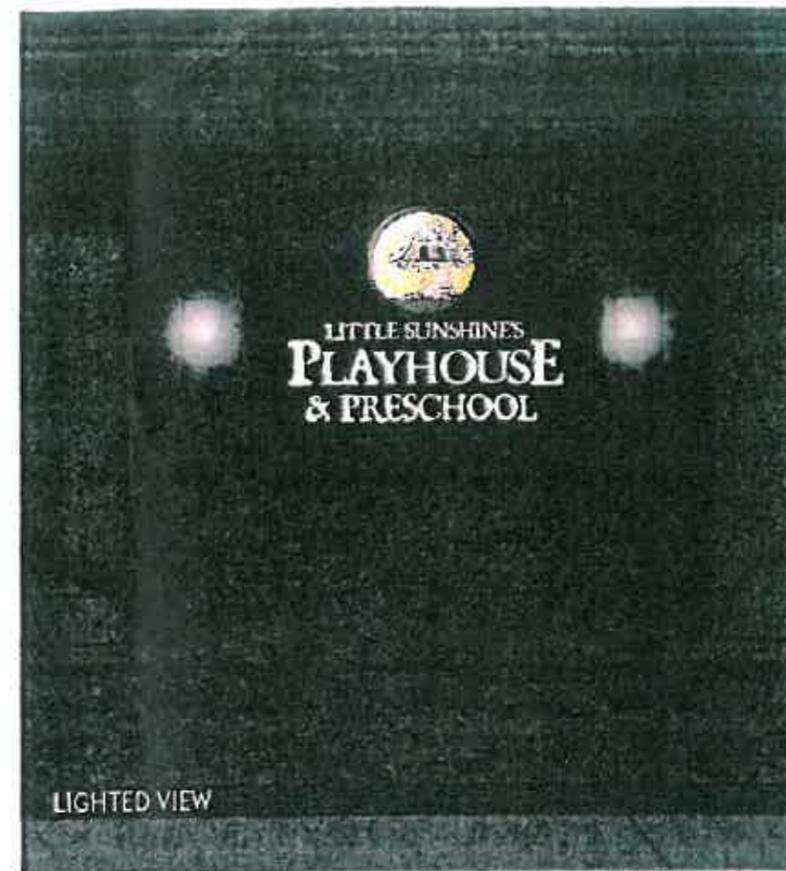
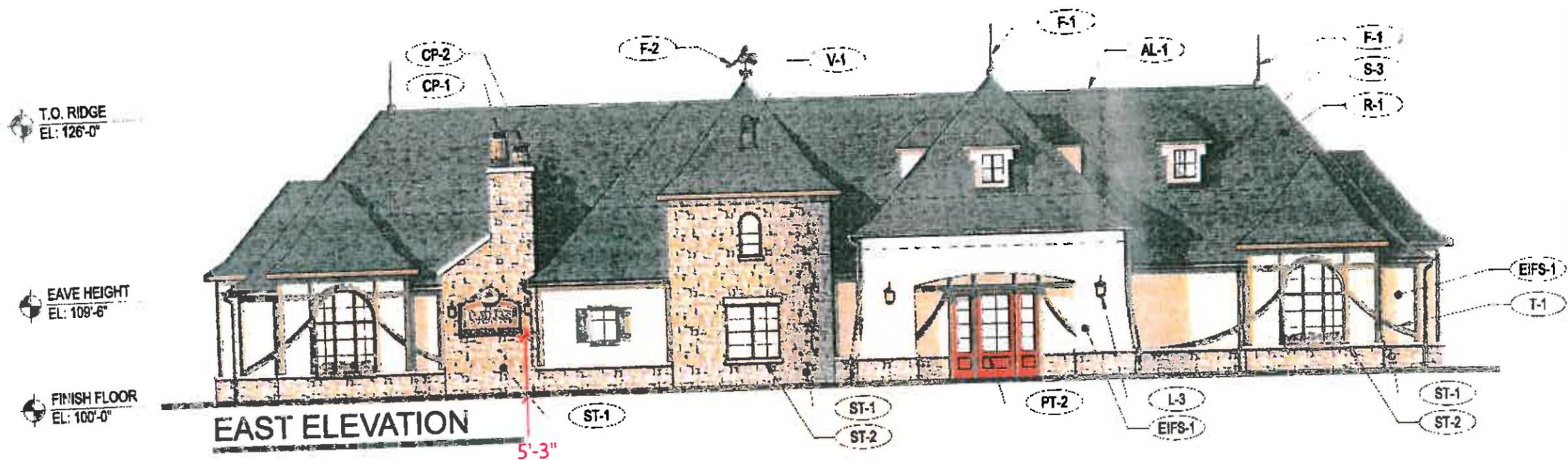
YOUR VISUAL BRANDING PARTNER

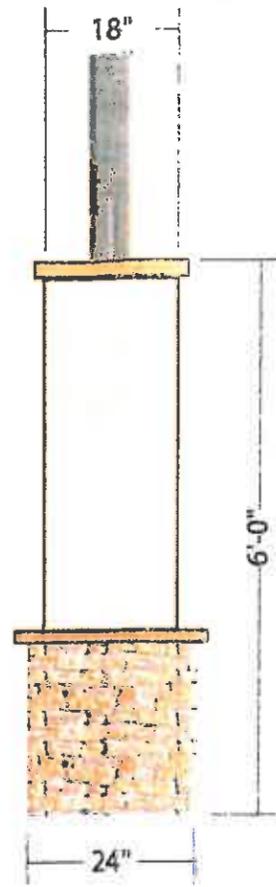
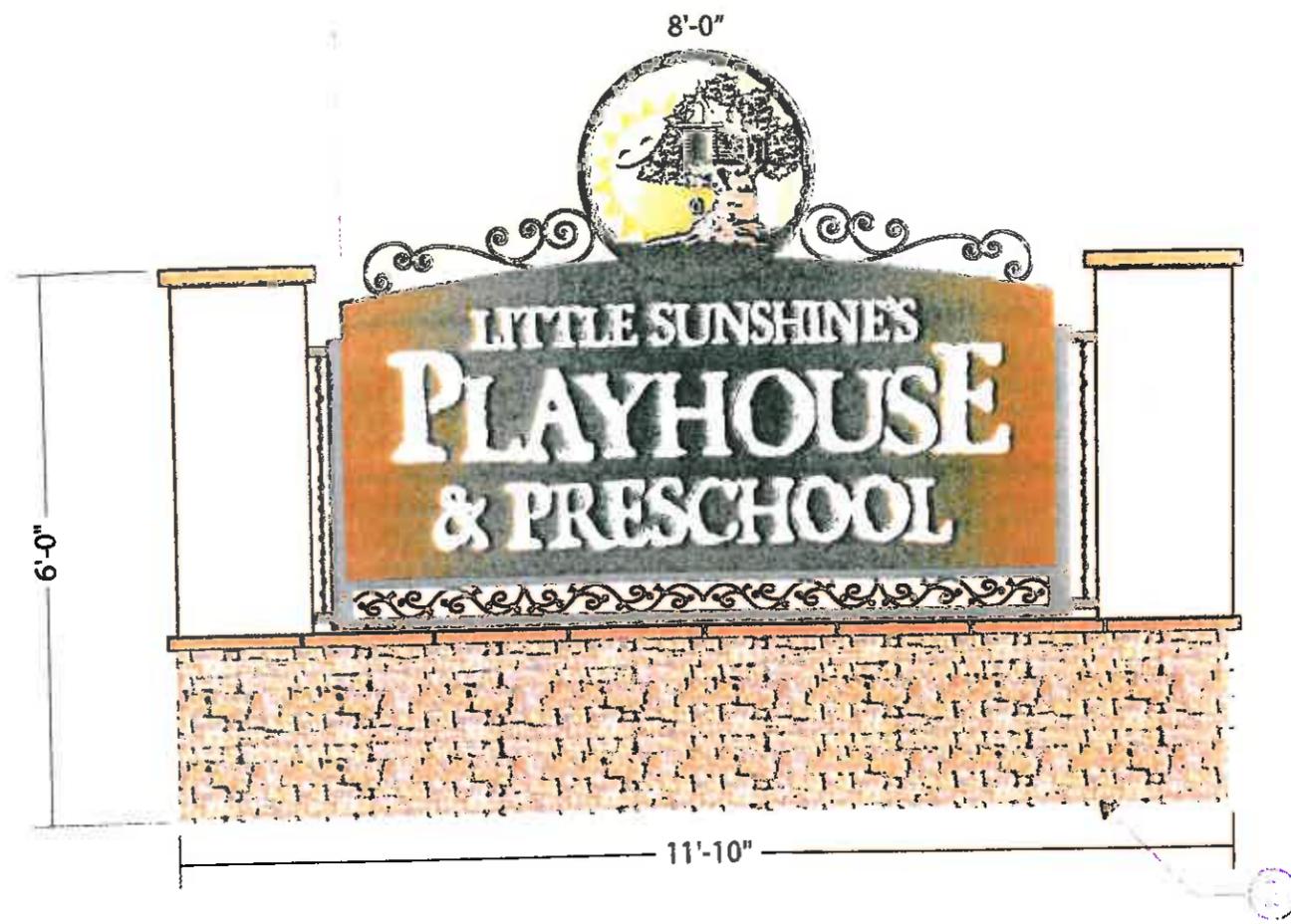


LITTLE SUNSHINE'S
PLAYHOUSE
& PRESCHOOL

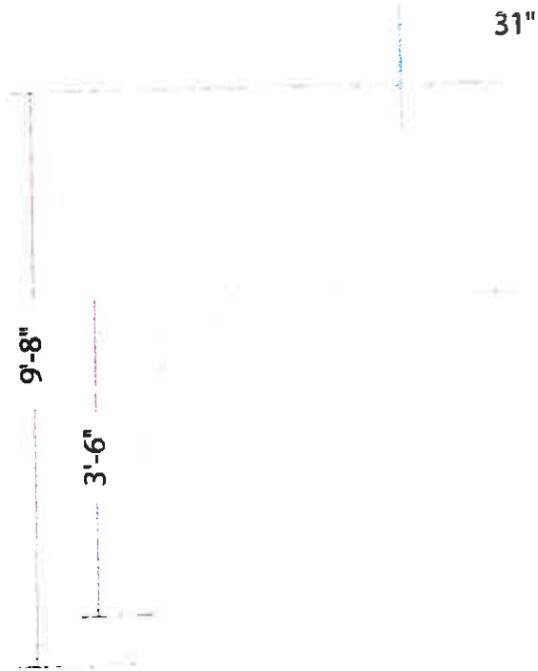
WILLOWBROOK, IL

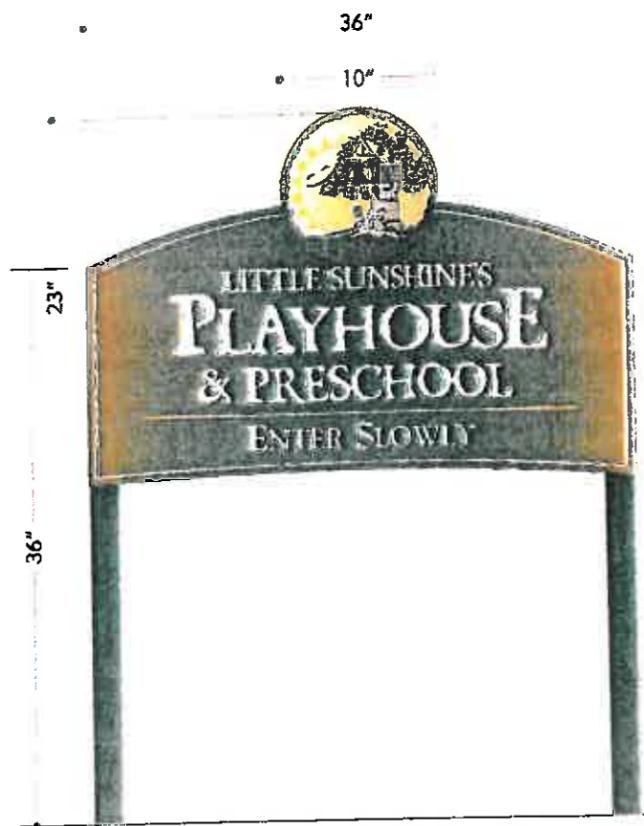
SIGN PACKAGE



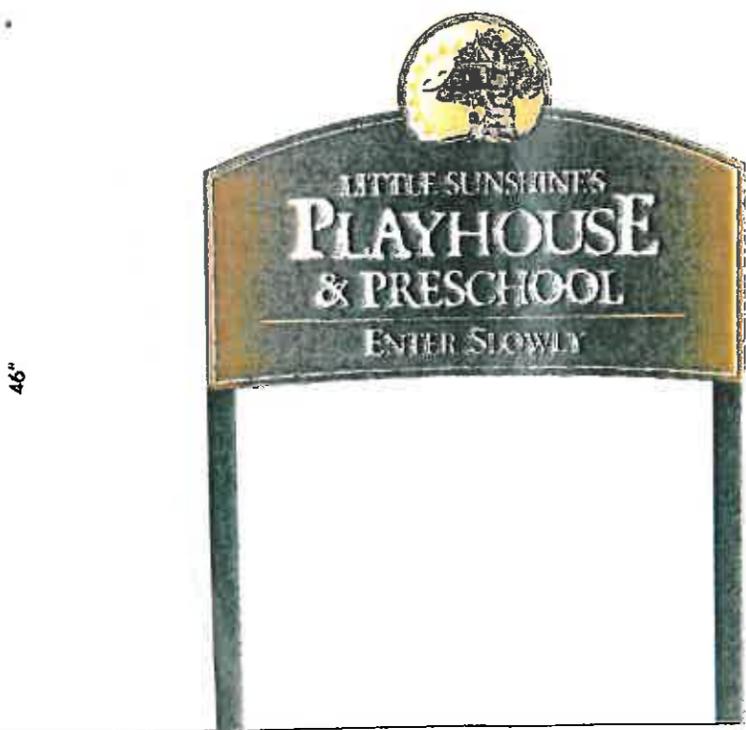


- 1 FINISH WITH STAINLESS STEEL
- 2 BROWN FIBERWOOD
- 3 DIMITRI STONE 2007
- 4 WOODS WOODWORK
- 5 1/2" X 1/2" X 1/2" BRASS





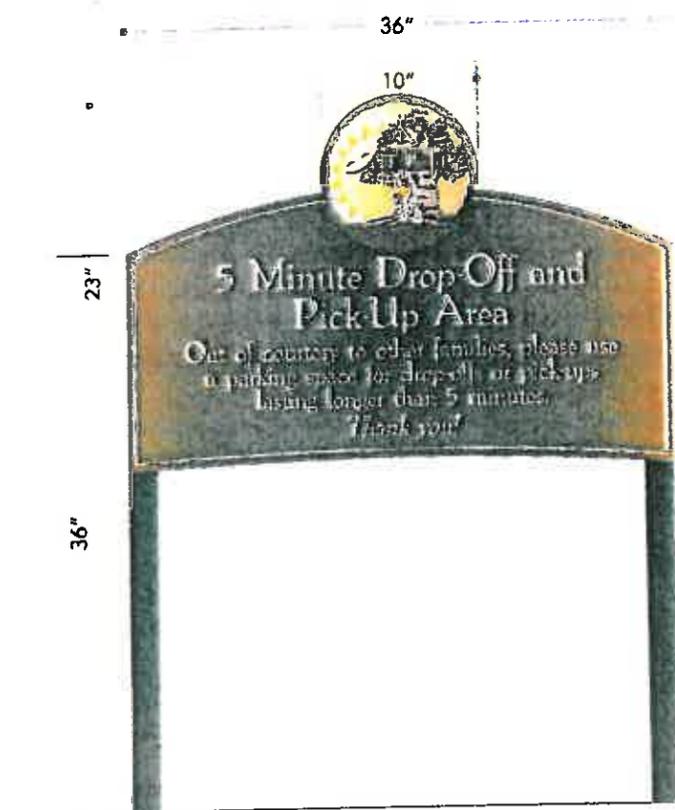
SIDE A



SIDE B



- A. 1/4" ALUMINUM SIGN PANEL
- B. 2" O.D. GALV. TUBING
- C. 2" O.D. GALV. TUBING
- D. 2" SQUARE ALUMINUM TUBING



SIDE A

46"



SIDE B



- A. PORTLAND ANTI-WEAR FINISH (W/SHIELDING)
- B. BRASS PLATE LOGO
- C. 2" BRASS SIGN LETTERS
- D. SQUARE BRASS PLATE LOGO



- 1.00 04/22/14 T.K. (1)
- 2.00 04/22/14 T.K. (1)
- 3.00 04/22/14 T.K. (1)



PAVING LEGEND

	Standard Bituminous Pavement (SN = 2.5)
	1 1/2" Hot-Mix Asphalt Surface Course, Mix "D", NSD (Max. 15% RAP)
	2 1/2" Hot-Mix Asphalt Binder Course, IL-19.D, NSD (Max. 30% RAP)
	8" Aggregate Base Course, CA-6, Crushed
	Heavy Duty Bituminous Pavement (SN = 3.0)
	1 1/2" Hot-Mix Asphalt Surface Course, Mix "D", NSD (Max. 15% RAP)
	2 1/2" Hot-Mix Asphalt Binder Course, IL-19.D, NSD (Max. 30% RAP)
	12" Aggregate Base Course, CA-6, Crushed
	Concrete Pavement (Truck Dock & Garbage Area)
	8" Concrete with W2 W2.8xW2.8 Welded Wire Fabric
	6" CA-6 Aggregate Base Course
	PCG Slabwork
	5" Portland Cement Concrete
	4" Aggregate Base Course, CA-6, Crushed
	Detectable Warning Surface

PARKING SUMMARY

Standard Parking Spaces	28
Handicap Accessible Spaces	2
Total Parking Spaces	30

Site Area Table

	Total Area (sf)	Impervious Area (sf)	PerVIOUS Area (sf)	Water (sf)
Disturbed Area - Detained	0.937	0.670	0.267	0.000
Disturbed Area - Undetained	0.092	0.038	0.075	0.000
Undisturbed Area (Undetained)	0.777	0.002	0.364	0.411
Total Site Area	1.806	0.689	0.706	0.411

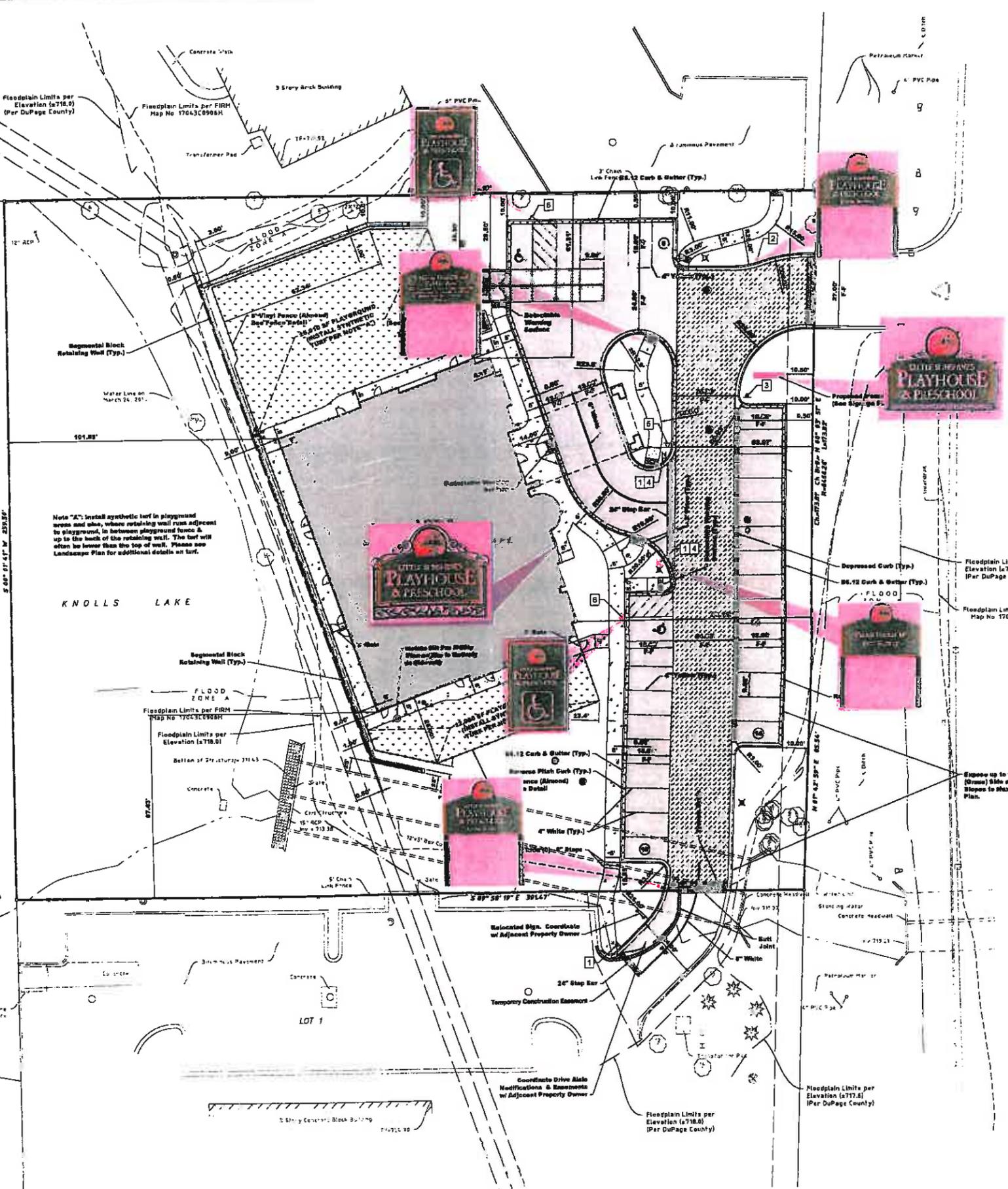


Exhibit 2
Engineer's Comments



CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 West Higgins Road Suite 600 Rosemont, Illinois 60018 TEL (847) 823-0500 FAX (847) 823-0520

June 9, 2014

Village of Willowbrook
7760 Quincy Street
Willowbrook, Illinois 60527

Attention: JoEllen Charlton

Subject: Little Sunshine Playhouse – 6258 Kingery
(CBBEL Project No. 90-144 H153)

Dear JoEllen:

As requested, we have reviewed the proposed engineering plans and supporting data for the aforementioned project prepared by Haeger Engineering, LLC and dated May 15, 2015. The following comments are submitted for your use:

1. On the cover sheet, provide a conversion to NAVD88.
2. On sheet C2.1, Water Main Note 2, only ductile iron water main shall be allowed for pipe material (fire service).
3. On Sheet C2.1, Soil Erosion Notes, modify the note to require the contractor to immediately remove any material tracked onto the road.
4. On Sheet C4.0, modify the handicapped parking stall fine sign to be \$350 as required by Village code.
5. On sheet C4.0, specify the striping of the handicapped stalls to be yellow as required by the Illinois Accessibility Code. Notes on this sheet specify white and yellow striping in different locations.
6. On Sheet C6.0, the existing fire hydrant is shown to be removed and a new one installed. Clarify how this will be managed if the water main cannot be shut down (e.g. valve insertion on existing 6" hydrant lead, pressure connection for new hydrant and remove tee for existing hydrant, etc.). Add a note to coordinate with the water superintendent.
7. If there will be food preparation in the building, a grease trap may be required, we will defer to the sanitary district on this issue.
8. A typical section of the synthetic turf must be provided.
9. Shop drawings/details of the underground storage vault must be provided.
10. A stormwater submittal must be provided.

11. Shop drawings of the retaining wall signed and sealed by an Illinois Licensed Structural Engineer must be submitted.
12. Details and catalog cuts for the proposed parking lot lights must be submitted.
13. On the SWPP plan, show the following:
 - Location of concrete wash-out basin.
 - Location of worker parking.
 - Location of portable toilet.
 - Location of construction trailer.
 - Location of material storage.
 - Location of dumpster.
14. On the PUD Plat, clarify if the existing water main is within an easement granted to the Village. If not, one must be granted and it must encompass the proposed hydrant and service lines.
15. A proposed easement must encompass the proposed stormwater detention facility.
16. If the existing box culverts are not in an easement, one must be granted.

If you have any questions or would like to further discuss this letter, please do not hesitate to contact me.

Sincerely,



Daniel L. Lynch, PE, CFM
Head, Municipal Engineering Department

cc: Tim Halik – Village of Willowbrook

Exhibit 3
Village Planner's Comments

The following modifications are required prior to consideration by the Village Board:

Site Plan Comments

1. The existing chain link fences on the north and south property lines are not required and should either be removed or replaced as they are in poor condition. The fence shall be no higher than 5' tall and an exception will be recommended to allow it to extend into the required front yard setback area to an area just west of the proposed walkway extension.
2. A sign along the north property line facing north shall direct pedestrians to the sidewalk connection at the east end of the fence/site.
3. Details on the playground including the surface, the treehouse, gazebo and other playground features or accessory structures shall be provided.
4. The Canopy shall include full height masonry work.
5. The number of proposed students and employees shall be added to Parking Summary Table on the Site Plan.
6. Please provide a copy of the temporary construction easement draft or letter from owner to south indicating conditions upon which they will approve if this project is approved.
7. Please provide the dimension from the front property line and fence around the southern playground so that an exception can be recommended allowing a fence in the front setback area.

Signage:

1. Need dimension from bottom of monument to bottom face of sign (cannot be less than 3')

Landscape Plan Comments:

1. In the parking row parallel Route 83, provide continuous screen of material that grows to a minimum 4' tall (24" at planting).
2. 3, 3" caliper shade trees are required in the Route 83 parkway with a permit from IDOT. If IDOT will not permit, move and incorporate into 10' strip on private property.
3. On north property line, provide a continuous screen of plant material that grows to a minimum 5' tall along parking area (24" at planting).
4. Add 2 more spruce/evergreen trees near the one that is currently proposed.

5. Add 2 more over story trees along north property line, which must be a minimum of 3" caliper given proximity to residential.
6. All playground wall/fence areas shall be screened with no less than 50 percent of the horizontal distance with evergreen screening.
7. Willow trees are a prohibited tree. Another variety shall be substituted.
8. Add 5, 2.5" caliper shade trees along the south property line (Approximately 1 every 50').
9. The landscaping in the island by the drive-through does not appear to accommodate the sidewalk. Revise as necessary.

Engineering and Fire District Comments

1. Comply with requirements from Village Engineer (letter from Dan Lynch, CBBEL dated June 9, 2014) and Fire Protection District (letter from David Zalesiak, Tri-State, dated June 3, 2014) and revise or supplement accordingly.

Exhibit 4
Standards for Special Use

- (A) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

Finding: The special use will not be detrimental to or endanger the public health, safety, morals or general welfare.

- (B) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

Finding: The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity, nor will it diminish or impair property values.

- (C) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

Finding: All property in the surrounding area is already developed.

- (D) That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.

Finding: See Exhibits 4 and 5.

- (E) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Finding: See Exhibits 4 and 5.

- (F) That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.

Finding: The special use shall conform to applicable regulations of the district, except as varied by the PUD described in more detail in Exhibits 4 and 5.

- (G) Conditions in the area have substantially changed, and at least one year has elapsed since any denial by the Village Board of any prior application for a special use permit that would have authorized substantially the same use of all or part of the site. (Ord. 97-O-05, 1-27-1997)

Finding: The Village Board has not considered any applications in this site in the last year.

Exhibit 5
Standards for PUD

The findings for each PUD standard are enumerated below in italics.

- (A) Comprehensive Plan: A planned unit development must conform with the intent and spirit of the planning goals and objectives of the village comprehensive plan.

Finding: The proposed development and use are consistent with planning goals and objectives of the Comprehensive Plan, which designates the area for Community Commercial Uses. The daycare use has comparatively fewer negative impacts on adjoining properties than other permitted uses because the use operates for fewer hours during the week than most commercial uses, and the site is being designed to appear like a large estate residential or country club type structure.

- (B) Size And Ownership: The site of the planned unit development must be under single ownership and/or unified control and be not less than two (2) acres in area.

Finding: This 1.8 acre site is within an existing larger PUD that meets the minimum 2 acre criteria. This amendment will allow construction of the proposed use in compliance with the approved plans and conditions.

- (C) Compatibility: The uses permitted in the planned unit development must be of a type and so located as to exercise no undue detrimental influence upon surrounding properties.

The proposed daycare use has been positioned and designed to minimize negative impacts on adjoining properties to the greatest extent possible.

- (D) Storm Water Management: Adequate facilities, both on site and off site, shall be provided to ensure that all drainage related issues are addressed.

The Village Engineer has reviewed the submitted engineering plans and provided comments for changes that are required to meet stormwater requirements. These changes must be made prior the case being forwarded to the Village Board for consideration.

- (E) Space Between Buildings:

Finding: Only 1 building is proposed on the site.

- (F) Yards: The required yards or setbacks along the periphery of the planned unit development shall be at least equal in width or depth to that of the applicable required yard within the adjacent zoning district. Notwithstanding the foregoing, buildings of more than twenty four feet (24') in height shall provide a setback from any property line not less than a distance equal to the height of such buildings.

Finding: The proposed yards are consistent with the yard setbacks approved in the original PUD and in subsequent PUD amendments that were never constructed. Setbacks are limited and determined by encumbrances on the site which include a pond on the west end of the property and box culvert utilities on the south end of the property.

- (G) Parking Requirements: Adequate parking shall be provided as set forth in other sections of this title.

Finding: The site requires 27 parking spaces, while 30 spaces are provided.

- (H) Traffic: That adequate provision be made to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Finding: No changes to access from Route 83 are proposed from the original PUD. The cross connection between the subject property and the property to the south is being modified slightly to increase the width of the driveway in compliance with current regulations.

- (I) Preservation Standards: Due regard shall be demonstrated for any existing site conditions worthy of consideration including: desirable trees of a minimum six inch (6") caliper or greater, natural bodies of water, designated wetlands and/or flood hazard areas, etc. All desirable vegetation shall be identified by location, caliper size, type, condition and a method by which preservation efforts will be conducted.

Finding: Due regard is being exercised with regard to existing pond and floodplain areas as required by the ordinances. Additionally, some existing mature landscaping along the north property line is being preserved and enhanced with additional new plantings to provide adequate screening between the use and the residential property to the north.

- (J) Design Standards: The provisions of the Willowbrook subdivision ordinance shall be adhered to, unless a variance is granted by the village board.

Finding: An exception to the Subdivision regulations to eliminate the requirement for a public sidewalk is supported given the addition of a sidewalk through the property that connects the property to the north with access to the shopping center property to the south.

- (K) Uses For PUDs Greater Than Five Acres: Any permitted or special use available under any of the various zoning districts classifications, whether singly or in combination, and any other use permitted by law, may be allowed as either a permitted or special use within a planned unit development consisting of more than five (5) acres, but only to the extent specifically approved by the village board, after a finding that such use is consistent with the objectives of this chapter.

Finding. The overall PUD size is greater than five acres which allows a use exception for a daycare center to be considered and approved by the Village.

- (L) Other Standards: The planned unit development may depart from strict conformance with the required density, dimension, area, height, bulk, and other regulations for the underlying zoning district and other provisions of this title to the extent specified in the preliminary plat and documents authorizing the planned unit development so long as the planned unit development will not be detrimental to or endanger the public health, safety and general welfare. Notwithstanding the foregoing, every planned unit development must comply with the minimum standards set forth in subsections (A), (B), (C), (D), (H), (I) and (K) of this section. (Ord. 06-O-12, 5-8-2006)

Finding: The proposed use and development requires the following exceptions:

1. *Permit "Daycare Center" use.*
2. *Allow the 2 directional signs to be greater than 4 square feet per side (8.25 square feet per side)*
3. *Allow dumpster in a required interior side yard*
4. *Allow chain link fence to extend into front yard along north property line to a point where the sidewalk provides access to the site from the property to the north.*
5. *Allow fence to extend into the front yard around the southern playground area.*
6. *No loading space will be required.*
7. *Reduce parking setback along north property line from 40' to 10'.*
8. *Reduce parking setback along south property line from 40' to 10'.*
9. *Reduce front yard setback from 100' to 89.11' for building and distance to fence surrounding south playground.*
10. *Reduce transitional setback from north property line from 100' to 61.31'.*
11. *Modify berming and screening requirements as authorized by final approved landscape plan.*

Exhibit 6
Findings for PUDs

The plan commission shall, after the public hearing, set forth to the board of trustees the reason for the recommendation, and said recommendation shall set forth with particularity what respects the proposal would be in the public interest, including, but not limited to, findings of fact on the following:

- (A) In what respects the proposed plan is consistent with the stated purpose of the planned unit development regulations.

Finding: The proposed use and development is consistent with the purpose and interpretation outlined in 9-13-1 of the ordinance. It is sensitive to the existing physical and environmental features on the site and provides a use that will generate fewer impacts than many other permitted or special uses given its relatively fewer number of hours of operation during a week. The design provides for a pedestrian connection between the property to the north and south and provides a residential "feel" in its design to help in blend with the residential property to the north

- (B) The extent to which the proposed plan meets the requirements and standards of the planned unit development regulations. (Ord. 97-O-05, 1-27-1997)

Finding: See Exhibit 4.

- (C) The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including, but not limited to, the density, dimension, area, bulk and use, and the reasons why such departures are deemed to be in the public interest.

Finding: See Exhibit 4.

- (D) The method by which the proposed plan makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space, and furthers the amenities of light and air, recreation and visual enjoyment.

Finding: Access and circulation to the proposed use and development have not changed much from the original PUD approval. Right-in, Right out access is provided to/from Route 83, with full access possible through the shopping center property to the south. This property is part of the original PUD, so necessary cross access easements are already in place. The site is not overbuilt, and has been situated on the property with consideration to existing encumbrances. Impacts on adjoining properties are minimized with visually pleasing retaining walls and landscaping.

- (E) The relationship and compatibility of the proposed plan to the adjacent properties and neighborhood. (Ord. 75-O-3, 3-10-1975)

Finding: Because the site has been vacant for some time, it is not unusual for nearby owners to have grown accustomed to the openness afforded by the lack of development interest on the property. The property is zoned for commercial uses and is a viable developable lot. A daycare use operates fewer hours during the week than most other commercial uses, and the proposed design,

with only 1 story and a residential feel, fits in well with the residential properties to the north. The use works well with the commercial properties to the south since peak traffic to and from the site through the shopping center will be at the beginning of the day and the end of the day for drop off and pick up, leaving the majority of the day free for commercial users to freely access the shopping center site without competing with daycare use traffic.

- (F) The desirability of the proposed plan with respect to the physical development, tax base and economic well-being of the village.

Finding: As a community that doesn't collect property tax, the daycare center will not bring new revenue to the Village like a retail use would. Retail users, however, have not been attracted to the site because of its physical location and lack of a full direct access to Route 83. As a retail site, the property has sat vacant for many years. The proposed use is complimentary to the balance of the PUD, which includes the bank building and the shopping center because it will provide potential additional customers to those facilities while providing a use and development that is compatible with the residential property to the north.

- (G) The conformity with the intent and spirit of the current planning objectives of the village. (Ord. 97-O-05, 1-27-1997)

Finding: The project is consistent with the intent and spirit of current planning objectives of the Village.

Exhibit to Staff Report to the Plan Commission

July 16, 2014

PC 14-07: 6258 Kingery Hwy/Little Sunshine Playhouse PUD Amendment

Jo Ellen Charlton, Planning Consultant

Exhibit 7

Letter of Objection

Lawrence W. Conklin
6180 Knoll lane Ct. #104
Willowbrook, IL 60527



June 29, 2014

Attn: Tim Halik
Village Administrator
Village of Willowbrook,
7760 S. Quincy
Willowbrook, IL 60527

Dear Mr Halik,

This is in correspondence to the letter that I received regarding the party at 6258 S. Kingery for a proposed special PUD permit and other variations to build a new facility of a new 9,267 square foot daycare facility (Little Sunshine Playhouse) and site improvements on that property that is currently vacant.

I vehemently oppose this PUD and permit for this above listed facility. It will ruin the aesthetics of the Knolls condominiums, the lake and cause the residents in that area too much noise and way to much traffic on Route 83 southbound and by the Community Bank of Willowbrook parking lot.

Three Bridge Partners, LLC 19 St. Andrews Drive , St. Louis , MO should be denied this permit and tell them to get out of out of town.

It is a very nice green space there not much noise and it is green. Tell them to leave it alone and leave us the residents of the Knolls alone too.

The PIN: 09-14-300-020-0000. Also the management company of Willowbrook Square is cheap and he I think still has not fixed the erosion of the lake bordering those businesses on the South side of our Lake. Maybe you all ought to get on his case and tell that cheap guy to fix what he is supposed to fix instead of just collecting rent money and trying to bring in more business if that is his property.

If you would want to read this at this meeting opposing my grant of this proposed property you may do so with my permission.

Exhibit to Staff Report to the Plan Commission

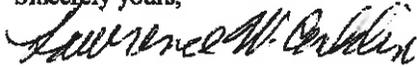
July 16, 2014

PC 14-07: 6258 Kingery Hwy/Little Sunshine Playhouse PUD Amendment

Jo Ellen Charlton, Planning Consultant

Please do not let this go through as it will ruin a lot o residents and cause a lot more noise and pollution to our lake.

Sincerely yours,



Lawrence W. Conklin

Long time resident of Willowbrook

VILLAGE OF WILLOWBROOK

BOARD MEETING AGENDA ITEM - HISTORY/COMMENTARY

ITEM TITLE:

Receive Plan Commission Recommendation – Public Hearing 2014-08 – Special Use permit and other relief as may be required to authorize a drive through and variations to allow a 1,187 square foot restaurant – 301 W. 75th Street.

AGENDA NO.**5f****AGENDA DATE:** 7/28/14**STAFF REVIEW:** Jo Ellen Charlton, Planning Consultant**SIGNATURE:****LEGAL REVIEW:** Tom Bastian, Village Attorney**SIGNATURE:****RECOMMENDED BY:** Tim Halik, Village Administrator**SIGNATURE:****REVIEWED & APPROVED BY COMMITTEE:**YES NO N/A **ITEM HISTORY (PREVIOUS VILLAGE BOARD REVIEWS, ACTIONS RELATED TO THIS ITEM, OTHER HISTORY)**

This site is the former home of a Kentucky Fried Chicken drive-through restaurant, with an approval that required compliance with a particular site plan. A new special use was required based on the applicant's desire to modify the site to provide for a more efficient use of the drive through.

ITEM COMMENTARY (BACKGROUND, DISCUSSION, RECOMMENDATIONS, ETC.)

At a special July 16, 2014 meeting, the Plan Commission held the public hearing and made a recommendation to approve a special use and variations necessary for an 1,187 square foot restaurant on the former Kentucky Fried Chicken property located at the southwest corner of 75th and Clarendon Hills Road.

The proposed restaurant, named Chishack, will have a Chicago theme and will be a flagship restaurant run by John Bobak. There will be seating for 30 indoor and 28 outdoor patrons. Site improvements include modifications to the façade of the existing building and parking lot improvements that include increased pavement setbacks and landscaping where none exist today.

Len Blackman spoke on behalf of the ownership of the Willow Commons Shopping Center which surrounds the subject property on the west and south sides. He discussed several questions and concerns which are highlighted on Page 5 of the attached staff report. His main concerns focused on whether the site provided too much seating for the amount of parking, and that restaurant patrons may trespass on his property to park if the Chishack parking lot is full. His requests were to decrease seating and to increase landscaping between the two properties to discourage illegal parking. He also inquired whether any proposed landscaping would limit visibility to his freestanding sign or the shopping center. Staff informed the Plan Commission that parking requirements are by ordinance only applied to indoor seating given the temporary nature of outdoor seating. Additional parking would only be required if the outdoor seating was permanently enclosed.

By a 6-0 vote of the members present, the Plan Commission voted recommend approval of the special use and variations for the Chishack drive-through restaurants. One member was absent.

ACTION PROPOSED:

July 28, 2014: Receive Plan Commission Recommendation.



EST. 1960

Willowbrook

7760 Quincy Street
Willowbrook, IL 60527-5594

Phone: (630) 323-8215 Fax: (630) 323-0787 www.willowbrook.il.org

Mayor

Frank A. Trilla

Village Clerk

Leroy R. Hansen

Village Trustees

Dennis Baker

Sue Berglund

Umberto Davi

Terrence Kelly

Michael Mistele

Paul Oggerino

Village Administrator

Tim Halik

Chief of Police

Mark Shelton

MEMORANDUM

MEMO TO: Frank A. Trilla, Mayor
Board of Trustees

MEMO FROM: Daniel Kopp, Chairman, Plan Commission

DATE: July 17, 2014

SUBJECT: Zoning Hearing Case 14-08: 301 W. 75th Street, "Chishack": Petition for a special use permit for a restaurant and drive through and approval of variations to allow a 1,187 square foot restaurant.

At the special meeting of the Plan Commission held on July 16, 2014, the above referenced application was discussed and the following motion was made:

MOTION: Made by Commissioner Ruffolo, seconded by Vice-Chairman Wagner based on the submitted petition and testimony presented, I move that the Plan Commission approve and adopt the standards for special use and variations outlined in Exhibits 3 and 4 respectively of the staff report prepared for PC 14-08 for the July 16, 2014 Plan Commission meeting; and that the Plan Commission recommend to the Village Board approval of a special use for a drive through restaurant; a variation from 9-12-2 to allow a refuse enclosure less than 10' from property line; a variation from 9-10-5G to allow a western interior parking setback of 2' and eastern interior parking setback of 2'7" when 10' is required; and a variation from 9-10-5G to allow a northern front parking setback of 9'10" when 15' is required subject to the following conditions:

1. Improvements shall be in substantial compliance with all plans described in Exhibit 1 of the staff report prepared for PC 14-08 except as may be modified in response to compliance with Village Codes or conditions recommended by the Plan Commission and as approved by the Village Engineer. Approved signage is limited to the 105.27 square feet of signage including one monument sign and one wall sign on each of the north, east and west frontages will be permitted.



Proud Member of the
Illinois Route 66 Scenic Byway

2. The Landscape Plan shall be revised, resubmitted and approved by the Village in compliance with Village Codes prior to installation of landscape materials
3. Plans shall be revised prior to being considered by the Village Board in compliance with the planning comments outlined in Exhibit 2 of the staff report prepared for PC 14-08 for the July 16, 2014 Plan Commission meeting.

ROLL CALL: AYES: Commissioners Lacayo, Soukup, Kaucky, Ruffolo, Vice-Chairman Wagner, and Chairman Kopp; NAYS: None.
ABSENT: Commissioner Remkus.

MOTION DECLARED CARRIED

Should any member of the Board have any questions regarding this matter, please do not hesitate to contact me.

DK:jp

VILLAGE OF WILLOWBROOK

STAFF REPORT TO THE VILLAGE BOARD

Public Hearing: July 16, 2014
Village Board Receive: July 25, 2014

Prepared By: Jo Ellen Charlton, Planning Consultant

Case Number and Title: PC 14-08: 301 W. 75th, Chishack Special Use

Petitioner: R. Shenouda, 924 W. 67th Darien, IL 60561

Action Requested: Special Use for a drive-through restaurant; variation from 9-12-2 to allow a refuse enclosure less than 10' from property line; variation from 9-10-5G to allow a western interior parking setback of 2' and an eastern interior parking setback of 2'7" when 10' is required; variation from 9-10-5G to allow a northern front parking setback of 9'10" when 15' is required.

Location: 301 W. 75h Street (Southwest corner of 75th and Clarendon Hills Road)

PINs: 09-27-402-004

Existing Zoning: B-2

Existing Land Use: Vacant building formerly occupied by Kentucky Fried Chicken

Property Size: .43 Acres

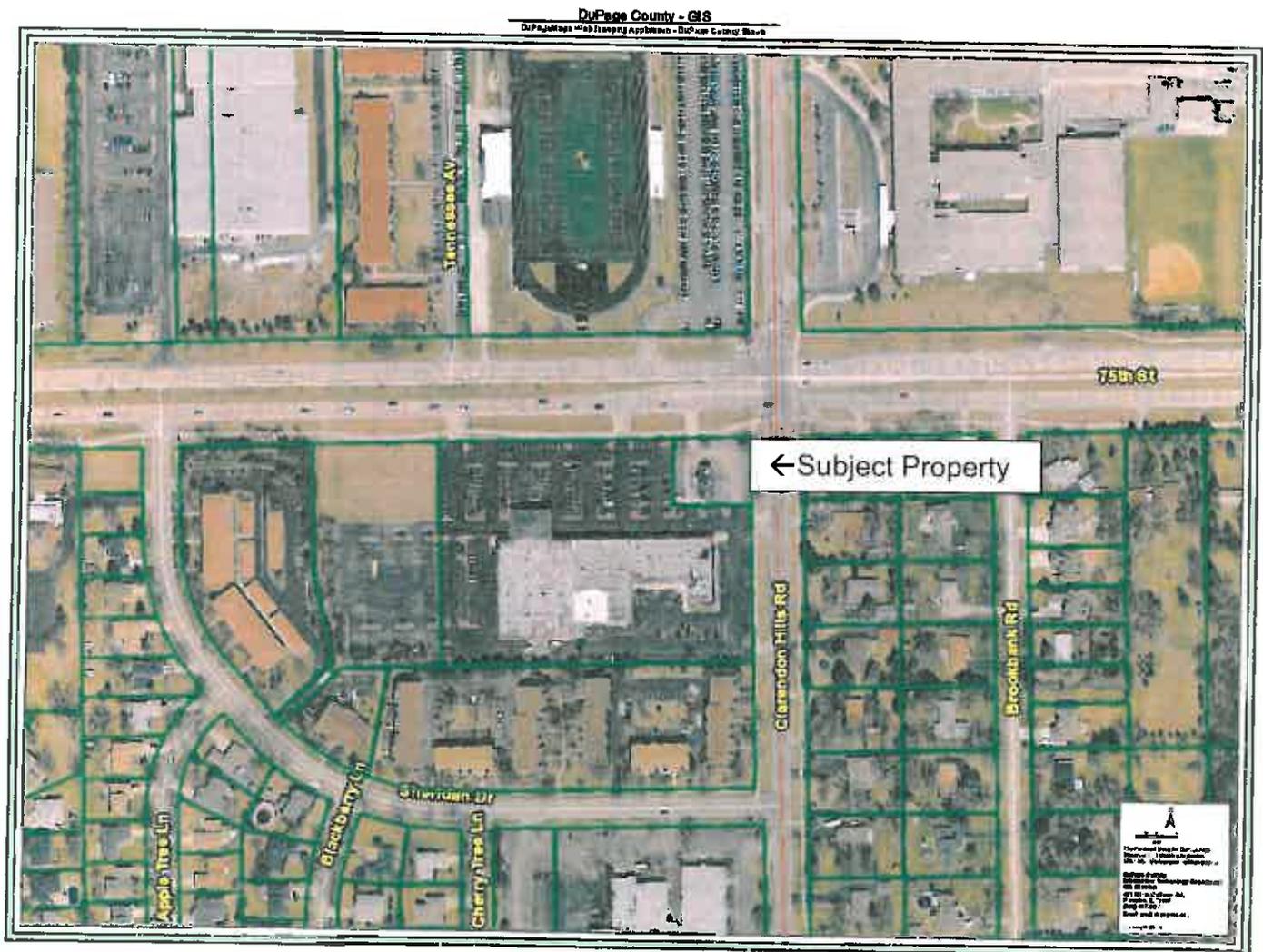
Surrounding Land Use:

	<i>Use</i>	<i>Zoning</i>
<i>North</i>	Hinsdale South Football Stadium.	Darien
<i>South</i>	Willow Commons Shopping Center	B-2
<i>East</i>	Single-Family Residential	R-2
<i>West</i>	Willow Commons Shopping Center	B-2

Documents Attached: Exhibit 1. Submitted Plans
Exhibit 2. Planning Comments
Exhibit 3. Standards for Special Use
Exhibit 4. Standards for Variations

Necessary Action by Village Board: July 25, 2014: Receive Plan Commission Recommendation
August 11, 2014: Tentative final action on ordinance

Site Description: The subject property is located on the southwest corner of 75th Street and Clarendon Hills Road, next to the Willow Commons shopping center. The site is not part of the shopping center. Previously, the site was occupied by a drive through Kentucky Fried Chicken, which has been closed for years. The 1,187 square foot building is non-conforming in many ways, and the applicant's desire to modify the site to better accommodate their plan for drive-through traffic requires special use approval.



History and Proposal:

The applicant wishes to utilize the existing building and modify the site to accommodate a new restaurant concept named Chishack. The restaurant will include 30 inside and 28 outdoor seats. A new concept, this restaurant intends to serve “locally grown/produced” products. The plan calls for a new drive through configuration and a reduction in overall site coverage by incorporating some setbacks on the west, north and east property lines, where none currently exist. While these setbacks will actually improve circulation and safety around the site because they are providing setbacks where none currently exist, they require variations because they do not meet the required setbacks.

Staff Analysis

Access, Circulation and Parking

The location of existing access drives to the site will not be modified, but they will be improved. The site is currently accessed from a curb cut on 75th, which provide right-in, right-out access due to the presence of a 75th Street median. This drive will be modified with permits from DuPage County who has jurisdiction over the road. Traffic entering from 75th will either park on the west side of the building to go in the building, or will circulate around the building counter clockwise to access the drive through or additional parking on the east side of the building. Please note that this circulation pattern requires exiting and re-entering the site via an easement between this property owner and the Willow Commons shopping center owner.

Parking for restaurants is based on gross square footage. An 1,187 square foot restaurant requires twelve (12) parking spaces, or 1 space for every 100 square feet of gross floor area. The facility is providing 17 parking spaces which meets the requirement and will be useful in servicing the additional seasonal outdoor seating as well, which is not technically included in the parking requirement.

Appropriateness of Use:

The property is zoned B-2, which lists restaurant as permitted uses and allows a drive-through for permitted uses by special use approval. The site's previous use was for a drive-through Kentucky Fried Chicken. The introduction of this use on this property will be an asset to the shopping center and will benefit from a location that is easily accessible by motorists as well as students and visitors to Hinsdale South high school, which is across the street.

Landscaping:

The modifications to the site are actually an improvement over existing conditions, which have the site 100 percent impervious. Additional foundation and perimeter landscape areas will improve circulation and safety, and are an engineering asset since it means that no additional stormwater improvements are required. Because improvements are being made, they technically must conform to current setback standards. This is not possible, however, given the non-conforming small size of the site itself. Staff supports the parking lot setback variations and notes that the applicant has complied with all minimum requirements to the greatest extent possible given the existing dimensions of the site.

There are some inconsistencies in the landscape plan, however staff is confident that appropriate landscaping can be achieved on the site. Therefore staff is recommending a condition of approval that requires future approval of the landscape plan by staff prior to landscape installation.

Signage:

Based on the size of the site, a total of 339 square feet of signage is allowed, which covers both wall and monument signs. The sum of all signs shown on the plans is 105.27 square feet. A new monument sign on a brick base is proposed at the northeast corner of the site. The sign has dimensions of 8.5' x 2.8 feet, or a total of 23.8 feet per side (47.5 square feet total). One wall sign is proposed on each of the north, east and west sides of the building as shown on the elevations plans. The north sign has about 7.4 square feet, while the east sign has about 16.5 square feet, and the west sign has about 33.8 square feet. The areas designated on the plans as "perforated

routed metal panels” appear to be areas where signage was designed to be installed, however additional wall signs are not permitted in these areas pursuant to the Zoning Ordinance which allows only one wall sign for each street frontage or “business site frontage”. With its corner location, the tenant is assured a total of 2 wall signs. Staff is interpreting the west elevation as a “business site frontage”, which allows for the third wall sign. A condition of approval is added that confirms no additional wall signage will be allowed as part of this approval.

Engineering:

Given the reduction in the amount of impervious surface, stormwater improvements are not required, and therefore engineering has not yet been submitted. Engineering will need to be provided, reviewed and approved prior to the issuance of any construction permits.

Special Use:

The Willowbrook Zoning Ordinance requires special uses to meet certain standards. These standards are enumerated in Exhibit 3, along with a discussion of how the project meets each standard.

Variations

The proposed improvements for the use include the variations listed below. A brief discussion of each variation follows.

1. A variation from Section 9-12-2 to allow a refuse enclosure less than 10’ from the property line.

The proposed enclosure is in the same spot as the existing enclosure, but it is being upgraded from wood to masonry to comply with current codes. Staff supports this variation.

2. A variation from 9-10-5G to allow a western interior parking setback of 2’ and an eastern interior parking setback of 2’7” when 10’ is required.

Existing conditions provide no setback, however since parking lot improvements are being made, they are technically required to meet the current requirements. Staff supports the variations as they are providing more landscape setback than currently exists

3. A variation from 9-10-5G to allow a northern front parking setback of 9’10” when 15’ is required.

Existing conditions provide no setback, however since parking lot improvements are being made, they are technically required to meet the current requirements. Staff supports the variations as it is providing more landscape setback than currently exists.

Summary of Plan Commission Hearing and Recommendation

The Plan Commission held the public hearing for this petition at a special meeting on July 16, 2014. The following members were in attendance at the meeting: Chairman Kopp, Vice Chairman Wagner, Kaucky, Lacayo, Ruffolo, and Soukup. Remkus was absent.

Ray Shenouda a representative of the owner and John Bobak, a representative of the new restaurant provided a brief overview of the project. Mr. Bobak indicated this restaurant would be the first of its kind and was themed to represent Chicago and its food.

Len Blackman, representative of the Willow Commons Shopping center came forward with the following comments or questions. Responses, if provided, follow each statement in ***bold italics***.

1. Noted wall signage on the east, north and west elevations and asked if any of it would be allowed to flash. ***Staff responded that the sign ordinance does not allow signs to flash.***
2. Asked whether landscaping along west property line could be increased to discourage restaurant patrons from parking in his shopping center lot and walking to the restaurant property. ***Staff responded that a condition was recommended that would require modifications to the landscape plan prior to the installation of landscaping and that appropriate materials could be included.***
3. Asked whether any larger trees would block visibility of his free standing sign. ***Staff responded that could be evaluated as part of the landscape review.***
4. Expressed concern that there were more tables/seats than the proposed parking could handle. ***Bobak responded that the outside seating is intended to be more for patrons from the school that walk to the site as opposed to people that drive to the site.***
5. Expressed concern about how loitering might be handled given that tenants in his shopping center deal with it frequently. ***Bobak responded that he would be as professional as possible, but would have to address it once/if it occurs.***
6. Asked whether volume of drive through speaker could be regulated. ***Bobak indicated he did not know but assumed it would be regulated based on needs. Staff commented that noise restrictions would apply if it became a nuisance.***
7. Asked whether the height of the building was being increased. ***Staff responded that the parapet walls were being increased in height.***

The Plan Commission confirmed the following:

1. Twenty-eight outdoor seats are proposed.
2. Signage and parking are compliant with Village Codes.
3. Landscaping will become compliant subject to modifications that will be submitted and approved prior to the installation of landscaping.

The following motion from Ruffolo was seconded by Wagner and approved by a unanimous 6-0-1 roll call vote of the members present:

Based on the submitted petition and testimony presented, I move that the Plan Commission approve and adopt the standards for special use and variations outlined in Exhibits 3 and 4 respectively of the staff report prepared for PC 14-08 for the July 16, 2014 Plan Commission meeting; and that the Plan Commission recommend to the Village Board approval of a special use for a drive through restaurant; a variation from 9-12-2 to allow a refuse enclosure less than 10' from property line; a variation from 9-10-5G to allow a western interior parking setback of 2' and eastern interior parking setback of 2'7" when 10' is required; and a variation from 9-10-5G to allow a northern front parking setback of 9'10" when 15' is required subject to the following conditions:

1. **Improvements shall be in substantial compliance with all plans described in Exhibit 1 of the staff report prepared for PC 14-08 except as may be modified in response to compliance with Village Codes or conditions recommended by the Plan Commission and as approved by the Village Engineer. Approved signage is limited to the 105.27**

square feet of signage including one monument sign and one wall sign on each of the north, east and west frontages will be permitted.

- 2. The Landscape Plan shall be revised, resubmitted and approved by the Village in compliance with Village Codes prior to installation of landscape materials**
- 3. Plans shall be revised prior to being considered by the Village Board in compliance with the planning comments outlined in Exhibit 2 of the staff report prepared for PC 14-08 for the July 16, 2014 Plan Commission meeting.**

No changes were made to the sample motion recommended by staff in the staff report prepared for the July 16, 2014 meeting.

Exhibit 1
Submitted Plans

1. Plans prepared by Steven Plzak Architecture, latest revision dated 6-18-14, consisting of Sheets A0.0.2, A0.1.2, A1.1, A1.2, A1.3, A1.4, A1.5, A2.0.2, A3.0.2
2. Sign plans, prepared by Integrity Sign Company, dated 6-17-14, consisting of 4 unnumbered sheets as follows (1. Monument Sign; 2. North Elevation; 3. East Elevation; 4. West Elevation

CHISHACK

301 W. 75th Street, Willowbrook IL, 60527
 MODIFICATIONS TO EXISTING SITE PLAN & DRIVE-THRU



SITE MAP

Project Information

Project Summary and Scope - THE PROJECT SCOPE INCLUDES MODIFICATION OF EXISTING CURBING, TRAFFIC PATTERNS, PARKING, LANDSCAPING, AND SIGNAGE TO ACCOMMODATE A NEW RESTAURANT CONCEPT. EXISTING SITE PLAN INCLUDES DRIVE-THRU AND CORNER SIGN, WHICH ARE TO BE RE-USED AND BROUGHT UP TO CODE. EXISTING DRAINAGE AND WATER RETENTION TO REMAIN, AND ASPHALT TO BE REPAIRED OR REPLACED. NEW CONCRETE PATIO, WITH ROOF ENCLOSURE, AND DRIVE-THRU MENU BOARD, CLEARANCE BAR, AND CANOPY TO BE INSTALLED.

Area of Work: 1,360 SF on the first floor
Total Building Area: 1,360 SF + Existing Cooler
Total Site Area: See Site Plan

MATERIAL LEGEND			
	EARTH		EXISTING MASONRY
	GRANULAR FILL		GRASS
	CONCRETE		BATT INSULATION
	FACE BRICK		RIGID INSULATION
	C.M.U.		GYPSUM BOARD

LEGEND			
	ELEVATION MARKING		ELEVATION - SEE SHEET A8.1
	REVISION		PARTITION TYPE - SEE SHEET A8.0
	LARGE SCALE DETAIL		DOOR MARK - SEE DOOR SCHEDULE
	DETAIL		WINDOW MARK - SEE WINDOW SCHEDULE
	SHEET NUMBER		DEMOLITION KEYNOTE
	SECTION		LIGHTING & VENTILATION AMOUNTS (SEE WINDOW SCHEDULE)
	WALL SECTION		SMOKE DETECTOR
	SHEET NUMBER		CARBON MONOXIDE DETECTOR

SHEET NO.	SHEET NAME
A0.0.2	COVER SHEET AND GENERAL NOTES
A1.1	DEMOLITION SITE PLAN AND NOTES
A1.2	ACCESSIBILITY SPECIFICATIONS AND DETAILS
A1.2	NEW SITE PLAN
A1.3	PATIO, DRIVE THRU, AND SITE ENLARGED PLANS
A1.4	SITE LIGHTING AND SIGNAGE PLANS
A1.5	LANDSCAPING PLAN, SIGN DETAILS & NOTES
A2.0.2	CONSTRUCTION PLANS AND DETAILS
A3.0.2	EXTERIOR ELEVATIONS & SD

GENERAL NOTES

- These drawings indicate the General Scope of the Project in terms of the Architectural Design Concept, Dimensions, Major Elements and Materials. These drawings do not necessarily indicate or describe all work required for the full completion of the project.
- The General Contractor and Subcontractors shall furnish all of those items and labor required for the full completion of this project.
- All interior bearing walls and shafts shall be one hour rated construction using 5/8" type 'X' U.L. rated drywall (both sides).
- The Subcontractor shall install hardwired smoke detectors and carbon monoxide detectors as shown on the Project Drawings and as required by the Village of Willowbrook.
- Interior finishes shall not exceed class 1, 0-25 flame spread, 300 smoke.
- The Subcontractor shall be responsible for field verification of all dimensions and conditions before execution of any work and shall report any discrepancies to the Architect in writing.
- The Subcontractor shall be held responsible for compliance with all applicable city, state, and national codes and ordinances.
- The Subcontractor shall verify all partition layouts with the Architect before proceeding with any framing.
- The Subcontractor shall be responsible for the coordination of all incoming utilities.
- Written dimensions hold preference over scaled dimensions. Do not scale drawings.
- Subcontractors shall:
 - Comply with all local, state, and national codes and ordinances.
 - In no way damage or weaken the structural strength of the building.
 - Remain responsible for compliance with the provisions of the Occupational Safety and Health Act. (OSHA) latest edition.
 - Guarantee all work for one year after the date of closing.
 - Maintain throughout the construction period, a Certificate of Insurance for all liabilities, with a hold harmless clause, protecting the Owner and Architect.
- The Premises shall be kept in a broom-swept finish condition during all phases of the Construction. All Contractors and Subcontractors shall be responsible for cleaning up and disposing of their litter and better materials on a regular basis and leave the Project in a broom-swept finish condition upon completion of their portion of the Project.
- The completed systems shall be fully operational. Acceptance by the Owner shall be a condition of the Contract.
- All work shall be coordinated with all other trades in order to avoid interferences, preserve maximum head room and avoid obstructions.
- Recessed fixtures in insulated ceilings must be approved Village of Willowbrook type.
- All work performed must comply with the Village of Willowbrook Code.
- The Subcontractor is to provide temporary fencing and barricades around the entire Site to be protected and at any interior floor openings that might cause a hazard to all.
- All doors used in conjunction with exits shall be so arranged as to be readily opened without the use of a key from the side from which egress is made.
- All glazed doors, all skylights, and all glazed panels more than 18" in width immediately adjacent to any door where the sill of the glazed panel is less than 24" above the floor shall be glazed with safety glazing materials.
- No window sills shall have a sill height of less than 2'-0" above the floor unless noted otherwise.
- It is the responsibility of the carpentry Subcontractor and the door/window Supplier to verify that all rough masonry openings and dimensions are correct and adequate for the proper installation of all doors/windows supplied.
- Any additional work required including caulking, painting, hacking, and additional masonry or carpentry work to provide a completely finished door/window installation is the responsibility of the Supplier unless Architect is specifically notified in writing of alternative arrangements.
- No alterations to the doors or windows that alter the amount of light or ventilation provided are allowed unless approved, in writing, by the Architect & General Contractor. It is the window Supplier's responsibility to provide light and ventilation information for all windows upon submission for proposal.

- All work is to comply with requirements of current Village of Willowbrook Code, Illinois Accessibility Code and Americans With Disabilities Act. All new fixtures and construction are intended to be barrier-free and compliant with the Codes noted above.
- Contractor and mechanical trades are responsible for code compliance for MEP disciplines. Architect assumes no responsibility for these disciplines.
- Field-verify all dimensions and field conditions prior to submitting bid. Notify designer immediately of any discrepancies. Request designer field approval of chalkline layout prior to beginning partition construction.
- All plumbing fixture locations shall be thoroughly investigated prior to submitting bid. Plumbing contractor to coordinate with building Chief Engineer. Verify required route of waste and vent piping, location of tie-ins, locations of beams, studs, and other obstructions. Plumbing contractor shall provide plumbing riser diagrams for permit.
- At locations of plumbing fixtures, provide 3/8" studs for pipe chase.
- Provide noncombustible blocking inside new and existing partitions for all wall-mounted fixtures, grab bars, toilet accessories, and milkweld.
- Patch and repair all existing partitions to remain. Provide smooth finish suitable for painted finish, U.L.O.
- All interior doors shall have lever trim per ADA.
- All glass, glazing and assemblies shall conform to all applicable codes and governing authorities including OSHA and CPSC Glazing Safety Standard.
- Dimensions marked "hold" are critical and must be adhered to. Wild dimensions are to face of finished wall.

DEMOLITION NOTES

- Contractor to shore and brace all structural elements during construction.
- Contractor to disconnect and cap all services prior to demolition.
- Protect existing equipment to remain.

ABBREVIATIONS

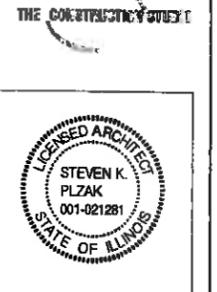
A	AND	K	KIP (1,000 POUNDS)
AT	ANT	K/FT	KIP FEET
B	BENTRINE	LAM	LAMINATED
C	CENTERLINE	LAV	LAVATORY
CL	COUNT NUMBER	LB(S)	POUNDS(S)
AC	AIR CONDITIONING	LOC	LEAD GATED COPPER
ACCUS	ACUSTICAL	LF	LINEAR FEET
ACT	ACUSTICAL CEILING TILE	LH	LEFT HAND
ADDN	ADDITION	LL	LIVE LOAD
ADJ	ADJACENT	LLH	LONG LEG HORIZONTAL
APP	APPROXIMATE	LLV	LONG LEG VERTICAL
APR	APPROXIMATE	LP	LIGHTING PANEL
ALT	ALTERNATE	LT(Q)	LIGHT (QTY)
ALUM	ALUMINUM	LTW1	LIGHTWEIGHT
ANCH	ANCHOR	MAS	MASONRY
ANG	ANGLE	MAX	MAXIMUM
ANOD	ANODED	MDP	MAIN DISTRIBUTION PANEL
APPROX	APPROXIMATE	MECH	MECHANICAL
ARCH	ARCHITECT	MELB	MEMBRANE
ASSOC	ASSOCIATED	MEM	MEMBER
BOT	BOTTOM	METL	METAL
BRE	BALLED AND BURLAPPED	MFR	MANUFACTURER
B.O.	BOTTOM OF	MH	MANHOLE
ED	EDGED	MIL	MILIMETER
INT	INTERIORS	MISC	MISCELLANEOUS
BLDG	BUILDING	MOP	MASONRY OPENING
BLDG	BUILDING LINE	MTD	MOUNTED
BLDG	BUILDING	N	NORTH
BLDG	BUILDING	NIC	NOT IN CONTRACT
BLDG	BUILDING	NO	NUMBER
BLDG	BUILDING	NR	NOT REQUIRED
BLDG	BUILDING	NTS	NOT TO SCALE
BLDG	BUILDING	NV	NATURALLY VENTILATED
BLDG	BUILDING	NA	NOT APPLICABLE
BLDG	BUILDING	OC	ON CENTER(S)
BLDG	BUILDING	OD	OUTSIDE DIAMETER
BLDG	BUILDING	OF	OPEN ITEM
BLDG	BUILDING	OPG	OPENING
BLDG	BUILDING	OPP	OPPOSITE
BLDG	BUILDING	OE	OPPOSITE
BLDG	BUILDING	PA	PROJECT ARCHITECT
BLDG	BUILDING	PCF	POUNDS PER CUBIC FOOT
BLDG	BUILDING	PERF	PERFORATED
BLDG	BUILDING	PL	PLATE
BLDG	BUILDING	PLAM	PLASTIC LAMINATE
BLDG	BUILDING	PLAS	PLASTER
BLDG	BUILDING	PLUM	PLUMBING
BLDG	BUILDING	PLF	POUNDS PER LINEAR FOOT
BLDG	BUILDING	PLYWD	PLYWOOD
BLDG	BUILDING	POL	POLYMER
BLDG	BUILDING	POLHED	POLYMER PANEL
BLDG	BUILDING	PP	PAPER
BLDG	BUILDING	PR	PROJECT
BLDG	BUILDING	PROJ	PROJECT
BLDG	BUILDING	PTN	PARTITION
BLDG	BUILDING	PSF	POUNDS PER SQUARE FOOT
BLDG	BUILDING	PSI	POUNDS PER SQUARE INCH
BLDG	BUILDING	PT	POINT
BLDG	BUILDING	PTD	PANED
BLDG	BUILDING	PV	POLYVINYL CHLORIDE
BLDG	BUILDING	PVC	POLYVINYL CHLORIDE
BLDG	BUILDING	PWT	PAVEMENT
BLDG	BUILDING	QTY	QUANTITY
BLDG	BUILDING	R	RADIUS
BLDG	BUILDING	RB	RUBBER BASE
BLDG	BUILDING	RCP	REFLECTED CEILING PLAN
BLDG	BUILDING	RD	ROOF DRAIN
BLDG	BUILDING	RE	REFLECT
BLDG	BUILDING	RECP	RECEPTACLE
BLDG	BUILDING	REF	REFERENCE
BLDG	BUILDING	REIN	REINFORCE (3 (ING))
BLDG	BUILDING	REIN	REINFORCE
BLDG	BUILDING	REQ	REQUIRED
BLDG	BUILDING	REVL	REVISIONS, REVISED
BLDG	BUILDING	REV	REVISIONS, REVISED
BLDG	BUILDING	RF	RIGHT HAND
BLDG	BUILDING	RH	ROOM
BLDG	BUILDING	RO	ROUGH OPENING
BLDG	BUILDING	ROW	RIGHT OF WAY
BLDG	BUILDING	RTU	ROOF TOP UNIT
BLDG	BUILDING	RVAL	RAIN WATER LEADER
BLDG	BUILDING	RV	ROOF VENT
BLDG	BUILDING	S	SOUTH
BLDG	BUILDING	SAN	SANITARY
BLDG	BUILDING	S.A.T.	SUSPENDED ACOUSTICAL TILE
BLDG	BUILDING	SC	SOLID CORE
BLDG	BUILDING	SCHED	SCHEDULE
BLDG	BUILDING	SD	STORM DRAIN
BLDG	BUILDING	SECT	SECTION
BLDG	BUILDING	SERV	SERVICE
BLDG	BUILDING	SFT	SQUARE FEET
BLDG	BUILDING	SHT	SHEET
BLDG	BUILDING	SHM	SMILAR
BLDG	BUILDING	SHN	SANITARY MANHOLE
BLDG	BUILDING	SOV	SPRAY ON VINYL
BLDG	BUILDING	SP/EC	SPECIFICATIONS
BLDG	BUILDING	SS	STAINLESS STEEL
BLDG	BUILDING	STL	STEEL
BLDG	BUILDING	STL	STEEL
BLDG	BUILDING	STR	STRUCTURE
BLDG	BUILDING	STRUC	STRUCTURAL
BLDG	BUILDING	SUP	SUPPLEMENT
BLDG	BUILDING	SYM	SYMMETRICAL
BLDG	BUILDING	SYST	SYSTEM
BLDG	BUILDING	T	TREAD
BLDG	BUILDING	T.O.	TOP OF
BLDG	BUILDING	T&G	TONGUE AND GROOVE
BLDG	BUILDING	T&G	TONGUE AND GROOVE
BLDG	BUILDING	T&G	TONGUE AND GROOVE
BLDG	BUILDING	TEL	TELEPHONE
BLDG	BUILDING	TEMP	TEMPERATURE TEMPERED
BLDG	BUILDING	THICK	THICK
BLDG	BUILDING	THRES	THRESHOLD
BLDG	BUILDING	TP	TOILET PARTITION
BLDG	BUILDING	TR	TRANSITION STRIP
BLDG	BUILDING	TS	TYPICAL
BLDG	BUILDING	TV	TELEVISION
BLDG	BUILDING	US	UNDERGROUND
BLDG	BUILDING	UH	UNIT HEATER
BLDG	BUILDING	UNF	UNFINISHED
BLDG	BUILDING	UNF	UNFINISHED
BLDG	BUILDING	UV	ULTRA VIOLET
BLDG	BUILDING	VIT	VINYL COMPOSITION TILE
BLDG	BUILDING	VERT	VERTICAL
BLDG	BUILDING	VENT	VENTILATOR
BLDG	BUILDING	VFF	VERTICAL FIELD
BLDG	BUILDING	VWD	VINYL WALL COVERING
BLDG	BUILDING	W	WEST
BLDG	BUILDING	W	WEST
BLDG	BUILDING	W/O	WITHOUT
BLDG	BUILDING	W/C	WATER CLOSET
BLDG	BUILDING	W/O	WOOD
BLDG	BUILDING	WH	WATER HEATER
BLDG	BUILDING	WP	WATERPROOF
BLDG	BUILDING	W/P	WORK POINT
BLDG	BUILDING	WR	WATER RESISTANT
BLDG	BUILDING	W/ST	WATERSTOP
BLDG	BUILDING	WGT	WEIGHT
BLDG	BUILDING	WV	WATER VALVE
BLDG	BUILDING	WVW	WELDED WIRE FABRIC

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MODIFICATIONS TO EXISTING SITE PLAN & DRIVE THRU TRAFFIC

Consultants
 Design & Project Managers
The Construction Studio, LLC
 TheConstructionStudio@gmail.com
 630-833-0333



Revisions

NO.	REVISION	DATE
2	ZONING REV 2	06/16/2014
1	ZONING REVISIONS	06/08/2014
0	ISSUANCE	DATE

Title
COVER SHEET AND GENERAL NOTES

Sheet
A0.0.2

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Willowbrook Code Summary

- INTERNATIONAL BUILDING CODE (IBC) 2009 W/ LOCAL AMMENDMENTS
- INTERNATIONAL MECHANICAL CODE 2008 WITH LOCAL AMMENDMENTS
- NFPA NATIONAL ELECTRICAL CODE 2008 W/ LOCAL AMMENDMENTS
- ILLINOIS STATE PLUMBING CODE 2004 WITH LOCAL AMMENDMENTS
- INTERNATIONAL PLUMBING CODE 2009
- ILLINOIS ACCESSIBILITY CODE (IAC) 1997- ADAAG STANDARDS FOR ACCESSIBILITY DESIGN
- INTERNATIONAL PROPERTY MAINTENANCE CODE 2012
- INTERNATIONAL FIRE CODE 2008 W/ LOCAL AMMENDMENTS
- INTERNATIONAL FUEL GAS CODE W/ LOCAL AMMENDMENTS
- INTERNATIONAL PROPERTY MAINTENANCE CODE W/ LOCAL AMMENDMENTS
- 2009 WILLOWBROOK MINIMUM SECURITY CODE (4-2-30.A)
- INTERNATIONAL ENERGY CONSERVATION CODE 2009

THE PROJECT WILL COMPLY WITH THE ILLINOIS ACCESSIBILITY CODE (IAC) & ILL ANSIA117.1-2003 AND A.D.A.A.G. TITLE II- ALL PROGRAMS, SERVICE AND ACTIVITIES WILL BE MADE ACCESSIBLE.

CERTIFICATION OF DRAWINGS

I hereby certify that these plans were prepared under my direct supervision and to the best of my professional knowledge they conform to the Village of Willowbrook Building Codes

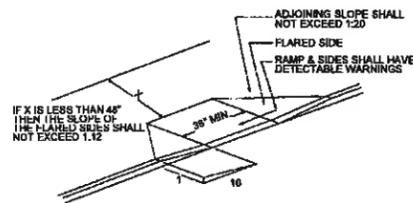


Date 04/07/2014
 Illinois License 001-021281
 exp. 2015

PARKING AND CURB RAMPS

SIDE OF CURB RAMPS - SECTION 400.310 (d) (5)

IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, OR WHERE IT IS NOT PROTECTED BY HANDRAILS OR GUARDRAILS, IT SHALL HAVE FLARED SIDES; THE MAXIMUM SLOPE OF THE FLARE SHALL BE 1:10. CURB RAMPS WITH RETURNED CURBS MAY BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. (ADAAG 4.7.5)



DIMENSIONS AND MARKINGS - SECTION 400.310 (c) (3)

EACH PARKING SPACE, EXCEPT ON-STREET SPACES, SHALL CONSIST OF A SIXTEEN FOOT WIDE PARKING SPACE INCLUDING EIGHT FOOT WIDE DIAGONALLY STRIPED ACCESS AISLE. ADJACENT PARKING SPACES SHALL NOT SHARE A COMMON ACCESS AISLE. A HIGH QUALITY YELLOW PAINT RECOMMENDED BY THE PAINT MANUFACTURER FOR PAVEMENT STRIPING SHALL BE USED. EACH PARKING SPACE SHALL HAVE ITS OWN ACCESS AISLE AND ALL ACCESS AISLES SHALL BLEND TO A COMMON LEVEL WITH AN ACCESSIBLE ROUTE. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS. (ADAAG 4.6.3)

SIGNAGE - SECTION 400.310 (c) (7)

ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED FOR ENVIRONMENTALLY LIMITED PERSONS PROVIDING A R7-8 (U.S. DOT STANDARD) SIGN WHICH CONTAINS THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. SUCH SIGNS SHALL EXHIBIT THE LOCAL ORDINANCE REQUIRED DOLLAR AMOUNT. SIGNS SHALL BE VERTICALLY MOUNTED ON A POST OR WALL AT THE FRONT CENTER OF THE PARKING SPACE, NO MORE THAN 5 FEET HORIZONTALLY FROM THE FRONT OF THE PARKING SPACE AND SET A MINIMUM OF 4 FEET FROM THE FINISHED GRADE TO THE BOTTOM OF THE SIGN. (ADAAG 4.6.4)

DOORS

MANEUVERING CLEARANCES AT DOORS - SECTION 400.310 (i) (5)

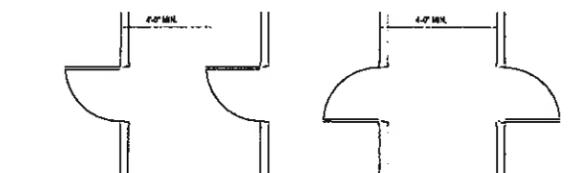
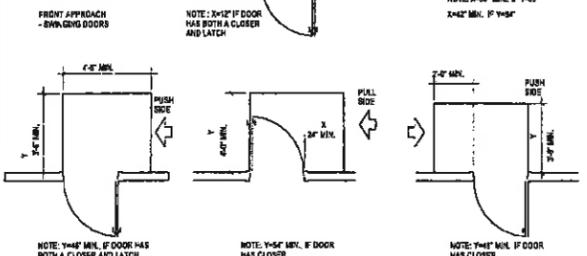
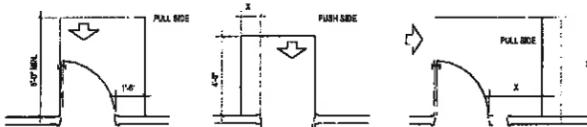
PROVIDE LEVEL AND CLEAR MANEUVERING AREA AT DOORS AS FOLLOWS:

FRONT APPROACH PULL SIDE - 18" MINIMUM BESIDE STRIKE EDGE.
FRONT APPROACH PUSH SIDE - 0" BESIDE STRIKE EDGE
- 12" IF DOOR HAS BOTH A CLOSER AND A LATCH

HINGE SIDE APPROACH PULL SIDE - 60" MINIMUM WIDTH; 36" MINIMUM BESIDE STRIKE EDGE
HINGE SIDE APPROACH PUSH SIDE - 42" MINIMUM WIDTH
- 48" MINIMUM WIDTH IF DOOR HAS BOTH A CLOSER AND LATCH.

LATCH SIDE APPROACH PULL SIDE - 48" MINIMUM WIDTH AND 24" MINIMUM BESIDE STRIKE EDGE
- 54" MINIMUM WIDTH IF DOOR HAS CLOSER.

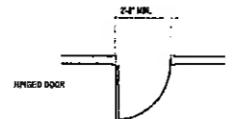
LATCH SIDE APPROACH PUSH SIDE - 42" MINIMUM WIDTH AND 24" MINIMUM BESIDE STRIKE EDGE
- 48" MINIMUM WIDTH IF DOOR HAS CLOSER.



DOORS (CONTINUED)

CLEAR WIDTH - SECTION 400.310 (i) (4)

DOORWAYS SHALL HAVE A MINIMUM CLEAR OPENING OF 32 IN. WITH THE DOOR OPEN 90 DEGREES, MEASURED BETWEEN THE FACE OF THE DOOR AND THE OPPOSITE STOP. EXCEPTION: DOORS NOT REQUIRING FULL USER PASSAGE, SUCH AS SHALLOW CLOSETS, MAY HAVE THE CLEAR OPENING REDUCED TO 20 IN. (ADAAG 4.13.5)



SEATING, TABLES, AND WORK SURFACES

SEATING - SECTION 400.310 (w) (2)

IF SEATING SPACES FOR PEOPLE IN WHEELCHAIRS ARE PROVIDED AT FIXED TABLES OR COUNTERS, CLEAR FLOOR SPACE OF 30" X 48" SHALL BE PROVIDED. FLOOR SPACE SHALL NOT OVERLAP REQUIRED KNEE SPACE BY MORE THAN 19" (ADAAG 4.32.2)

KNEE CLEARANCES - SECTION 400.310 (w) (3)

IF SEATING SPACES FOR PEOPLE IN WHEELCHAIRS ARE PROVIDED AT FIXED TABLES OR COUNTERS, KNEE SPACE AT LEAST 27" HIGH, 30" WIDE AND 19" DEEP SHALL BE PROVIDED. (ADAAG 4.32.3)

HEIGHT OF TABLES OR COUNTERS - SECTION 400.310 (w) (4)
THE TOPS OF ACCESSIBLE TABLES AND COUNTERS SHALL BE 28" MINIMUM, AND 34" MAXIMUM, ABOVE THE FINISHED FLOOR OR GROUND. (ADAAG 4.32.4)

AUXILIARY COUNTERS - SECTION 400.310 (w) (5)
WHERE SERVICE COUNTERS EXCEEDING 34 IN. IN HEIGHT ARE PROVIDED AS STANDING COUNTERS, AN AUXILIARY SURFACE COUNTER OR OTHER SPACE SUITABLE FOR THE BUSINESS TRANSACTION BY AN ENVIRONMENTALLY LIMITED PERSON SHALL BE PROVIDED IN THE IMMEDIATE VICINITY AND PROVIDE THE SAME SERVICES.

TOILET ROOMS

URINALS - SECTION 400.310 (n) (5) (A-C)

URINALS SHALL BE STALL-TYPE OR WALLHUNG WITH TAPERED, ELONGATED RIM AT 17" MAXIMUM ABOVE THE FINISHED FLOOR. (ADAAG 4.18.2)
THE RIM SHALL EXTEND A MINIMUM OF 14" FROM THE WALL.

A CLEAR FLOOR SPACE 30" WIDE BY 48" DEEP MINIMUM SHALL BE PROVIDED IN FRONT OF URINAL TO ALLOW FRONTAL APPROACH. THIS SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE. URINAL SHIELDS THAT DO NOT EXTEND BEYOND THE FRONT EDGE OF THE URINAL RIM MAY BE PROVIDED WITH 29" CLEARANCE BETWEEN THEM. URINALS INSTALLED IN ALCOVES DEEPER THAN 24" REQUIRE A MANEUVERING AREA OF AT LEAST 36" MINIMUM WIDE.

CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. CONTROLS SHALL BE 44" MAXIMUM ABOVE THE FINISHED FLOOR. CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT CLASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBF.

WATER CLOSETS - SECTION 400.310 (n) (5) (A-B)

THE HEIGHT TO THE TOP OF THE TOILET SEAT SHALL BE 17"-19" ABOVE FLOOR. FOR WATER CLOSETS NOT LOCATED IN TOILET STALLS, THE FOLLOWING GRAB BARS SHALL BE PROVIDED, 33"-36" ABOVE THE FINISH FLOOR:

SIDE WALL: 42" LONG MINIMUM, 12" FRONT BACK WALL.
BACK WALL: 36" LONG MINIMUM, 12" MINIMUM EACH SIDE OF WATER CLOSET CENTERLINE.

CONTROLS SHALL BE 44" MAXIMUM ABOVE THE FINISH FLOOR.
CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS.
CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC.
CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBF.

TOILET PAPER DISPENSERS SHALL BE INSTALLED ON THE SIDE WALL, A MINIMUM 19" ABOVE THE FLOOR, AND A MAXIMUM 36" FROM THE REAR WALL.
DISPENSERS THAT CONTROLS DELIVERY OR DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED.

SIGNAGE

SIGNAGE - SECTION 400.310 (a) (1-12)

SIGNS WHICH DESIGNATE PERMANENT ROOMS AND SPACES SHALL PROVIDE RAISED AND BRAILLE CHARACTERS, AND PICTOGRAMS, FINISH AND CONTRAST, MOUNTING LOCATION AND HEIGHT
SIGNS WHICH PROVIDE DIRECTION TO, OR INFORMATION ABOUT, FUNCTIONAL SPACES OF THE BUILDING SHALL PROVIDE CHARACTER PROPORTION, CHARACTER HEIGHT, FINISH AND CONTRAST

EXCEPTION: BUILDING DIRECTORIES, MENUS, AND ALL OTHER SIGNS WHICH ARE TEMPORARY ARE NOT REQUIRED TO COMPLY.

ELEMENT AND SPACES OF ACCESSIBLE FACILITIES WHICH SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY ARE:

PARKING SPACES DESIGNATED AS RESERVED FOR PERSONS WITH DISABILITIES. ACCESSIBLE PASSENGER LOADING ZONES.
ACCESSIBLE ENTRANCES WHEN NOT ALL ARE ACCESSIBLE (INACCESSIBLE ENTRANCES SHALL HAVE DIRECTIONAL SIGNAGE TO INDICATE ROUTE TO NEAREST ACCESSIBLE ENTRANCE).

ACCESSIBLE TOILET AND BATHING FACILITIES WHEN NOT ALL ARE ACCESSIBLE.

LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1, AND A STROKE-WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10.

CHARACTERS AND NUMBERS ON OVERHEAD SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ.

FOR SIGNS HIGHER THAN 80" ABOVE THE FINISHED FLOOR, CHARACTER SIZE SHALL BE AT LEAST 18" MINIMUM.
LOWER CASE LETTERS ARE PERMITTED.

LETTER AND NUMERALS SHALL BE RAISED 1/32", UPPER CASE, SANS SERIF AND SHALL BE ACCOMPANIED BY GRADE 2 BRAILLE

RAISED CHARACTER HEIGHT: 5/8" MINIMUM, 2" HIGH MAXIMUM.

PICTOGRAMS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM.

THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE 6" MINIMUM.

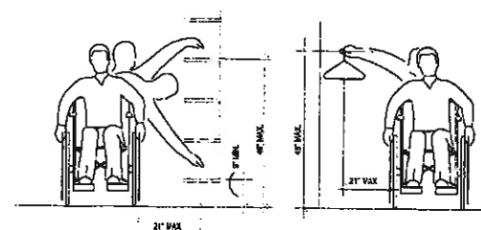
THE CHARACTER AND BACKGROUND OF THE SIGNS SHALL BE EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH.
CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND (EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND).



INTERNATIONAL SYMBOL OF ACCESSIBILITY



LETTER & NUMBERS ON SIGNS SHALL HAVE A WIDTH TO HEIGHT RATIO BETWEEN 3:5 & 1:1 AND A STROKE-WIDTH TO HEIGHT RATIO BETWEEN 1:5 & 1:10. LETTERS AND NUMBERS SHALL BE RAISED 1/32" UPPER CASE, SANS SERIF OR SIMPLE SERIF TYPE AND SHALL BE ACCOMPANIED WITH GRADE 2 BRAILLE. RAISED CHARACTERS SHALL BE AT LEAST 5/8" HIGH, BUT NO HIGHER THAN 2"



RESTAURANTS AND PUBLIC DINING

CONTROLS AND OPERATING MECHANISMS - SECTION 400.310 (i) (2)

CLEAR FLOOR SPACE THAT ALLOWS A FORWARD OR A PARALLEL APPROACH BY A PERSON USING A WHEELCHAIR SHALL BE PROVIDED AT CONTROLS, DISPENSERS, RECEPTACLES, AND OTHER OPERABLE EQUIPMENT. (ADAAG 4.27.2)

RESTAURANTS AND CAFETERIAS - SECTION 400.320 (i) (1,3,5,6)

WHERE FIXED TABLES OR DINING COUNTERS WITHOUT SERVICE ARE PROVIDED, AT LEAST FIVE %, BUT NO FEWER THAN ONE, OF THE FIXED TABLES (OR PORTION OF THE DINING COUNTER) SHALL BE ACCESSIBLE ACCORDING TO THE SEATING, TABLES, AND WORK SURFACES SECTION. AN ACCESSIBLE ROUTE SHALL LEAD TO AND THROUGH SUCH FIXED OR BUILT-IN SEATING AREAS OR TABLES. (ADAAG 5.1)

ALL ACCESSIBLE FIXED TABLES SHALL BE ACCESSIBLE BY MEANS OF AN ACCESS AISLE AT LEAST 36 IN. CLEAR BETWEEN PARALLEL EDGES OF TABLES OR BETWEEN A WALL AND THE TABLE EDGES. (ADAAG 5.3)

FOOD SERVICE LINES SHALL HAVE A MINIMUM CLEAR WIDTH OF 36 IN., WITH A PREFERRED CLEAR WIDTH OF 42 IN. TO ALLOW PASSAGE AROUND A PERSON USING A WHEELCHAIR.

SPACE ALLOWANCE AND REACH RANGES

TABLEWARE AND CONDIMENT AREAS - SECTION 400.320 (i) (6)

SELF-SERVICE SHELVES AND DISPENSING DEVICES FOR TABLEWARE, DISHWARE, CONDIMENTS, FOOD AND BEVERAGES SHALL BE INSTALLED TO COMPLY WITH THE FOLLOWING REQUIREMENTS. (ADAAG 5.6)

REQUIRED WIDTHS - SECTION 400.220 (a-c)

THE MINIMUM CLEAR WIDTH FOR A SINGLE WHEELCHAIR PASSAGE SHALL BE 32 IN. AT A POINT AND 36 IN. CONTINUOUSLY. THE MINIMUM WIDTH FOR TWO WHEELCHAIRS TO PASS IS 60 IN. THE SPACE REQUIRED FOR A WHEELCHAIR TO MAKE A 180 DEGREE TURN IS A CLEAR SPACE OF 60 IN. DIAMETER. (ADAAG 4.2.1 - 4.2.3)

SIZE AND APPROACH - SECTION 400.220 (d) (1)

THE MINIMUM CLEAR FLOOR OR GROUND SPACE REQUIRED TO ACCOMMODATE A SINGLE, STATIONARY WHEELCHAIR AND OCCUPANT IS 30 IN. BY 48 IN. THE MINIMUM CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS MAY BE POSITIONED FOR A FORWARD OR PARALLEL APPROACH TO AN OBJECT. CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS MAY BE PART OF THE KNEE SPACE REQUIRED. (ADAAG 4.2.4.1)

FORWARD REACH - SECTION 400.220 (e)

IF THE CLEAR FLOOR SPACE ONLY ALLOWS FORWARD APPROACH TO AN OBJECT, THE MAXIMUM HIGH FORWARD REACH ALLOWED SHALL BE 48 IN. THE MINIMUM LOW FORWARD REACH IS 15 IN. (ADAAG 4.2.5)

SIDE REACH - SECTION 400.220 (f)

IF THE CLEAR FLOOR SPACE ALLOWS PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR, THE MAXIMUM HIGH SIDE REACH ALLOWED SHALL BE 54 IN. AND THE LOW SIDE REACH SHALL BE NO LESS THAN 8 IN. ABOVE THE FLOOR. (ADAAG 4.2.6)

Architect of Record

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Owner

CHISHACK

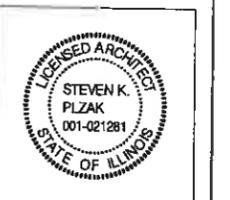
30 W. 75th Street,
Willowbrook IL 60527

**PATIO ROOFING
STRUCTURAL SET**

Consultants

Design & Project Manager
The Construction Studio, LLC
TheConstructionStudio@gmail.com
630.985.0033
t.

THE CONSTRUCTION STUDIO



Revisions

1	ZONING REV 2	06/18/2014
#	ISSUANCE	DATE

Title

**ACCESSIBILITY
SPECIFICATIONS
AND DETAILS**

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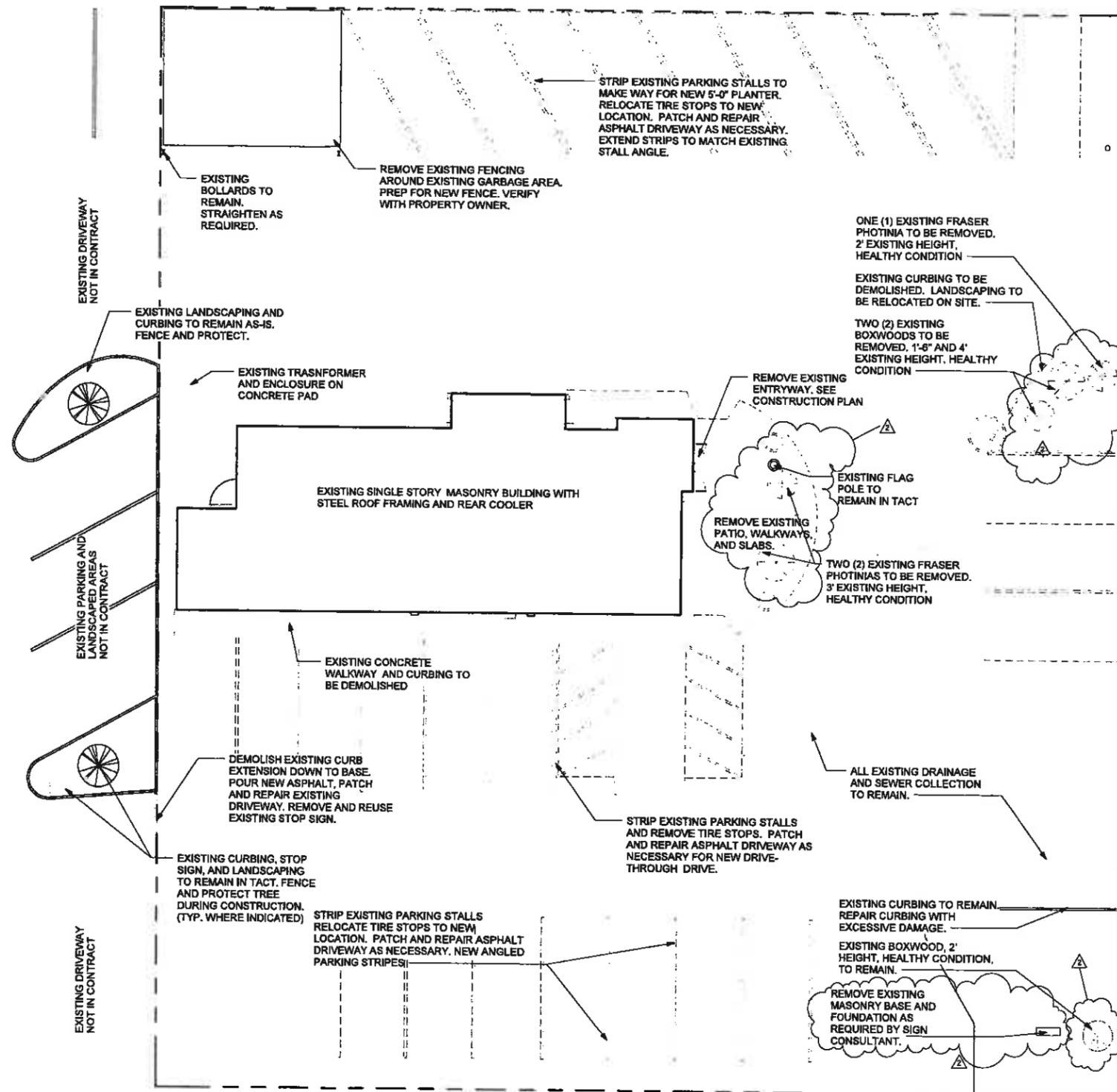
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Project Number 14-01-001

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SITE WORK DEMOLITION NOTES

1. CALL J.U.L.E BEFORE ANY SUBSURFACE DEMOLITION OR BELOW GRADE REMOVING OF MATERIAL. IN ADDITION, CHECK FOR EXISTING UTILITIES, BUILDING FOUNDATIONS, CONDUIT, DATA LINES, OR ANY OTHER BELOW GRADE CRITICAL SYSTEMS AND KEEP THEM AS-IS.
2. ALL EXISTING DRAINAGE TO BE PRESERVED. PROTECT EXISTING MANHOLES FROM ANY DEBRIS. DO NOT ALTER ANY SLOPING SURFACES IN ANY WAY.
3. ANY EXCESSIVE CRACKS, DEFORMATIONS, OR OTHERWISE IMPERFECTIONS IN THE EXISTING CONCRETE AND ASPHALT SURFACES MUST BE IDENTIFIED AND RECTIFIED BY CONTRACTOR. PATCH, REPAIR, AND FINISH SURFACES TO INDUSTRY STANDARDS AND TO EXISTING CONDITIONS OR EQUAL.
4. ANY PLANTS, LANDSCAPING, OR LOOSE MATERIALS REMOVED TO MAKE WAY FOR NEW SITE ELEMENTS MUST BE REUSED ON SITE OR RETURNED TO OWNER. STORE THESE ITEMS OUT OF THE WAY OF OTHER CONTRACTORS UNTIL IT IS READY TO BE RELOCATED.
5. UNLESS NOTED OTHERWISE, BROKEN OR EXCESSIVELY CRACKED TIRE STOPS SHALL BE REPLACED FOR ALL PARKING STALLS. EXISTING TIRE STOPS IN ONE PIECE AND GOOD CONDITION MAY BE REUSED.
6. CONTRACTOR TO LOCATE AND PRESERVE EXISTING GREASE TRAP MANHOLE.
7. SCRAP EXISTING ARROWS OR OTHER EXISTING ASPHALT SURFACE-APPLIED SYMBOLS THAT NO LONGER APPLY TO NEW DESIGN.



NOTE: ANY MATERIAL TO BE PRESERVED THAT IS NOT APPROVED BY THE VILLAGE UPON FINAL INSPECTION MUST BE REPLACED IN KIND AS ORDERED BY THE VILLAGE

02 SITE PLAN - DEMOLITION
SCALE: 1/8" = 1'-0"

Architect of Record

SP.ARC LLC
STEVEN PLZAK
ARCHITECTURE
email: steve.plzak@gmail.com

Owner

CHISHACK

301 W. 75th Street,
Willowbrook IL 60527

**MODIFICATIONS
TO EXISTING SITE
PLAN & DRIVE
THRU TRAFFIC**

Consultants

Design & Project Manager
The Construction Studio, LLC
TheConstructionStudio@gmail.com
1630-889-0039



Revisions

#	ISSUANCE	DATE
2	ZONING REV 2	05/16/2014
1	ZONING REVISIONS	06/06/2014
	ISSUED FOR PERMIT	4/21/2014
	ISSUED FOR CONSULTANT REVIEW	3/15/2014

Title

**DEMOLITION SITE
PLAN AND NOTES**

Sheet

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SITE PLAN NOTES

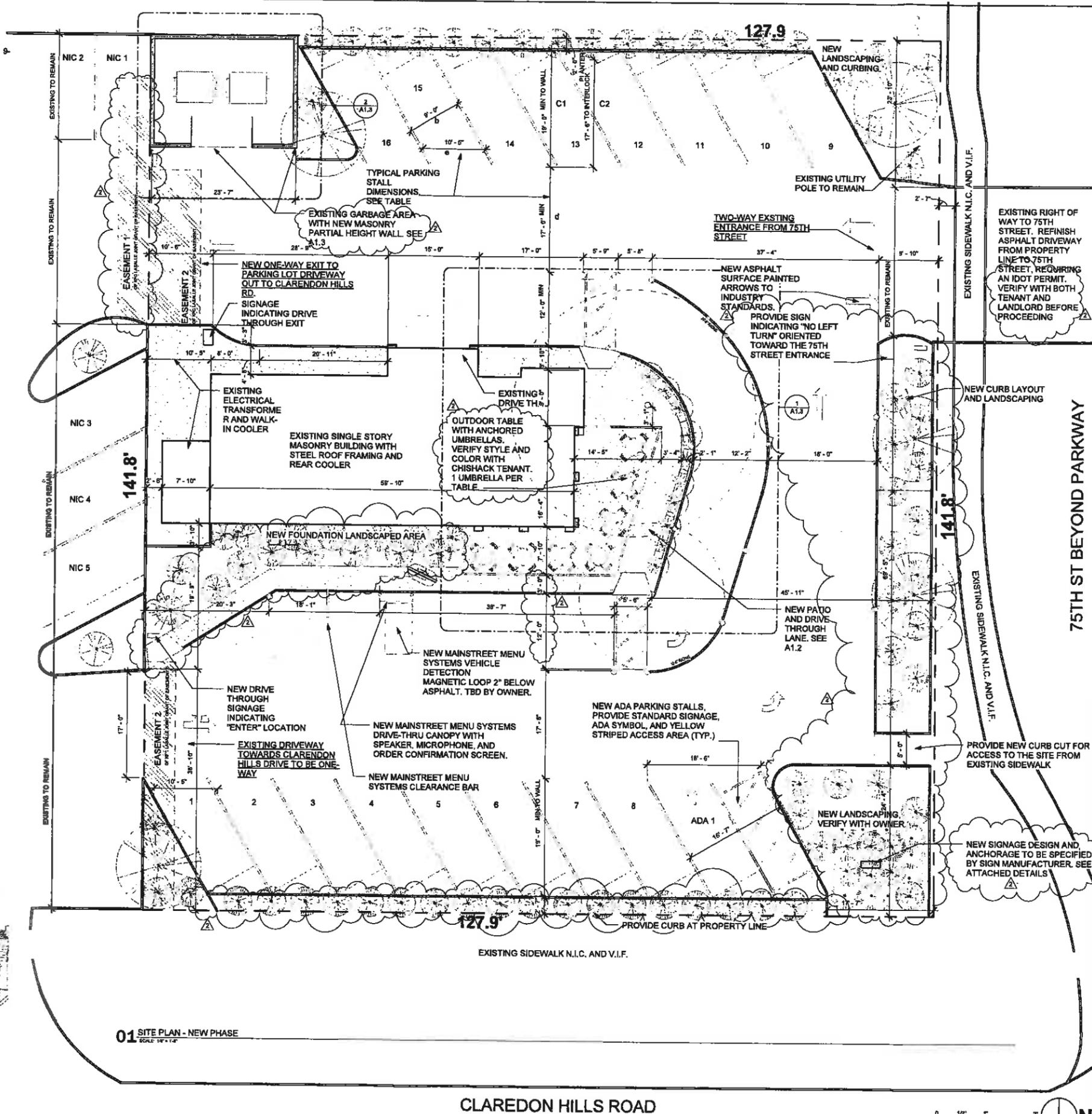
1. ALL NEW PARKING STALLS TO BE 60 DEGREE ANGLED IN ACCORDANCE WITH 9-10-5(L) OF THE ZONING ORDINANCE. SEE TABLE BELOW FOR A SUMMARY.
2. FOR 1-25 PARKING STALLS, PROVIDE AT LEAST 1 ADA ACCESSIBLE PARKING SPACE. FOR 26-50 PARKING STALLS, PROVIDE 2 ADA ACCESSIBLE PARKING SPACES ACCORDING TO IBC CHAPTER 11, TABLE 1106.1.

TABLE PER 9-10-5 (L) OF WILLOWBROOK CODE

- b - Space Width - 9'-0"
- c1 - Depth to Wall - 19'-0"
- c2 - Depth to Interlock - 17'-6"
- d - Aisle Width - 17'-0"
- a - Width Parallel to Aisle - 10'-5"

IF 1 TO 25 PARKING SPACES PROVIDED, 1 ACCESSIBLE SPACE IS REQUIRED, 16'-0" WIDE WITH AN 8'-0" ACCESS AISLE PER WILLOWBROOK 9-10-5(N)

1 PARKING SPACE REQUIRED PER 100 SF BUILDING AREA (PER WILLOWBROOK TABLE 9-10-5(K)#4 BUSINESS BLDG - 1,561SF = 16 SPACES REQUIRED 16 PROVIDED



01 SITE PLAN - NEW PHASE
SCALE: 1/8" = 1'-0"

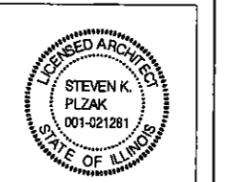
Architect of Record
SP.ARC LLC
STEVEN PLZAK
ARCHITECTURE
email: steve.plzak@gmail.com

Owner
CHISHACK
301 W. 75th Street,
Willowbrook IL 60627

MODIFICATIONS TO EXISTING SITE PLAN & DRIVE THRU TRAFFIC

Consultants
Design & Project Managers
The Construction Studio, LLC
TheConstructionStudio@gmail.com
1830-853-0333

THE CONSTRUCTION STUDIO



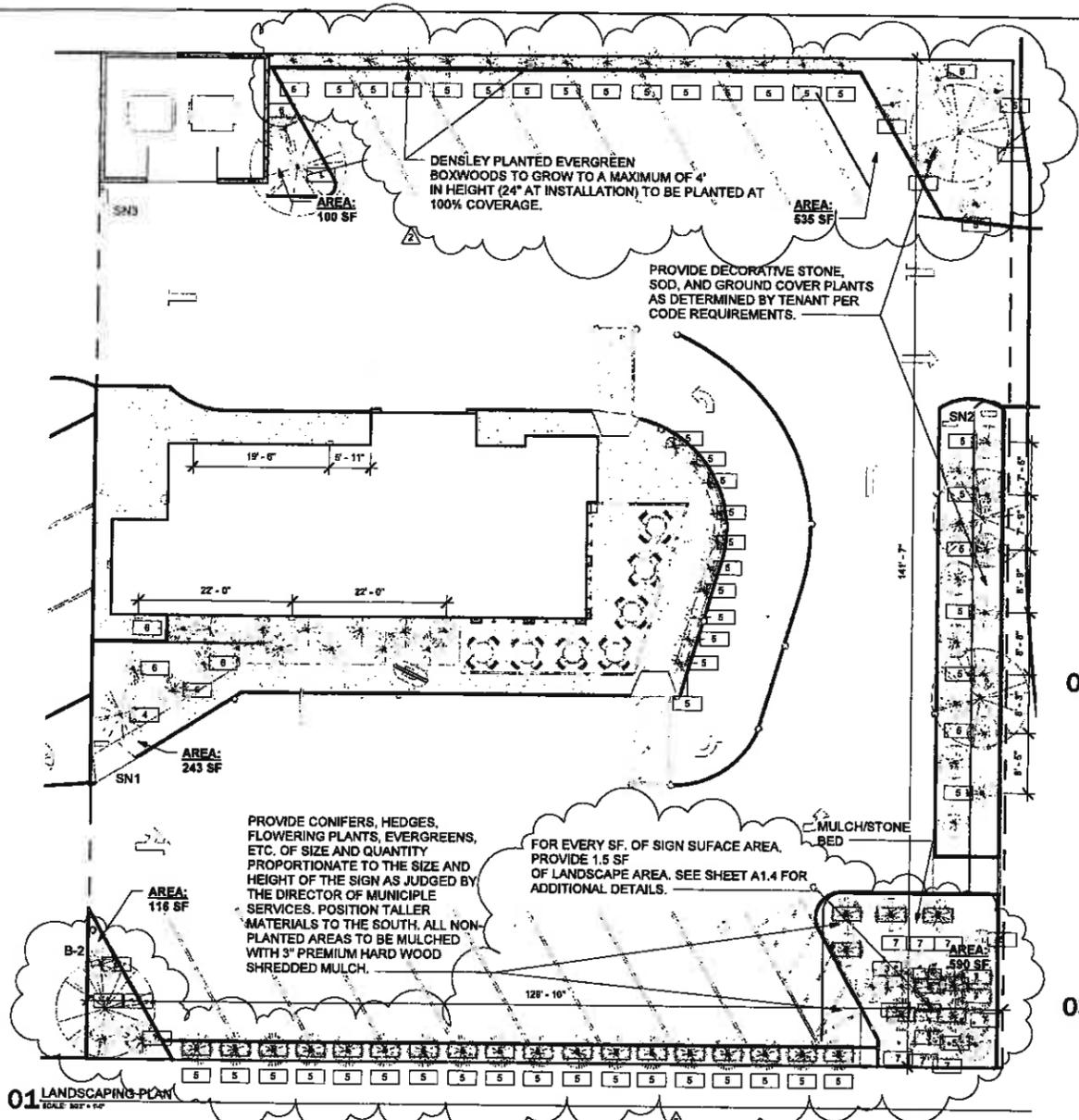
Revisions

#	ISSUANCE	DATE
2	ZONING REV 2	06/18/2014
1	ZONING REVISIONS	06/09/2014
	ISSUED FOR PERMIT	4/21/2014
	ISSUED FOR CONSULTANT REVIEW	3/16/2014

Title
NEW SITE PLAN

Sheet
A1.2

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01 LANDSCAPING PLAN
SCALE: 1/8" = 1'-0"

NOTES:

(A) For every square foot of sign surface area, there shall be provided one and one-half (1 1/2) square feet of landscape area.

(B) Any freestanding or ground sign constructed or erected to a height in excess of eight feet (8') above the average surrounding grade shall be required to be improved with an additional one and one-half (1 1/2) square feet of landscaped area for each foot of height or portion thereof that said sign is constructed or erected above said eight feet (8') in height. The additional landscaping requirements set forth herein shall not exceed six (6) square feet.

(C) Sodded or seeded areas shall not qualify as such a landscaped area.

(D) The required landscaped areas shall be improved with such plantings as hedges, conifers, flowering plants, evergreens, etc., of a size and in quantity proportionate to the size and height of the sign as judged by the director of municipal services.

(E) In addition to the plantings herein described, the landscaped area shall also include ground protection such as, but not limited to ground cover plants, landscaping bark, decorative stone or landscape timbers.

(F) It shall be the duty of each party owning any lot or parcel improved or to be improved with the landscaping required herein to maintain said landscaping including, but not by way of limitation, the replacement of any dead or diseased vegetation, the trimming of any overgrown vegetation and the maintenance of any ground cover or protection provided in accordance with the terms hereof. (Ord. 10-Q-14, 6-28-2010)

RETAIN AS MUCH EXISTING LANDSCAPE AS POSSIBLE & PROTECT EXISTING PLANTS TO AVOID DAMAGE.
FINAL LANDSCAPING TO BE DETERMINED BY TENANT.

LANDSCAPING NOTES

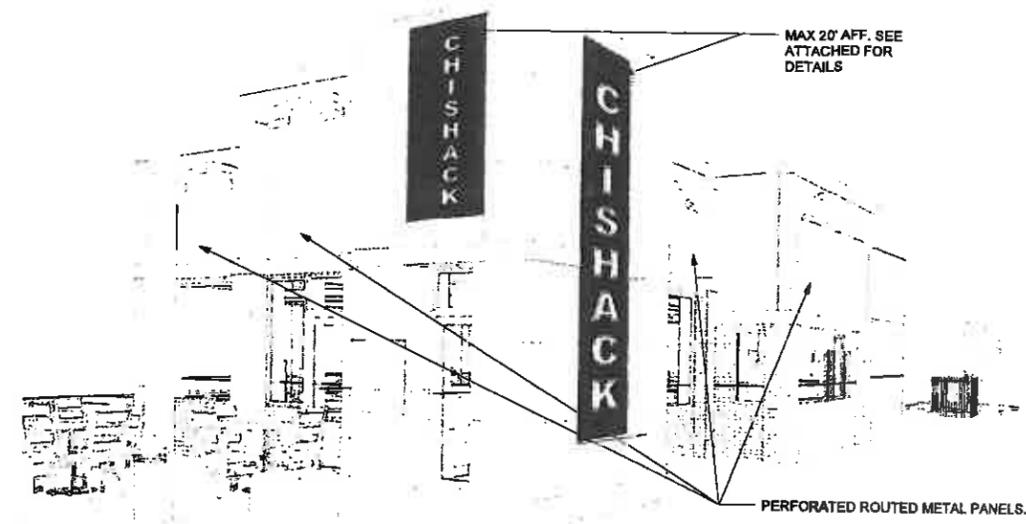
1. IF POSSIBLE, DO NOT COMPACT, CUT, OR FILL THE EARTH WITHIN THE CROWN AREA OF EXISTING TREES. DO NOT OPERATE EQUIPMENT OR STORE MATERIALS WITHIN THE CROWN SPREAD.

2. PROVIDE 2" OF BROWN-GREY COLORED MULCH AS THE TOP LAYER FOR LANDSCAPING. DO NOT PLACE MULCH WITHIN 4" OR IN CONTACT OF PLANT TRUNKS. PLANTS / BUSHES TO BE 8-12" AWAY FROM CURBING, EDGING, WALKWAYS, OR OTHER BOUNDARIES.

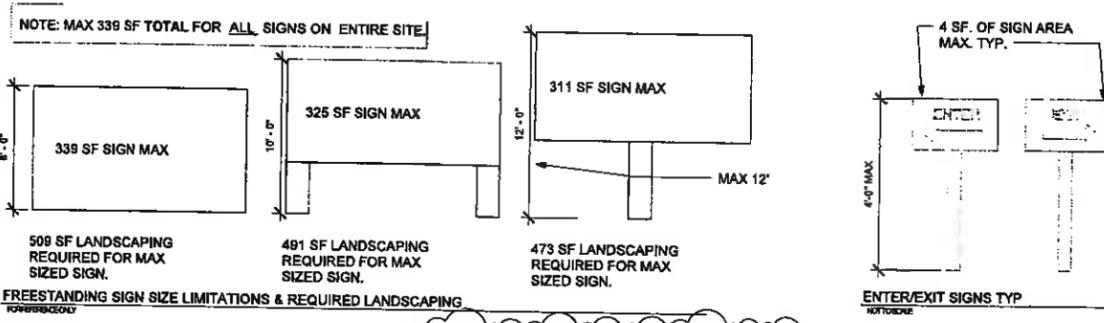
3. FOR CONSTRUCTION IN THE AREA UNDER THE TREE CROWN, PROVIDE 6" OF WOOD CHIPS ON TOP OF THE TOPSOIL AND THEN PLACE PLYWOOD MATTING FOR A WORKING SURFACE. PLACE LOOSELY CABLED 2X PLANKING AROUND EXISTING TREE TRUNKS.

4. 50% MINIMUM PLANTINGS, EVERYTHING ELSE TO BE A STONE SLATE OR SIM.

PLANT SCHEDULE						
Type Mark	Plant Type	Scientific Name	Count	Spacing	Comments	
1	Honey Locust - 25'	Gleditsia triacanthos Inermis	5	SEE PLAN	2.5" Caliper During Planting	
2	Elm (Sapling) - 10'	Ulmus americana	2	SEE PLAN	Existing	
3	Creeping Juniper	Juniperus horizontalis	6	SEE PLAN	Ground Cover Material	
4	Fraser Photina 7'-0"	Fraser Photina	1	SEE PLAN	12" @ Installation	
5	Boxwood 2'-8"	Buxus "Glencoe"	65	SEE PLAN	24" Tall @ Installation Max 4' Height	
6	Fountain Grass 3'-6"	Pennisetum alopecuroides	23	SEE PLAN		
7	Iris Flowers	Iris	9	SEE PLAN	Flower Groundcover @ Sign	



02 WALL SIGNAGE
FOR REFERENCE ONLY



03 FREESTANDING SIGN SIZE LIMITATIONS & REQUIRED LANDSCAPING
FOR REFERENCE ONLY

NOTES:

1. The total sign surface area shall be reduced by seven and one-half (7 1/2) square feet per each foot of sign height for any freestanding or ground sign constructed in excess of eight feet (8') above average surrounding grade.

SIGN SIZING CALCULATIONS:

1) WEST ELEVATION: MAIN LOGO SIGNAGE/BUSINESS NAME:
15'-7"x2'-2" = 33.75SF

2) NORTH ELEVATION LOGO ABOVE DOOR:
7'-6" x 1'-0" = 7.5SF

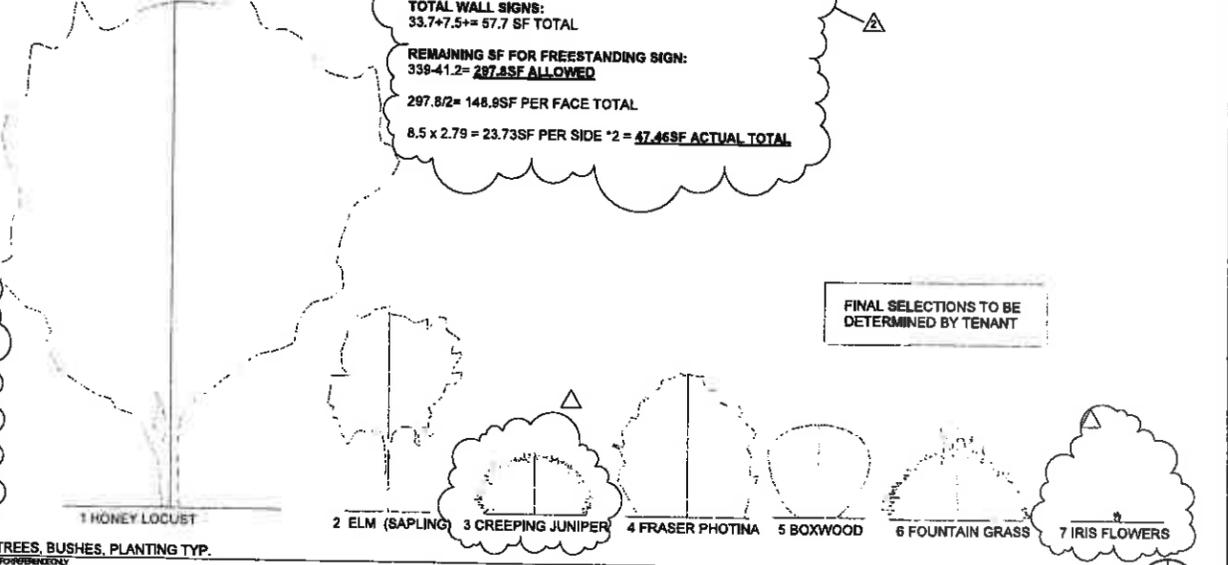
3) EAST ELEVATION LOGO:
2'-8" x 6'-0" = 16.5SF

TOTAL WALL SIGNS:
33.7+7.5+16.5 = 57.7 SF TOTAL

REMAINING SF FOR FREESTANDING SIGN:
339-57.7 = **281.3 SF ALLOWED**

281.3/2 = 140.65 SF PER FACE TOTAL

8.5 x 2.79 = 23.73 SF PER SIDE * 2 = **47.46 SF ACTUAL TOTAL**

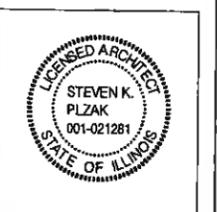


FINAL SELECTIONS TO BE DETERMINED BY TENANT

Architect of Record
SP.ARC LLC
STEVEN PLZAK
ARCHITECTURE
email: steve.plzak@gmail.com

Owner
CHISHACK
301 W. 75th Street,
Willowbrook IL 60527
MODIFICATIONS TO EXISTING SITE PLAN & DRIVE THRU TRAFFIC

Consultants
Design & Project Manager
The Construction Studio, LLC
TheConstructionStudio@gmail.com
953-953-4233

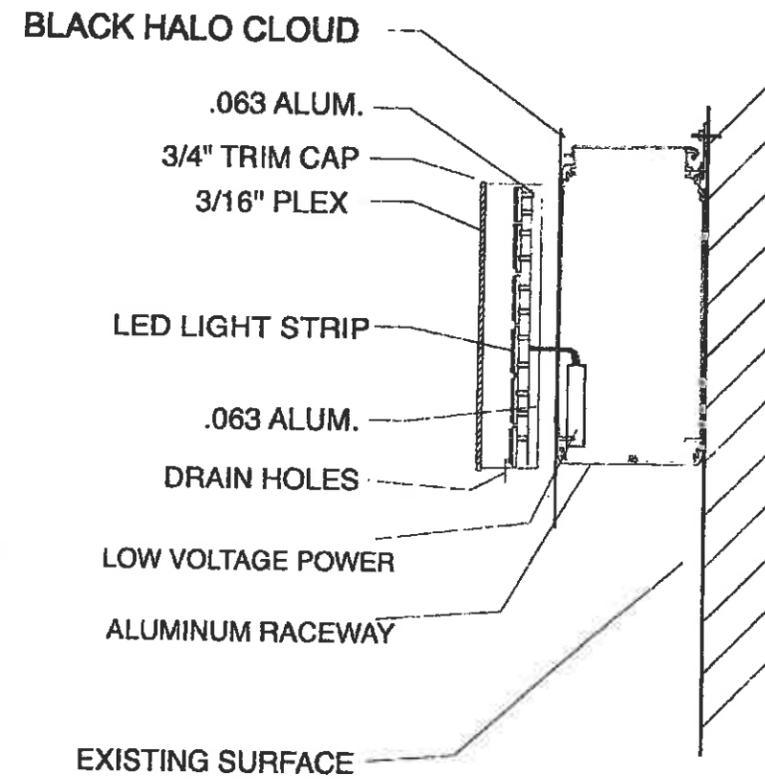
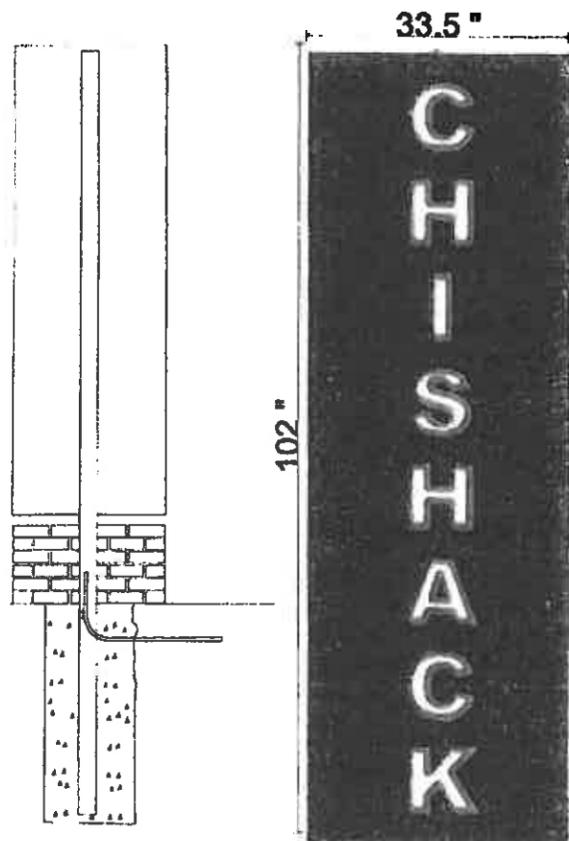


Revisions

2	ZONING REV 2	08/18/2014
1	ZONING REVISIONS	08/08/2014
0	ISSUANCE	

Title
LANDSCAPING PLAN, SIGN DETAILS & NOTES

Sheet
A1.5
Project Number 14-01-001
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Address:

Current Date: 6/17/2014

File Name: CHISHACK.fs

Drawn By: JS

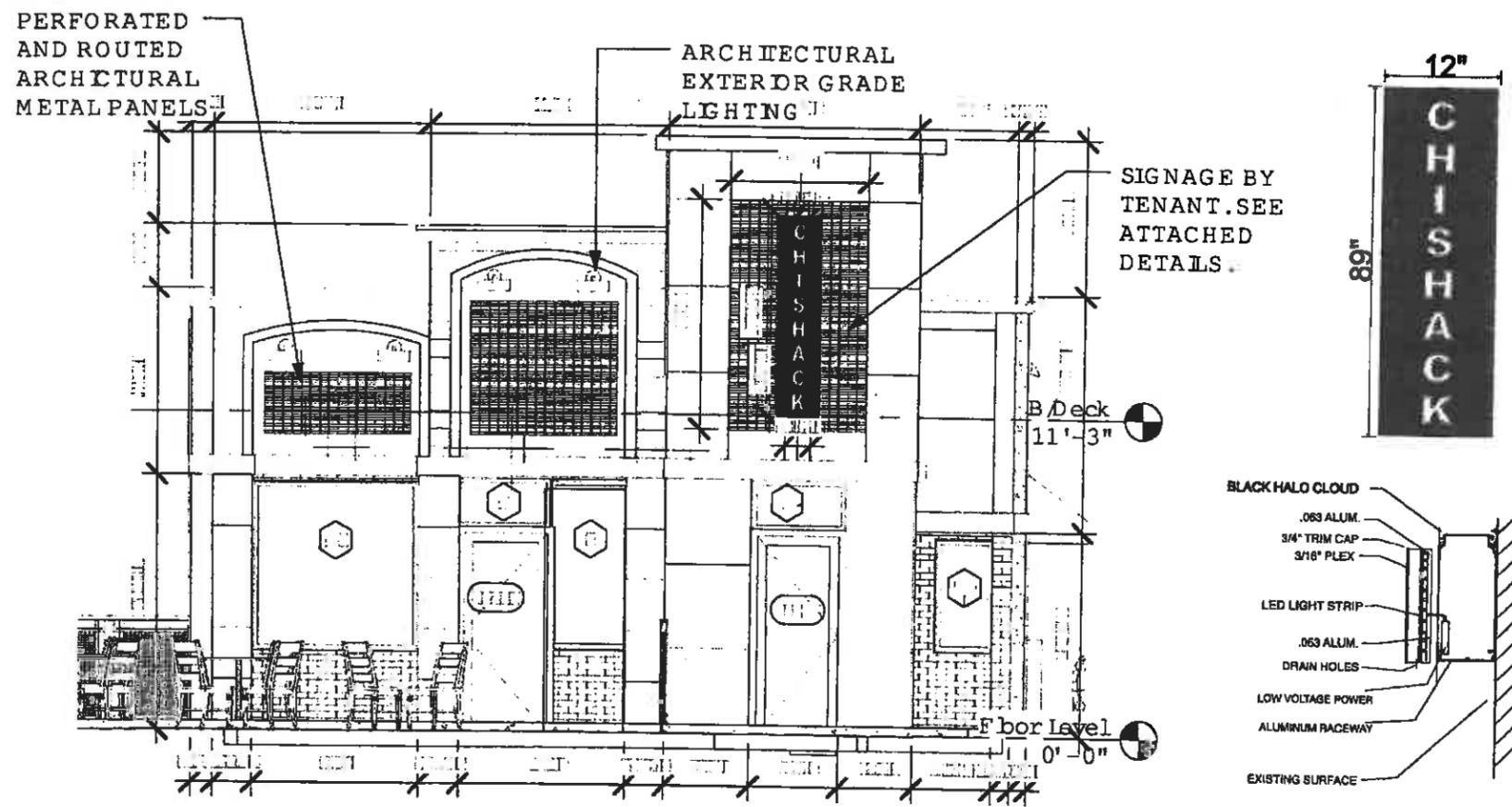
Salesperson:

Approved By:

Date:



18621 S. 81st Ave
Tinley Park, IL 60487
708-532-5038
708-532-5059



NORTH ELEVATION (FRONT)

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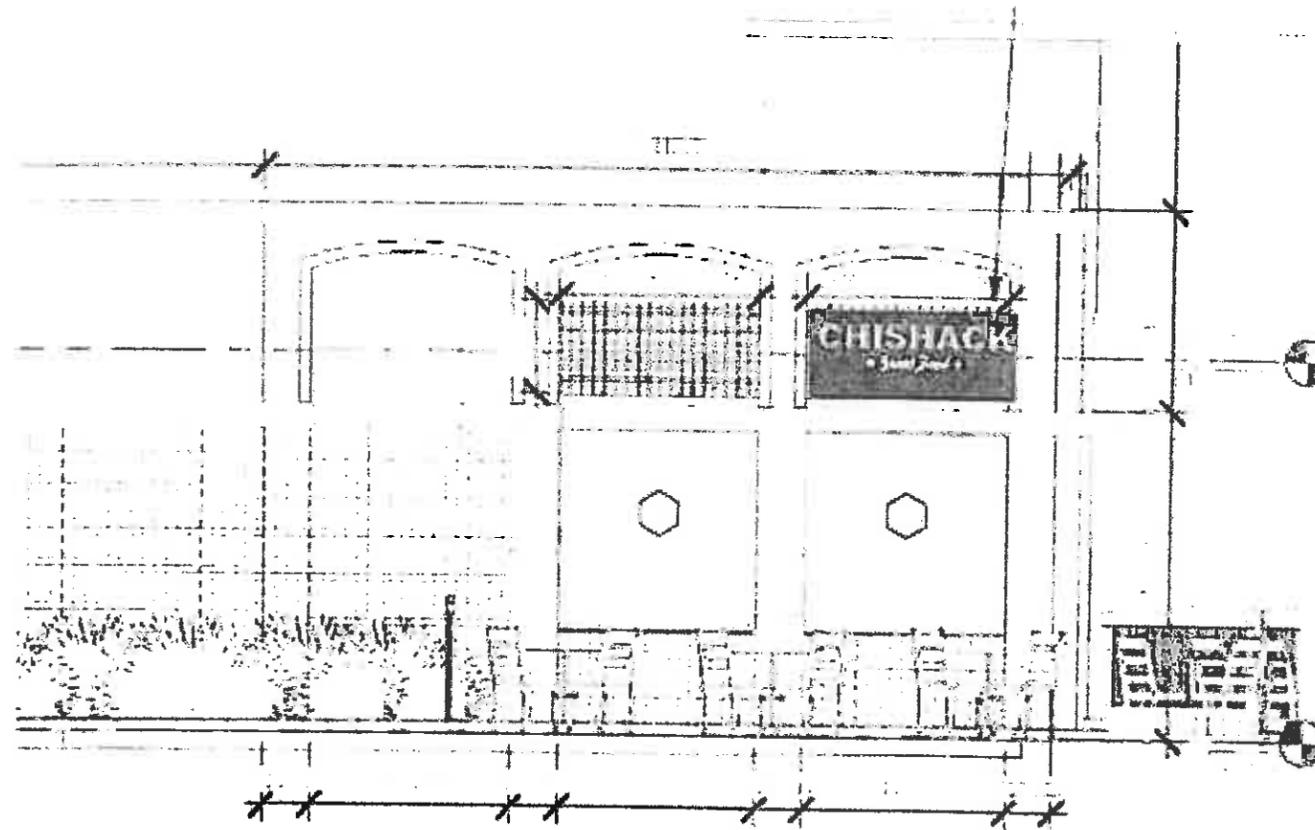
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Approved By:

Date:

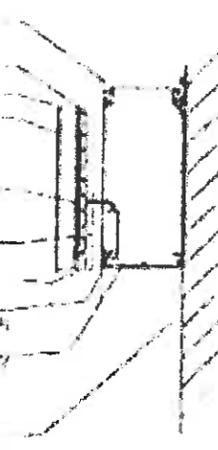


18621 S. 81st Ave.
Tinley Park, IL 60487
708-532-5038
708-532-5059



BLACK HALO CLOUD

- 603 ALUM
- 3/4" TRIM CAP
- 3/4" FLEM
- LED LIGHT STRIP
- 603 ALUM
- DRAIN HOLES
- LOW VOLTAGE TRAIL
- ALUMINUM FACEWAY
- LOCATED SURFACE



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Customer

Address:

Current Date: 6/17/2014

File Name: CHISHACK.fs

Drawn By: JS

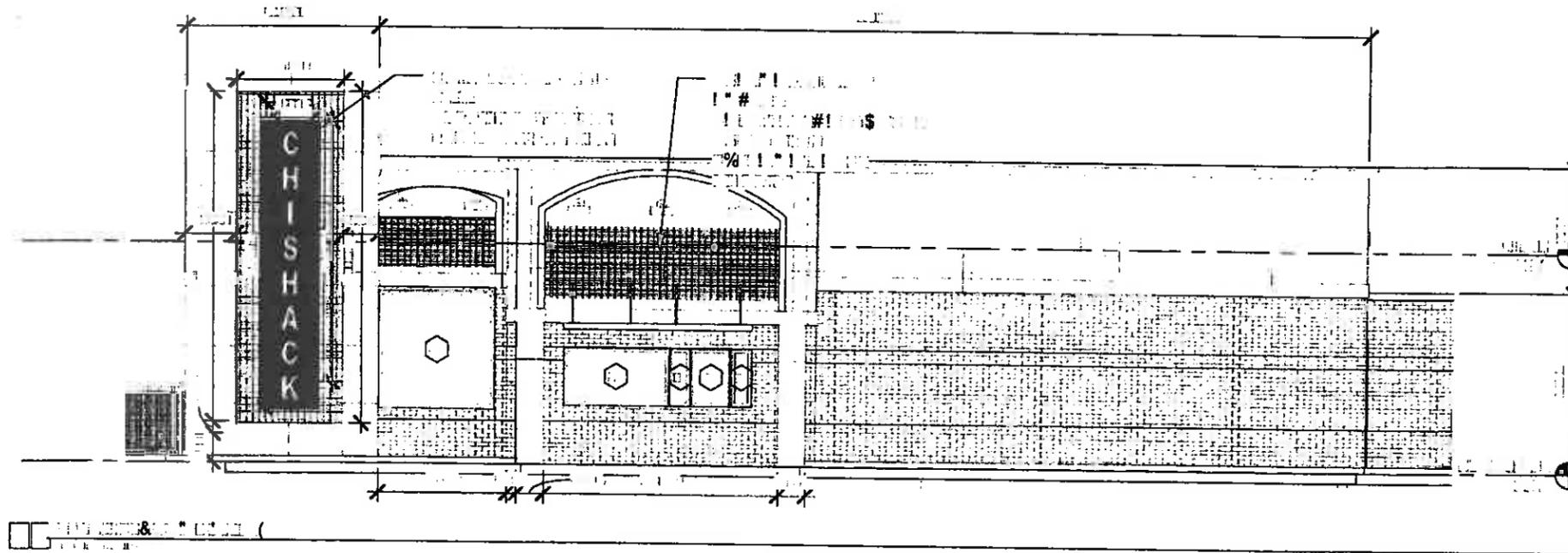
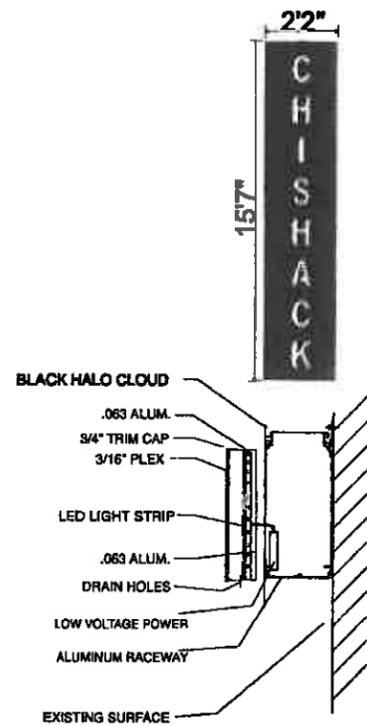
Salesperson:

Approved By:

Date:



18521 S. 81st Ave.
Tinley Park, IL 60487
708-632-5038
708-532-5059



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	Customer:	Address:	
	Current Date: 6/17/2014	File Name: CHISHACK.fs	
	Drawn By: JS	Salesperson:	
	Approved By:	Date:	

Exhibit 2
Village Planner's Comments

The following modifications are required prior to consideration by the Village Board:

1. Engineering plans for site improvements must be submitted and approved by the Village Engineer in compliance with Village Codes
2. A sidewalk connection shall be provided on the north property line where a curb cut provides pedestrian access to site from 75th Street sidewalk.
3. The menu board shall be moved west from the sidewalk into the landscape area.
4. A stop sign shall be added at the southwest exit from the

Exhibit 3
Standards for Special Use

- (A) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

Finding: The reuse of the existing 1,187 square foot building on the site will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare if approved with recommended conditions.

- (B) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

Finding: The propose use will be an asset to businesses in the Willow Commons shopping center, which includes uses where students are dropped off for instructional purposes. It will also be of benefit to students and visitors to Hinsdale South high school across the street.

- (C) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

Finding: The proposed special use will not impede development of the surrounding area.

- (D) That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.

Finding: The site is served by existing access to/from 75th and via an easement that provides access to Clarendon Hills Road through the Willow Commons Shopping Center. The 75th Street access will be improved pursuant to a County permit, and access and circulation around the building will be improved pursuant to the proposed plans.

- (E) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Finding: The proposed improvements will improve circulation and safety around the site.

- (F) That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.

Finding: Except as being modified by variations, the proposed special use itself conforms to all other applicable regulations of the district in which it is located.

- (G) Conditions in the area have substantially changed, and at least one year has elapsed since any denial by the Village Board of any prior application for a special use permit that would have authorized substantially the same use of all or part of the site. (Ord. 97-O-05, 1-27-1997)

Finding: This applicant has not requested approval in the past to locate in this shopping center.

Exhibit 4
Standards for Variations

- (A) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the district in which it is located.

The subject property cannot support the proposed use and many other permitted uses without the variations because of its nonconforming status. The site has remained vacant for some time and relief is necessary to return the property to active economic status.

- (B) The proposed variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship which will result if the strict letter of the regulations were carried out and which is not generally applicable to property within the same district.

Granting of the variation will not simply be a convenience to the applicant, but will instead improve circulation within the site and provide increased setbacks where none currently exist.

- (C) The alleged hardship has not been created by any person presently having a proprietary interest in the premises.

The hardship has not been created by any person presently having a proprietary interest in the premises. Instead, the hardship is the result of incorporation modern modifications to the site which is nonconforming

- (D) The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood.

The requested variation will not be detrimental to public welfare or injurious to other property or improvements, but will instead create a more safe environment by improving circulation in and around the site and increasing perimeter landscaping setbacks.

- (E) The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, or endanger the public safety.

The variations will have no impact on the supply of light and air to adjacent properties, nor will they increase congestion in the streets or increase the danger of fire, or endanger public safety.

- (F) The proposed variation will not alter the essential character of the locality. (Ord. 77-O-4, 2-14-1977)

The variation will not alter the character of the area in a negative way. The proposed variation is in harmony with the spirit and intent of this title. (Ord. 97-O-05, 1-27-1997)

The proposed variations are in harmony with the spirit and intent of this title

VILLAGE OF WILLOWBROOK

BOARD MEETING AGENDA ITEM - HISTORY/COMMENTARY

ITEM TITLE:

Receive Plan Commission Recommendation – Public Hearing 2014-09 – Rezoning from M1 to OR, special use for a “Recreational Use”, and variations to allow for a swim club – 7580 Quincy.

AGENDA NO.

5g

AGENDA DATE: 7/28/14

STAFF REVIEW: Jo Ellen Charlton, Planning Consultant

SIGNATURE:

Jo Ellen Charlton

LEGAL REVIEW: Tom Bastian, Village Attorney

SIGNATURE:

THOMAS BASTIAN TH.

RECOMMENDED BY: Tim Halik, Village Administrator

SIGNATURE:

T. Halik

REVIEWED & APPROVED BY COMMITTEE:

YES NO N/A

ITEM HISTORY (PREVIOUS VILLAGE BOARD REVIEWS, ACTIONS RELATED TO THIS ITEM, OTHER HISTORY)

This site is located on the west side Quincy, between 75th and Midway and is currently improved with a 20,000 square foot building with limited parking on the north side of the building and access to two loading dock doors from Quincy. The building has been vacant for some time.

ITEM COMMENTARY (BACKGROUND, DISCUSSION, RECOMMENDATIONS, ETC.)

At a special July 16, 2014 meeting, the Plan Commission held the public hearing and made a recommendation to approve a rezoning from M-1 to OR, a special use for a “recreational use” and variations to allow the existing site to be modified with additional parking and the building to be used for a swim club use.

The existing site provides about 12 parking spaces on the north side of the building. Modifications are proposed to add 8 more parking spaces on the north, and to expand pavement and parking around the building on the west and south sides, providing a total of 37 parking spaces. The circulation and parking plan was specifically designed, based on the applicant’s experience with how his business operates, to accommodate both those parents who park and come in to watch their children’s lessons, as well as those parents who drop off at the beginning of a lesson, leave, then return and wait for their children in their cars for lessons to be over. The parallel parking on the south side of the building with clear passing lanes will accommodate the latter scenario efficiently and safely, with no backing maneuvers required.

Wade Milas owns the property to the north and was very concerned about whether the additional trips generated by this rezoning and change in use would impact his property. He was concerned that parents may choose to avoid lines and park in his parking lot immediately north of the subject property. He also fears that parents will use neither lot, opting instead to wait in their cars on the street. This would negatively impact his business because if the street is blocked when his delivery trucks arrive for a delivery, they will not wait...they drive on and he misses the delivery on that day. Ultimately, the Plan Commission determined the proposed improvements to the parking lot would minimize the concerns expressed by Mr. Milas, but their recommendation includes a request that the Village consider “No Parking”/“No Loading” in that section of Quincy, and that a condition be added to ensure the site would not be used for swim meets and competitions, based on the applicant’s testimony that it is to purely be a training facility.

Tom Lavins, Willowbrook business owner and swim club parent spoke in favor of the petition.

By a 6-0 vote of the members present, the Plan Commission voted recommend approval of the rezoning, special use and variations. One member was absent.

ACTION PROPOSED:

July 28, 2014: Receive Plan Commission Recommendation.



EST. 1960

Willowbrook

7760 Quincy Street
Willowbrook, IL 60527-5594

Phone: (630) 323-8215 Fax: (630) 323-0787 www.willowbrook.il.org

Mayor

Frank A. Trilla

Village Clerk

Leroy R. Hansen

Village Trustees

Dennis Baker

Sue Berglund

Umberto Davi

Terrence Kelly

Michael Mistele

Paul Oggerino

Village Administrator

Tim Halik

Chief of Police

Mark Shelton

MEMORANDUM

MEMO TO: Frank A. Trilla, Mayor
Board of Trustees

MEMO FROM: Daniel Kopp, Chairman, Plan Commission

DATE: July 17, 2014

SUBJECT: Zoning Hearing Case 14-09: 7580 Quincy Street
"Westmont Swim Club": Petition for a rezoning
from M1 to OR, a special use permit for a
recreational use and a variation to allow a swim
club.

At the special meeting of the Plan Commission held on July 16, 2014, the above referenced application was discussed and the following motion was made:

MOTION: Made by Commissioner Ruffolo, seconded by Commissioner Kaucky based on the submitted petition and testimony provided, I **move** that the Plan Commission approve and adopt the standards for special use and variations outlined in Exhibits 4 and 5 respectively of the staff report prepared for PC 14-09 for the July 16, 2014 Plan Commission meeting; and that the Plan Commission recommend to the Village Board approval of a rezoning from M-1 to OR, granting of a special use for a recreational use; a variation from Section 9-10-4 to not provide 1 loading space; a variation from 9-10-5(L) 1 to allow parallel parking; and a variation from 9-14-2.23(B)3(d) to provide no foundation landscaping along the newly paved areas along the west and south sides of the building; subject to the following conditions:

1. Improvements shall be in substantial compliance with all plans described in Exhibits 1 of the staff report prepared for PC 14-09 except as may be modified to comply with Village Codes or in response to compliance with conditions recommended by the Plan Commission and as approved by the Village Engineer.
2. Plans shall be revised prior to being considered by the Village Board in compliance with the engineering and planning comments outlined



Proud Member of the
Illinois Route 66 Scenic Byway

in Exhibits 2 and 3 respectively of the staff report prepared for PC 14-09 for the July 16, 2014 Plan Commission meeting.

3. The facility will not be used for swim meets.
4. We ask the Village to consider placing "No Parking" signs on Quincy Avenue adjacent to this property and the property to the north.

DISCUSSION ON MOTION: Planner Charlton asked whether any modifications would be made to the dumpster requirement outlined in Exhibit 3.

AMENDMENT TO MOTION: Made by Commissioner Kaucky, seconded by Vice-Chairman Wagner to add a condition 5 to the original motion that the requirement for an exterior dumpster will be eliminated.

ROLL CALL ON AMENDED MOTION: AYES: Commissioners Lacayo, Soukup, Kaucky, Ruffolo, Vice-Chairman Wagner, and Chairman Kopp; NAYS: None. ABSENT: Commissioner Remkus.

ROLL CALL ON ORIGINAL MOTION: AYES: Commissioners Lacayo, Soukup, Kaucky, Ruffolo, Vice-Chairman Wagner, and Chairman Kopp; NAYS: None. ABSENT: Commissioner Remkus.

MOTION DECLARED CARRIED

Should any member of the Board have any questions regarding this matter, please do not hesitate to contact me.

DK:jp

Public Hearing Date: July 16, 2014
Village Board Receive: July 25, 2014

Prepared By: Jo Ellen Charlton, Planning Consultant

Case Title: PC 14-09: 7580 Quincy, Westmont Swim Club

Petitioner: Adam Cremieux, 41 W. 57th Street, Westmont, IL 60559

Action Requested by Applicant: Rezoning from M1 to OR; special use for a recreational use; a variation from Section 9-10-4 to not provide 1 loading space; a variation from 9-10-5(L)1 to allow parallel parking; a variation from 9-14-2.23(B)3(d) to provide no foundation landscaping along the newly paved areas along the west and south sides of the building.

Location: West side of Quincy, between 75th and Midway

Purpose: Add parking and site improvements to property with an existing 20,000 square foot building at 7580 Quincy to accommodate swim club use.

Existing Zoning: M-1 Light Manufacturing

Proposed Zoning: OR Office Research

Existing Land Use: Vacant 20,000 square foot building

Property Size: 1.47 Acres

Surrounding Land Use:

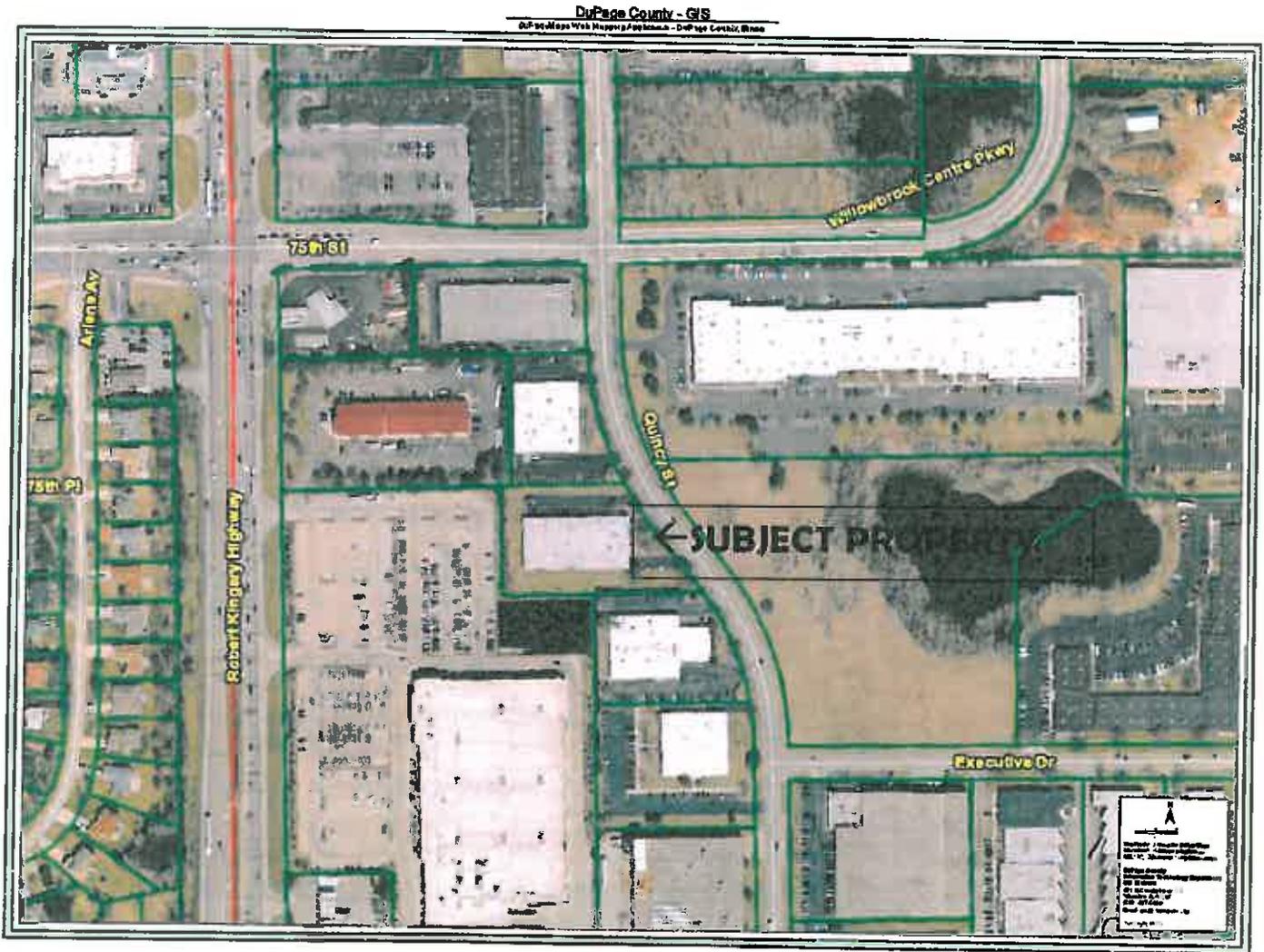
	<i>Use</i>	<i>Zoning</i>
<i>North</i>	7550 Quincy Industrial Bldg.	M-1
<i>South</i>	7630 Quincy Industrial Bldg.	M-1
<i>East</i>	Vacant ROC Property	M-1
<i>West</i>	Target Development	B-2

Documents Attached: Exhibit 1. Submitted Plans
Exhibit 2. Village Engineer's Comments
Exhibit 3. Village Planner's Comments
Exhibit 4. Standards for Special Use
Exhibit 5. Standards for Variations

Necessary Action by Village Board: July 25, 2014: Receive Plan Commission Recommendation
August 11, 2014: Tentative consideration of Ordinance (pending receipt of revised plans)

Site Description:

The site is located on the west side of Quincy, between 75th and Midway, just east of the parking lot located on the north side of the Target store.



Development Proposal: Westmont Swim Club wishes to improve and utilize the existing building on the property for their swim club use. Interior improvements include the construction of two new pools, locker rooms, a fitness/training area and offices and reception areas. Exterior improvements will include the addition of surface parking on the west and south side of the building. These improvements require stormwater and landscaping improvements which are being provided. Additional minor modifications to the exterior of the building are also proposed.

Staff Analysis:

Use:

A recreational use is not a listed permitted or special use in the M-1 zoning district. The use can therefore only be accommodated by a rezoning of the property to the OR zone, which lists recreational uses as a special use. While it generally unusual to zone individual properties to a zone that is not contiguous to one of the property's boundaries, staff has confirmed with legal counsel that a rezoning of this lot would not constitute "spot zoning" even though it is not contiguous to an OR zone because the Comprehensive Plan references a mix of zoning in this area. Specifically, the "Long Range Plan" in the Comprehensive Plan identifies all property in this area as "Industrial, Office/Research". The application of this recommendation can be noted by observing the zoning map, which shows other individual properties zoned OR in the nearby area.

Parking/Access and Circulation:

Parking for this type of use is based upon the number of students and employees. The applicant estimates that 100 students can be accommodated in the facility. The ordinance requires 1 space for every 3 students or 33 parking spaces for students. A total of 4 employees are estimated. Based on a requirement of 1 space for every 2 employees, 2 parking spaces are required for employees, for a total of 35 parking spaces required. The proposed plan shows 40 parking spaces. This plan shows the expansion of the north parking lot to provide a one way west bound drive aisle with 20 angled parking spaces. New pavement and parking are being added to the west and south sides of the building to provide circulation around the building as well as an additional 20 parking spaces. It is recommended that the turning radius be evaluated to confirm access by a fire truck and that curbs at each end of the west aisle be modified if necessary to accommodate the trucks. A variation (discussed in more detail below) is being requested to allow parallel parking along the south side of the building. While staff supports this request for parallel parking, it is recommended that each space be increased in length from 20 feet to a more standard parallel parking space dimension of 24'. This will reduce the number of parking spaces on the south side of the building from 13 to 10, but the resulting 37 parking spaces will still meet the 35 parking space requirement. Also recommended is the addition of curbing on both sides of the electrical transformer and exit door on the south side of the building to provide protection and better guide traffic around that area.

Access curb cuts to/from Quincy will be maintained in their existing location. Currently the two southern curb cuts provide access to loading docks and overhead doors on the front of the building. While both overhead doors will generally be maintained on the façade, they will not be utilize for their traditional purpose. Instead, the northern door will be available to open to provide direct fresh air into an "exercise/training room" on nice days. The southern overhead door will provide access to a comparatively smaller "Site Maintenance/Storage" room. Only minor modifications for striping and signage near the exit are required pursuant to a review by the Village Engineer pursuant to his June 20, 2014 letter, attached as Exhibit 2.

Landscaping:

The plans include a variation from Section 9-14-2.23(B)3(d) to provide no foundation landscaping along newly paved areas along the west and south sides of the building façade. Staff supports this request given the need to retrofit additional parking on this site to accommodate the proposed use.

Adequate site perimeter landscaping is being provided in the area between the pavement and the west and south property lines.

The minor landscape modifications outlined in Exhibit 3 are required prior to consideration by the Village Board. Otherwise, staff supports the proposed landscaping.

Signage:

A free standing sign is shown on the "Front Elevation" drawing. It shows a 6' by 4' wooden sign on wood posts, standing to a height of 6' tall and displaying the name "West Swim Club". This 48 square foot sign (24 square foot per side) is less than the maximum 55 square feet allowed for a property this size. The sign does not comply with the requirement that "signs must contain brick or other similar material in keeping with the design of the primary structure," so the sign must be revised to comply with this requirement. All other aspects of the sign comply with the ordinance, although additional lighting information will be required as part of the sign permit to ensure compliance.

Other Issues:

A dumpster area enclosed by a masonry structure is required and should be located on the property. Likely areas include then northwest or southwest corners of the property.

Special Use:

The Willowbrook Zoning Ordinance requires special uses to meet certain standards. These standards are enumerated in Exhibit 4, along with a discussion of how the project meets each standard.

Variations

The proposed improvements for the use include the variations listed below. A brief discussion of each variation follows.

1. A variation from Section 9-10-4 to not provide 1 loading space.

As a business that provides training to students, a traditional loading space is not required. Smaller mail deliveries and deliveries from UPS can be accommodated on the site. Staff supports this variation, particularly given that the traditional loading spaces could be easily restored if the building were to ever revert back to a use that required loading facilities.

2. A variation from 9-10-5(L)1 to allow parallel parking.

The Zoning Ordinance expressly prohibits parallel parking in non-residential districts. Parallel parking in most non-residential scenarios can be problematic. In this case, however, the one-way flow around the building coupled with the fact that the southern side of the building will likely be used as a staging area for parents waiting in their cars for classes to end, make parallel parking acceptable in this scenario. Staff supports this variation.

3. A variation from 9-14-2.23(B)3(d) to provide no foundation landscaping along the newly paved areas along the west and south sides of the building.

Retrofitting and repurposing this building for a use that requires additional parking requires some flexibility. Staff believes it is more important to maintain and landscape the perimeter and forego foundation landscaping if the use is to be approved. Staff supports this variation with the exception of the area along the south elevation near the electrical transformer and exit door, where curbing and landscaping should be added on both sides to protect these features.

The Plan Commission is required to consider and making affirmative findings on the 7 standards for variation outlined in Exhibit 5. A discussion of how the variations meet the standard is also included in the exhibit.

Summary of Plan Commission Hearing and Recommendation

The Plan Commission held the public hearing for this petition at a special meeting on July 16, 2014. The following members were in attendance at the meeting: Chairman Kopp, Vice Chairman Wagner, Kaucky, Lacayo, Ruffolo, and Soukup. Remkus was absent.

Adam Cremieux, Executive Director and Head Coach of the Westmont Swim Club provided an overview of the petition. He noted the following:

- Club has been around for 35 years
- Provides instruction for swimmers from 6 years to 24 years old
- Currently located at Westmont High School
- Budget cuts and deteriorating conditions of the pool made it necessary to move.
- Willowbrook location perfect location for existing membership and allows room for limited expansion.
- Most children are dropped off by parents, who later return to pick up children. Only a few parents will park, come in and watch a practice.
- The parking lot modifications were designed to accommodate parental pick up and traffic flow. The horseshoe drop off in front will allow parents to quickly drop of children. Those who park and watch will likely parking on the north side of the building. The wrap around and parallel parking design on the south side of the building was exclusively designed to accommodate returning parents who wait in their cars for their students to come out after practice. The design allows for people to park and leave without backing up, and a through lane to allow people to leave without waiting for cars in front of them. The traffic flow in one direction is a safety feature for the children.
- The site will be purchased not leased.

Randy King, the applicants architect with Architects by Design added the following:

- The building has been vacant for some time
- The concrete slab in the building is being removed and two new pools are being constructed.
- No swim meets will occur at this site. This is a practice facility only.
- With regard to the planners requirement to add a dumpster and enclosure, he noted that the site does not generate a lot of garbage and that they would like to handle garbage in carry out totes that are placed outside on garbage day.
- The front of the building will not be modified much, except to replace the northern overhead door with an overhead door that has windows, and to add blue awnings.

Wade Milas, owner of the property to the north discussed the following. Responses, when provided, follow each comment in ***bold/italic***.

1. Generally supports the project, but he has two concerns; traffic and parking.
2. He's concerned that parents will find the easiest place to park rather than fighting any crowd and is concerned that parents may try to parking in his southern lot, which is just north of swim club's the north property line. A speed bump installed at the entrance to his has discouraged illegal turn-around traffic that used to occur frequently on his property. He questioned whether he could install a gate or other similar security measure. ***Many possibilities were discussed with regard to this concern. Cremieux commented that he has very close relationships with all of his membership and that parking rules and restrictions would be strictly enforced. If necessary, members could be excluded from the club for violating the rules. Milas responded that he was comfortable with this response, but what would he do if a future owner was not as responsible. The zoning would forever be changed. Further, while the Plan Commission generally concurred that the designed parking improvements would be sufficient, R. Giuntoli indicated he could evaluate the possibility of a security gate that would limit access to the south parking lot.***
3. A similar concern is that parents won't use either parking lot, and opt instead to wait in the street, thereby block traffic flow and, more importantly, the availability of the street to be used by truck making deliveries to his property. He noted that the properties are there for industrial purposes and that a change in zoning and a change in use may conflict with the way the property was intended to be used. ***The existing presence of parking/loading restrictions on Quincy was discussed. Currently, semis are allowed to park or load no more than 15 minutes. Staff was not aware whether this applied only to semis or whether cars could also wait in the street. The possibility of changing the status in this area to no parking or loading was discussed. Staff indicated there was a process for modifying requirements on the street and that the Plan Commission could make a recommendation for the Village to consider such a revision to the requirements for this section of Quincy.***

Tom Lavins, with Willowbrook's Exclusive Windows business and swim club parent made the following comments:

1. Known Adam for ten years and finds him to be a fantastic role model to children.
2. Commented that the use would bring many benefits to Willowbrook.
3. One less use on the street that utilized semi traffic, which causes back-ups and delays on the street.
4. Use would provide a new market for area retailers and restaurants

Kopp summarized and felt the project was worth supporting with two additional conditions not included in the staff report. The first condition would be to indicate the facility could not be used for meets or other similar events. Secondly, he recommended the Plan Commission ask the Village to evaluate whether parking and/or waiting on the street, if allowed, could be eliminated in front of these two properties.

The following motion from Rufolo was seconded by Kaucky and unanimously approved by a 6-0-1 roll call vote of the members present:

Based on the submitted petition and testimony provided, I move that the Plan Commission approve and adopt the standards for special use and variations outlined in Exhibits 4 and 5 respectively of the staff report prepared for PC 14-09 for the July 16, 2014 Plan Commission meeting; and that the Plan Commission recommend to the Village Board approval of a rezoning from M-1 to OR, granting of a special use for a recreational use; a variation from Section 9-10-4 to not provide 1 loading space; a variation from 9-10-5(L) 1 to allow parallel parking; and a variation from 9-14-2.23(B)3(d) to provide no foundation landscaping along the newly paved areas along the west and south sides of the building; subject to the following conditions:

- 1. Improvements shall be in substantial compliance with all plans described in Exhibits 1 of the staff report prepared for PC 14-09 except as may be modified to comply with Village Codes or in response to compliance with conditions recommended by the Plan Commission and as approved by the Village Engineer.**
- 2. Plans shall be revised prior to being considered by the Village Board in compliance with the engineering and planning comments outlined in Exhibits 2 and 3 respectively of the staff report prepared for PC 14-09 for the July 16, 2014 Plan Commission meeting.**
- 3. The facility will not be used for swim meets**
- 4. We ask the Village to consider placing "No Parking" signs on Quincy Avenue adjacent to this property and the property to the north.**
- 5. The requirement for an exterior dumpster and enclosure is not required.**

This motion was the same as the sample motion recommended by staff in the staff report with the exception conditions 3, 4, and 5. Staff has no objection to these conditions.

Exhibit 1
Submitted Plans

1. Site Plan, Boundary and Topographic Survey, prepared by Genesis Surveying and Engineering, PC, dated 6/11/14 and consisting of 3 sheets.
2. Landscape Plan, prepared by Artful Gardens, not dated.
3. Floor Plan for Westmont Swim Club, prepared by Architects by Design, PC, dated 6-10-14
4. Front Elevation and Sign Elevation for Westmont Swim club, prepared by Architects by Design, PC, dated 6-10-14
5. Site Plan/Traffic Plan for Westmont Swim Club, prepared by Architects by Design, dated 6-10-14

SITE PLAN, BOUNDARY AND TOPOGRAPHIC SURVEY

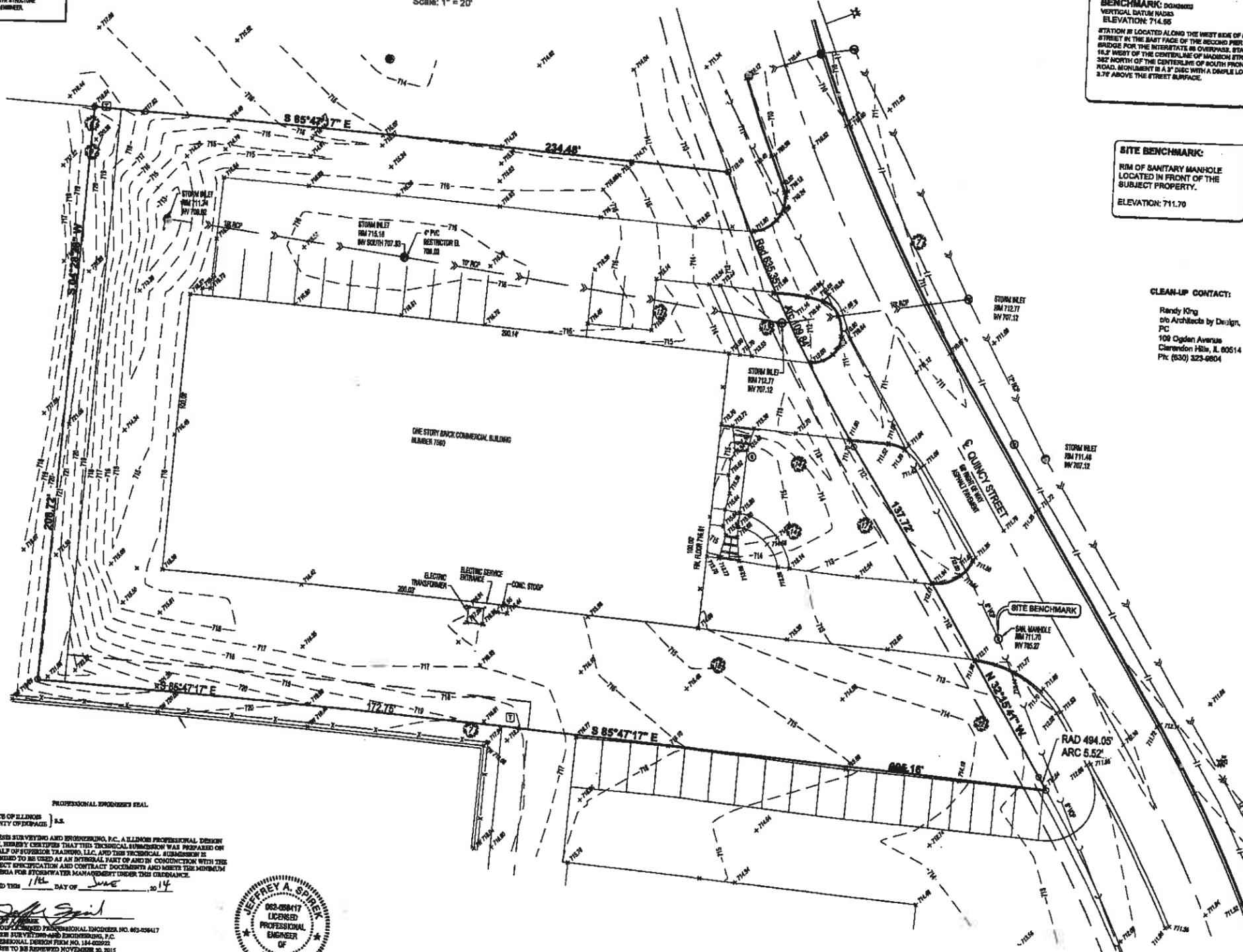
OF

LOT 10 IN WILLOWBROOK EXECUTIVE PLAZA, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 8, 1975 AS DOCUMENT NUMBER R75-033298, IN DuPAGE COUNTY, ILLINOIS.

P.I.N.: 09-26-400-017
Area of Parcel: 63,060 S.F.

EXISTING CONDITIONS

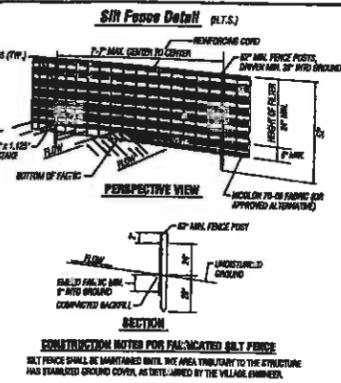
Scale: 1" = 20'



BENCHMARK: DORMERS
VERTICAL DATUM NADES
ELEVATION: 714.95
STATION IS LOCATED ALONG THE WEST SIDE OF MADISON STREET IN THE EAST FACE OF THE SECOND FLOOR ON A BRIDGE FOR THE INTERSTATE OVERPASS. STATION IS 14.5' WEST OF THE CENTERLINE OF MADISON STREET 382' NORTH OF THE CENTERLINE OF SOUTH FRONTAGE ROAD. MONUMENT IS A 3" DISC WITH A DRIPLE LOCATED 3.7' ABOVE THE STREET SURFACE.

SITE BENCHMARK:
RIM OF SANITARY MANHOLE
LOCATED IN FRONT OF THE
SUBJECT PROPERTY.
ELEVATION: 711.70

CLEAN-UP CONTACT:
Randy King
c/o Architects by Design,
PC
109 Ogden Avenue
Clarendon Hills, IL 60514
Ph: (630) 323-8804



Call Before You Dig
1-800-4-A-DIG
CALL 811
or 800-892-0123

- LEGEND**
- FOUND IRON PIPE
 - UNDER WALKIE WALK
 - BANK
 - STREET LIGHT
 - CURB HEIGHT
 - FENCE POST/RAIL
 - MANHOLE
 - SANITARY MANHOLE
 - GAS VALVE
 - GAS METER
 - POWER POLE
 - ELECTRIC TRANSFORMER
 - CABLE BOX
 - TRAFFIC CONTROL BOX
 - MAIL BOX
 - AC UNIT
 - PROPOSED DOWNPOUT
 - SPOT ELEVATION
 - PROPOSED ELEVATION
 - FLOW ARROW
 - FINISHED GRADE ELEVATION
 - TOP OF FOUNDATION ELEVATION
 - PROPOSED ELEVATION
 - JUST LEASE ELEVATION
 - DANGER FLOOR ELEVATION
 - FINISHED FLOOR ELEVATION
 - TREE PERIMETER - FINE
 - TREE PERIMETER - DECIDUOUS
 - WATER SERVICE (EXISTING)
 - WATER SERVICE (PROPOSED)
 - SANITARY SERVICE (EXISTING)
 - SANITARY SERVICE (PROPOSED)
 - STORM SERVICE (EXISTING)
 - STORM SERVICE (PROPOSED)
 - STORM SERVICE (PROPOSED)
 - PROPOSED CENTER
 - EXISTING CENTER
 - FENCE LINE
 - S/L FENCE

PROFESSIONAL ENGINEER SEAL
STATE OF ILLINOIS
COUNTY OF DU PAGE
GENESIS SURVEYING AND ENGINEERING, P.C. A ILLINOIS PROFESSIONAL DESIGN FIRM, HEREBY CERTIFIES THAT THIS TECHNICAL SUBMISSION WAS PREPARED OR PREPARED BY SUPERVISOR TRAINING, LLC, AND THE TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONNECTION WITH THE PROJECT SPECIFICATION AND CONTRACT DOCUMENTS AND MEETS THE MINIMUM CRITERIA FOR STORMWATER MANAGEMENT UNDER THIS ORDINANCE.
DATED THIS 11th DAY OF JUNE, 2014

JEFFREY A. SHIRK
093-089417
LICENSED PROFESSIONAL ENGINEER
OF ILLINOIS

THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR SEAL.
COMPARE THE DIMENSIONS OF THIS PLAT WITH YOUR REEL ABSTRACT OR CERTIFICATE OF TITLE, ALSO COMPARE ALL POINTS WITH THE SURVEY BY NAME, AND AT ONCE NOTIFY ANY DISCREPANCY.
STATE OF ILLINOIS } S.S.
GENESIS SURVEYING AND ENGINEERING, P.C. AN ILLINOIS PROFESSIONAL DESIGN FIRM, HEREBY CERTIFIES THAT THIS SURVEY MEETS THE MINIMUM CRITERIA FOR STORMWATER MANAGEMENT UNDER THIS ORDINANCE.
THIS PROFESSIONAL DESIGNER ASSURES TO THE COMPLYING ENGINEER AND/OR ARCHITECT THAT THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS FOR A PROFESSIONAL SURVEY. FIELD NOTES AND DATA ARE TO BE KEPT IN THE OFFICE OF THE SURVEYOR AND SHALL BE MADE AVAILABLE TO THE CLIENT UPON REQUEST. ALL DIMENSIONS AND DATA ARE TO BE KEPT IN THE OFFICE OF THE SURVEYOR AND SHALL BE MADE AVAILABLE TO THE CLIENT UPON REQUEST.
DATE OF FIELD WORK COMPLETION: 06-02-2014

TED G. STALEY
035-002348
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS

CONSTRUCTION SCHEDULE
TIME IN MONTHS AFTER PERMIT IS ISSUED

ACTIVITY	1	2	3	4	5	6	7	8	9	10
PERMITTING										
DESIGNATION/PERMITTING										
CONSTRUCTION										
FINAL GRADING AND SITE RESTORATION										

NOTE: SITE RESTORATION INCLUDES PLACEMENT OF SOB AND ALL OTHER VEGETATION.

REVISIONS:

NO.	DATE	BY	DESCRIPTION

PLANS PREPARED FOR:
SUPERIOR TRAINING, LLC
7580 QUINCY STREET
WILLOWBROOK, IL 60527

PROJ MGR: J.S.
DRAWN BY: TGS
DATE: 06-11-14

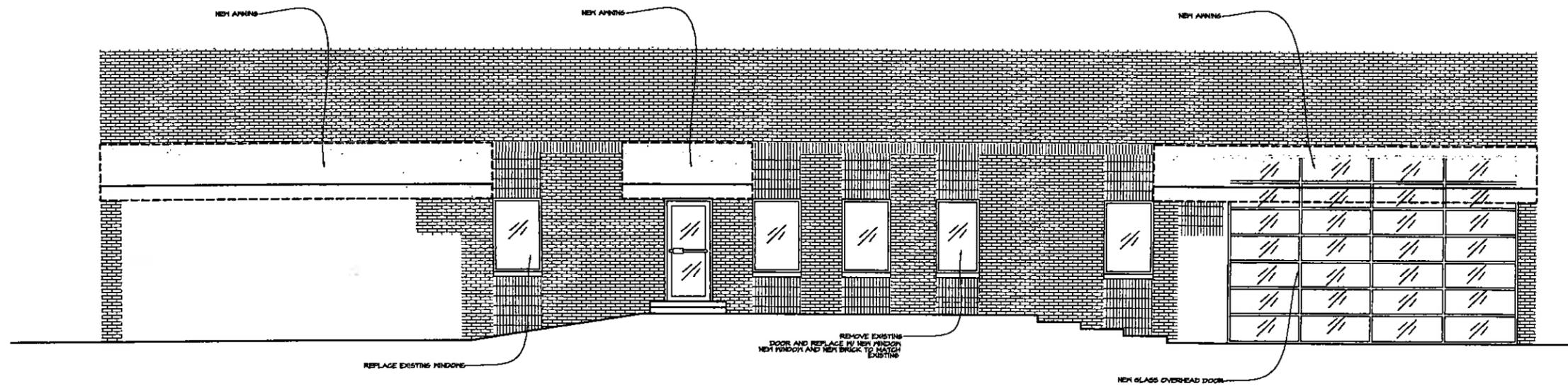
EXISTING CONDITIONS SURVEY
7580 QUINCY STREET
WILLOWBROOK, IL 60527
DATE OF FIELD WORK COMPLETION: 06-02-2014

Genesis Surveying and Engineering, PC
PROFESSIONAL DESIGN FIRM NO. 184-02922
77 W. 61st STREET
WESTMONT, ILLINOIS 60590
PH: (630) 271-9800 FAX: (630) 271-0585

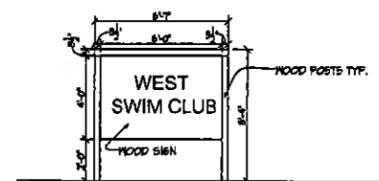
GENESIS JOB NO.
14-062



Architects
By
Design, PC
109 Ogden Avenue
Crestwood Hills
Illinois 60514
(888) 323-8804 (p)
(888) 323-8815 (f)
archbydesign@architectbydesign.com



Front Elevation



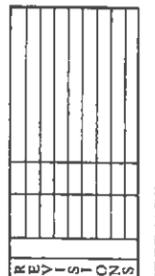
Sign Elevation

NOTE: SIGN TO BE ILLUMINATED FROM BELOW VIA GROUND LIGHTS

A Interior Renovation Out For
Westmont Swim Club
1500 S. Quincy St.
Millbrook, IL

File No: 06-10-14
Date: 06-10-14

Checked: RJK
Drawn: B.P.



STAMP:

SHEET NO:

OF 6 SHEETS

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Exhibit 2
Village Engineer's Comments



CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 West Higgins Road, Suite 800, Rosemont, Illinois 60018 TEL (847) 823-0500 FAX (847) 823-0530

June 20, 2014

Village of Willowbrook
7700 Quincy Street
Willowbrook, IL 60527

Attention: JoEllen Charlton

Subject: 7580 Quincy-Westmont Swim Club
Concept Plan Review
(CSSE, Project No. 80-144H155)

Dear JoEllen:

As requested, we have performed a concept level review of the plans prepared by Genesis Surveying and Engineering PC and dated June 11, 2014. The following comments are submitted for your consideration:

1. There is an existing detention basin on the west side of the building that is proposed to be filled. The volume in the basin must be replaced.
2. The proposal will have more than 2500 square feet of net new impervious surface and will therefore have to meet BMP requirements as detailed in the stormwater ordinance.
3. We suggest that a sidewalk be considered for the length of the drop-off aisle to maximize use.
4. The site exit should be striped and signed for separate right and left turn lanes.
5. An evaluation should be made to determine if the existing water and sanitary services are adequate for the proposed use.
6. Appropriate traffic control signage will have to be provided (Stop signs, Do Not Enter signs, etc.).
7. No storm inlets are shown for the south half of the site. This could result in excessive sheet flow.
8. A stormwater submittal will be required with final engineering.

If you have any questions or concerns, please contact me

Sincerely,

Daniel L. Linton, PE
Head, Municipal Engineering Department

Exhibit 3
Planner's Comments

The following changes to the plans are recommended prior to being forwarded to the Village Board for action:

1. Increase parallel space length from 20' to 24'
2. Provide a curb around the transformer and door on the south side of the building.
3. Revise monument sign to contain materials that are consistent with the principal material used for the building in compliance with Zoning Ordinance.
4. Show turning movement around site for largest fire truck vehicle and adjust curbs at the end of the parking row along the west side of the building as necessary to accommodate movements.
5. Provide a masonry dumpster enclosure on the site.
6. Comply with Engineer's comments.
7. The following modifications to the Landscape Plan are required:
 - a. Verify quantities in the plant list chart. There are more Dwarf Cranberry cotoneasters and Fragrant Viburnum than shown in the table.
 - b. Show the location of the sign and accompanying lighting on the plans.
 - c. Move the landscaping in the parkway area near the entrance to the drop off west, onto private property.
 - d. Coordinate landscaping in the area around the southern "electric service" with revisions to the site plan that are required.
 - e. Provide a date and revision date(s) on plan.

Exhibit 4
Standards for Special Use

- (A) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

The proposed use as a swim club catering mostly to children will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. Additional parking is being provided to minimize congestion or parking in the street, and the newly paved areas will comply with stormwater and landscaping requirements as allowed by variation. Additionally, a front drop-off area will facilitate parental drop offs without causing delays and congestion in the parking lot.

- (B) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

The proposed improvements will not impair the use or enjoyment of the Target property to the west or the adjoining industrial properties to the north and south, nor diminish property values.

- (C) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

The only property to be developed in the immediate area is directly across the street. The use or the proposed improvements will not have an impact on how that property is developed for approved uses.

- (D) That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.

Adequate utilities and roads serve the property. Engineering modifications are required to meet stormwater requirements and are added as a condition of approval.

- (E) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

The additional parking and circulation around the building will serve the proposed use without causing traffic congestion on Quincy.

- (F) That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.

Except as modified by variations, the special use complies with all other applicable regulations subject to compliance with the conditions in the sample motion provided on page 7 of this report.

(G) Conditions in the area have substantially changed, and at least one year has elapsed since any denial by the Village Board of any prior application for a special use permit that would have authorized substantially the same use of all or part of the site.

A special use has not been requested on this site in the last year.

Exhibit 5
Standards for Variations

- (A) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the district in which it is located.

The subject property cannot support the proposed use and many other permitted uses without the variations, all of which are required in order to provide additional parking. The site has remained vacant for some time and relief is necessary to return the property to active economic status.

- (B) The proposed variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship which will result if the strict letter of the regulations were carried out and which is not generally applicable to property within the same district.

Granting of the variation will not simply be a convenience to the applicant, but will instead help alleviate potential congestion in Quincy Street that would be result by inadequate parking and circulation on site.

- (C) The alleged hardship has not been created by any person presently having a proprietary interest in the premises.

The hardship has not been created by any person presently having a proprietary interest in the premises. Instead, the hardship is the result of parking and loading requirements that do not work well when attempting to repurpose an industrial building on a small lot for other uses.

- (D) The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood.

The requested variation will not be detrimental to public welfare or injurious to other property or improvements, but will instead create a more safe environment by eliminating parking and congestion on Quincy Avenue.

- (E) The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, or endanger the public safety.

The variations will have no impact on the supply of light and air to adjacent properties, nor will they increase congestion in the streets or increase the danger of fire, or endanger public safety.

- (F) The proposed variation will not alter the essential character of the locality. (Ord. 77-O-4, 2-14-1977)

The variation will not alter the character of the area in a negative way. To the contrary, the variations will improve site circulation and minimize the use of Quincy by semi trucks that are common in nearby properties.

(G) The proposed variation is in harmony with the spirit and intent of this title. (Ord. 97-O-05, 1-27-1997)

The proposed variations are in harmony with the spirit and intent of this title

VILLAGE OF WILLOWBROOK

BOARD MEETING

AGENDA ITEM - HISTORY/COMMENTARY

ITEM TITLE:

MOTION TO APPROVE – ISSUANCE OF PARK PERMIT FOR OVER 200
ATTENDEES: WORLD FINANCIAL GROUP COMPANY PICNIC,
SATURDAY, SEPTEMBER 6, 2014 – 10:00 AM – 7:00 PM

AGENDA NO.**5h****AGENDA DATE:** 7/28/14

STAFF REVIEW: Kristin Violante
Supt. of Parks & Recreation

SIGNATURE: Kristin Violante/ea

LEGAL REVIEW: N/A

SIGNATURE: N/A

RECOMMENDED BY: Tim Halik,
Village Administrator

SIGNATURE: Tim Halik

REVIEWED & APPROVED BY COMMITTEE: YES NO N/A

ITEM HISTORY (PREVIOUS VILLAGE BOARD REVIEWS, ACTIONS RELATED TO THIS ITEM, OTHER PERTINENT HISTORY)

Attached please find a park permit application received from Jason Beninato representing World Financial Group, Oakbrook Terrace, for a company picnic to be held at Borse Community Park on Saturday, September 6, 2014, from 10:00AM to 7:00PM. This same group has rented the park for its annual company picnic for the last eight (8) years. This year's event is estimated to be attended by up to five hundred (500) persons. Individuals will be coming and going throughout the event so it is anticipated that all five hundred (500) people will not be in the park at one time.

ITEM COMMENTARY (BACKGROUND, DISCUSSION, KEY POINTS, RECOMMENDATIONS, ETC.)

In accordance with past Village policy, park permit requests for groups of over two hundred (200) persons are only to be issued with approval of the Village Mayor and Board of Trustees.

The applicant has agreed to post an increased security deposit along with the park permit fee to ensure the park is left in good order without damage.

ACTION PROPOSED:

Approve motion.

Permit No. _____

Park and Athletic Facility Permit Application

Name <u>World Financial Group</u> ^{JASIN PENNATO}		Date of Application <u>6-25-14</u>
Address <u>One Tran An Plaza Dr</u>		
City <u>Oakbrook Terrace</u>	State <u>IL</u>	Zip Code <u>60181</u>
Home Phone <u>N/A</u>	Work Phone <u>(708) 822-7229</u>	
Email <u>JTB1317E@bcg1061.net</u>		
Facility Requested: (Check all that apply)		
<input checked="" type="checkbox"/> <u>SAVED LAST YEAR</u> Pavilion*	<input checked="" type="checkbox"/> Ball Field	<input type="checkbox"/> Other park or athletic facility (specify)
Borse Park North _____	Borse #1 (SW) _____	_____
Borse Park South _____	Borse #2 (SE) _____	_____
Willow Pond _____	Borse #3 (NW) _____	_____
Date(s) Requested: <u>9-6-14</u>	Time Requested: From: <u>10</u> AM To: <u>7</u> PM	
Purpose of use: _____		
Estimated Attendance: <u>500+</u>		
*Pavilion permit does not include exclusive use of playground. Playground is open to the public.		
Picnic / Event Fees and Security Deposits • (Please refer to schedules)		
Permit fee	\$ <u>350</u>	*Optional Services: (Please specify other desired services) <u>Add'l time over 6 hours</u> <u>Dumpster Fee</u> <u>Picnic Pack</u>
+ Security Deposit	\$ <u>400</u>	
+ Optional Services*	\$ <u>185.00</u>	
Total	\$ <u>935.00</u>	
Athletic Field Permit Fees • (Please refer to schedules)		
Permit Fee	\$ _____	**Optional Services: (Please specify services & list labor and materials costs)
Basic Usage Fees	\$ _____	
+ Optional Services**	_____	
Total	_____	

Hold Harmless Agreement for All Permits

JASON BENENATO agrees (as a person age 21 or older) that it will protect and have harmless and indemnified against from any penalty, charges of liability that the Village of Willowbrook, its administrators, board members, employecs and agents my incur, resulting from the use of the Village of Willowbrook facilities by us, whether occasioned by the neglect of the Village of Willowbrook, and that we will at all times protect, indemnify and save and keep harmless the Village of Willowbrook against and from any and all loss, cost, damage or expense arising out of or from any accident or other occurrence on or about said premises, causing injury to any person or property whatsoever and will protect, indemnify and save and keep harmless the Village of Willowbrook against and from any and all claims from any and all loss, cost, damage or expense arising out of any respect to comply with and to perform all the requirements and provisions hereof.

I have read, understand and hereby agree to the policies listed above as a condition for receiving this permit.

JASON BENENATO Print Name [Signature] Signature 6-25-14 Date

Checks should be made payable to the Village of Willowbrook, 7760 Quincy Street, Willowbrook, IL 60527.

For office Use Only

Permit/Usage Fee(s)	\$ _____	Date Paid	_____
Security Deposit	\$ _____	Receipt Number	_____
Optional Service Fee(s)	\$ _____		
Total Paid	\$ _____		
Authorized Approval of Permit	_____		Date _____
	<i>Superintendent of Parks & Recreation</i>		
Security Deposit(s) returned:	_____	_____	_____
	<i>Date</i>	<i>Amount</i>	<i>V.O.W. Check #</i>

Comments _____

Permit issued and mailed on: _____ / _____ / _____ By: _____

Comments _____

Route To: Municipal Services _____ Police _____



EST. 1960

Willowbrook

7760 Quincy Street
Willowbrook, IL 60527-5594

Phone: (630) 323-8215 Fax: (630) 323-0787 www.willowbrookil.org

July 8, 2014

Mayor

Frank A. Trilla

Village Clerk

Leroy R. Hansen

Village Trustees

Dennis Baker

Sue Berglund

Umberto Davi

Terrence Kelly

Michael Mistele

Paul Oggerino

Village Administrator

Tim Halik

Chief of Police

Mark Shelton



Proud Member of the
Illinois Route 66 Scenic Byway

Guzman, Esperanza
617 68th St
Willowbrook Il 60527

Re: Account No. 213420.000
Delinquent Water Bill

Dear Sir or Madam,

Please be advised that your water bill is now delinquent in the amount of \$260.05. This amount now includes a \$25.00 fee pursuant to Section 6-8-5 of the Village of Willowbrook Code. This \$25.00 is added to all accounts delinquent 45 or more days after the billing date. This amount also includes all other penalties pursuant to Section 6-8-5 of the Village Code. Your failure to satisfy the total amount of this delinquency on or before July 28, 2014 will result in the immediate termination of your water service.

Should your water service be terminated, Section 6-8-8 of the Village Code provides that a \$70.00 non-refundable reinstatement fee be charged. Said \$70.00 reinstatement fee shall be paid in addition to all delinquent bills and all penalties thereon before water service will be reinstated.

If you have any questions concerning your water bill, or if you wish to arrange a hearing before the President and Board of Trustees to contest the termination of your water service, please contact me at the Village of Willowbrook by writing to 7760 Quincy Street, Willowbrook, Il 60527 or call 630-920-2238 not later than five (5) days prior to the scheduled termination date.

If you do not satisfy the bill or contact me, your water service will be automatically terminated.

Sincerely,

Timothy J. Halik
Director of Municipal Services

TJH:vs



EST. 1960

Willowbrook

7760 Quincy Street
Willowbrook, IL 60527-5594

Phone: (630) 323-8215 Fax: (630) 323-0787 www.willowbrookil.org

July 8, 2014

Mayor

Frank A. Trilla

Hauppa, Paul/Labianco, Diana
528 Ridgemoor Dr
Willowbrook Il 60527

Village Clerk

Leroy R. Hansen

Re: Account No. 253390.006
Delinquent Water Bill

Dear Sir or Madam,

Village Trustees

Dennis Baker

Sue Berglund

Umberto Davi

Terrence Kelly

Michael Mistele

Paul Oggerino

Please be advised that your water bill is now delinquent in the amount of \$177.84. This amount now includes a \$25.00 fee pursuant to Section 6-8-5 of the Village of Willowbrook Code. This \$25.00 is added to all accounts delinquent 45 or more days after the billing date. This amount also includes all other penalties pursuant to Section 6-8-5 of the Village Code. Your failure to satisfy the total amount of this delinquency on or before July 28, 2014, will result in the immediate termination of your water service.

Should your water service be terminated, Section 6-8-8 of the Village Code provides that a \$70.00 non-refundable reinstatement fee be charged. Said \$70.00 reinstatement fee shall be paid in addition to all delinquent bills and all penalties thereon before water service will be reinstated.

If you have any questions concerning your water bill, or if you wish to arrange a hearing before the President and Board of Trustees to contest the termination of your water service, please contact me at the Village of Willowbrook by writing to 7760 Quincy Street, Willowbrook, Il 60527 or call 630-920-2238 not later than five (5) days prior to the scheduled termination date.

If you do not satisfy the bill or contact me, your water service will be automatically terminated.

Village Administrator

Tim Halik

Sincerely,

Timothy J. Halik
Director of Municipal Services

Chief of Police

Mark Shelton

TJH:vs



Proud Member of the
Illinois Route 66 Scenic Byway



EST. 1960

Willowbrook

7760 Quincy Street
Willowbrook, IL 60527-5594

Phone: (630) 323-8215 Fax: (630) 323-0787 www.willowbrookil.org

July 8, 2014

Mayor

Frank A. Trilla

Kass, Michael
6401 Tremont Rd
Willowbrook II 60527

Village Clerk

Leroy R. Hansen

Re: Account No. 252470.000
Delinquent Water Bill

Dear Sir or Madam,

Village Trustees

Dennis Baker

Sue Berglund

Umberto Davi

Terrence Kelly

Michael Mistele

Paul Oggerino

Please be advised that your water bill is now delinquent in the amount of \$348.05. This amount now includes a \$25.00 fee pursuant to Section 6-8-5 of the Village of Willowbrook Code. This \$25.00 is added to all accounts delinquent 45 or more days after the billing date. This amount also includes all other penalties pursuant to Section 6-8-5 of the Village Code. Your failure to satisfy the total amount of this delinquency on or before July 28, 2014, will result in the immediate termination of your water service.

Should your water service be terminated, Section 6-8-8 of the Village Code provides that a \$70.00 non-refundable reinstatement fee be charged. Said \$70.00 reinstatement fee shall be paid in addition to all delinquent bills and all penalties thereon before water service will be reinstated.

If you have any questions concerning your water bill, or if you wish to arrange a hearing before the President and Board of Trustees to contest the termination of your water service, please contact me at the Village of Willowbrook by writing to 7760 Quincy Street, Willowbrook, Il 60527 or call 630-920-2238 not later than five (5) days prior to the scheduled termination date.

If you do not satisfy the bill or contact me, your water service will be automatically terminated.

Village Administrator

Tim Halik

Sincerely,

Timothy J. Halik
Director of Municipal Services

Chief of Police

Mark Shelton

TJH:vs



Proud Member of the
Illinois Route 66 Scenic Byway



EST. 1960

Willowbrook

7760 Quincy Street
Willowbrook, IL 60527-5594

Phone: (630) 323-8215 Fax: (630) 323-0787 www.willowbrookil.org

July 8, 2014

Mayor

Frank A. Trilla

Village Clerk

Leroy R. Hansen

Village Trustees

Dennis Baker

Sue Berglund

Umberto Davi

Terrence Kelly

Michael Mistele

Paul Oggerino

Village Administrator

Tim Halik

Chief of Police

Mark Shelton

Rudman, Robert
729 73rd Ct
Willowbrook Il 60527

Re: Account No. 211905.006
Delinquent Water Bill

Dear Sir or Madam,

Please be advised that your water bill is now delinquent in the amount of \$345.95. This amount now includes a \$25.00 fee pursuant to Section 6-8-5 of the Village of Willowbrook Code. This \$25.00 is added to all accounts delinquent 45 or more days after the billing date. This amount also includes all other penalties pursuant to Section 6-8-5 of the Village Code. Your failure to satisfy the total amount of this delinquency on or before July 28, 2014, will result in the immediate termination of your water service.

Should your water service be terminated, Section 6-8-8 of the Village Code provides that a \$70.00 non-refundable reinstatement fee be charged. Said \$70.00 reinstatement fee shall be paid in addition to all delinquent bills and all penalties thereon before water service will be reinstated.

If you have any questions concerning your water bill, or if you wish to arrange a hearing before the President and Board of Trustees to contest the termination of your water service, please contact me at the Village of Willowbrook by writing to 7760 Quincy Street, Willowbrook, Il 60527 or call 630-920-2238 not later than five (5) days prior to the scheduled termination date.

If you do not satisfy the bill or contact me, your water service will be automatically terminated.

Sincerely,

Timothy J. Halik
Director of Municipal Services

TJH:vs



Proud Member of the
Illinois Route 66 Scenic Byway



EST. 1960

Willowbrook

7760 Quincy Street
Willowbrook, IL 60527-5594

Phone: (630) 323-8215 Fax: (630) 323-0787 www.willowbrookil.org

July 8, 2014

Mayor

Frank A. Trilla

Village Clerk

Leroy R. Hansen

Village Trustees

Dennis Baker

Sue Berglund

Umberto Davi

Terrence Kelly

Michael Mistele

Paul Oggerino

**Village
Administrator**

Tim Halik

Chief of Police

Mark Shelton



Proud Member of the
Illinois Route 66 Scenic Byway

Schwertfeger, George
6306 Martin Dr
Willowbrook II 60527

Re: Account No. 250075.000
Delinquent Water Bill

Dear Sir or Madam,

Please be advised that your water bill is now delinquent in the amount of \$164.93. This amount now includes a \$25.00 fee pursuant to Section 6-8-5 of the Village of Willowbrook Code. This \$25.00 is added to all accounts delinquent 45 or more days after the billing date. This amount also includes all other penalties pursuant to Section 6-8-5 of the Village Code. Your failure to satisfy the total amount of this delinquency on or before July 28, 2014 will result in the immediate termination of your water service.

Should your water service be terminated, Section 6-8-8 of the Village Code provides that a \$70.00 non-refundable reinstatement fee be charged. Said \$70.00 reinstatement fee shall be paid in addition to all delinquent bills and all penalties thereon before water service will be reinstated.

If you have any questions concerning your water bill, or if you wish to arrange a hearing before the President and Board of Trustees to contest the termination of your water service, please contact me at the Village of Willowbrook by writing to 7760 Quincy Street, Willowbrook, Il 60527 or call 630-920-2238 not later than five (5) days prior to the scheduled termination date.

If you do not satisfy the bill or contact me, your water service will be automatically terminated.

Sincerely,

Timothy J. Halik
Director of Municipal Services

TJH:vs



EST. 1960

Willowbrook

7760 Quincy Street
Willowbrook, IL 60527-5594

Phone: (630) 323-8215 Fax: (630) 323-0787 www.willowbrookil.org

July 8, 2014

Mayor

Frank A. Trilla

Zenner, Richard
125 Waterford Dr
Willowbrook Il 60527

Village Clerk

Leroy R. Hansen

Re: Account No. 250850.001
Delinquent Water Bill

Dear Sir or Madam,

Village Trustees

Dennis Baker

Sue Berglund

Umberto Davi

Terrence Kelly

Michael Mistele

Paul Oggerino

Please be advised that your water bill is now delinquent in the amount of \$374.05. This amount now includes a \$25.00 fee pursuant to Section 6-8-5 of the Village of Willowbrook Code. This \$25.00 is added to all accounts delinquent 45 or more days after the billing date. This amount also includes all other penalties pursuant to Section 6-8-5 of the Village Code. Your failure to satisfy the total amount of this delinquency on or before July 28, 2014 will result in the immediate termination of your water service.

Should your water service be terminated, Section 6-8-8 of the Village Code provides that a \$70.00 non-refundable reinstatement fee be charged. Said \$70.00 reinstatement fee shall be paid in addition to all delinquent bills and all penalties thereon before water service will be reinstated.

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If you do not satisfy the bill or contact me, your water service will be automatically terminated.

Village Administrator

Tim Halik

Sincerely,

Timothy J. Halik
Director of Municipal Services

Chief of Police

Mark Shelton

TJH:vs



Proud Member of the
Illinois Route 66 Scenic Byway

VILLAGE OF WILLOWBROOK

BOARD MEETING AGENDA ITEM - HISTORY/COMMENTARY

<p style="text-align: center;">ITEM TITLE:</p> <p style="text-align: center;">A RESOLUTION AUTHORIZING THE MAYOR AND VILLAGE CLERK TO ACCEPT A PROPOSAL WITH TERMS AND CONDITIONS FOR THE REMOVAL AND REPLACEMENT OF SECTIONS OF PUBLIC SIDEWALK PREVIOUSLY IDENTIFIED AS BEING IN A STATE OF DISREPAIR – ROBERT WHITE CONSTRUCTION, SOMONAUK</p>	<p>AGENDA NO. 7</p> <p>AGENDA DATE: <u>7/28/14</u></p>
--	---

STAFF REVIEW: Tim Halik, Village Administrator	SIGNATURE: <u>TE Halik</u>
LEGAL REVIEW: Thomas Bastian, Village Attorney	SIGNATURE: <u>THOMAS BASTIAN TH.</u>
RECOMMENDED BY: Tim Halik, Village Administrator	SIGNATURE: <u>TE Halik</u>
REVIEWED BY COMMITTEE: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	

ITEM HISTORY (PREVIOUS VILLAGE BOARD REVIEWS, ACTIONS RELATED TO THIS ITEM, OTHER HISTORY)

The extreme conditions of this past winter season has had a negative effect on some sections of concrete public sidewalk within town. Earlier this year, after receiving proposals from local concrete contractors, the Village authorized two (2) separate projects to remove and replace select sections of public sidewalk identified as being in a state of disrepair and hazardous.

Public works crews have identified another sixty-five (65) squares of concrete sidewalk that have shifted or settled creating hazardous conditions for pedestrians. These sections, deemed hazardous, were protected in the field with Type II barricades until replacements can occur. The removal and replacement of concrete sidewalk was not included in this year's Motor Fuel Tax (MFT) roadway maintenance program, so that the full amount of available MFT funds could be used towards the road program. Therefore, staff would recommend that these sidewalk replacements be completed separately from the MFT program and paid from the General Fund.

ITEM COMMENTARY (BACKGROUND, DISCUSSION, RECOMMENDATIONS, ETC.)

Staff has solicited a proposal from Robert White Construction to perform this work. They have submitted the low proposal price for such work on the last two (2) projects. Their proposal includes breakout, replacement, and area restoration of the sixty-five (65) identified squares of sidewalk:

Contractor	Proposal Amount
Robert White Construction	\$17,095

The total amount of \$17,095 would be expended from the General Fund, public works department, right-of-way maintenance budget line.

ACTION PROPOSED:

Adopt Resolution accepting proposal from Robert White Construction.

RESOLUTION NO. 14-R-_____

A RESOLUTION AUTHORIZING THE MAYOR AND VILLAGE CLERK TO ACCEPT A PROPOSAL WITH TERMS AND CONDITIONS FOR THE REMOVAL AND REPLACEMENT OF SECTIONS OF PUBLIC SIDEWALK PREVIOUSLY IDENTIFIED AS BEING IN A STATE OF DISREPAIR – ROBERT WHITE CONSTRUCTION, SOMONAUK

WHEREAS, the corporate authorities of the Village of Willowbrook (the “Village”) has determined that it is in the best interest of the Village to accept a proposal to complete the removal and replacement of select sections of public concrete sidewalk that have been identified as being in a state of disrepair and hazardous; and

WHEREAS, the Village desires to retain Robert White Construction to complete such concrete removal and replacement and site restoration work; and

WHEREAS, the Village has previously retained the services of Robert White Construction to provide other such concrete and site restoration work, and the Village has a satisfactory relationship with Robert White Construction.

BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Willowbrook, DuPage County, Illinois, that the proposal submitted by Robert White Construction, attached hereto as Exhibit “A” and which, by this reference, is expressly incorporated herein, is hereby accepted, along with Terms and Conditions, and that the Village Administrator is hereby authorized to execute said Terms and Conditions Agreement on behalf of the Village of Willowbrook.

ADOPTED and APPROVED this 28th day of July, 2014.

APPROVED:

Mayor

ATTEST:

Village Clerk

ROLL CALL VOTE:

AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

Village of Willowbrook
Terms and Conditions – Concrete Sidewalk Removal, Replacement, and Site Restoration

The following terms and conditions shall be binding upon ROBERT WHITE CONSTRUCTION and the Village of Willowbrook upon the execution of an authorized agreement for services by the Village and this document shall take precedence over any other contractual terms and conditions. ROBERT WHITE CONSTRUCTION will furnish all of the labor, materials, disposal, and all other services necessary for implementation of the services to be provided, unless noted otherwise.

Authorized Representative of
ROBERT WHITE CONSTRUCTION: Robert White, Owner

DATE: _____

Authorized Representative of
VILLAGE OF WILLOWBROOK: Timothy Halik, Village Administrator

DATE: _____

1) Examination by Contractor

ROBERT WHITE CONSTRUCTION shall carefully examine the site or materials and become familiar with the conditions under which he/she will have to execute the required work. Failure to do so will in no way relieve ROBERT WHITE CONSTRUCTION of their responsibility or increase the charges incurred by the Village.

2) Compliance with Applicable Laws, Ordinances, and Regulations

ROBERT WHITE CONSTRUCTION shall strictly comply with all applicable Federal, State, and Local laws, ordinances, rules, regulations and applicable standards for the duration of the Village's working relationship with ROBERT WHITE CONSTRUCTION

3) Taxes, Licenses, Permits, and Certificates

ROBERT WHITE CONSTRUCTION shall pay all sales, use, property, income, and other taxes that are lawfully assessed against the Village or ROBERT WHITE CONSTRUCTION in connection with ROBERT WHITE CONSTRUCTION's facilities and the work included in this contract. By law, the Village is exempt from paying Federal Excise Tax, State and Local Retailers' Occupation Tax, State and Local Service Occupation Tax, Use Tax, and Service Use Tax.

4) Independent Contractor

ROBERT WHITE CONSTRUCTION shall be deemed to be an independent contractor, solely responsible for the control and payment of its employees and compliance with all applicable Federal, State, and local laws.

5) Non-assignment

ROBERT WHITE CONSTRUCTION shall not assign or subcontract this Agreement or any work thereunder, to any other person, firm, or corporation, without the prior written consent of the Village. Such assignment shall not relieve ROBERT WHITE CONSTRUCTION from its obligations or change the terms of this contract. Any and all subcontractors shall be bound to the same terms as ROBERT WHITE CONSTRUCTION and must supply the same documentation, including insurance requirements.

6) Insurance Specifications

ROBERT WHITE CONSTRUCTION shall carry all insurance coverage required by law or which would normally be expected for the type of business, additionally, ROBERT WHITE CONSTRUCTION shall maintain coverages and limits no less than:

TYPE OF INSURANCE

MINIMUM INSURANCE COVERAGE

COMMERCIAL GENERAL LIABILITY

1. Comprehensive Form
2. Premises - Operations
3. Explosion & Collapse Hazard
4. Underground Hazard
5. Products/Completed Operations Hazard
6. Contractual Insurance

**COMBINED SINGLE LIMIT PER OCCURRENCE
FOR BODILY INJURY, PERSONAL INJURY, AND
PROPERTY DAMAGE \$1,000,000**

GENERAL AGGREGATE \$2,000,000

- 7. Broad Form Property Damage - installation projects only.
- 8. Independent contractors
- 9. Personal Injury

Business Automobile Liability
Any Auto

**COMBINED SINGLE LIMIT PER OCCURRENCE
FOR BODILY INJURY AND PROPERTY DAMAGE
\$1,000,000**

Worker's Compensation and Occupational Diseases

STATUTORY LIMITS

Employer's Liability per Occurrence

\$1,000,000

Coverage shall be at least as broad as (1) Insurance Services Office Commercial General Liability occurrence form CG 0001 with the Village named as additional insured; (2) if requested, Owners and Contractors Protective Liability policy with the Village named as insured; (3) Insurance Services Office Business Auto Liability form number CA 0001 (Ed. 10/90 or newer), Symbol 01 "Any Auto"; and (4) Workers Compensation as required by the Labor Code of the State of Illinois and Employers' Liability insurance. Owners, partners, and officers of ROBERT WHITE CONSTRUCTION must be covered by Workers Compensation Coverage if they are participating in the project.

Any deductibles or self-insured retentions must be declared to and approved by the Village. At the option of the Village, either: the insurer shall reduce or eliminate such deductibles or self-insured retention as respects the Village, its officials, agents, employees, and volunteers; or ROBERT WHITE CONSTRUCTION shall procure a bond guaranteeing payment of losses and related investigation, claim administration and defense expenses.

ROBERT WHITE CONSTRUCTION shall furnish the Village with certificates of insurance naming the Village, its officials, agents, employees and volunteers as additional insureds, and with original endorsements effecting coverage required prior to commencement of any work. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf and shall be in a form acceptable to the Village. The insurance afforded by the policy 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 Village. Such notice shall be addressed as shown in the heading of the endorsement.

Any failure by ROBERT WHITE CONSTRUCTION to comply with reporting provisions of the policy shall not affect coverage provided to the Village, its officials, agents, employees, and volunteers. The insurer shall waive all rights of subrogation against the Village, its officials, agents, employees, and volunteers for losses arising from work performed by ROBERT WHITE CONSTRUCTION for the Village.

7) Accident Prevention and Notification

ROBERT WHITE CONSTRUCTION shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with its work on this project, including those that warn and guard the public against the hazards created by the work. Existing facilities, including grounds, structures, landscaping, and so forth, shall be protected by ROBERT WHITE CONSTRUCTION. Precautions shall be exercised at all times for the protection of its employees and subcontractors, and will exercise care for the protection of property and persons at the project work site. The safety provisions of all applicable laws, regulations, and codes shall be observed, including the elimination of known and observed hazards, and applicable work safety training. If, in the opinion of the Village, a hazardous condition exists and ROBERT WHITE CONSTRUCTION fails to correct the condition, or to protect the public, the Village may order the necessary precautions to safeguard the public, the cost of which will be deducted from payments due ROBERT WHITE CONSTRUCTION. Flagrant disregard for the safety of the public shall constitute just reason for the Village to order cessation of work.

In the event of accidents of any kind which involve the general public and/or private or public property in the Village or in any way related to this work, ROBERT WHITE CONSTRUCTION shall immediately notify the Village. Upon request of the Village, ROBERT WHITE CONSTRUCTION shall provide such accounting of details and/or copy of written accident and other reports as the Village may require. The Village bears no responsibility for damage done to existing utilities during installation. ROBERT WHITE CONSTRUCTION shall provide copies of any documents, related to the accident, to the Village at the same time that the reports and/or information are forwarded to any other interested parties. All repairs

of damage shall be made to the satisfaction of the Village. Failure to repair damage shall be just cause for withholding payment for work that becomes due.

8) Site Condition / Trespass on Land / Clean-Up

ROBERT WHITE CONSTRUCTION shall confine their operations and storage of materials and equipment to the job site, public right-of-way or easements, as approved by the Village. ROBERT WHITE CONSTRUCTION shall move the materials at their expense, if and when it becomes necessary. ROBERT WHITE CONSTRUCTION shall exercise extreme caution so as not to trespass upon property of third parties not involved in the contract. In the event that ROBERT WHITE CONSTRUCTION is to enter upon the property of third parties in the execution of the work, he/she shall obtain written permission prior to doing so, and submit evidence of said written permission to the Village.

ROBERT WHITE CONSTRUCTION shall keep the site neat and shall clean up any debris when directed to do so by the Village. Upon completion of the improvement, the site shall be left in a condition acceptable to the Village. Failure to keep the site neat, or clean-up debris when directed to do so shall be just cause for withholding payment due ROBERT WHITE CONSTRUCTION and final acceptance will not be made until the site is in a condition acceptable to the Village.

9) Prevailing Wages

ROBERT WHITE CONSTRUCTION shall be thoroughly familiar with and maintain compliance at all times with the provisions of 820 ILCS 130/0.01 et seq., entitled "an Act regulating wages of laborers, mechanics, and other workers employed in any public works by the state, county, city or any public body or any political subdivision or by anyone under contract for public works". A copy of the current prevailing wage rates for the Village are attached hereto.

10) Employees and Conduct

ROBERT WHITE CONSTRUCTION shall prohibit any drinking of alcoholic beverages or use of any controlled substances, except by a doctor's prescription, by any of its employees while in the course of performing their duties under this contract. In the event that any of ROBERT WHITE CONSTRUCTION's employees is deemed by the Village to be unfit or unsuitable to perform the services under this Agreement as a result of intoxication, drug use, or by virtue of abusive or obnoxious behavior, then, upon formal, written request of the Village, ROBERT WHITE CONSTRUCTION shall remove such employee from work within the Village and furnish a suitable and competent replacement employee.

11) Non-Performance; Default

If ROBERT WHITE CONSTRUCTION fails to observe the established scope of work that has been detailed in the Agreement, or modified in writing via addendum or change order, the Village shall serve notice to ROBERT WHITE CONSTRUCTION that the items in non-compliance must be rectified. Failure to do so may result in non-payment to ROBERT WHITE CONSTRUCTION until all items are brought into compliance.

12) Indemnity Hold Harmless Provision

To the fullest extent permitted by law, ROBERT WHITE CONSTRUCTION hereby agrees to defend, indemnify and hold harmless, individually and collectively, the Village, its officials, agents, employees, and volunteers, against all injuries, deaths, loss, damages, claims, patent claims, suits, liabilities, judgments, costs and expenses, which may in any way accrue against, the Village, its officials, agents, employees, and volunteers arising in whole or in part or in consequence of the performance of the work by ROBERT WHITE CONSTRUCTION, its employees, or subcontractors, or which may in any way result therefore, except that arising out of the sole legal cause of the Village, its officials, agents, employees, and volunteers, and ROBERT WHITE CONSTRUCTION shall, at its own expense, appear, defend and pay all charges of attorneys and all costs and other expenses arising therefore or incurred in connection therewith, and, if any judgment shall be rendered against the Village, its officials, agents, employees, and volunteers, in any such action, ROBERT WHITE CONSTRUCTION shall, at its own expense, satisfy and discharge same.

ROBERT WHITE CONSTRUCTION expressly understands and agrees that any performance bond or insurance policies required by the contract, or otherwise provided by ROBERT WHITE CONSTRUCTION, shall in no way limit the responsibility to indemnify, keep and save harmless and defend the Village, its officials, agents, employees, and volunteers, and to pay expenses and damages as herein provided. ROBERT WHITE CONSTRUCTION further agrees that to the extent that money is due ROBERT WHITE CONSTRUCTION by virtue of the contract, an amount of said money as shall be considered necessary in the judgment of the Village, may be retained by the Village to protect itself against said loss until such claims, suits, or judgments shall have been settled or discharged and/or evidence to that effect shall have been furnished to the satisfaction of the Village

13) Termination for Default

The Contract will remain in force for the full period specified and until the Village determines that all requirements and conditions have been satisfactorily met and the Village has accepted the work, and thereafter until ROBERT WHITE CONSTRUCTION has met all requirements and conditions relating to the work, including warranty or guarantee periods. However the Village will have the right to terminate this Contract sooner if ROBERT WHITE CONSTRUCTION has failed to perform satisfactorily the work required, as determined by the Village in its discretion.

In the event the Village decides to terminate this Contract for failure to perform satisfactorily, the Village will give ROBERT WHITE CONSTRUCTION at least thirty (30) calendar days written notice before the termination takes effect. Such thirty (30) day period shall commence upon the mailing of notice by the Village. If ROBERT WHITE CONSTRUCTION fails to cure the default within the thirty (30) days specified in the notice and the Contract is terminated for ROBERT WHITE CONSTRUCTION's failure to provide satisfactory Contract performance, any portion of the costs not paid to ROBERT WHITE CONSTRUCTION shall be forfeited to the Village in order to cover the costs related to remedying ROBERT WHITE CONSTRUCTION's failure to provide satisfactory Contract performance. At the option of the Village, ROBERT WHITE CONSTRUCTION may be given additional time to cure the defaults.

Except as otherwise directed by the Village, or in the case of termination for default (in which event ROBERT WHITE CONSTRUCTION may be entitled to cure, at the option of the Village) ROBERT WHITE CONSTRUCTION shall stop work on the date of receipt of notice of the termination or other date specified in the notice, place no further orders or subcontracts for materials, services, or facilities except as are necessary for the completion of such portion of the work not terminated, and terminate all contractors and subcontracts (if applicable) and settle all outstanding liabilities and claims.

14) Force Majeure

Neither party will be liable to the other for any failure or delay in rendering performance arising out of causes beyond its control and without its fault or negligence. Such causes may include, but not be limited to, acts of God or the public enemy, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, and unusually severe weather; but the failure or delay must be beyond its control and without its fault or negligence. Dates or times of performance will be extended to the extent of delays excused by this section, provided that the party whose performance is affected notifies the other promptly of the existence and nature of such delay.

15) Notification to Other Party

ROBERT WHITE CONSTRUCTION shall contact the Village of Willowbrook Public Works Foreman at least seventy-two (72) hours before beginning work. All official notifications between the parties shall be in writing and delivered to the other party at their respective mailing addresses via certified mail; hand delivered; or via acknowledged facsimile.

16) Project Scope and Amendments

ROBERT WHITE CONSTRUCTION shall be responsible for completing the project in accordance with the specifications. ROBERT WHITE CONSTRUCTION shall have available on the job site at all times during installation, a complete set of specifications with all revisions thereto. ROBERT WHITE CONSTRUCTION shall employ only workmen skilled in their trade and shall furnish full-time supervision of all work. An English-speaking supervisor shall be at the site whenever installation is in progress. The supervisor shall have authority to receive and carry out instructions from the Village. The lack of a competent supervisor on the site during installation shall be just cause for the Village to order the work to cease.

Any additions or changes to the scope of work for the project, or actions/activities of ROBERT WHITE CONSTRUCTION which would incur project costs that were of an optional nature, will require written pre-approval by an authorized individual of the Village. The Village reserves the right to order additional work/materials at the cost originally proposed by ROBERT WHITE CONSTRUCTION

17) Severability

Any provision of these terms and conditions that is prohibited or unenforceable under the laws of the State of Illinois shall be ineffective to the extent of such prohibition or unenforceability, without impairing or invalidating the remaining provisions of these terms and conditions. All agreements shall be deemed made in, and shall be governed by the laws of the State of Illinois, County of DuPage.

18) Standard of Care

In performing the services described in this Agreement, Contractor will exercise the degree of care and skill ordinarily exercised by reputable companies performing the same or similar services.

19) Guarantee

All work and materials furnished under this contract shall be guaranteed by ROBERT WHITE CONSTRUCTION against defects, failure, improper performance and non-compliance with the contract documents for a period of one (1) year after completion and acceptance of the work under this contract. During the guarantee period, ROBERT WHITE CONSTRUCTION shall repair and replace, at his/her own expense, when so ordered by the Village, all work that develops defects whether these defects may be inherent in the functioning of the piece of operating equipment, materials furnished or workmanship performed. Any equipment or material that is repaired or replaced shall have the guarantee period extended one (1) year from the date of the last repair or replacement.

20) Final Acceptance and Payment

The work shall not be accepted by the Village until the Village has determined that all work is complete and in accordance with the specifications. All guarantees and warranties required shall be furnished and delivered by ROBERT WHITE CONSTRUCTION to the Village, along with all lien waivers related to the project, before the final payment voucher is issued. Final payment will be made when the work is accepted by the Village.

21) Competency of Contractor

No purchase order shall be authorized for, nor contract to any person, firm, or corporation that is in arrears or is default to the Village upon any debt contract, or other obligation or who has failed to perform faithfully any previous contract with the Village.

22) Equal Employment Opportunity

In the event of ROBERT WHITE CONSTRUCTION'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 the Human Rights ("Department"), ROBERT WHITE CONSTRUCTION may be declared ineligible for future contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations, and the contract may be cancelled or voided in whole or in part, and such other sanctions or penalties may be imposed or remedies invoked as provided by statute or regulation. During the performance of this contract, ROBERT WHITE CONSTRUCTION agrees as follows:

1. That it 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 handicap unrelated to ability, military status, or an unfavorable discharge from the military service; and further that it will examine all job classifications to determine if minority persons or women are under-utilized and will take appropriate affirmative action to rectify any such underutilization.
2. That, if it hires additional employees in order to perform this contract or any portion thereof, it will determine the availability (in accordance with the Department's Rules) of minorities and women in the area(s) from which it may reasonably recruit and it will hire for each job classification for which employees are hired in such a way that minorities and women are not under-utilized.
3. That, in all solicitations or advertisements for employees placed by it or on its behalf, it 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 handicap unrelated to ability, military status, or an unfavorable discharge from military service.
4. That it will send to each labor organization or representative of workers with which it has or is bound by a collective bargaining or other agreement or understanding, a notice advising such labor organization or representative of ROBERT WHITE CONSTRUCTION's obligations under the Illinois Human Rights Act and the Department's Rules. If any such labor organization or representative fails or refuses to cooperate with ROBERT WHITE CONSTRUCTION in its efforts to comply with such Act and Rules, ROBERT WHITE CONSTRUCTION will promptly so notify the Department and the contracting agency and will recruit employees from other sources when necessary to fulfill its obligations thereunder.
5. That it will submit reports as required by the Department's Rules, 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 Department's Rules.

6. That it will permit access to all relevant books, records, accounts, and work sites by personnel of the contracting agency and the Department for purposes of investigation to ascertain compliance with the Illinois Human Rights Act and the Department's Rules.
7. That it will include verbatim or by reference the provisions of this clause in every subcontract it awards under which any portion of the contract obligations are undertaken or assumed, so that such provisions will be binding upon such subcontractor. In the same manner as with other provisions of this contract, ROBERT WHITE CONSTRUCTION will be liable for compliance with applicable provisions of this clause by such subcontractors; and further it will promptly notify the contracting agency and the department in the event any subcontractor fails or refuses to comply therewith. In addition, ROBERT WHITE CONSTRUCTION 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.

Subcontracts

Each public subcontractor shall in turn include the equal employment opportunity clause set forth within these rules and regulations in each of its subcontracts under which any portion of the contract obligations are undertaken or assumed, said inclusion to be either verbatim or by reference so that the provisions of the clause will be binding upon such subcontractors.

Contracts or Subcontracts with Religious Entities –

The requirements of the equal employment clause set forth above with respect to non-discrimination because of religion shall not apply to a religious corporation, association, educational institution or society with respect to the employment of individuals of a particular religion for the carrying on by such corporation, association, educational institution or society of its activities.

23) Performance Bond

When required by the Village or State Statute, ROBERT WHITE CONSTRUCTION shall be required to furnish a performance bond in the full amount of the contract, in a form acceptable to the Village.

24) ROBERT WHITE CONSTRUCTION Scope of Work

The attached proposal from ROBERT WHITE CONSTRUCTION dated July 11, 2014 shall be included as a part of this Agreement, except for such language that has been struck as mutually agreed by both parties. All workmanship shall conform to industry standards and be performed in accordance with OSHA and other regulatory requirements.

In the event of any conflict(s) between the two documents (Willowbrook Terms and Conditions and ROBERT WHITE CONSTRUCTION's Proposal) the Willowbrook Terms and Conditions document shall control, unless Willowbrook in its sole discretion decides otherwise.

25) Compensation

The compensation for the work shall be based on the not-to-exceed cost included within the proposal for the identified scope of work. ROBERT WHITE CONSTRUCTION shall invoice the Village following completion of the services.

26) Acknowledgement of Risk Injury and Waiver of Claims for Risk Injury

ROBERT WHITE CONSTRUCTION recognizes and acknowledges that there are certain risks of physical injury and ROBERT WHITE CONSTRUCTION agrees to assume the full risk of any injuries, including death, damages or loss which may be sustained as a result of the activities of ROBERT WHITE CONSTRUCTION personnel while going upon Village property identified in the Scope of Work. ROBERT WHITE CONSTRUCTION agrees to waive and relinquish all claims ROBERT WHITE CONSTRUCTION may have against the Village, its officers, agents, servants and employees as a result of the activities of ROBERT WHITE CONSTRUCTION personnel while going upon Village property identified in the Scope of Work. ROBERT WHITE CONSTRUCTION does hereby fully release and discharge the Village, its officers, agents, servants and employees from any and all claims for injuries, including death, damage or loss which ROBERT WHITE CONSTRUCTION may have or which may accrue on account of the activities of ROBERT WHITE CONSTRUCTION personnel while going upon Village property identified in the Scope of Work.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the date first above written.

VILLAGE OF WILLOWBROOK, an Illinois
municipal corporation,

By: _____
Village Administrator

ATTEST:

Deputy Village Clerk

Robert White Construction

By: _____

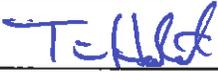
Its: Owner _____

ATTEST:

VILLAGE OF WILLOWBROOK

BOARD MEETING AGENDA ITEM - HISTORY/COMMENTARY

ITEM TITLE: A RESOLUTION AWARDING THE FISCAL YEAR 2014/15 MOTOR FUEL TAX ROADWAY MAINTENANCE PROGRAM CONTRACT TO JAMES D. FIALA PAVING COMPANY, INC. IN THE AMOUNT OF \$217,912.02	AGENDA NO. 8 AGENDA DATE: <u>7/28/14</u>
--	--

STAFF REVIEW: Tim Halik, Village Administrator	SIGNATURE: <u></u>
LEGAL REVIEW: Tom Bastian, Village Attorney	SIGNATURE: <u>THOMAS BASTIAN III.</u>
RECOMMENDED BY: Tim Halik, Village Administrator	SIGNATURE: <u></u>

REVIEWED & APPROVED BY COMMITTEE: YES on July 21, 2014 NO N/A

ITEM HISTORY (PREVIOUS VILLAGE BOARD REVIEWS, ACTIONS RELATED TO THIS ITEM, PERTINENT HISTORY)

This year's Motor Fuel Tax (MFT) Roadway Maintenance Program will include the resurfacing of 1.3 miles of roadways (5 streets), surface patching, full-depth patching, replacement of worn pavement markings, and the replacement of concrete curb & gutter along the streets to be repaved. The public bid opening for this year's program was held at the Village Hall on Monday, July 21, 2014 at 10:00 AM. A total of three (3) bid packets were picked up by vendors, and a total of three (3) sealed bids were received prior to the deadline:

<u>VENDOR</u>	<u>BID AMOUNT</u>
<i>(Engineer's Estimate:</i>	<i>\$223,350.16)</i>
James D. Fiala Paving Company, Inc	\$217,917.02
Crowley-Sheppard Asphalt, Inc.	\$231,536.78
Central Blacktop Co., Inc.	\$250,772.28

James D. Fiala Paving Company, Inc. is an IDOT pre-qualified bidder. They have performed work in the Village in the past, including annual roadway maintenance programs. The company is well qualified to complete our roadway maintenance program this year.

The bid amount of \$217,917.02 is \$5,433 below the engineer's cost estimate and only \$7,917 higher than the amount we had hoped to spend this year, which will enable the excess monies to remain in the MFT Fund to help build a reserve to be used to pay the local share of the Clarendon Hills Road STP grant project which will occur in 2017.

STAFF RECOMMENDATION:

Staff would recommend that the attached resolution authorizing the Mayor and Village Clerk to award the contract for the 2014 MFT Roadway Maintenance Program to James D. Fiala Paving Company, Inc. in the amount of \$217,917.02 be adopted. Once the Village Board awards the contract, staff will schedule a preconstruction meeting with the contractor. After which, the Village will issue the Notice to Proceed, and the work will begin. Staff anticipates that the work would start in mid to late August.



CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 West Higgins Road Suite 600 Rosemont, Illinois 60018 TEL (847) 823-0500 FAX (847) 823-0520

July 21, 2014

Village of Willowbrook
7760 Quincy Street
Willowbrook, IL 60527

Attention: Tim Halik, Village Administrator

Subject: 2014 MFT Roadway Maintenance Program – Various Streets
MFT Section No. 14-00000-01-GM
(CBBEL Project No. 90144-H152)

Dear Tim:

Christopher B. Burke Engineering, Ltd. (CBBEL) solicited public bids for the construction of the 2014 MFT Roadway Maintenance Program at the direction of the Village. A total of three (3) bidders submitted bids, which were publicly opened this morning at the Village Hall. The bid results were as follows:

BIDDERS NAME	BID AMOUNT
James D. Fiala Paving Company, Inc.	\$217,912.02
Crowley Sheppard Asphalt, Inc.	\$231,536.78
Central Blacktop Company, Inc.	\$250,772.28
ENGINEER'S ESTIMATE	\$223,296.16

The lowest responsive bid submitted by James D. Fiala Paving Company, Inc., was \$5,384.14 (2.41%) less than the Engineer's Estimate of Cost for the project. A copy of the project bid tabulation sheet is attached hereto for your review and use.

James D. Fiala Paving Company, Inc., has performed paving work for the Village in the past and has performed the work satisfactorily. Therefore, we recommend that the Village Board award the construction contract for the 2014 MFT Roadway Maintenance Program to James D. Fiala Paving Company, Inc., of Bolingbrook, Illinois, for their bid the amount of \$217,912.02.

If you should have any questions, please feel free to contact me.

Sincerely,

Daniel L. Lynch, PE, CFM
Head, Municipal Engineering Department

Encls.

VILLAGE OF WILLOWROOK
2014 MFT ROADWAY MAINTENANCE PROGRAM
BID TABULATION



ITEM	ITEM NAME	UNIT	QUANTITY	ENGINEER'S ESTIMATE		JAMES D. FIALA PAVING CO., INC.		CROWLEY-SHEPPARD ASPHALT, INC.		CENTRAL BLACKTOP COMPANY, INC.	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	BITUMINOUS MATERIALS (PRIME COAT)	LBS	9,128	\$ 0.72	\$ 6,572.16	\$ 0.34	\$ 3,103.52	\$ 0.01	\$ 91.28	\$ 0.01	\$ 91.28
2	HOT-MIX ASPHALT SURFACE COURSE, CLASS D, N50	TON	1,643	\$ 80.00	\$ 131,440.00	\$ 77.00	\$ 126,511.00	\$ 84.00	\$ 138,012.00	\$ 90.00	\$ 147,870.00
3	HOT-MIX ASPHALT SURFACE REMOVAL, 1.5 INCH	SY	9,111	\$ 2.50	\$ 22,777.50	\$ 2.50	\$ 22,777.50	\$ 3.50	\$ 31,888.50	\$ 4.00	\$ 36,444.00
4	COMBINATION CONCRETE CURB AND GUTTER REMOVAL	LF	840	\$ 10.00	\$ 8,400.00	\$ 6.50	\$ 5,460.00	\$ 9.00	\$ 7,560.00	\$ 5.00	\$ 4,200.00
5	AGGREGATE SHOULDER, TYPE B	TON	114	\$ 24.25	\$ 2,764.50	\$ 22.00	\$ 2,508.00	\$ 50.00	\$ 5,700.00	\$ 70.00	\$ 7,980.00
6	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12	LF	840	\$ 23.00	\$ 19,320.00	\$ 25.00	\$ 21,000.00	\$ 25.00	\$ 21,000.00	\$ 25.00	\$ 21,000.00
7	TRAFFIC CONTROL, STANDARD 701501	L SUM	1	\$ 10,000.00	\$ 10,000.00	\$ 12,000.00	\$ 12,000.00	\$ 3,500.00	\$ 3,500.00	\$ 6,500.00	\$ 6,500.00
8	THERMOPLASTIC PAVEMENT MARKING, LINE, 4 INCH (WHITE)	LF	5,300	\$ 1.10	\$ 5,830.00	\$ 0.65	\$ 3,445.00	\$ 0.70	\$ 3,710.00	\$ 0.75	\$ 3,975.00
9	THERMOPLASTIC PAVEMENT MARKING, LINE, 4 INCH (YELLOW)	LF	5,300	\$ 1.10	\$ 5,830.00	\$ 0.65	\$ 3,445.00	\$ 0.70	\$ 3,710.00	\$ 0.75	\$ 3,975.00
10	THERMOPLASTIC PAVEMENT MARKING, LINE, 24 INCH (WHITE)	LF	44	\$ 3.00	\$ 132.00	\$ 8.00	\$ 352.00	\$ 10.00	\$ 440.00	\$ 4.25	\$ 187.00
11	CLASS D PATCHES (SPECIAL)	SY	105	\$ 66.00	\$ 6,930.00	\$ 122.00	\$ 12,810.00	\$ 85.00	\$ 8,925.00	\$ 110.00	\$ 11,550.00
12	STRUCTURE ADJUSTMENT (SPECIAL)	EA	10	\$ 330.00	\$ 3,300.00	\$ 450.00	\$ 4,500.00	\$ 700.00	\$ 7,000.00	\$ 700.00	\$ 7,000.00
CONSTRUCTION TOTAL					\$ 223,296.16		\$ 217,912.02		\$ 231,536.78		\$ 250,772.28

RETURN WITH BID



Illinois Department of Transportation

Local Public Agency
Formal Contract Proposal

PROPOSAL SUBMITTED BY		
<u>JAMES D. FIALA PAVING CO LLC</u>		
Contractor's Name		
<u>500 E FRONTAGE RD N</u>		
Street	P.O. Box	
<u>BOWLING GREEN IL</u>	<u>IL</u>	<u>60440</u>
City	State	Zip Code

STATE OF ILLINOIS

COUNTY OF DuPage
Village of Willowbrook
(Name of City, Village, Town or Road District)

FOR THE IMPROVEMENT OF
STREET NAME OR ROUTE NO. Various Streets
SECTION NO. 14-00000-01-GM
TYPES OF FUNDS MFT

SPECIFICATIONS (required) PLANS (required)

For Municipal Projects
Submitted/Approved/Passed
[Signature]
 Mayor President of Board of Trustees Municipal Official
Date 7-7-14

Department of Transportation
 Released for bid based on limited review
[Signature]
Regional Engineer
July 9, 2014
Date

For County and Road District Projects
Submitted/Approved

Highway Commissioner

Date

Submitted/Approved

County Engineer/Superintendent of Highways

Date

PAUL R. BOURNE
062-042895
REGISTERED
PROFESSIONAL
ENGINEER
OF
ILLINOIS
[Signature]
Exp. 11/30/2015

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



SCHEDULE OF PRICE

County DuPage
 Local Public Agency Willowbrook
 Section 14-00000-01-GM
 Route Various Streets

Schedule for Multiple Bids

Combination Letter	Sections included in Combinations	Total

Schedule for Single Bid

(For complete information covering these items, see plans and specifications)

Bidder's Proposal for making Entire Improvements 217,912.02

Item No.	Items	Unit	Quantity	Unit Price	Total
1	BITUMINOUS MATERIALS (PRIME COAT)	LBS	9,128	.34	3103.52
2	HOT-MIX ASPHALT SURFACE COURSE CLASS D N50	TON	1,643	77.00	126,511.00
3	HOT-MIX ASPHALT SURFACE REMOVAL 1.5 INCH	SY	9,111	2.50	22,777.50
4	COMBINATION CONCRETE CURB AND GUTTER REMOVAL	LF	840	6.50	5460.00
5	AGGREGATE SHOULDER TYPE B	TON	114	22.00	2508.00
6	COMBINATION CONCRETE CURB AND GUTTER B6.12	LF	840	25.00	21,000.00
7	TRAFFIC CONTROL STANDARD 701501	LSUM	1	12000.00	12000.00
8	THERMOPLASTIC PAVEMENT MARKING - LINE 4 IN (WHITE)	LF	5,300	.65	3445.00
9	THERMOPLASTIC PAVEMENT MARKING - LINE 4 IN (YELLOW)	LF	5,300	.65	3445.00
10	THERMOPLASTIC PAVEMENT MARKING - LINE 24 IN (WHITE)	LF	44	8.00	352.00
11	CLASS D PATCHES (SPECIAL)	SY	105	122.00	12810.00
12	STRUCTURE ADJUSTMENT (SPECIAL)	EA	10	450.00	4500.00

RESOLUTION NO. 14-R-_____

A RESOLUTION AWARDING THE FISCAL YEAR 2014/15 MOTOR FUEL TAX ROADWAY MAINTENANCE PROGRAM CONTRACT TO JAMES D. FIALA PAVING COMPANY, INC. IN THE AMOUNT OF \$217,912.02

BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Willowbrook, DuPage County, Illinois, to accept the low bid received from James D. Fiala Paving Company, Inc. in the amount of \$217,912.02 for the Village of Willowbrook's Fiscal Year 2014/15 Motor Fuel Tax Roadway Maintenance Program and that the Mayor and Village Clerk be authorized to sign the appropriate documents authorizing this work in the amount of \$217,912.02

ADOPTED and APPROVED this 28th day of July, 2014

APPROVED:

Mayor

ATTEST:

Village Clerk

ROLL CALL VOTE: AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

VILLAGE OF WILLOWBROOK

BOARD MEETING

AGENDA ITEM - HISTORY/COMMENTARY

ITEM TITLE: A RESOLUTION AUTHORIZING THE DESTRUCTION OF AUDIO OR VIDEO RECORDINGS OF CLOSED MEETINGS

AGENDA NO.

15

AGENDA DATE: 7/28/14

STAFF REVIEW: Cindy Stuchl

SIGNATURE:

Cindy Stuchl

LEGAL REVIEW: Thomas Bastian

SIGNATURE:

THOMAS BASTIAN TH.

RECOMMENDED BY VILLAGE ADMIN.:

SIGNATURE:

T. H. Bastian

REVIEWED & APPROVED BY COMMITTEE: YES NO N/A

ITEM HISTORY (PREVIOUS VILLAGE BOARD REVIEWS, ACTIONS RELATED TO THIS ITEM, OTHER PERTINENT HISTORY)

Effective January 2004, the Illinois Open Meetings Act, Illinois Compiled Statutes required governmental bodies to audio or video record closed meetings. The Illinois Open Meetings Act permits the destruction of verbatim records of closed meetings without notification to or the approval of a records commission or the State Archivist under the Local Records Act or the State Records Act not less than 18 months after the completion of the meeting recorded. The destruction of these verbatim records are allowed after: 1) It (governmental body) approves the destruction of a particular recording; and 2) It (governmental body) approves written minutes of the closed meeting.

ITEM COMMENTARY (BACKGROUND, DISCUSSION, KEY POINTS, RECOMMENDATIONS, ETC.)

The Village Administrator and Deputy Clerk have reviewed the list of verbatim record by tape to be destroyed of the closed meetings itemized in the Resolution. It was determined that at least 18 months have passed since the completion of each of the closed meetings and the governmental body has approved the written minutes for each of the meetings set forth in Section Two of the Resolution. The Village Staff recommend the adoption of the Resolution authorizing the destruction of the verbatim record of the closed meetings pursuant to the Illinois Open Meetings Act as listed in Section Two of the Resolution.

ACTION PROPOSED: ADOPT THE RESOLUTION.

RESOLUTION NO. 14-R-_____

A RESOLUTION AUTHORIZING THE DESTRUCTION OF
AUDIO OR VIDEO RECORDINGS OF CLOSED MEETINGS

WHEREAS, the Open Meetings Act requires governmental bodies to audio or video record their closed meetings; and

WHEREAS, this governmental body has complied with that requirement; and

WHEREAS, the Open Meetings Act permits governmental bodies to destroy the verbatim record of closed meetings without notification to or the approval of a records commission or the State Archivist under the Local Records Act or the State Records Act not less than eighteen (18) months after the completion of the meeting recorded, but only after:

1. It approves the destruction of a particular recording; and

2. It approves written minutes of the closed meeting; and

WHEREAS, for the verbatim record by audio tape of the meeting(s) set forth in Section Two of this Resolution, at least eighteen (18) months have passed since the completion of each of those meetings, and this governmental body has approved written minutes for each of the meetings set forth in Section Two; and

WHEREAS, this governmental body may order the destruction of the verbatim record even if it continues to

withhold the approved minutes of the closed meeting until some later period of time;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Willowbrook, DuPage County, Illinois, as follows:

SECTION ONE: The Whereas clauses set forth above are incorporated herein by reference as if set out in full.

SECTION TWO: The Mayor and Board of Trustees of the Village of Willowbrook hereby orders the destruction of the verbatim record being an audio tape of the following closed meetings:

2012

July 9
July 23
August 13
August 27
September 10
September 24
October 8
November 12
November 26

SECTION THREE: That all other prior Resolutions of the Village of Willowbrook in conflict with the provisions of this Resolution are hereby repealed.

SECTION FOUR: This Resolution shall be in full force and effect from and after its adoption and approval.

ADOPTED AND APPROVED this 28th day of July, 2014.

APPROVED:

Mayor

ATTEST:

Village Clerk

ROLL CALL VOTE:

AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

VILLAGE OF WILLOWBROOK

BOARD MEETING

AGENDA ITEM - HISTORY/COMMENTARY

ITEM TITLE: A RESOLUTION MAKING A DETERMINATION
RELATIVE TO THE RELEASE OF EXECUTIVE SESSION MINUTES
PURSUANT TO THE ILLINOIS OPEN MEETINGS ACT

AGENDA NO. 16

AGENDA DATE: 7/28/14

STAFF REVIEW: Cindy Stuchl

SIGNATURE:

Cindy Stuchl

LEGAL REVIEW: Thomas Bastian

SIGNATURE:

THOMAS BASTIAN TH.

RECOMMENDED BY VILLAGE ADMIN.:

SIGNATURE:

T. Hald

REVIEWED & APPROVED BY COMMITTEE: YES NO N/A

ITEM HISTORY (PREVIOUS VILLAGE BOARD REVIEWS, ACTIONS RELATED TO THIS ITEM, OTHER PERTINENT HISTORY)

In compliance with the Illinois Open Meetings Act, Illinois Compiled Statutes requires that minutes of meetings closed to the public shall be available only after the public body determines that it is no longer necessary to protect the public interest or the privacy of an individual by keeping them confidential. Each public body shall review closed session minutes no less than semi-annually.

ITEM COMMENTARY (BACKGROUND, DISCUSSION, KEY POINTS, RECOMMENDATIONS, ETC.)

The Village Administrator and Deputy Clerk have reviewed the closed session minutes itemized on Schedules A & B of the Resolution. The Village Staff recommend the adoption of the Resolution making a determination relative to the release of the closed session minutes pursuant to the Illinois Open Meetings Act as listed on the attached Schedules A & B.

ACTION PROPOSED: ADOPT THE RESOLUTION.

RESOLUTION NO. 14-R-_____

A RESOLUTION MAKING A DETERMINATION RELATIVE
TO THE RELEASE OF EXECUTIVE SESSION MINUTES
PURSUANT TO THE ILLINOIS OPEN MEETINGS ACT

WHEREAS, the Mayor and Board of Trustees of the Village of Willowbrook have met from time to time in executive session for the purposes authorized by the Illinois Open Meetings Act; and

WHEREAS, as required by the Act, the Village Clerk has kept written minutes of all such executive sessions; and

WHEREAS, pursuant to the requirements of the Open Meetings Act, the Mayor and Board of Trustees have met in executive session to review all executive session minutes; and

WHEREAS, they have determined that a need for confidentiality still exists as to the executive session minutes from the meetings set forth on Schedule "A" attached hereto; and

WHEREAS, they have further determined that the minutes of the meetings listed on Schedule "B" attached hereto no longer require confidential treatment and should be made available for public inspection.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Willowbrook, DuPage County, Illinois, as follows:

SECTION ONE: The Executive Session minutes from those meetings set forth on Schedule "B" attached hereto are hereby released for public inspection.

SECTION TWO: The Village Clerk is hereby authorized and directed to make said minutes available for inspection and copying in accordance with the standing procedures of the Clerk's office.

SECTION THREE: This Resolution shall be in full force and effect from and after its adoption and approval.

ADOPTED and APPROVED this 28th day of July, 2014.

APPROVED:

Mayor

ATTEST:

Village Clerk

ROLL CALL VOTE:

AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

SCHEDULE "A"

EXECUTIVE SESSION MINUTES FOR WHICH THE NEED FOR CONFIDENTIALITY STILL EXISTS

1991

March 25
August 12-Items 3 & 4

1992

February 24-Items 3 & 4
April 27-Item 3
June 8

1996

June 10
June 24

1998

July 13-Item 6

2002

July 8-Item 4
July 22
August 12
September 9
November 11-Items 3 & 4
November 25
December 9

2003

January 13
April 28-Items 3 & 4

2004

May 24
June 14-Items 3 & 4

2005

June 13
June 27-Items 3 & 4

2006

January 23

2007

May 29
July 9

2008

January 14
January 28
April 14
May 12
August 19
September 8

2009

February 9
February 23
March 9
May 26
June 8
June 22
July 13
July 27
August 10
August 24
September 14
November 19
November 23
December 14

2010

February 22
April 26-Item 5

2011

January 24
May 9
May 23
June 13
June 27
July 11
July 25
September 12
September 26
November 14
November 28
December 12

2012

January 9
March 12
May 29
June 11
October 8

2013

February 25
March 11
March 25
June 10
October 14

2014

March 10
March 24
June 9

SCHEDULE "B"

EXECUTIVE SESSION MINUTES WHICH NO LONGER REQUIRE CONFIDENTIAL TREATMENT AND ARE AVAILABLE FOR PUBLIC INSPECTION

1985

September 23

2002

October 9

2004

May 10

2005

February 28-Item 3

April 11

2006

December 11

2008

October 27

November 10

2009

January 12

December 21

2010

March 8

May 10

June 28

July 26-Item 4

August 9

2011

March 21

August 8

August 22

October 10

October 24

2012

January 23

March 19

March 26

April 9

April 23

May 14

June 25

July 9

July 23

August 13

September 10

November 12

2013

February 11

April 8

May 13

June 24

July 22

September 23

November 11

November 25

December 16

2014

January 13

January 27

February 10

February 24

March 17

April 14

April 28

May 12

May 27

MINUTES OF THE REGULAR MEETING OF THE BOARD OF POLICE COMMISSIONERS HELD ON MAY 16, 2014 AT THE VILLAGE HALL OF THE VILLAGE OF WILLOWBROOK, 7760 QUINCY STREET, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS

1. CALL TO ORDER

The meeting was called to order by Chairman Schuler at the hour of 7:00 a.m.

2. ROLL CALL

Those present at roll call were Chairman William Schuler, Secretary Stephen Landsman, and Commissioner Joseph Heery. Also present were Chief of Police Mark Shelton, Village Administrator Tim Halik, and Recording Secretary Cindy Stuchl.

ABSENT: None.

A QUORUM WAS DECLARED

3. VISITORS' BUSINESS

None presented.

4. OMNIBUS VOTE AGENDA

- a. Review and Approve Minutes of December 20, 2013 (APPROVE)
- b. RESOLUTION - A Resolution Authorizing the Board of Police Commissioners (BOPC) to Effect the Original Appointment of a Candidate to Fill a Vacancy in the Rank of Patrol Officer within the Police Department (RECEIVE)

MOTION: Made by Commissioner Heery, seconded by Secretary Landsman, to approve the Omnibus Vote Agenda as presented.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

5. COMMUNICATIONS

Administrator Halik advised that the Village Board approved the 2014/15 Fiscal Year Budget at the April 28, 2014 Village Board meeting. The budget included the hiring of one (1) additional patrol officer within the Police Department. At the May 12, 2014 Village Board meeting, an amendatory ordinance was passed to

change the composition of the police department to 18 patrol officers.

6. UNFINISHED BUSINESS

a. BOPC ATTORNEY

Chairman Schuler related that the Village Board has given approval for the BOPC to hire a separate attorney from the Village attorney. Past issues had caused a conflict. Administrator Halik recommended using John Broihier, who is the attorney for the Illinois State Fire and Police Commissioners Association.

Mr. Broihier has agreed to represent the BOPC when needed. There are no fees associated unless his services are required.

MOTION: Made by Secretary Landsman, seconded by Commissioner Heery, to approve the hiring of John Broihier at the Board of Police Commissioners attorney.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

b. HIRING PROCESS FOR NEW PATROL OFFICER

Chief Shelton stated that there are a total of 25 persons on the current patrol officer eligibility list. Candidates 4 through 7 are currently patrol officers for different agencies. Preliminary background checks are being conducted on Candidate 8.

Chief Shelton advised that in the BOPC Rules and Regulations, the department has the ability to move down the list to hire current certified patrol officers. Chief Shelton requested guidance from the Commission on if they would want to look for an existing officer or continue with the list in order. The consensus of the Commission was to continue with the list in order with the understanding that the BOPC will consider an already certified candidate if an exceptional pre-qualified candidate exists lower down the list.

Chief Shelton advised that a spot has been reserved at the Suburban Law Enforcement Academy for the next class beginning in July.

Chairman Schuler stated that the current eligibility list will expire in January of 2015. Chairman Schuler stated that future testing will need to be addressed during a BOPC meeting in the near future. Chief Shelton stated that the testing process should begin in October in order to have a new list established by the time the current one expires.

7. NEW BUSINESS

a. UPDATE - NEW OFFICERS

Chief Shelton advised that the top three candidates have been extremely successful. Officer Dylan Trainor has approximately 5 ½ months left on his probationary period. Officer Jose Lopez and Officer Joel Rudnick are both doing well. Officer Rudnick was released from the Field Training program one week early. Chief Shelton attributes Officer Rudnick's prior military experience as a contributing factor for early completion of the Field Training program.

Chief Shelton stated that the department is looking into additional training opportunities for the new patrol officers.

The newly promoted sergeants are also doing very well.

8. EXECUTIVE SESSION

a. REVIEW 2013 MINUTES - Pursuant to 5 ILCS 120/2(c)(21)
Regarding the Minutes of Executive Session Meetings
That Were Lawfully Closed Under the Open Meetings Act

Consensus of the Commission was that no discussion was required of the minutes of the Executive Session from December 20, 2013.

MOTION: Made by Secretary Landsman, seconded by Commissioner Heery, to approve the Executive Session minutes of December 20, 2013 as presented.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

Chief Shelton advised that the department will be going through its sixth reaccreditation through CALEA from June 8 - 11, 2014. The assessors may ask to interview a member of the Board of Police Commissioners.

Chief Shelton updated the Commission on the department's DEA assignment.

Administrator Halik informed the BOPC that work is being completed for the Master Facilities Plan. Bidding for the new Village Hall building should be out in June, with a move occurring between Halloween and Thanksgiving. At that time, work will begin on the existing Village Hall to entirely become a new police station.

9. ADJOURNMENT

MOTION: Made by Commissioner Heery, seconded by Secretary Landsman, to adjourn the meeting at the hour of 7:25 a.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ and APPROVED,

June 20, 2014

Chairman

Minutes transcribed by Executive Secretary Cindy Stuchl.

MINUTES OF THE REGULAR FINANCE AND ADMINISTRATION COMMITTEE MEETING OF THE VILLAGE OF WILLOWBROOK HELD ON MONDAY, MAY 12, 2014 AT 6:00 P.M. IN THE VILLAGE HALL, 7760 QUINCY STREET, WILLOWBROOK, ILLINOIS.

1. CALL TO ORDER

The meeting was called to order by Trustee Oggerino at 6:00 p.m.

2. ROLL CALL

Those present at roll call were Trustee Paul Oggerino, Interim Finance Director Carrie Dittman, Executive Secretary/Deputy Clerk Cindy Stuchl, and Management Analyst Garrett Hummel.

3. APPROVAL OF MINUTES

Minutes of the Regular Finance & Administration Committee held on Monday, April 14, 2014 were reviewed and approved by Trustee Oggerino.

4. DISCUSSION - Illinois Comptroller's Local Debt Recovery Program

Executive Secretary Stuchl stated that she had attended an Illinois Clerks seminar and one of the speakers presented a Local Debt Recovery Program run by the Illinois Comptroller's Office. Currently, the Village sends outstanding debts, primarily parking tickets, to a collection agency. Their collection rate is approximately 25% of what gets sent to them, and they receive 33% of those collected funds as their commission. The Local Debt Recovery Program collects their payments mainly through Illinois State Tax refunds, then through lottery winnings and other sources. Their collection rate is approximately 50-60% of what is sent to them and the Village receives 100% of the fine. A \$15-20 service fee gets charged to the violator.

Executive Secretary Stuchl relayed that this program has been discussed with Chief Shelton and Police Secretary Debbie Hahn. They both agree that this program would be beneficial for the Village. Executive Secretary Stuchl noted that, if approved, the Intergovernmental Agreement with the Illinois Comptroller's Office will be on the agenda for the next Village Board meeting. Trustee Oggerino agreed with the recommendation.

5. REPORT - Monthly Disbursement Reports - April 2014

The Committee reviewed and highlighted the items below for the month of April 2014.

- Total cash outlay for all Village funds - \$772,551 (fiscal year to date average is \$986,179)
- Ave. daily outlay of cash for all Village funds = \$25,752 (fiscal year to date is \$32,376)
- Ave. daily expenditures for the General Fund - \$21,927 (average daily expenditures fiscal year to date is \$21,595)
- Ave. payroll for active employees including all funds - \$148,045 (fiscal year payroll to date is \$3,849,173)

6. REPORT - Sales Tax, Income Tax, Utility Tax, Places of Eating Tax, Fines, Red Light Fines, Building Permits, Water Revenues, Hotel/Motel Tax and Motor Fuel Tax

- Sales tax receipts - \$3,644,970 up 0.89% from the prior year, 5.7% over budget.
- Income Tax receipts - \$832,190 up 8.13% compared to the prior year, 14.7% over budget.

- Utility tax receipts - \$1,129,481 down 3.33% from the prior year, 2.6% below budget, consisting of:
 - o Telecomm Tax - \$492,036, down 9.1% from the prior year
 - o Northern IL Gas - \$180,463, up 34.0% from the prior year
 - o ComEd - \$460,670, down 7.6% from the prior year
- Places of Eating Tax receipts = \$469,342 up 0.43% compared to the prior year, 4.3% over budget.
- Fines - \$148,790 down 0.35% compared with the prior year, 2.61% over budget.
- Red Light Fines - \$787,715 up 41.54% from the prior year, 45.9% over budget.
- Building Permit receipts - \$258,000 up 10.46% from the prior year.
- Water sales receipts = \$2,841,935 up 20.94% from the prior year, 1.97% below budget.
- Hotel/Motel Tax receipts - \$56,982 down 9.69% compared with the prior year, 11.5% below budget.
- Motor Fuel Tax receipts - \$248,717 up 1.85% compared with the prior year, 20.8% over budget.

The reports above were approved by Trustee Oggerino.

7. VISITOR'S BUSINESS

There were no visitors present at the meeting.

8. COMMUNICATIONS

There were no communications received.

9. ADJOURNMENT

Motion to adjourn was made by Trustee Oggerino.

The meeting was adjourned at 6:25 p.m.

(Minutes transcribed by: Garrett Hummel, 06/27/14)

MINUTES OF THE REGULAR MEETING OF THE MUNICIPAL
SERVICES COMMITTEE OF THE VILLAGE OF WILLOWBROOK HELD ON MONDAY,
MAY 12, 2014 IN THE VILLAGE HALL, 7760 QUINCY STREET, IN THE
VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS

1. CALL TO ORDER

Chairman Mistele called the meeting to order at 6:00 PM.

2. ROLL CALL

Those present at roll call were Chairman Michael Mistele, Trustee Suzanne Berglund, and Administrator Tim Halik. Absent: None.

3. APPROVAL OF MINUTES

After review of the draft minutes from the April 14, 2014 Regular Meeting of the Municipal Services Committee, Chairman Mistele made a motion to approve the minutes as presented. Trustee Berglund seconded the motion. Motion carried.

4. DISCUSSION – Water Billing System – Meter Transmitting Unit (MTU) Replacement Project

Administrator Halik recapped that in 2001 the Village, thru funding from bond proceeds at the time, installed a state-of-the-art water meter reading system. This wireless system includes a device called a Meter Transmitting Unit installed at each water account location which wirelessly transmits the water meter reading to one of three Data Collection Units in town, which in turn, transmit the readings into the Village's water billing software. Halik advised that when the system was installed, we were advised that the estimated battery life of an MTU was approximately 15 years. Unfortunately, the Village began experiencing battery failures starting in late 2012. Because of the early failures, the manufacturer offered a rebate on replacements, which has helped to defray the unanticipated costs. In addition, in early 2013 the manufacturer was able to run a diagnostic test on all existing MTUs in the system to determine remaining battery life. At that time, this test concluded that about 30 units needed to be changed immediately, approximately 120 units needed to be changed prior to the end of 2013, and the remaining units should be changed out in 2014. Halik advised that public works crews have been keeping up with the required replacement timetable, but there are approximately 1,714 units remaining to be replaced in the system, which is too many to be completed in-house with current staffing before the end of the year. As part of the FY 2014/15 budget review process, staff obtained budget pricing from two vendors – Midwest Meter, Inc. and Calumet City Plumbing Co., Inc. Midwest Meter is the distributor for Aclara system components, and Calumet City is the vendor that completed the original field installation of the system in 2001. In December of 2013, we received a budget estimate in the amount of \$284,185 to purchase the replacement devices and complete the work. As a result, \$285,000 was budgeted within the Water Capital Fund to complete the project. After the Board Budget Workshop held on March 17, 2014, we asked for proposals for the project. The final proposal amount came in at \$332,300 due to a recommendation by Aclara that we upgrade the system software prior to the unit replacements. Halik advised that the final cost of the project is now \$47,300, or 16.6%, higher than the budgeted amount. However, there are sufficient funds within the Water Capital Fund to pay for the project. The Committee agreed, and authorized the project to move forward for full Board consideration.

5. DISCUSSION – Water Tank Coating Project

Administrator Halik advised that on June 10, 2013, the Village Board adopted Resolution No. 13-R-30 accepting a proposal from the engineering firm Strand Associates to perform an engineering analysis of the protective coatings on all three of the Village's above grade water tower structures. Halik advised that these three water tanks were last sandblasted and re-coated in 1999, 2001 and 2002 and are experiencing varying degrees of wear. The final reports recommended that the tanks be re-coated within the next five (5) years. This project was discussed at both the FY 2014/15 Committee Budget Review meeting and the Board Budget Workshop. Halik advised that the FY 2014/15 budget includes \$20,000 to complete the first year work of the 5-year plan to re-coat all three of the Village's above grade water storage tanks. Year 1 of the plan includes the development of design specifications and bidding related services pertaining to the re-coating of the Village Hall tank. Once the bid packet is completed, this project would be put out to public bid with the rehabilitation work scheduled to occur within FY 2015/16. Staff requested a proposal from Strand Associates to complete the scope of work of year 1 of the program. The proposal includes a not-to-exceed cost of \$19,000. Halik advised that staff would recommend that the proposal submitted by Strand Associates to complete the year 1 work of the tank re-coating program be accepted. Halik advised that since Strand performed the initial tank evaluation report, they are familiar with the project to enable them to draft required specifications to publicly bid the renovation work. Chairman Mistele suggested that the bidding documents focus on adequate warranties on the work performed. He also suggested that the engineering firm re-visit their project cost estimates for this tank, and that the probable estimate should be within 10% of the actual bid. The Committee concurred with the staff recommendation.

6. DISCUSSION – 2014 Motor Fuel Tax (MFT) Roadway Maintenance Program

Administrator Halik reminded the Committee that at the February 10, 2014 Village Board meeting, the Board adopted the annual IDOT resolution allocating the use of up to \$250,000 in motor fuel tax funds for the Village's 2014 Roadway Maintenance Program. Although an expenditure of up to \$250,000 was allocated, it is hoped that the actual cost of this year's program will come in around \$210,000 to allow us to save MFT funds to pay for the local share of our STP grant program in 2017. Halik shared that the roadway maintenance database calls for roads within the Waterford subdivision to be next in line for maintenance. However, it is the Village's policy to first survey all Village roadways after the winter season to determine whether other roadways are also in need of maintenance. This year's Village-wide road survey revealed that along with several roads located within the Waterford Subdivision, both 59th Street, from Clarendon Hills Road to Western, and 73rd Court, from Route 83 to Quincy, should be included in the 2014 program. Halik stated that, as a result, staff recommends that this year's road maintenance program consist of the milling and overlay of select Village streets listed on the agenda summary sheet, full depth patching, removal and replacement of damaged concrete curbs along the streets to be overlaid, and replacement of pavement markings. Halik stated that the estimated total cost of this program stands at \$223,750, but that hopefully bids will come in lower. Halik stated that staff recommends that this year's MFT Roadway Maintenance Program include the described scope of work. If the Committee has no objection, staff will work with the Village Engineering Consultant to put together the IDOT contract. Once the contract is approved by IDOT, the program will be put out to public bid and the bid results will be brought back to the Municipal Services Committee for review and consideration, before final Board approval. The Committee concurred with the staff recommendation.

7. REPORT – Municipal Services Department

- a. Administrator Halik reviewed the monthly permit activity report for April 2014 showing that the Village has taken in slightly over \$26,000 in permit revenue for the month. Halik advised that in total, for fiscal year 2013/14, the Village has received approximately 172% of the anticipated FY2013/14 budgeted revenue.
- b. Administrator Halik shared the water system pumpage report. The report indicates that the Village pumped about 29.9 million gallons in the month of March 2014. At this point, we have pumped about 3% less water this year as compared to the same timeframe last year. Halik also advised that we are below where we should be at in order to meet our estimated pumpage projection of 395,000,000 gallons. Therefore, depending on the pumpage figure for next month, we may not pump as much as last fiscal year.

8. VISITOR'S BUSINESS

(None)

9. COMMUNICATIONS

(None)

10. ADJOURNMENT

Motion to adjourn was made by Chairman Mistele and seconded by Trustee Berglund. The meeting was adjourned at 6:26 PM.

(Minutes transcribed by: Tim Halik, 6/19/14)

MINUTES OF THE REGULAR MEETING OF THE PARKS AND RECREATION COMMISSION
HELD ON TUESDAY, JUNE 3, 2014, AT THE WILLOWBROOK VILLAGE HALL, 7760 QUINCY
STREET, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS

1. CALL TO ORDER

Commissioner Stetina called the meeting to order at the hour of 7:00 p.m.

2. ROLL CALL

Those present at roll call were Commissioners Jo Bice, Lorraine Grimsby, Ronald Kanaverskis, Laurie Landsman, and Doug Stetina.

ABSENT: Commissioners Carol Lazarski, Rene Schuurman, and Ramona Weigus. At time of Roll Call – Chairman Richard Cobb.

Also present was Superintendent of Parks and Recreation Kristin Violante.

A QUORUM WAS DECLARED

3. APPROVAL OF MINUTES – MAY 6, 2014

The Commission reviewed the May 6, 2014 minutes.

MOTION: A Motion was made by Commissioner Kanaverskis and seconded by Commissioner Landsman to approve the May 6, 2014 minutes as presented.

ROLL CALL VOTE: AYES: Commissioners Bice, Grimsby, Kanaverskis, Landsman, and Stetina.
NAYS: None. ABSENT: Chairman Cobb, Commissioners Lazarski, Schuurman, and Weigus.

MOTION DECLARED CARRIED

4. REPORTS

A. *Park News in Brief*

Winter/Spring 2014 Programming

Superintendent Violante stated that the Village's recreation programs overall have been successful and the registrations for summer programs good. She reported the number of registrations for summer programs.

Cancelled Programs

Superintendent Violante stated that the only cancelled programs for this past season were Tai Chi, Magic, and the Fishing Birthday Parties.

Upcoming Special Events

Superintendent Violante stated “Frozen” will be shown at Borse Park on Thursday, June 19th.

Touch A Truck will be held on Friday, July 11th from 10:00 a.m. until noon at the Hinsdale Lakes Commons Shopping Center.

The Back to School Bash will be held in conjunction with Gower West Elementary School at Borse Park from 4:30 p.m. – 7:30 p.m. on Thursday, August 21.

***NOTE: Chairman Cobb arrived at 7:06 p.m.

5. OLD BUSINESS

A. Scoreboard at Borse Park

Superintendent Violante stated Commissioner Kanaverskis spoke to Nevco, Inc., a company that produces and produces permanent scoreboards. Commissioner Kanaverskis stated he received a quote for a 10’ x 4’ sign. The cost of the sign is \$3,800 with an additional \$4400 for installation.

Commissioner Kanaverskis advised he would contact other park districts who have used the portable type of scoreboards presented at the last meeting before the Commission decides which type to completely commit to. The portable scoreboard’s cost was \$1,170.

The consensus of the Commission was to purchase one of the portable scoreboards and see how it works for the Village.

B. OSLAD Grant for Willow Pond Park

Superintendent Violante stated she will keep this topic as a permanent agenda item to give updates on the project’s progress. The consultant is currently working on the dredging portion of the grant.

C. Village Race

Superintendent Violante stated she presented the proposal for the Village Race to Administrator Halik for review. After he consulted with the Village Attorney, it was decided that the Village should not pursue this particular race.

Superintendent Violante stated that a meeting will be held with the Race Committee in a couple of weeks to discuss alternative races.

D. Park Tour – Willow Pond, Waterford Park, Creekside, Ridgemoor

Superintendent Violante stated the order for the tour will be Waterford, Creekside, Ridgemoor, and Willow Pond.

6. NEW BUSINESS

There was no new business.

7. CORRESPONDENCE/COMMUNICATIONS

Superintendent Violante stated she had received a phone call from a resident that was upset over the condition of Waterford Park. The park was in bad shape due to the weather, particularly the rough winter. Superintendent Violante, Public Works employees and Taming's have been working to prepare the park for the ribbon cutting scheduled for Saturday, June 7th.

Commissioner Stetina stated that Mayor Trilla participated in the Veteran's Memorial Program and Parade on Memorial Day in Hinsdale.

8. VISITORS' BUSINESS

There was no Visitors' Business.

9. ADJOURNMENT

MOTION: Made by Commissioner Landsman, seconded by Commissioner Stetina to adjourn the meeting at the hour of 7:37 p.m.

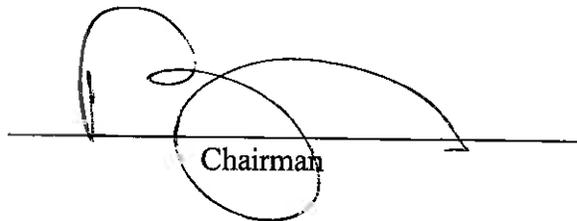
ROLL CALL VOTE: AYES: Chairman Cobb, Commissioners Bice, Grimsby, Kanaverskis, Landsman, and Stetina. NAYS: None. ABSENT: Commissioners Lazarski, Schuurman, and Weigus.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ and APPROVED,

____ July 1 _____, 2014



Chairman

Page 4
Parks and Recreation Commission Meeting
June 3, 2014

Minutes transcribed by Executive Secretary Cindy Stuchl.

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, MAY 7, 2014, AT THE VILLAGE HALL, 7760 QUINCY STREET, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

1. CALL TO ORDER

Chairman Kopp called the meeting to order at the hour of 7:00 p.m.

2. ROLL CALL

Those present at roll call were Commissioners Remkus, Kaucky, Ruffolo, Vice-Chairman Wagner and Chairman Kopp. Also present were Village Planner Jo Ellen Charlton, Building Inspector Roy Giuntoli and Secretary Joanne Prible. ABSENT: Commissioners Lacayo and Soukup.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVE)
- B. Minutes – Special Meeting April 9, 2014 (APPROVE)
- C. Minutes – Village Board Meeting March 24 and April 14, 2014

MOTION: Made by Commissioner Remkus seconded by Vice-Chairman Wagner, to approve the Omnibus Vote Agenda.

4. PLAN COMMISSION DISCUSSION: Zoning Hearing Case 14-05: Petition for an amendment to a PUD to allow for the replacement of the existing monument sign with a new digital monument sign.

- A. PUBLIC HEARING
- B. DISCUSSION

See Court Reporter Minutes.

MOTION: Made by Commissioner Remkus, seconded by Commissioner Wagner based on the submitted petition and testimony provided, I move that the Plan Commission present the Village Board with the findings listed in Exhibit 2 of the staff report prepared for the May 7, 2014 Plan Commission meeting and recommend to the Village Board approval of Zoning Hearing Case 14-05 to amend the previously approved PUD to allow for the replacement of the existing monument sign with a new digital monument sign in compliance with the documents attached to the aforementioned staff report subject to the following conditions:

1. Operational Limitations: Display shall contain static messages only, and shall not have movement of any kind, or the appearance or optical illusion of movement, of any part of the sign.
2. Minimum Display Time: Each message on the sign must be displayed for a minimum of 20 seconds or such longer duration as is hereafter enacted in the village Sign Ordinance for comparable signs.
3. Message Change Sequence: The change between static messages must be accomplished immediately, with no use of any transitions.
4. Illumination: The sign must include light sensors and dimmer controls that automatically adjust to outdoor lighting levels so that illumination levels are dimmer at night and on cloudy days than during sunny days; but in no instance shall illumination and lighting not be in compliance with 11-13 of the Willowbrook Zoning Ordinance.
5. No other freestanding or ground sign shall be constructed or erected within the area comprising the shopping center.
6. The sign shall not contain any other advertising other than the identity of the shopping center, the address; the businesses located therein including the promotion of related business products.
7. A sign permit shall be obtained pursuant to Village Code.

ROLL CALL: AYES: Commissioners Remkus, Kaucky, Ruffolo, Vice-Chairman Wagner and Chairman Kopp; NAYS: None. ABSENT: Commissioner Lacayo and Soukup.

MOTION DECLARED CARRIED

5. VISITOR'S BUSINESS:

None.

6. COMMUNICATIONS:

None.

7. ADJOURNMENT

MOTION: Made by Commissioner Remkus, seconded by Commissioner Ruffolo, to adjourn the regular meeting of the Plan Commission at the hour of 8:35 p.m.

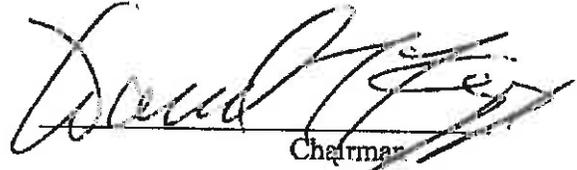
UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

July 16, 2014

Minutes transcribed by Joanne Prible.


Chairman

AGENDA

Minutes of the Public Safety Committee of the Village of Willowbrook which was held on May 12th, 2014 at 6:00 p.m. at the Village Hall, 7760 Quincy Street, in the Village of Willowbrook, DuPage County, Illinois.

CALL TO ORDER

The meeting was called to order at 6:00 p.m.

ROLL CALL

Those present at roll call were Chief Mark Shelton, Deputy Chief Mark Altobella, Trustee Terrence Kelly, Chairman of the Public Safety Committee Dennis Baker and Visitor Carol Lazarski.

1. Reviewed the April 14th, 2014 Public Safety Committee Meeting Minutes.
The Committee approved the April 14th, 2014 Public Safety Committee Meeting Minutes.
2. Reviewed the Weekly Press Releases – Information.
3. Reviewed the Overtime Report for 03/31/2014 – 04/27/2014 - Information.
4. Reviewed the Monthly Expenditure Report for April 2014 – Information.
5. Reviewed the Monthly Offense Summary Report for April 2014 - Information.
6. DISCUSSION ITEMS
 - ILEAS Agreement
The Committee reviewed the ILEAS Agreement. A discussion was held regarding the new advantages as well as the resources and manpower that are accessible to our agency. ILEAS is a statewide mutual aid system that is available to all members.
 - Purchase – Police Vehicles
Chief Shelton advised the Committee that (3) new squad cars were ordered. All (3) are Ford Explorer, SUV, 4 X 4, vehicles. One of the vehicles will replace the Police Chief's vehicle. The cost of this vehicle will be \$29,465. The (2) other vehicles will be marked squad cars that will replace (2) existing squads. One of the squads will be a slick top, marked vehicle. The cost for these (2) vehicles will be \$57,314. Public Safety Direct will be hired to outfit the vehicles with required equipment at a cost of \$14,451. The cost to stripe the vehicles will cost \$2,770. The total cost for all the vehicles will be \$104,000. This amount is the approved Capital Budget amount for fiscal year 2014/2015 for new vehicles and equipment.

Update – Equipment

Chief Shelton advised the Committee that new Night Sights for the Glock Hand Guns, ammunition, and Israeli bandages for the squad cars have been purchased from the 2013/2014 fiscal budget.

• Update – Cadets

Chief Shelton discussed the future of the Cadet Program. The Chief advised that the total number of Cadets has dropped to less than (10) participants. At this time (4) Cadets and (2) Police Advisors will be competing in July at the Indianapolis Cadet Conference. The Chief advised the Committee that due to low enrollment the program will be re-evaluated in July. If there is no increased interest, then the program may be suspended until more Cadets are recruited. With so few members, the manpower for police and the continuation to compete at the high level of excellence the program has consistently exhibited must be reviewed. The Committee members were in agreement. The Chief explained the training, ride-along time and administrative time required by the Cadets advising completing these requirements has become difficult for some of the Cadets. The Willowbrook Police Department Officers will attempt to attract new members from local High Schools and re-evaluate the numbers to decide future participation.

7. VISITOR'S BUSINESS*

8. ADJOURNMENT

The meeting was adjourned at 6:20 p.m.

* VISITOR'S BUSINESS (Public comment is limited to three minutes per person on agenda items only).

NEXT MEETING SCHEDULED JUNE 9TH, 2014 AT 6:00 P.M.