

## 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, SEPTEMBER 8, 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 - August 25, 2014 (APPROVE)
  - c. Warrants - \$177,796.34 (APPROVE)
  - d. Monthly Financial Report - August 31, 2014 (APPROVE)
  - e. Ordinance - An Ordinance Amending Title 3, Chapter 12, Section 3-12-5(B) of the Village Code - Classifications: Class B License (PASS)
  - f. Ordinance - An Ordinance Declaring Surplus Property and Authorizing the Sale of the Same (PASS)
  - g. Ordinance - An Ordinance Declaring Surplus Property and Authorizing the Sale of the Same (PASS)
  - h. Resolution - A Resolution Authorizing the Village Administrator's Acceptance of Change Order Number 1 - Removal of Existing Below Slab Cable Duct - Village Hall Renovation Project, and Ratifying and Confirming the Village Administrator's Prior Execution of Said Change Order (ADOPT)
  - i. Plan Commission Discussion - Zoning Case 14-10: Petition for Text Amendments to Title 9 of the Village Zoning Ordinance Defining and Regulating Medical Marijuana Facilities in the Village of Willowbrook (RECEIVE)

NEW BUSINESS

6. ORDINANCE - AN ORDINANCE AMENDING A SPECIAL USE PERMIT AUTHORIZED BY ORDINANCE 86-O-28 AUTHORIZING A MAJOR CHANGE TO A PUD AND GRANTING PRELIMINARY AND FINAL PUD PLAT APPROVAL - LITTLE SUNSHINE'S PLAYHOUSE, 6258 KINGERY HIGHWAY
7. ORDINANCE - AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT (PUD), INCLUDING WAIVERS FROM THE ZONING ORDINANCE, AND GRANTING PRELIMINARY AND FINAL PUD PLAT APPROVAL - WILLOWBROOK CORPORATE CENTRE, 700 WILLOWBROOK CENTER PARKWAY

PRIOR BUSINESS

8. COMMITTEE REPORTS
9. ATTORNEY'S REPORT
10. CLERK'S REPORT
11. ADMINISTRATOR'S REPORT
12. MAYOR'S REPORT
13. EXECUTIVE SESSION
14. ADJOURNMENT

MINUTES OF THE REGULAR MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK HELD ON MONDAY, AUGUST 25, 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 6:32 p.m. by Mayor Frank Trilla.

2. ROLL CALL

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

ABSENT: None

Also present were Village Attorney Thomas Bastian, Village Attorney Michael Durkin, Village Administrator Timothy Halik, Chief Mark Shelton, Planning Consultant JoEllen Charlton, Management Analyst Garrett Hummel, and Deputy Clerk Cindy Stuchl.

A QUORUM WAS DECLARED

3. PLEDGE OF ALLEGIANCE

Mayor Trilla asked Trustee Baker 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 - August 11, 2014 (APPROVE)
- c. Warrants - \$192,885.94 (APPROVE)
- d. Ordinance - An Ordinance Declaring Surplus Property and Authorizing the Mayor and Village Clerk to Execute a Donation Agreement with Kids Around the World - Ordinance 14-O-34 (PASS)
- e. Resolution - A Resolution Authorizing the Village Administrator's Acceptance of a Proposal to Provide Independent Testing Laboratory Services in Conjunction with the Village Hall Renovation Project and Ratifying and Confirming the Village Administrator's Prior

- Execution of Said Proposal - Testing Service Corporation - Resolution No. 14-R-38 (ADOPT)
- f. Motion - Motion to Approve - Village Hall Renovation Contract: Payout #1 - Partial Payment, FBG Corporation (APPROVE)

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

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

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

MOTION DECLARED CARRIED

NEW BUSINESS

6. DELINQUENT WATER BILLS

Administrator Halik reported that there were three (3) delinquent water bills in the amount of \$66.20, \$173.87, and \$15,069.07. Staff requested authorization to proceed in accordance with past practices which was approved.

7. ORDINANCE - AN ORDINANCE APPROVING A REZONING FROM THE M-1 TO O-R AND GRANTING A SPECIAL USE FOR A "RECREATIONAL USE", AND VARIATIONS - PC 2014-09: 7580 QUINCY/WEST SWIM CLUB

Planning Consultant Charlton stated that this location is currently a 20,000 square foot industrial building. The Westmont Swim Club is looking at this location to provide a training facility for their club members and will retrofit the building to include two (2) separate pools, exercise and training rooms, and locker rooms.

One (1) business owner located on the north side of the property appeared at the public hearing and expressed concern about the impact on parking. Consultant Charlton explained that the parking has been addressed and does meet the minimum standards that the zoning code allows.

Consultant Charlton advised that the Plan Commission had recommended two (2) operational conditions. One condition was to restrict the use to not host any swim meets. The applicant advised at the hearing that this facility will be used strictly for training purposes. The other condition was for an on-street

parking restriction. Administrator Halik advised that would need to go through a separate process through the Public Safety Committee and Village Board to be considered.

Trustee Oggerino questioned if the two existing garage doors will remain on the front of the building. Adam Cremieux, President of the Westmont Swim Club, advised that one of the doors will be converted to an all glass door/window that will allow for air circulation. The other door will remain for storage access.

Trustee Kelly questioned if there is a restriction for fund raising purposes. Mr. Cremieux advised that most fund raising efforts are held at the actual swim meet, or they are held at a banquet facility.

MOTION: Made by Trustee Davi and seconded by Trustee Baker to pass Ordinance No. 14-0-35 as presented.

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

MOTION DECLARED CARRIED

8. ORDINANCE - AN ORDINANCE AMENDING THE VILLAGE CODE OF THE VILLAGE OF WILLOWBROOK - TITLE 5, CHAPTER 1, SECTION 5-1-1 - POLICE; CREATION AND COMPOSITION OF DEPARTMENT

Administrator Halik stated that the Village received the resignation of one of the patrol officers effective August 20, 2014. A second officer will be retiring in February of 2015. Due to the available training academy dates, Chief Shelton has suggested the hiring of two replacement officers at this time. Both newly hired officers would be enrolled in the September 29<sup>th</sup> Police Academy and after the Field Training Program, they would potentially be able to work on the street by March of 2015. This approach would ensure that the Police Department would not be shorthanded for an extended period of time and would also save on overtime.

If the Board is in agreement with this approach, this ordinance would temporarily increase the number of police officers within the department to 19 until February 8, 2015, when once the veteran officer retires, the composition of the police department would revert to 18 patrol officers.

If the ordinance is passed, the following resolution will authorize the Board of Police Officers to complete the hiring process to fill the vacancies.

The Board of Police Commissioners has been advised of the academy date issues and is in support of this ordinance to hire two new patrol officers.

Trustee Kelly advised that this was also discussed at the last Public Safety Committee meeting and is also in support of this ordinance.

MOTION: Made by Trustee Kelly and seconded by Trustee Berglund to pass Ordinance No. 14-O-36 as presented.

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

MOTION DECLARED CARRIED

9. RESOLUTION - A RESOLUTION AUTHORIZING THE BOARD OF POLICE COMMISSIONERS (BOPC) TO EFFECT THE ORIGINAL APPOINTMENT OF TWO (2) CANDIDATES TO FILL VACANCIES IN THE RANK OF PATROL OFFICER WITHIN THE VILLAGE POLICE DEPARTMENT

Administrator Halik advised he had no further discussion on this matter.

MOTION: Made by Trustee Mistele and seconded by Trustee Oggerino to adopt Resolution No. 14-R-39 as presented.

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

MOTION DECLARED CARRIED

10. RESOLUTION - A RESOLUTION ACCEPTING A PROPOSAL TO PROVIDE PROFESSIONAL ENGINEERING SERVICES AND AUTHORIZING THE MAYOR AND VILLAGE CLERK TO EXECUTE SAID PROPOSAL - STREET LIGHTING INVENTORY, DATA BASE, AND PREPARATION OF BID DOCUMENTS FOR LED STREETLIGHT REPLACEMENT PROGRAM

Management Analyst Hummel advised that the Village was awarded a \$92,000 grant from the Department of Commerce and Economic Opportunity. The project will include the replacement of the Village's streetlight fixtures with new LED energy-efficient

technology. There are approximately 250 Village-owned streetlights throughout town.

The grant funding will be used for Phase 1 of the project which will include retrofitting as many of the lights as possible.

After speaking with LED vendors, it was realized that an inventory would be necessary for bidding purposes. Staff spoke with the Village's engineering consultant, Christopher Burke Engineering, to provide the inventory and the bid documents. The cost will not exceed \$17,000 and will be eligible to be covered by the grant.

This item was presented at the August 11, 2014 Municipal Services Committee meeting and was approved.

MOTION: Made by Trustee Mistele and seconded by Trustee Baker to adopt Resolution No. 14-R-40 as presented.

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

MOTION DECLARED CARRIED

11. RESOLUTION - A RESOLUTION AUTHORIZING THE CHIEF OF POLICE TO EXECUTE AN AGREEMENT WITH THE ILLINOIS NARCOTICS AND CURRENCY INTERDICTION TASK FORCE (NARCINT)

Chief Shelton advised that the officer that is currently working undercover in the Drug Enforcement Administration (DEA) Task Force will be moving to the state Illinois Narcotics and Currency Interdiction Task Force (NARCINT). The Willowbrook officer will be one of ten area officers assigned to NARCINT.

Until June of 2015 when the NARCINT budget begins, the Village will have to provide a vehicle, overtime and gas for the officer. After June, NARCINT will then fund these items.

MOTION: Made by Trustee Davi and seconded by Trustee Baker to adopt Resolution No. 14-R-41 as presented.

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

MOTION DECLARED CARRIED

PRIOR BUSINESS

12. COMMITTEE REPORTS

Trustee Baker had no report.

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.

13. ATTORNEY'S REPORT

Attorney Bastian had no report.

14. CLERK'S REPORT

Clerk Hansen had no report.

15. ADMINISTRATOR'S REPORT

Administrator Halik clarified that the delinquent water bill in the amount of \$15,069.07 was for the Willowbrook Inn. Issues are being experienced at this location. The Mayor has been informed of these issues and further information will be brought to the Board as they come forth.

16. MAYOR'S REPORT

Mayor Trilla had no report.

17. EXECUTIVE SESSION

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

18. ADJOURNMENT

MOTION: Made by Trustee Baker and seconded by Trustee Mistele, to adjourn the Regular Meeting at the hour of 6:56 p.m.

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

MOTION DECLARED CARRIED

PRESENTED, READ and APPROVED.

September 8, 2014.

\_\_\_\_\_  
Mayor

Minutes transcribed by Deputy Clerk Cindy Stuchl.

WARRANTS

September 8, 2014

GENERAL CORPORATE FUND	-----	\$156,239.86
WATER FUND	-----	5,001.96
HOTEL/MOTEL TAX FUND	-----	12,166.28
WATER CAPITAL IMPROVEMENTS FUND	-----	4,388.24
TOTAL WARRANTS	-----	\$177,796.34



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Tim Halik, Village Administrator

APPROVED:

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Frank A. Trilla, Mayor

## VILLAGE OF WILLOWBROOK

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BILLS PAID REPORT FOR SEPTEMBER, 2014

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GENERAL CORPORATE FUND

CHECKS &amp; DIR. DEBITS

DESCRIPTION	ACCOUNT NUMBER	AMOUNT
A FREEDOM FLAG CO (2634) 18408 BUILDING MAINTENANCE SUPPLIES 01-405-351	09/09 CK# 84990 01-10-466-351	\$1,483.95 1,483.95
AL WARREN OIL CO (2205) I0861171 GASOLINE INVENTORY 01-190-126	09/09 CK# 84991 01-190-126	\$3,466.83 3,466.83
ALEXANDER EQUIPMENT COMPANY INC (2609) 104460 OPERATING SUPPLIES & EQUIPMENT 01-503-401	09/09 CK# 84992 01-35-715-401	\$242.90 242.90
AMERICAN FIRST AID SERVICE INC (77) 181895 MAINTENANCE - PW BUILDING	09/09 CK# 84993 01-35-725-418	\$40.60 40.60
AMERICAN LITHO (2436) 247535-01 PRINTING & PUBLISHING 01-601-302	09/09 CK# 84994 01-20-550-302	\$1,987.00 1,987.00
LASERCRAFT INC (2300) 16463/JUL 14 RED LIGHT CAMERA FEES 01-30-630-247 16463/JUL 14 RED LIGHT - MISC FEE	09/09 CK# 84996 01-30-630-247 01-30-630-249	\$23,862.50 22,475.00 1,387.50
THOMAS J BRESCIA (2601) AUGUST 2014 FEES - SPECIAL ATTORNEY 01-451-241 JULY 2014 FEES - SPECIAL ATTORNEY 01-451-241	09/09 CK# 84997 01-30-630-241 01-30-630-241	\$2,107.00 1,100.00 1,007.00
BSN SPORTS (2471) 96296270 MAINTENANCE SUPPLIES 01-615-331	09/09 CK# 84998 01-20-570-331	\$86.09 86.09
CALL ONE (289) 10109812AUG14 PHONE - TELEPHONES 01-420-201 10109812AUG14 PHONE - TELEPHONES 01-451-201	09/09 CK# 84999 01-10-455-201 01-30-630-201	\$1,535.81 792.48 743.33
MARK CAPOSIENO (292) AUG 2014 SUMMER PROGRAM MATERIALS & SERVICES	09/09 CK# 85000 01-20-575-119	\$32.00 32.00
CASSSELYN FEINSTEIN (1735) 14 FORFEIT FEE SUMMER PROGRAM MATERIALS & SERVICES	09/09 CK# 85001 01-20-575-119	\$50.00 50.00
JOSE CHAVEZ-JIMENEZ (322) UNFRMS 2014 UNIFORMS 01-451-345	09/09 CK# 85002 01-30-630-345	\$16.23 16.23
CNH INDUSTRIAL (1735) FORFEIT FEE14 SUMMER PROGRAM MATERIALS & SERVICES	09/09 CK# 85003 01-20-575-119	\$50.00 50.00
COMCAST CABLE (365) PW SEPT 14 EQUIPMENT MAINTENANCE 01-503-263 VH SEPT 14 E.D.P. SOFTWARE 01-410-212	09/09 CK# 85004 01-35-715-263 01-10-460-212	\$220.70 97.85 122.85
COMM ON ACCREDITATION FOR (367) 16577 ACCREDITATION 01-451-202 16581 ACCREDITATION 01-451-202	09/09 CK# 85005 01-30-630-202 01-30-630-202	\$1,988.75 393.75 1,595.00
COMMONWEALTH EDISON (370) 1844110006AUG ENERGY - STREET LIGHT 01-530-207 4215105154AUG14 ENERGY - STREET LIGHT 01-530-207	09/09 CK# 85006 01-35-745-207 01-35-745-207	\$1,112.02 655.41 456.61
COMPASS PLUMBING LLC (2306) 7267 MAINTENANCE SUPPLIES 01-615-331	09/09 CK# 85007 01-20-570-331	\$1,176.00 1,176.00
DAN LEHMAN (1735) 2ND PLC& FORFET SUMMER PROGRAM MATERIALS & SERVICES	09/09 CK# 85008 01-20-575-119	\$175.00 175.00
DD INDUSTRIES INC (2246) 81263 OPERATING EQUIPMENT 01-451-401	09/09 CK# 85009 01-30-630-401	\$176.43 176.43
LARY DENZ (2331) AUG 14 SUMMER PROGRAM MATERIALS & SERVICES	09/09 CK# 85010 01-20-575-119	\$32.00 32.00

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GENERAL CORPORATE FUND

CHECKS & DIR. DEBITS

DESCRIPTION	ACCOUNT NUMBER	AMOUNT
DUPAGE MAYORS AND MGRS. CONF. (527)	09/09 CK# 85012	\$969.35
3RD PYMNT GAS FEES - SPECIAL ATTORNEY 01-425-241	01-10-470-241	869.35
8020 SCHOOLS-CONFERENCE TRAVEL 01-05-410-304	01-05-410-304	60.00
8057 SCHOOLS-CONFERENCE TRAVEL 01-05-410-304	01-05-410-304	40.00
ECO CLEAN MAINTENANCE INC (2385)	09/09 CK# 85013	\$1,449.00
4396/AUG 14 MAINTENANCE - BUILDING 01-405-228	01-10-466-228	1,449.00
ED GRANT (1735)	09/09 CK# 85014	\$200.00
2ND PLC & FORFT SUMMER PROGRAM MATERIALS & SERVICES	01-20-575-119	200.00
FALCO'S LANDSCAPING INC (581)	09/09 CK# 85015	\$7,744.48
3166/#4 CONTRACTED MAINTENANCE 01-615-281	01-20-570-281	3,251.21
3166/#4 ROUTE 83 BEAUTIFICATION 01-540-281	01-35-755-281	2,452.66
3168/#4 ROUTE 83 BEAUTIFICATION 01-540-281	01-35-755-281	2,040.61
FAUSKE (1735)	09/09 CK# 85016	\$50.00
2014 FORFEIT SUMMER PROGRAM MATERIALS & SERVICES	01-20-575-119	50.00
FRED LANGER (1735)	09/09 CK# 85017	\$75.00
3RD PLC & FORFT SUMMER PROGRAM MATERIALS & SERVICES	01-20-575-119	75.00
GENE'S TIRE SERVICE (673)	09/09 CK# 85018	\$907.64
109275 MAINTENANCE - VEHICLES 01-520-409	01-35-735-409	907.64
GOVT FINANCE OFCRS ASSN (705)	09/09 CK# 85019	\$280.00
15 BUDGET AWARD FEES DUES SUBSCRIPTIONS 01-25-610-307	01-25-610-307	280.00
W.W. GRAINGER (1999)	09/09 CK# 85020	\$414.56
9513437195 MAINTENANCE SUPPLIES 01-615-331	01-20-570-331	27.54
9514698969 MAINTENANCE SUPPLIES 01-615-331	01-20-570-331	24.17
9517052685 OPERATING SUPPLIES & EQUIPMENT 01-503-401	01-35-715-401	123.53
9517158342 MAINTENANCE - VEHICLES 01-520-409	01-35-735-409	12.34
9522265520 PARK LANDSCAPE SUPPLIES 01-610-341	01-20-565-341	122.64
9523087857 MAINTENANCE - EQUIPMENT 01-525-411	01-35-740-411	104.34
JOHN J. HANDZIK (750)	09/09 CK# 85022	\$209.93
14 UNFRMS UNIFORMS 01-451-345	01-30-630-345	209.93
HARRY MATTSON (1735)	09/09 CK# 85023	\$50.00
14FORFEIT FEE SUMMER PROGRAM MATERIALS & SERVICES	01-20-575-119	50.00
DAVE HILBERT (781)	09/09 CK# 85024	\$32.00
AUG 2014 SUMMER PROGRAM MATERIALS & SERVICES	01-20-575-119	32.00
ILL. ASSN. CHIEFS OF POLICE (846)	09/09 CK# 85025	\$219.00
2014-320 SCHOOLS-CONFERENCE TRAVEL 01-451-304	01-30-630-304	129.00
ALTOBELLA FEES-DUES-SUBSCRIPTIONS 01-451-307	01-30-630-307	90.00
INTERGOVERNMENTAL PERSONNEL (934)	09/09 CK# 85026	\$42,395.28
SEPT 2014 EMP DED PAY-INS 01-210-204	01-210-204	10,779.62
SEPT 2014 LIFE INS BENEFIT -APPOINTED/ELECTED	01-05-410-141	48.87
SEPT 2014 LIFE INS BENEFIT -APPOINTED/ELECTED	01-07-435-148	29.10
SEPT 2014 EMPLOYEE BENEFIT - MEDICAL INSURANC	01-10-455-141	597.30
SEPT 2014 EMPLOYEE BENEFITS - MEDICAL 01-15-510-141	01-15-510-141	731.32
SEPT 2014 PLAN COMMISSION COMPENSATION	01-15-510-340	58.21
SEPT 2014 LIFE INS BENEFIT -APPOINTED/ELECTED	01-20-550-148	87.60
SEPT 2014 EMPLOYEE BENEFIT - MEDICAL INS 01-25-610-141	01-25-610-141	1,475.24
SEPT 2014 EMPLOYEE BENEFIT - MEDICAL INSURANC	01-30-630-141	25,511.19
SEPT 2014 EMPLOYEE BENEFITS - MEDICAL 01-501-141	01-35-710-141	859.54
SEPT 2014 EMPLOYEE BENEFITS - MEDICAL 01-551-141	01-40-810-141	2,217.29

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DESCRIPTION	ACCOUNT NUMBER	AMOUNT
J & H DECOR (2451) 071047/HENCNSKI PUBLIC RELATIONS 01-435-365	09/09 CK# 85027 01-10-475-365	\$100.00 100.00
JACK PHELAN CHEVROLET II INC (2494) CTCS310991 MAINTENANCE - VEHICLES 01-451-409	09/09 CK# 85028 01-30-630-409	\$740.51 740.51
JACK PHELAN DODGE (2285) DOCS101697 MAINTENANCE - VEHICLES 01-451-409	09/09 CK# 85029 01-30-630-409	\$21.15 21.15
JAMIE CEDERSTRAND (1466) DEPOSIT PARK PERMIT FEES 01-310-814	09/09 CK# 85030 01-310-814	\$100.00 100.00
JASON PERGANDE (1735) 1ST PLACE SUMMER PROGRAM MATERIALS & SERVICES	09/09 CK# 85031 01-20-575-119	\$250.00 250.00
JILL LUCKETT (1735) FORFEIT 14 SUMMER PROGRAM MATERIALS & SERVICES	09/09 CK# 85032 01-20-575-119	\$50.00 50.00
JUSTIN FRAIT (1735) 1ST PLACE 2014 SUMMER PROGRAM MATERIALS & SERVICES	09/09 CK# 85033 01-20-575-119	\$275.00 275.00
KEITH SHOUP (1466) DEPOSIT SUMMER RECREATION FEES 01-310-815	09/09 CK# 85034 01-310-815	\$250.00 250.00
KERI KOLOZSI-GREENE (1862) WL85982P TRAFFIC FINES 01-310-502	09/09 CK# 85035 01-310-502	\$25.00 25.00
DENNIS KOWSKI (1078) AUGUST 2014 SUMMER PROGRAM MATERIALS & SERVICES	09/09 CK# 85036 01-20-575-119	\$32.00 32.00
MEL KREJCI (1081) AUGUST 14 SUMMER PROGRAM MATERIALS & SERVICES	09/09 CK# 85037 01-20-575-119	\$30.00 30.00
DON MARTINA (1216) AUG 2014 SUMMER PROGRAM MATERIALS & SERVICES	09/09 CK# 85038 01-20-575-119	\$32.00 32.00
DAVE MATTHEWS (1214) AUGUST 2014 SUMMER PROGRAM MATERIALS & SERVICES	09/09 CK# 85039 01-20-575-119	\$64.00 64.00
MCGRAW-HILL EDUCATION (1735) 2014 FORFEITFEE SUMMER PROGRAM MATERIALS & SERVICES	09/09 CK# 85040 01-20-575-119	\$50.00 50.00
MEGAN RYNNE- TACK (1466) DEPOSIT 2014 PARK PERMIT FEES 01-310-814	09/09 CK# 85041 01-310-814	\$200.00 200.00
METRO REPORTING SERVICE LTD. (1246) 10667 FEES - COURT REPORTER 01-15-520-246	09/09 CK# 85042 01-15-520-246	\$562.70 562.70
MIKE LAMPHEAR (1735) FORFEIT FEE 14 SUMMER PROGRAM MATERIALS & SERVICES	09/09 CK# 85043 01-20-575-119	\$50.00 50.00
MUNICIPAL CLERKS OF DUPAGE CNTY (1318) 9/3/14 MTG SCHOOLS-CONFERENCE TRAVEL 01-05-410-304	09/09 CK# 85044 01-05-410-304	\$30.00 30.00
MUNICIPAL CLERKS OF ILLINOIS (1317) 2014/15 FEES DUES SUBSCRIPTIONS 01-05-410-307	09/09 CK# 85045 01-05-410-307	\$80.00 80.00
NICOR GAS (1370) 825 MW AUG 2014 NICOR GAS (825) PW AUG 2014 NICOR GAS VH AUG 2014 NICOR GAS (7760) 01-405-235	09/09 CK# 85046 01-10-466-237 01-35-725-415 01-10-466-235	\$176.82 23.23 43.37 110.22
NOVOTNY FRANK & ASSOC. INC. (1394) AUG 2014 MAINTENANCE - BUILDING 01-405-228	09/09 CK# 85047 01-10-466-228	\$80.00 80.00
ORIENTAL TRADING (2418) 66497916701 FAMILY SPECIAL EVENT-BACK TO SCHOOL	09/09 CK# 85048 01-20-585-153	\$145.34 126.00

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DESCRIPTION	ACCOUNT NUMBER	AMOUNT
66506708201 CHILDRENS SPECIAL EVENTS - OTHER 01-625-150	01-20-585-150	19.34
P.F. PETTIBONE & CO. (1491)	09/09 CK# 85049	\$17.00
31411 OFFICE SUPPLIES 01-05-410-301	01-05-410-301	17.00
PACIFIC TELEMAGEMENT SERVICES (2197)	09/09 CK# 85050	\$78.00
674065/SEPT 14 PHONE - TELEPHONES 01-420-201	01-10-455-201	78.00
PAM ROHRBACHER (1735)	09/09 CK# 85051	\$50.00
2014FORFEIT FEE SUMMER PROGRAM MATERIALS & SERVICES	01-20-575-119	50.00
PCS INTERNATIONAL (2201)	09/09 CK# 85052	\$541.18
133223 DRUG FORFEITURE EXP. - FEDERAL 01-465-349	01-30-650-349	541.18
PETTY CASH C/O TIM HALIK (1492)	09/09 CK# 85054	\$114.11
9/3/14 FAMILY SPECIAL EVENT-BACK TO SCHOOL	01-20-585-153	30.00
9/3/14 SCHOOLS-CONFERENCE TRAVEL 01-451-304	01-30-630-304	84.11
PIONEER PRESS (1512)	09/09 CK# 85055	\$64.00
3067004 FEES DUES SUBSCRIPTIONS 01-420-307	01-10-455-307	32.00
3067004 FEES-DUES-SUBSCRIPTIONS 01-451-307	01-30-630-307	32.00
ROBERT WHITE CONSTRUCTION (2579)	09/09 CK# 85056	\$3,400.00
1074 STREET & ROW MAINTENANCE 01-535-328	01-35-750-328	2,200.00
1075 STREET & ROW MAINTENANCE 01-535-328	01-35-750-328	1,200.00
RICK ROCK (2544)	09/09 CK# 85057	\$32.00
AUGUST 2014 SUMMER PROGRAM MATERIALS & SERVICES	01-20-575-119	32.00
RON SNEED (1735)	09/09 CK# 85058	\$75.00
34D PLACE FORFT SUMMER PROGRAM MATERIALS & SERVICES	01-20-575-119	75.00
RUSH TRUCK CENTER -CHICAGO (2602)	09/09 CK# 85059	\$2,094.93
1046786 MAINTENANCE - VEHICLES 01-520-409	01-35-735-409	1,282.96
1046937 MAINTENANCE - VEHICLES 01-520-409	01-35-735-409	811.97
RYDIN DECAL (1652)	09/09 CK# 85060	\$554.32
299149 PRINTING & PUBLISH 01-420-302	01-10-455-302	554.32
SCHERMER ASPHALT PAVING (2636)	09/09 CK# 85061	\$2,750.00
9299 STREET & ROW MAINTENANCE 01-535-328	01-35-750-328	2,750.00
SERVICE FORMS AND GRAPHICS INC (2635)	09/09 CK# 85062	\$435.27
149459 FAMILY SPECIAL EVENT-BACK TO SCHOOL	01-20-585-153	435.27
SHARVIL BODA (1466)	09/09 CK# 85063	\$375.00
SEC DEP SUMMER RECREATION FEES 01-310-815	01-310-815	375.00
SHERIDAN PLUMBING & SEVER (2425)	09/09 CK# 85064	\$7,528.75
7412 JET CLEANING CULVERT 01-535-286	01-35-750-286	1,383.75
7438 JET CLEANING CULVERT 01-535-286	01-35-750-286	6,145.00
SIKICH LLP (1722)	09/09 CK# 85065	\$625.00
194123/HR SUB FINANCIAL SERVICES 01-25-620-252	01-25-620-252	625.00
SOUTHWEST CENTRAL DISPATCH (1751)	09/09 CK# 85066	\$20,722.36
SEPT 2014 RADIO DISPATCHING 01-483-235	01-30-675-235	20,722.36
STAPLES (1767)	09/09 CK# 85067	\$373.73
8030853820 OFFICE SUPPLIES 01-420-301	01-10-455-301	37.02
8030853820 POSTAGE & METER RENT 01-420-311	01-10-455-311	22.92
8030853820 COMMISSARY PROVISION 01-420-355	01-10-455-355	21.96
8030933036 OPERATING SUPPLIES 01-25-615-331	01-25-615-331	114.78
8030933036 OFFICE SUPPLIES 01-501-301	01-35-710-301	177.05

VILLAGE OF WILLOWBROOK

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BILLS PAID REPORT FOR SEPTEMBER, 2014

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GENERAL CORPORATE FUND

CHECKS & DIR, DEBITS

DESCRIPTION	ACCOUNT NUMBER	AMOUNT
STATS SPORTS BAR LLC (259)	09/09 CK# 85068	\$137.50
1/2 YR REFUND BUSINESS LICENSES 01-310-303	01-310-303	137.50
STERLING CODIFIERS INC. (1773)	09/09 CK# 85069	\$692.00
15267 CODIFY ORDINANCES 01-415-261	01-10-455-266	692.00
TAMELING INDUSTRIES (1844)	09/09 CK# 85071	\$218.88
96713 STREET & ROW MAINTENANCE 01-535-328	01-35-750-328	75.00
96978 STREET & ROW MAINTENANCE 01-535-328	01-35-750-328	143.88
THOMPSON ELEV. INSPECT. SERVICE (1873)	09/09 CK# 85072	\$2,707.00
14-1110 REIMB.	01-40-830-117	515.00
14-2987 REIMB.	01-40-830-117	100.00
14-3073 REIMB.	01-40-830-117	2,092.00
TREE TOWNS IMAGING & COLOR GRAPHICS (1894)	09/09 CK# 85073	\$31.00
208634 PRINTING & PUBLISH 01-420-302	01-10-455-302	31.00
UNIFIRST (1926)	09/09 CK# 85074	\$186.45
0610863103 MAINTENANCE - BUILDING 01-405-228	01-10-466-228	186.45
UNITED STATE POSTAL SERVICE (1946)	09/09 CK# 85075	\$2,500.00
9/8/14 DEPOSIT PREPAID POSTAGE 01-190-102	01-190-102	2,500.00
WAREHOUSE DIRECT (2002)	09/09 CK# 85077	\$241.70
2411179-0 OPERATING EQUIPMENT 01-451-401	01-30-630-401	241.70
WESTFIELD FORD (2028)	09/09 CK# 85078	\$1,917.01
376840 MAINTENANCE - VEHICLES 01-520-409	01-35-735-409	1,498.63
603117 MAINTENANCE - VEHICLES 01-520-409	01-35-735-409	418.38
WESTOWN AUTO SUPPLY COMPANY (2026)	09/09 CK# 85079	\$95.10
59064 MAINTENANCE - VEHICLES 01-520-409	01-35-735-409	36.00
59133 MAINTENANCE - VEHICLES 01-520-409	01-35-735-409	12.71
59143 MAINTENANCE - VEHICLES 01-520-409	01-35-735-409	17.24
59161 MAINTENANCE - EQUIPMENT 01-520-411	01-35-735-411	1.17
59200 MAINTENANCE - VEHICLES 01-520-409	01-35-735-409	27.98
WOLF & COMPANY LLP (2340)	09/09 CK# 85080	\$9,500.00
118769 AUDIT SERVICES 01-25-620-251	01-25-620-251	9,500.00
TOTAL GENERAL CORPORATE FUND		\$156,239.86

VILLAGE OF WILLOWBROOK

RUN DATE: 09/03/14

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WATER FUND

CHECKS & DIR. DEBITS

DESCRIPTION	ACCOUNT NUMBER	AMOUNT
AT & T MOBILITY (64)	09/09 CK# 84995	\$72.66
826930710AUG14 PHONE - TELEPHONES 02-401-201	02-50-401-201	72.66
CALL ONE (289)	09/09 CK# 84999	\$585.54
10109812AUG14 PHONE - TELEPHONES 02-401-201	02-50-401-201	585.54
H-B-K WATER METER SERVICE (739)	09/09 CK# 85021	\$2,967.74
14-639 NEW - METERING EQUIPMENT 02-435-461	02-50-435-461	2,967.74
INTERGOVERNMENTAL PERSONNEL (934)	09/09 CK# 85026	\$913.92
SEPT 2014 EMPLOYEE BENEFITS - MEDICAL	02-50-401-141	913.92
PDC LABORATORIES INC (1477)	09/09 CK# 85053	\$240.00
77332S SAMPLING ANALYSIS 02-420-362	02-50-420-362	240.00
STAPLES (1767)	09/09 CK# 85067	\$177.04
8030933036 OFFICE SUPPLIES 02-401-301	02-50-401-301	177.04
VERIZON WIRELESS (1972)	09/09 CK# 85076	\$45.06
9730618664AUG14 PHONE - TELEPHONES 02-401-201	02-50-401-201	45.06
TOTAL WATER FUND		\$5,001.96

VILLAGE OF WILLOWBROOK

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HOTEL/MOTEL TAX FUND

CHECKS & DIR. DEBITS

DESCRIPTION	ACCOUNT NUMBER	AMOUNT
DUPAGE CONVENTION (494)	09/09 CK# 85011	\$12,166.28
2054/JULY 14 FEES-DUES-SUBSCRIPTIONS 03-401-307	03-53-401-307	800.00
2055/AUG 14 FEES-DUES-SUBSCRIPTIONS 03-401-307	03-53-401-307	800.00
2060 ADVERTISING 03-435-317	03-53-435-317	10,526.28
2063 SCHOOLS-CONFERENCE-TRAVEL 03-401-304	03-53-401-304	40.00
TOTAL HOTEL/MOTEL TAX FUND		\$12,166.28

VILLAGE OF WILLOWBROOK

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WATER CAPITAL IMPROVEMENTS FUND

CHECKS & DIR. DEBITS

DESCRIPTION	ACCOUNT NUMBER	AMOUNT
STRAND ASSOCIATES (2573)	09/09 CK# 85070	\$4,388.24
0105444 WATER TANNK REPAIRS	09-65-440-604	4,388.24
TOTAL WATER CAPITAL IMPROVEMENTS FUND		\$4,388.24

VILLAGE OF WILLOWBROOK

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BILLS PAID REPORT FOR SEPTEMBER, 2014

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SUMMARY ALL FUNDS

BANK ACCOUNT	DESCRIPTION	AMOUNT	
01-110-105	GENERAL CORPORATE FUND-CHECKING - 0010330283	156,239.86	*
02-110-105	WATER FUND-CHECKING 0010330283	5,001.96	*
03-110-105	HOTEL/MOTEL TAX FUND-CHECKING 0010330283	12,166.28	*
09-110-105	WATER CAPITAL IMPROVEMENTS FUND-CHECKING - 100564-4	4,388.24	*
TOTAL ALL FUNDS		177,796.34	**

VILLAGE OF WILLOWBROOK  
MONTHLY FINANCIAL REPORT

5d

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SUMMARY OF FUNDS AS OF AUGUST 31, 2014

PAGE: 1

FUND DESCRIPTION	DETAIL	BALANCE
GENERAL CORPORATE FUND		\$4,338,158.04
MONEY MARKET	\$3,415,556.63	
MARKET VALUE	198,667.88	
PETTY CASH	1,230.00	
SAVINGS	722,703.53	
TOTAL	\$4,338,158.04	
WATER FUND		\$419,061.34
MONEY MARKET	\$419,061.34	
HOTEL/MOTEL TAX FUND		\$9,457.64
MONEY MARKET	\$9,457.64	
MOTOR FUEL TAX FUND		\$452,447.66
MONEY MARKET	\$452,447.66	
T I F SPECIAL REVENUE FUND		\$408,706.58
MONEY MARKET	\$408,706.58	
SSA ONE BOND & INTEREST FUND		\$63,571.02
MONEY MARKET	\$63,571.02	
POLICE PENSION FUND		\$18,633,837.50
AGENCY CERTIFICATES	\$3,024,702.03	
CORPORATE BONDS	3,006,604.05	
EQUITIES	2,518,792.12	
MUNICIPAL BONDS	890,232.60	
MUTUAL FUNDS	6,346,923.97	
MONEY MARKET	319,960.93	
MARKET VALUE	2,333,551.26	
TREASURY NOTES	193,070.54	
TOTAL	\$18,633,837.50	
SSA ONE PROJECT FUND		\$44.82
MONEY MARKET	\$44.82	
WATER CAPITAL IMPROVEMENTS FUND		\$652,777.54
MONEY MARKET	\$652,777.54	
CAPITAL PROJECT FUND		\$101,284.65
MONEY MARKET	\$101,284.65	
2008 BOND FUND		\$130.93
MONEY MARKET	\$130.93	
LAND ACQUISITION, FACILITY EXPANSION & RENOVATION FUND		\$952,771.81
MONEY MARKET	\$952,771.81	
TOTAL MONIES		\$26,032,249.53

RESPECTFULLY SUBMITTED THIS 31ST DAY OF AUGUST, 2014



TIM HALIK, VILLAGE ADMINISTRATOR

FRANK A. TRILLA, MAYOR

VILLAGE OF WILLOWBROOK  
MONTHLY FINANCIAL REPORT

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DETAILED SUMMARY OF FUNDS AS OF AUGUST 31, 2014

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FUND DESCRIPTION	DETAIL	BALANCE
<b>GENERAL CORPORATE FUND</b>		
		\$4,270,198.47
AS PER SUMMARY, AUGUST, 2014	\$4,338,158.04	
DUE TO/FROM WATER FUND	29,440.10	
DUE TO/FROM HOTEL/MOTEL TAX FUND	-3,740.94	
DUE TO/FROM MFT FUND	-38,941.00	
DUE TO/FROM TIF FUND	468.00	
DUE TO/FROM POLICE PENSION FUND	-54,888.23	
DUE TO/FROM CAPITAL PROJ FUND	-297.50	
	\$4,270,198.47	
<b>WATER FUND</b>		
		\$389,621.24
AS PER SUMMARY, AUGUST, 2014	\$419,061.34	
DUE TO/FROM GENERAL FUND	-29,440.10	
	\$389,621.24	
<b>HOTEL/MOTEL TAX FUND</b>		
		\$13,198.58
AS PER SUMMARY, AUGUST, 2014	\$9,457.64	
DUE TO/FROM GENERAL FUND	3,740.94	
	\$13,198.58	
<b>MOTOR FUEL TAX FUND</b>		
		\$491,388.66
AS PER SUMMARY, AUGUST, 2014	\$452,447.66	
DUE TO/FROM GENERAL FUND	38,941.00	
	\$491,388.66	
<b>T I F SPECIAL REVENUE FUND</b>		
		\$408,238.58
AS PER SUMMARY, AUGUST, 2014	\$408,706.58	
DUE TO/FROM GENERAL FUND	-468.00	
	\$408,238.58	
<b>SSA ONE BOND &amp; INTEREST FUND</b>		
		\$63,571.02
AS PER SUMMARY, AUGUST, 2014	\$63,571.02	
<b>POLICE PENSION FUND</b>		
		\$18,688,725.73
AS PER SUMMARY, AUGUST, 2014	\$18,633,837.50	
DUE TO/FROM GENERAL FUND	54,888.23	
	\$18,688,725.73	
<b>SSA ONE PROJECT FUND</b>		
		\$44.82
AS PER SUMMARY, AUGUST, 2014	\$44.82	
<b>WATER CAPITAL IMPROVEMENTS FUND</b>		
		\$652,777.54
AS PER SUMMARY, AUGUST, 2014	\$652,777.54	
<b>CAPITAL PROJECT FUND</b>		
		\$101,582.15
AS PER SUMMARY, AUGUST, 2014	\$101,284.65	
DUE TO/FROM GENERAL FUND	297.50	
	\$101,582.15	
<b>2008 BOND FUND</b>		
		\$130.93
AS PER SUMMARY, AUGUST, 2014	\$130.93	
<b>LAND ACQUISITION, FACILITY EXPANSION &amp; RENOVATION FUND</b>		
		\$952,771.81
AS PER SUMMARY, AUGUST, 2014	\$952,771.81	
<b>TOTAL MONIES</b>		<b>\$26,032,249.53</b>

\$84,222.73 INTEREST POSTED THIS FISCAL YEAR

VILLAGE OF WILLOWBROOK

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INVESTMENTS BY FUND AND MATURITY DATE AS OF AUGUST 31, 2014

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ACCOUNT NUMBER	ID. NO.	FINANCIAL INSTITUTION	CERTIFICATE NUMBER	TERM (DAYS)	ANNUAL YIELD	PRINCIPAL	TYPE	MATURE DATE
<b>GENERAL CORPORATE FUND</b>								
01-110-325		COMMUNITY BANK OF WB	MONEY MARKET		0.10%	6,275.67	MM	N/A
01-110-323		COMMUNITY BANK OF WB	MONEY MARKET		0.15%	300,512.06	MM	N/A
01-110-380		COMMUNITY BANK OF WB	MONEY MARKET		0.25%	79,347.07	MM	N/A
01-110-322		ILLINOIS FUNDS	MONEY MARKET		0.01%	2,145,092.10	MM	N/A
01-120-154		IMET	POOLED INVEST		0.06%	703,212.58	MM	N/A
01-120-155		IMET	20321-101		0.33%	181,117.15	MM	N/A
TOTAL MONEY MARKET						\$3,415,556.63		
01-120-900		IMET MARKET VALUE CONTRA	MARKET VALUE			198,667.88	MV	N/A
TOTAL MARKET VALUE						\$198,667.88		
01-110-913		POLICE CADETS	PETTY CASH			280.00	PC	N/A
01-110-911		VILLAGE OF WILLOWBROOK	PETTY CASH			950.00	PC	N/A
TOTAL PETTY CASH						\$1,230.00		
01-110-332		COMMUNITY BANK OF WB	SAVINGS			10,023.96	SV	N/A
01-110-257		COMMUNITY BANK OF WB	SAVINGS			685,463.73	SV	N/A
01-110-385		COMMUNITY BANK OF WB	SAVINGS		0.25%	4,065.84	SV	N/A
01-110-335		U.S. BANK	LOCKBOX			23,150.00	SV	N/A
TOTAL SAVINGS						\$722,703.53		
TOTAL GENERAL CORPORATE FUND						\$4,338,158.04		
AVERAGE ANNUAL YIELD						0.06%		
<b>WATER FUND</b>								
02-110-209		COMMUNITY BANK OF WB	MONEY MARKET		0.25%	415,142.16	MM	N/A
02-110-322		ILLINOIS FUNDS	MONEY MARKET		0.01%	3,919.18	MM	N/A
TOTAL MONEY MARKET						\$419,061.34		
TOTAL WATER FUND						\$419,061.34		
AVERAGE ANNUAL YIELD						0.25%		
<b>HOTEL/MOTEL TAX FUND</b>								
03-110-322		ILLINOIS FUNDS	MONEY MARKET		0.01%	9,457.64	MM	N/A
TOTAL MONEY MARKET						\$9,457.64		
TOTAL HOTEL/MOTEL TAX FUND						\$9,457.64		
AVERAGE ANNUAL YIELD						0.01%		
<b>MOTOR FUEL TAX FUND</b>								
04-110-322		ILLINOIS FUNDS	MONEY MARKET		0.01%	452,447.66	MM	N/A
TOTAL MONEY MARKET						\$452,447.66		
TOTAL MOTOR FUEL TAX FUND						\$452,447.66		
AVERAGE ANNUAL YIELD						0.01%		

VILLAGE OF WILLOWBROOK

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INVESTMENTS BY FUND AND MATURITY DATE AS OF AUGUST 31, 2014

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ACCOUNT NUMBER	ID. NO.	FINANCIAL INSTITUTION	CERTIFICATE NUMBER	TERM (DAYS)	ANNUAL YIELD	PRINCIPAL	TYPE	MATURE DATE
<b>T I F SPECIAL REVENUE FUND</b>								
05-110-322		ILLINOIS FUNDS	MONEY MARKET		0.01%	408,706.58	MM	N/A
			TOTAL MONEY MARKET			\$408,706.58		
			TOTAL T I F SPECIAL REVENUE FUND			\$408,706.58		
			AVERAGE ANNUAL YIELD		0.01%			
<b>SSA ONE BOND &amp; INTEREST FUND</b>								
06-110-322		ILLINOIS FUNDS	MONEY MARKET		0.01%	63,571.02	MM	N/A
			TOTAL MONEY MARKET			\$63,571.02		
			TOTAL SSA ONE BOND & INTEREST FUND			\$63,571.02		
			AVERAGE ANNUAL YIELD		0.01%			
<b>POLICE PENSION FUND</b>								
07-120-380		MBFINANCIAL BANK	FHLB		5.25%	51,035.00	AC	09/12/2014
07-120-392		MBFINANCIAL BANK	FHLB		4.13%	100,932.00	AC	03/13/2015
07-120-394		MBFINANCIAL BANK	FFCB		4.15%	49,700.00	AC	03/25/2015
07-120-374		MBFINANCIAL BANK	FHLB		5.50%	150,495.50	AC	06/12/2015
07-120-363		MBFINANCIAL BANK	FFCB		4.88%	146,980.50	AC	01/11/2016
07-120-402		MBFINANCIAL BANK	FFCB		3.75%	50,280.00	AC	01/29/2016
07-120-298		MBFINANCIAL BANK	FNCT		7.00%	709.90	AC	02/01/2016
07-120-409		MBFINANCIAL BANK	FFCB		4.00%	100,242.00	AC	08/03/2016
07-120-421		MBFINANCIAL BANK	FHLB		6.75%	154,370.25	AC	09/09/2016
07-120-434		MBFINANCIAL BANK	FNMA		5.25%	118,945.00	AC	09/15/2016
07-120-433		MBFINANCIAL BANK	FHLB		3.50%	105,217.60	AC	12/09/2016
07-120-293		MBFINANCIAL BANK	FHLMC		5.13%	173,685.00	AC	11/17/2017
07-120-383		MBFINANCIAL BANK	FFCB		4.95%	24,969.25	AC	09/10/2018
07-120-379		MBFINANCIAL BANK	FFCB		5.34%	51,339.50	AC	10/22/2018
07-120-426		MBFINANCIAL BANK	FHLB		3.75%	105,060.00	AC	12/14/2018
07-120-345		MBFINANCIAL BANK	GNMA		5.00%	9,961.40	AC	12/18/2018
07-120-313		MBFINANCIAL BANK	FFCB		5.70%	32,133.75	AC	02/01/2019
07-120-408		MBFINANCIAL BANK	FHLB		4.30%	75,942.60	AC	03/06/2019
07-120-369		MBFINANCIAL BANK	FHLB		5.38%	101,790.00	AC	05/15/2019
07-120-296		MBFINANCIAL BANK	GNMA POOL		4.50%	16,709.04	AC	06/15/2019
07-120-310		MBFINANCIAL BANK	FHLB		4.37%	104,900.00	AC	07/01/2019
07-120-364		MBFINANCIAL BANK	FFCB		4.95%	103,813.75	AC	12/16/2019
07-120-318		MBFINANCIAL BANK	FHLB		4.63%	170,937.00	AC	09/11/2020
07-120-436		MBFINANCIAL BANK	FFCB		5.03%	184,599.00	AC	10/05/2021
07-120-386		MBFINANCIAL BANK	FHLB		5.00%	248,695.50	AC	12/10/2021
07-120-322		MBFINANCIAL BANK	FFCB		5.13%	114,603.00	AC	11/28/2022
07-120-308		MBFINANCIAL BANK	FHLB		5.25%	128,059.80	AC	12/09/2022
07-120-314		MBFINANCIAL BANK	FHLB		5.25%	58,896.00	AC	12/09/2022
07-120-309		MBFINANCIAL BANK	GNMA		8.65%	245.79	AC	07/20/2024
07-120-401		MBFINANCIAL BANK	FHLB		4.10%	280,579.20	AC	08/15/2024
07-120-299		MBFINANCIAL BANK	GNMA		6.00%	8,874.70	AC	08/20/2028
			TOTAL AGENCY CERTIFICATES			\$3,024,702.03		

VILLAGE OF WILLOWBROOK

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INVESTMENTS BY FUND AND MATURITY DATE AS OF AUGUST 31, 2014

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ACCOUNT NUMBER	ID. NO.	FINANCIAL INSTITUTION	CERTIFICATE NUMBER	TERM (DAYS)	ANNUAL YIELD	PRINCIPAL	MATURE TYPE	DATE
07-120-288		MBFINANCIAL BANK	CORP BONDS			3,006,604.05	CB	N/A
			TOTAL CORPORATE BONDS			\$3,006,604.05		
07-120-289		MBFINANCIAL BANK	EQUITIES			2,518,792.12	EQ	N/A
			TOTAL EQUITIES			\$2,518,792.12		
07-120-356		MBFINANCIAL BANK	WHEATON III		5.20%	29,935.80	MB	12/30/2014
07-120-419		MBFINANCIAL BANK	MORTON GROVE		3.25%	50,064.00	MB	06/01/2015
07-120-413		MBFINANCIAL BANK	ROUND LAKE BEA		4.50%	75,618.00	MB	01/01/2016
07-120-414		MBFINANCIAL BANK	ALSIP II BLD AM		4.25%	50,000.00	MB	01/01/2016
07-120-415		MBFINANCIAL BANK	AURORA IL		4.00%	25,077.75	MB	12/30/2016
07-120-347		MBFINANCIAL BANK	BARRINGTON IL		4.37%	56,047.00	MB	12/15/2017
07-120-350		MBFINANCIAL BANK	LAKE & MCHENRY		5.25%	112,743.00	MB	01/01/2018
07-120-382		MBFINANCIAL BANK	COOK COUNTY		5.25%	24,750.00	MB	12/15/2018
07-120-372		MBFINANCIAL BANK	SPORTS AUTHRTY		5.45%	25,153.50	MB	06/15/2019
07-120-416		MBFINANCIAL BANK	CRYSTAL LAKE BI		4.65%	25,000.00	MB	01/01/2020
07-120-399		MBFINANCIAL BANK	MUNI BONDS		4.25%	54,750.00	MB	10/01/2020
07-120-398		MBFINANCIAL BANK	MINI BOND		4.57%	56,133.50	MB	11/15/2020
07-120-435		MBFINANCIAL BANK	MCHENRY COUNT		4.85%	57,552.00	MB	12/15/2020
07-120-400		MBFINANCIAL BANK	TRANSIT AUTHY		6.33%	76,738.50	MB	12/01/2021
07-120-427		MBFINANCIAL BANK	SCHOOL DIST 225		5.70%	50,000.00	MB	12/01/2025
07-120-431		MBFINANCIAL BANK	WILL COUNTY FPI		5.50%	106,684.00	MB	12/15/2025
07-120-359		MBFINANCIAL BANK	HOFFMAN ESTS		5.40%	13,985.55	MB	12/01/2033
			TOTAL MUNICIPAL BONDS			\$890,232.60		
07-120-290		MBFINANCIAL BANK	MUTUAL FUND			6,346,923.97	MF	N/A
			TOTAL MUTUAL FUNDS			\$6,346,923.97		
07-110-202		COMMUNITY BANK OF WB	MONEY MARKET		0.15%	55,396.57	MM	N/A
07-110-335		MBFINANCIAL BANK	MONEY MARKET		0.15%	264,564.36	MM	N/A
			TOTAL MONEY MARKET			\$319,960.93		
07-120-900		IMET MARKET VALUE CONTRA	MARKET VALUE			2,333,551.26	MV	N/A
			TOTAL MARKET VALUE			\$2,333,551.26		
07-120-410		MBFINANCIAL BANK	US TREAS INFL I		2.00%	131,464.13	TN	01/15/2016
07-120-412		MBFINANCIAL BANK	US TREAS INFL I		2.13%	61,606.41	TN	01/15/2019
			TOTAL TREASURY NOTES			\$193,070.54		
			TOTAL POLICE PENSION FUND			\$18,633,837.50		
			AVERAGE ANNUAL YIELD			4.40%		
<b>SSA ONE PROJECT FUND</b>								
08-110-323		IMET	MONEY MARKET		0.33%	44.82	MM	N/A
			TOTAL MONEY MARKET			\$44.82		
			TOTAL SSA ONE PROJECT FUND			\$44.82		
			AVERAGE ANNUAL YIELD			0.33%		

VILLAGE OF WILLOWBROOK

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INVESTMENTS BY FUND AND MATURITY DATE AS OF AUGUST 31, 2014

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ACCOUNT NUMBER	ID. NO.	FINANCIAL INSTITUTION	CERTIFICATE NUMBER	TERM (DAYS)	ANNUAL YIELD	PRINCIPAL	TYPE	MATURE DATE
<b>WATER CAPITAL IMPROVEMENTS FUND</b>								
09-110-322		ILLINOIS FUNDS	MONEY MARKET		0.03%	652,777.54	MM	N/A
			TOTAL MONEY MARKET			\$652,777.54		
			TOTAL WATER CAPITAL IMPROVEMENTS FUND			\$652,777.54		
			AVERAGE ANNUAL YIELD			0.03%		
<b>CAPITAL PROJECT FUND</b>								
10-110-322		ILLINOIS FUNDS	MONEY MARKET		0.01%	101,245.85	MM	N/A
10-110-325		IMET	MONEY MARKET		0.33%	38.80	MM	N/A
			TOTAL MONEY MARKET			\$101,284.65		
			TOTAL CAPITAL PROJECT FUND			\$101,284.65		
			AVERAGE ANNUAL YIELD			0.01%		
<b>2008 BOND FUND</b>								
11-120-155		IMET	MONEY MARKET		0.06%	82.73	MM	N/A
11-110-323		IMET	MONEY MARKET		0.33%	48.20	MM	N/A
			TOTAL MONEY MARKET			\$130.93		
			TOTAL 2008 BOND FUND			\$130.93		
			AVERAGE ANNUAL YIELD			0.16%		
<b>LAND ACQUISITION, FACILITY EXPANSION &amp; RENOVATION FUND</b>								
14-110-322		ILLINOIS FUNDS	MONEY MARKET		0.01%	952,771.81	MM	N/A
			TOTAL MONEY MARKET			\$952,771.81		
			TOTAL LAND ACQUISITION, FACILITY EXPANSION & RENOVATION FUND			\$952,771.81		
			AVERAGE ANNUAL YIELD			0.01%		

GRAND TOTAL INVESTED

\$26,032,249.53

INVESTMENT TYPES

AC	AGENCY CERTIFICATES	MF	MUTUAL FUNDS
CB	CORPORATE BONDS	MM	MONEY MARKET
CD	CERTIFICATE OF DEPOSIT	MV	MARKET VALUE
CK	CHECKING	PC	PETTY CASH
EQ	EQUITIES	SV	SAVINGS
MB	MUNICIPAL BONDS	TN	TREASURY NOTES

VILLAGE OF WILLOWBROOK  
INVESTMENTS BY FUND (SUMMARY) AUGUST 31, 2014

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FUND	INVESTMENTS
GENERAL CORPORATE FUND	4,338,158.04
WATER FUND	419,061.34
HOTEL/MOTEL TAX FUND	9,457.64
MOTOR FUEL TAX FUND	452,447.66
T I F SPECIAL REVENUE FUND	408,706.58
SSA ONE BOND & INTEREST FUND	63,571.02
POLICE PENSION FUND	18,633,837.50
SSA ONE PROJECT FUND	44.82
WATER CAPITAL IMPROVEMENTS FUND	652,777.54
CAPITAL PROJECT FUND	101,284.65
2008 BOND FUND	130.93
LAND FUND	952,771.81
TOTAL INVESTED (ALL FUNDS):	\$26,032,249.53

VILLAGE OF WILLOWBROOK  
 INVESTMENTS BY TYPE (SUMMARY) AUGUST 31, 2014

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TYPE	AMOUNT	YIELD	NON-INTEREST	TOTAL INV.
AGENCY CERTIFICATES	3,024,702.03	4.84 %		3,024,702.03
CORPORATE BONDS			3,006,604.05	3,006,604.05
EQUITIES			2,518,792.12	2,518,792.12
MUNICIPAL BONDS	890,232.60	4.93 %		890,232.60
MUTUAL FUNDS			6,346,923.97	6,346,923.97
MONEY MARKET	6,795,771.55	0.06 %		6,795,771.55
MARKET VALUE			2,532,219.14	2,532,219.14
PETTY CASH			1,230.00	1,230.00
SAVINGS	4,065.84	0.25 %	718,637.69	722,703.53
TREASURY NOTES	193,070.54	2.04 %		193,070.54
 TOTAL ALL FUNDS	 \$10,907,842.56		 \$15,124,406.97	 \$26,032,249.53

VILLAGE OF WILLOWBROOK

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INVESTMENT SUMMARY BY INSTITUTION AS OF AUGUST 31, 2014

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INSTITUTION	VILLAGE FUNDS	PENSION FUNDS	TOTAL FUNDS
COMMUNITY BANK OF WB	1,500,830.49	55,396.57	1,556,227.06
ILLINOIS FUNDS	4,789,989.38		4,789,989.38
IMET	884,544.28		884,544.28
IMET MARKET VALUE CONTRA	198,667.88	2,333,551.26	2,532,219.14
MBFINANCIAL BANK		16,244,889.67	16,244,889.67
POLICE CADETS	280.00		280.00
U.S. BANK	23,150.00		23,150.00
VILLAGE OF WILLOWBROOK	950.00		950.00
TOTALS	\$7,398,412.03	\$18,633,837.50	\$26,032,249.53

VILLAGE OF WILLOWBROOK

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INVESTMENTS BY INSTITUTION AS OF AUGUST 31, 2014

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ACCOUNT NUMBER	ID. NO.	FINANCIAL INSTITUTION	CERTIFICATE NUMBER	TERM (DAYS)	ANNUAL YIELD	PRINCIPAL	TYPE	MATURE DATE
01-110-323		COMMUNITY BANK OF WB			0.15%	300,512.06	MM	N/A
01-110-325		COMMUNITY BANK OF WB			0.10%	6,275.67	MM	N/A
01-110-380		COMMUNITY BANK OF WB			0.25%	79,347.07	MM	N/A
02-110-209		COMMUNITY BANK OF WB			0.25%	415,142.16	MM	N/A
07-110-202		COMMUNITY BANK OF WB			0.15%	55,396.57	MM	N/A
01-110-257		COMMUNITY BANK OF WB				685,463.73	SV	N/A
01-110-332		COMMUNITY BANK OF WB				10,023.96	SV	N/A
01-110-385		COMMUNITY BANK OF WB			0.25%	4,065.84	SV	N/A
		TOTAL INVESTED				\$1,556,227.06		
01-110-322		ILLINOIS FUNDS			0.01%	2,145,092.10	MM	N/A
02-110-322		ILLINOIS FUNDS			0.01%	3,919.18	MM	N/A
03-110-322		ILLINOIS FUNDS			0.01%	9,457.64	MM	N/A
04-110-322		ILLINOIS FUNDS			0.01%	452,447.66	MM	N/A
05-110-322		ILLINOIS FUNDS			0.01%	408,706.58	MM	N/A
06-110-322		ILLINOIS FUNDS			0.01%	63,571.02	MM	N/A
09-110-322		ILLINOIS FUNDS			0.03%	652,777.54	MM	N/A
10-110-322		ILLINOIS FUNDS			0.01%	101,245.85	MM	N/A
14-110-322		ILLINOIS FUNDS			0.01%	952,771.81	MM	N/A
		TOTAL INVESTED				\$4,789,989.38		
01-120-154		IMET			0.06%	703,212.58	MM	N/A
01-120-155		IMET	20321-101		0.33%	181,117.15	MM	N/A
08-110-323		IMET			0.33%	44.82	MM	N/A
10-110-325		IMET			0.33%	38.80	MM	N/A
11-110-323		IMET			0.33%	48.20	MM	N/A
11-120-155		IMET			0.06%	82.73	MM	N/A
		TOTAL INVESTED				\$884,544.28		
01-120-900		IMET MARKET VALUE CONTRA				198,667.88	MV	N/A
07-120-900		IMET MARKET VALUE CONTRA				2,333,551.26	MV	N/A
		TOTAL INVESTED				\$2,532,219.14		
07-120-288		MBFINANCIAL BANK				3,006,604.05	CB	N/A
07-120-289		MBFINANCIAL BANK				2,518,792.12	EQ	N/A
07-120-290		MBFINANCIAL BANK				6,346,923.97	MF	N/A
07-110-335		MBFINANCIAL BANK			0.15%	264,564.36	MM	N/A
07-120-380		MBFINANCIAL BANK			5.25%	51,035.00	AC	09/12/2014
07-120-356		MBFINANCIAL BANK			5.20%	29,935.80	MB	12/30/2014
07-120-392		MBFINANCIAL BANK			4.13%	100,932.00	AC	03/13/2015
07-120-394		MBFINANCIAL BANK			4.15%	49,700.00	AC	03/25/2015
07-120-419		MBFINANCIAL BANK			3.25%	50,064.00	MB	06/01/2015
07-120-374		MBFINANCIAL BANK			5.50%	150,495.50	AC	06/12/2015
07-120-413		MBFINANCIAL BANK			4.50%	75,618.00	MB	01/01/2016
07-120-414		MBFINANCIAL BANK			4.25%	50,000.00	MB	01/01/2016
07-120-363		MBFINANCIAL BANK			4.88%	146,980.50	AC	01/11/2016
07-120-410		MBFINANCIAL BANK			2.00%	131,464.13	TN	01/15/2016
07-120-402		MBFINANCIAL BANK			3.75%	50,280.00	AC	01/29/2016
07-120-298		MBFINANCIAL BANK			7.00%	709.90	AC	02/01/2016

VILLAGE OF WILLOWBROOK

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INVESTMENTS BY INSTITUTION AS OF AUGUST 31, 2014

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ACCOUNT NUMBER	ID. NO.	FINANCIAL INSTITUTION	CERTIFICATE NUMBER	TERM (DAYS)	ANNUAL YIELD	PRINCIPAL	MATURE TYPE	DATE
07-120-409		MBFINANCIAL BANK	FFCB		4.00%	100,242.00	AC	08/03/2016
07-120-421		MBFINANCIAL BANK	FHLB		6.75%	154,370.25	AC	09/09/2016
07-120-434		MBFINANCIAL BANK	FNMA		5.25%	118,945.00	AC	09/15/2016
07-120-433		MBFINANCIAL BANK	FHLB		3.50%	105,217.60	AC	12/09/2016
07-120-415		MBFINANCIAL BANK	AURORA IL		4.00%	25,077.75	MB	12/30/2016
07-120-293		MBFINANCIAL BANK	FHLMC		5.13%	173,685.00	AC	11/17/2017
07-120-347		MBFINANCIAL BANK	BARRINGTON IL		4.37%	56,047.00	MB	12/15/2017
07-120-350		MBFINANCIAL BANK	LAKE & MCHENRY		5.25%	112,743.00	MB	01/01/2018
07-120-383		MBFINANCIAL BANK	FFCB		4.95%	24,969.25	AC	09/10/2018
07-120-379		MBFINANCIAL BANK	FFCB		5.34%	51,339.50	AC	10/22/2018
07-120-426		MBFINANCIAL BANK	FHLB		3.75%	105,060.00	AC	12/14/2018
07-120-382		MBFINANCIAL BANK	COOK COUNTY		5.25%	24,750.00	MB	12/15/2018
07-120-345		MBFINANCIAL BANK	GNMA		5.00%	9,961.40	AC	12/18/2018
07-120-412		MBFINANCIAL BANK	US TREAS INFL I		2.13%	61,606.41	TN	01/15/2019
07-120-313		MBFINANCIAL BANK	FFCB		5.70%	32,133.75	AC	02/01/2019
07-120-408		MBFINANCIAL BANK	FHLB		4.30%	75,942.60	AC	03/06/2019
07-120-369		MBFINANCIAL BANK	FHLB		5.38%	101,790.00	AC	05/15/2019
07-120-296		MBFINANCIAL BANK	GNMA POOL		4.50%	16,709.04	AC	06/15/2019
07-120-372		MBFINANCIAL BANK	SPORTS AUTHRT)		5.45%	25,153.50	MB	06/15/2019
07-120-310		MBFINANCIAL BANK	FHLB		4.37%	104,900.00	AC	07/01/2019
07-120-364		MBFINANCIAL BANK	FFCB		4.95%	103,813.75	AC	12/16/2019
07-120-416		MBFINANCIAL BANK	CRYSTAL LAKE BI		4.65%	25,000.00	MB	01/01/2020
07-120-318		MBFINANCIAL BANK	FHLB		4.63%	170,937.00	AC	09/11/2020
07-120-399		MBFINANCIAL BANK	MUNI BONDS		4.25%	54,750.00	MB	10/01/2020
07-120-398		MBFINANCIAL BANK	MINI BOND		4.57%	56,133.50	MB	11/15/2020
07-120-435		MBFINANCIAL BANK	MCHENRY COUNT		4.85%	57,552.00	MB	12/15/2020
07-120-436		MBFINANCIAL BANK	FFCB		5.03%	184,599.00	AC	10/05/2021
07-120-400		MBFINANCIAL BANK	TRANSIT AUTHY		6.33%	76,738.50	MB	12/01/2021
07-120-386		MBFINANCIAL BANK	FHLB		5.00%	248,695.50	AC	12/10/2021
07-120-322		MBFINANCIAL BANK	FFCB		5.13%	114,603.00	AC	11/28/2022
07-120-308		MBFINANCIAL BANK	FHLB		5.25%	128,059.80	AC	12/09/2022
07-120-314		MBFINANCIAL BANK	FHLB		5.25%	58,896.00	AC	12/09/2022
07-120-309		MBFINANCIAL BANK	GNMA		8.65%	245.79	AC	07/20/2024
07-120-401		MBFINANCIAL BANK	FHLB		4.10%	280,579.20	AC	08/15/2024
07-120-427		MBFINANCIAL BANK	SCHOOL DIST 225		5.70%	50,000.00	MB	12/01/2025
07-120-431		MBFINANCIAL BANK	WILL COUNTY FPI		5.50%	106,684.00	MB	12/15/2025
07-120-299		MBFINANCIAL BANK	GNMA		6.00%	8,874.70	AC	08/20/2028
07-120-359		MBFINANCIAL BANK	HOFFMAN ESTS		5.40%	13,985.55	MB	12/01/2033
		TOTAL INVESTED				\$16,244,889.67		
01-110-913		POLICE CADETS	PETTY CASH			280.00	PC	N/A
01-110-335		U.S. BANK	LOCKBOX			23,150.00	SV	N/A
01-110-911		VILLAGE OF WILLOWBROOK	PETTY CASH			950.00	PC	N/A
		GRAND TOTAL INVESTED				\$26,032,249.53		

VILLAGE OF WILLOWBROOK

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INVESTMENTS BY TYPE AND MATURITY DATE AS OF AUGUST 31, 2014

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ACCOUNT NUMBER	ID. NO.	FINANCIAL INSTITUTION	CERTIFICATE NUMBER	TERM (DAYS)	ANNUAL YIELD	PRINCIPAL	MATURE TYPE	DATE
07-120-380		MBFINANCIAL BANK	FHLB		5.25%	51,035.00	AC	09/12/2014
07-120-392		MBFINANCIAL BANK	FHLB		4.13%	100,932.00	AC	03/13/2015
07-120-394		MBFINANCIAL BANK	FFCB		4.15%	49,700.00	AC	03/25/2015
07-120-374		MBFINANCIAL BANK	FHLB		5.50%	150,495.50	AC	06/12/2015
07-120-363		MBFINANCIAL BANK	FFCB		4.88%	146,980.50	AC	01/11/2016
07-120-402		MBFINANCIAL BANK	FFCB		3.75%	50,280.00	AC	01/29/2016
07-120-298		MBFINANCIAL BANK	FNCT		7.00%	709.90	AC	02/01/2016
07-120-409		MBFINANCIAL BANK	FFCB		4.00%	100,242.00	AC	08/03/2016
07-120-421		MBFINANCIAL BANK	FHLB		6.75%	154,370.25	AC	09/09/2016
07-120-434		MBFINANCIAL BANK	FNMA		5.25%	118,945.00	AC	09/15/2016
07-120-433		MBFINANCIAL BANK	FHLB		3.50%	105,217.60	AC	12/09/2016
07-120-293		MBFINANCIAL BANK	FHLMC		5.13%	173,685.00	AC	11/17/2017
07-120-383		MBFINANCIAL BANK	FFCB		4.95%	24,969.25	AC	09/10/2018
07-120-379		MBFINANCIAL BANK	FFCB		5.34%	51,339.50	AC	10/22/2018
07-120-426		MBFINANCIAL BANK	FHLB		3.75%	105,060.00	AC	12/14/2018
07-120-345		MBFINANCIAL BANK	GNMA		5.00%	9,961.40	AC	12/18/2018
07-120-313		MBFINANCIAL BANK	FFCB		5.70%	32,133.75	AC	02/01/2019
07-120-408		MBFINANCIAL BANK	FHLB		4.30%	75,942.60	AC	03/06/2019
07-120-369		MBFINANCIAL BANK	FHLB		5.38%	101,790.00	AC	05/15/2019
07-120-296		MBFINANCIAL BANK	GNMA POOL		4.50%	16,709.04	AC	06/15/2019
07-120-310		MBFINANCIAL BANK	FHLB		4.37%	104,900.00	AC	07/01/2019
07-120-364		MBFINANCIAL BANK	FFCB		4.95%	103,813.75	AC	12/16/2019
07-120-318		MBFINANCIAL BANK	FHLB		4.63%	170,937.00	AC	09/11/2020
07-120-436		MBFINANCIAL BANK	FFCB		5.03%	184,599.00	AC	10/05/2021
07-120-386		MBFINANCIAL BANK	FHLB		5.00%	248,695.50	AC	12/10/2021
07-120-322		MBFINANCIAL BANK	FFCB		5.13%	114,603.00	AC	11/28/2022
07-120-308		MBFINANCIAL BANK	FHLB		5.25%	128,059.80	AC	12/09/2022
07-120-314		MBFINANCIAL BANK	FHLB		5.25%	58,896.00	AC	12/09/2022
07-120-309		MBFINANCIAL BANK	GNMA		8.65%	245.79	AC	07/20/2024
07-120-401		MBFINANCIAL BANK	FHLB		4.10%	280,579.20	AC	08/15/2024
07-120-299		MBFINANCIAL BANK	GNMA		6.00%	8,874.70	AC	08/20/2028
		TOTAL INVESTED				\$3,024,702.03		
07-120-288		MBFINANCIAL BANK	CORP BONDS			3,006,604.05	CB	N/A
07-120-289		MBFINANCIAL BANK	EQUITIES			2,518,792.12	EQ	N/A
07-120-356		MBFINANCIAL BANK	WHEATON III		5.20%	29,935.80	MB	12/30/2014
07-120-419		MBFINANCIAL BANK	MORTON GROVE		3.25%	50,064.00	MB	06/01/2015
07-120-413		MBFINANCIAL BANK	ROUND LAKE BEA		4.50%	75,618.00	MB	01/01/2016
07-120-414		MBFINANCIAL BANK	ALSIP II BLD AM		4.25%	50,000.00	MB	01/01/2016
07-120-415		MBFINANCIAL BANK	AURORA IL		4.00%	25,077.75	MB	12/30/2016
07-120-347		MBFINANCIAL BANK	BARRINGTON IL		4.37%	56,047.00	MB	12/15/2017
07-120-350		MBFINANCIAL BANK	LAKE & MCHENRY		5.25%	112,743.00	MB	01/01/2018
07-120-382		MBFINANCIAL BANK	COOK COUNTY		5.25%	24,750.00	MB	12/15/2018
07-120-372		MBFINANCIAL BANK	SPORTS AUTHRTY		5.45%	25,153.50	MB	06/15/2019
07-120-416		MBFINANCIAL BANK	CRYSTAL LAKE BI		4.65%	25,000.00	MB	01/01/2020
07-120-399		MBFINANCIAL BANK	MUNI BONDS		4.25%	54,750.00	MB	10/01/2020
07-120-398		MBFINANCIAL BANK	MINI BOND		4.57%	56,133.50	MB	11/15/2020

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INVESTMENTS BY TYPE AND MATURITY DATE AS OF AUGUST 31, 2014

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ACCOUNT NUMBER	ID. NO.	FINANCIAL INSTITUTION	CERTIFICATE NUMBER	TERM (DAYS)	ANNUAL YIELD	PRINCIPAL	MATURE TYPE	DATE
07-120-435		MBFINANCIAL BANK	MCHENRY COUNT		4.85%	57,552.00	MB	12/15/2020
07-120-400		MBFINANCIAL BANK	TRANSIT AUTHY		6.33%	76,738.50	MB	12/01/2021
07-120-427		MBFINANCIAL BANK	SCHOOL DIST 225		5.70%	50,000.00	MB	12/01/2025
07-120-431		MBFINANCIAL BANK	WILL COUNTY FPI		5.50%	106,684.00	MB	12/15/2025
07-120-359		MBFINANCIAL BANK	HOFFMAN ESTS		5.40%	13,985.55	MB	12/01/2033
		TOTAL INVESTED				\$890,232.60		
07-120-290		MBFINANCIAL BANK	MUTUAL FUND			6,346,923.97	MF	N/A
01-110-323		COMMUNITY BANK OF WB	MONEY MARKET		0.15%	300,512.06	MM	N/A
01-110-325		COMMUNITY BANK OF WB	MONEY MARKET		0.10%	6,275.67	MM	N/A
01-110-380		COMMUNITY BANK OF WB	MONEY MARKET		0.25%	79,347.07	MM	N/A
02-110-209		COMMUNITY BANK OF WB	MONEY MARKET		0.25%	415,142.16	MM	N/A
07-110-202		COMMUNITY BANK OF WB	MONEY MARKET		0.15%	55,396.57	MM	N/A
01-110-322		ILLINOIS FUNDS	MONEY MARKET		0.01%	2,145,092.10	MM	N/A
02-110-322		ILLINOIS FUNDS	MONEY MARKET		0.01%	3,919.18	MM	N/A
03-110-322		ILLINOIS FUNDS	MONEY MARKET		0.01%	9,457.64	MM	N/A
04-110-322		ILLINOIS FUNDS	MONEY MARKET		0.01%	452,447.66	MM	N/A
05-110-322		ILLINOIS FUNDS	MONEY MARKET		0.01%	408,706.58	MM	N/A
06-110-322		ILLINOIS FUNDS	MONEY MARKET		0.01%	63,571.02	MM	N/A
09-110-322		ILLINOIS FUNDS	MONEY MARKET		0.03%	652,777.54	MM	N/A
10-110-322		ILLINOIS FUNDS	MONEY MARKET		0.01%	101,245.85	MM	N/A
14-110-322		ILLINOIS FUNDS	MONEY MARKET		0.01%	952,771.81	MM	N/A
01-120-154		IMET	POOLED INVEST		0.06%	703,212.58	MM	N/A
01-120-155		IMET	20321-101		0.33%	181,117.15	MM	N/A
08-110-323		IMET	MONEY MARKET		0.33%	44.82	MM	N/A
10-110-325		IMET	MONEY MARKET		0.33%	38.80	MM	N/A
11-110-323		IMET	MONEY MARKET		0.33%	48.20	MM	N/A
11-120-155		IMET	MONEY MARKET		0.06%	82.73	MM	N/A
07-110-335		MBFINANCIAL BANK	MONEY MARKET		0.15%	264,564.36	MM	N/A
		TOTAL INVESTED				\$6,795,771.55		
01-120-900		IMET MARKET VALUE CONTRA	MARKET VALUE			198,667.88	MV	N/A
07-120-900		IMET MARKET VALUE CONTRA	MARKET VALUE			2,333,551.26	MV	N/A
		TOTAL INVESTED				\$2,532,219.14		
01-110-913		POLICE CADETS	PETTY CASH			280.00	PC	N/A
01-110-911		VILLAGE OF WILLOWBROOK	PETTY CASH			950.00	PC	N/A
		TOTAL INVESTED				\$1,230.00		
01-110-257		COMMUNITY BANK OF WB	SAVINGS			685,463.73	SV	N/A
01-110-332		COMMUNITY BANK OF WB	SAVINGS			10,023.96	SV	N/A
01-110-385		COMMUNITY BANK OF WB	SAVINGS		0.25%	4,065.84	SV	N/A
01-110-335		U.S. BANK	LOCKBOX			23,150.00	SV	N/A
		TOTAL INVESTED				\$722,703.53		
07-120-410		MBFINANCIAL BANK	US TREAS INFL I		2.00%	131,464.13	TN	01/15/2016
07-120-412		MBFINANCIAL BANK	US TREAS INFL I		2.13%	61,606.41	TN	01/15/2019
		TOTAL INVESTED				\$193,070.54		
		GRAND TOTAL INVESTED				\$26,032,249.53		

VILLAGE OF WILLOWBROOK

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INVESTMENTS BY TYPE AND MATURITY DATE AS OF AUGUST 31, 2014

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ACCOUNT NUMBER ID. NO.	FINANCIAL INSTITUTION	CERTIFICATE NUMBER	TERM (DAYS)	ANNUAL YIELD	PRINCIPAL	TYPE	MATURE DATE
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VILLAGE OF WILLOWBROOK

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INVESTMENTS BY MATURITY DATE AND TYPE AS OF AUGUST 31, 2014

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ACCOUNT NUMBER	ID. NO.	FINANCIAL INSTITUTION	CERTIFICATE NUMBER	TERM (DAYS)	ANNUAL YIELD	PRINCIPAL	MATURE TYPE	DATE
07-120-288		MBFINANCIAL BANK	CORP BONDS			3,006,604.05	CB	N/A
07-120-289		MBFINANCIAL BANK	EQUITIES			2,518,792.12	EQ	N/A
07-120-290		MBFINANCIAL BANK	MUTUAL FUND			6,346,923.97	MF	N/A
01-110-323		COMMUNITY BANK OF WB	MONEY MARKET		0.15%	300,512.06	MM	N/A
01-110-325		COMMUNITY BANK OF WB	MONEY MARKET		0.10%	6,275.67	MM	N/A
01-110-380		COMMUNITY BANK OF WB	MONEY MARKET		0.25%	79,347.07	MM	N/A
02-110-209		COMMUNITY BANK OF WB	MONEY MARKET		0.25%	415,142.16	MM	N/A
07-110-202		COMMUNITY BANK OF WB	MONEY MARKET		0.15%	55,396.57	MM	N/A
01-110-322		ILLINOIS FUNDS	MONEY MARKET		0.01%	2,145,092.10	MM	N/A
02-110-322		ILLINOIS FUNDS	MONEY MARKET		0.01%	3,919.18	MM	N/A
03-110-322		ILLINOIS FUNDS	MONEY MARKET		0.01%	9,457.64	MM	N/A
04-110-322		ILLINOIS FUNDS	MONEY MARKET		0.01%	452,447.66	MM	N/A
05-110-322		ILLINOIS FUNDS	MONEY MARKET		0.01%	408,706.58	MM	N/A
06-110-322		ILLINOIS FUNDS	MONEY MARKET		0.01%	63,571.02	MM	N/A
09-110-322		ILLINOIS FUNDS	MONEY MARKET		0.03%	652,777.54	MM	N/A
10-110-322		ILLINOIS FUNDS	MONEY MARKET		0.01%	101,245.85	MM	N/A
14-110-322		ILLINOIS FUNDS	MONEY MARKET		0.01%	952,771.81	MM	N/A
01-120-154		IMET	POOLED INVEST		0.06%	703,212.58	MM	N/A
01-120-155		IMET	20321-101		0.33%	181,117.15	MM	N/A
08-110-323		IMET	MONEY MARKET		0.33%	44.82	MM	N/A
10-110-325		IMET	MONEY MARKET		0.33%	38.80	MM	N/A
11-110-323		IMET	MONEY MARKET		0.33%	48.20	MM	N/A
11-120-155		IMET	MONEY MARKET		0.06%	82.73	MM	N/A
07-110-335		MBFINANCIAL BANK	MONEY MARKET		0.15%	264,564.36	MM	N/A
01-120-900		IMET MARKET VALUE CONTRA	MARKET VALUE			198,667.88	MV	N/A
07-120-900		IMET MARKET VALUE CONTRA	MARKET VALUE			2,333,551.26	MV	N/A
01-110-913		POLICE CADETS	PETTY CASH			280.00	PC	N/A
01-110-911		VILLAGE OF WILLOWBROOK	PETTY CASH			950.00	PC	N/A
01-110-257		COMMUNITY BANK OF WB	SAVINGS			685,463.73	SV	N/A
01-110-332		COMMUNITY BANK OF WB	SAVINGS			10,023.96	SV	N/A
01-110-385		COMMUNITY BANK OF WB	SAVINGS		0.25%	4,065.84	SV	N/A
01-110-335		U.S. BANK	LOCKBOX			23,150.00	SV	N/A
07-120-380		MBFINANCIAL BANK	FHLB		5.25%	51,035.00	AC	09/12/2014
07-120-356		MBFINANCIAL BANK	WHEATON III		5.20%	29,935.80	MB	12/30/2014
07-120-392		MBFINANCIAL BANK	FHLB		4.13%	100,932.00	AC	03/13/2015
07-120-394		MBFINANCIAL BANK	FFCB		4.15%	49,700.00	AC	03/25/2015
07-120-419		MBFINANCIAL BANK	MORTON GROVE		3.25%	50,064.00	MB	06/01/2015
07-120-374		MBFINANCIAL BANK	FHLB		5.50%	150,495.50	AC	06/12/2015
07-120-413		MBFINANCIAL BANK	ROUND LAKE BEA		4.50%	75,618.00	MB	01/01/2016
07-120-414		MBFINANCIAL BANK	ALSIP II BLD AM		4.25%	50,000.00	MB	01/01/2016
07-120-363		MBFINANCIAL BANK	FFCB		4.88%	146,980.50	AC	01/11/2016
07-120-410		MBFINANCIAL BANK	US TREAS INFL I		2.00%	131,464.13	TN	01/15/2016
07-120-402		MBFINANCIAL BANK	FFCB		3.75%	50,280.00	AC	01/29/2016
07-120-298		MBFINANCIAL BANK	FNCT		7.00%	709.90	AC	02/01/2016
07-120-409		MBFINANCIAL BANK	FFCB		4.00%	100,242.00	AC	08/03/2016
07-120-421		MBFINANCIAL BANK	FHLB		6.75%	154,370.25	AC	09/09/2016
07-120-434		MBFINANCIAL BANK	FNMA		5.25%	118,945.00	AC	09/15/2016
07-120-433		MBFINANCIAL BANK	FHLB		3.50%	105,217.60	AC	12/09/2016
07-120-415		MBFINANCIAL BANK	AURORA IL		4.00%	25,077.75	MB	12/30/2016

VILLAGE OF WILLOWBROOK

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INVESTMENTS BY MATURITY DATE AND TYPE AS OF AUGUST 31, 2014

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ACCOUNT NUMBER	ID. NO.	FINANCIAL INSTITUTION	CERTIFICATE NUMBER	TERM (DAYS)	ANNUAL YIELD	PRINCIPAL	MATURE TYPE	DATE
07-120-293		MBFINANCIAL BANK	FHLMC		5.13%	173,685.00	AC	11/17/2017
07-120-347		MBFINANCIAL BANK	BARRINGTON IL		4.37%	56,047.00	MB	12/15/2017
07-120-350		MBFINANCIAL BANK	LAKE & MCHENRY		5.25%	112,743.00	MB	01/01/2018
07-120-383		MBFINANCIAL BANK	FFCB		4.95%	24,969.25	AC	09/10/2018
07-120-379		MBFINANCIAL BANK	FFCB		5.34%	51,339.50	AC	10/22/2018
07-120-426		MBFINANCIAL BANK	FHLB		3.75%	105,060.00	AC	12/14/2018
07-120-382		MBFINANCIAL BANK	COOK COUNTY		5.25%	24,750.00	MB	12/15/2018
07-120-345		MBFINANCIAL BANK	GNMA		5.00%	9,961.40	AC	12/18/2018
07-120-412		MBFINANCIAL BANK	US TREAS INFL I		2.13%	61,606.41	TN	01/15/2019
07-120-313		MBFINANCIAL BANK	FFCB		5.70%	32,133.75	AC	02/01/2019
07-120-408		MBFINANCIAL BANK	FHLB		4.30%	75,942.60	AC	03/06/2019
07-120-369		MBFINANCIAL BANK	FHLB		5.38%	101,790.00	AC	05/15/2019
07-120-296		MBFINANCIAL BANK	GNMA POOL		4.50%	16,709.04	AC	06/15/2019
07-120-372		MBFINANCIAL BANK	SPORTS AUTHRTY		5.45%	25,153.50	MB	06/15/2019
07-120-310		MBFINANCIAL BANK	FHLB		4.37%	104,900.00	AC	07/01/2019
07-120-364		MBFINANCIAL BANK	FFCB		4.95%	103,813.75	AC	12/16/2019
07-120-416		MBFINANCIAL BANK	CRYSTAL LAKE BI		4.65%	25,000.00	MB	01/01/2020
07-120-318		MBFINANCIAL BANK	FHLB		4.63%	170,937.00	AC	09/11/2020
07-120-399		MBFINANCIAL BANK	MUNI BONDS		4.25%	54,750.00	MB	10/01/2020
07-120-398		MBFINANCIAL BANK	MINI BOND		4.57%	56,133.50	MB	11/15/2020
07-120-435		MBFINANCIAL BANK	MCHENRY COUNT		4.85%	57,552.00	MB	12/15/2020
07-120-436		MBFINANCIAL BANK	FFCB		5.03%	184,599.00	AC	10/05/2021
07-120-400		MBFINANCIAL BANK	TRANSIT AUTHY		6.33%	76,738.50	MB	12/01/2021
07-120-386		MBFINANCIAL BANK	FHLB		5.00%	248,695.50	AC	12/10/2021
07-120-322		MBFINANCIAL BANK	FFCB		5.13%	114,603.00	AC	11/28/2022
07-120-308		MBFINANCIAL BANK	FHLB		5.25%	128,059.80	AC	12/09/2022
07-120-314		MBFINANCIAL BANK	FHLB		5.25%	58,896.00	AC	12/09/2022
07-120-309		MBFINANCIAL BANK	GNMA		8.65%	245.79	AC	07/20/2024
07-120-401		MBFINANCIAL BANK	FHLB		4.10%	280,579.20	AC	08/15/2024
07-120-427		MBFINANCIAL BANK	SCHOOL DIST 225		5.70%	50,000.00	MB	12/01/2025
07-120-431		MBFINANCIAL BANK	WILL COUNTY FPI		5.50%	106,684.00	MB	12/15/2025
07-120-299		MBFINANCIAL BANK	GNMA		6.00%	8,874.70	AC	08/20/2028
07-120-359		MBFINANCIAL BANK	HOFFMAN ESTS		5.40%	13,985.55	MB	12/01/2033
		TOTAL INVESTED				\$26,032,249.53		
		GRAND TOTAL INVESTED				\$26,032,249.53		

VILLAGE OF WILLOWBROOK

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REVENUE REPORT FOR AUGUST, 2014

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ACCT. NO.	DESCRIPTION	RECEIVED THIS MONTH	RECEIVED THIS YEAR	BUDGET AMOUNT	PERCENT COLLECTED	BUDGET REMAINING
<u>GENERAL CORPORATE FUND</u>						
<u>Operating Revenue</u>						
01-1100	Property Taxes	2,753.01	90,826.02	166,135.00	54.67	75,308.98
01-1110	Other Taxes	533,386.84	2,083,857.58	6,061,113.00	34.38	3,977,255.42
01-1120	Licenses	4,746.50	7,291.50	136,750.00	5.33	129,458.50
01-1130	Permits	8,890.90	44,874.26	180,400.00	24.87	135,525.74
01-1140	Fines	71,099.65	295,238.02	685,000.00	43.10	389,761.98
01-1150	Transfers-Other Funds	0.00	108,438.24	433,753.00	25.00	325,314.76
01-1160	Charges & Fees	671.58	94,088.05	36,250.00	259.55	-57,838.05
01-1170	Park & Recreation Revenue	9,206.50	23,670.86	66,422.00	35.64	42,751.14
01-1180	Other Revenue	600.00	98,271.91	330,850.00	29.70	232,578.09
**TOTAL	Operating Revenue	631,354.98	2,846,556.44	8,096,673.00	35.16	5,250,116.56
<u>Non-Operating Revenue</u>						
01-3000	Non-Operating Revenue	-375.78	840.60	750.00	112.08	-90.60
**TOTAL	Non-Operating Revenue	-375.78	840.60	750.00	112.08	-90.60
***TOTAL	GENERAL CORPORATE FUND	630,979.20	2,847,397.04	8,097,423.00	35.16	5,250,025.96

VILLAGE OF WILLOWBROOK

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REVENUE REPORT FOR AUGUST, 2014

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ACCT. NO.	DESCRIPTION	RECEIVED THIS MONTH	RECEIVED THIS YEAR	BUDGET AMOUNT	PERCENT COLLECTED	BUDGET REMAINING
<u>WATER FUND</u>						
<u>Operating Revenue</u>						
02-1160	Charges & Fees	258,283.48	945,957.37	3,490,247.00	27.10	2,544,289.63
**TOTAL	Operating Revenue	258,283.48	945,957.37	3,490,247.00	27.10	2,544,289.63
<u>Non-Operating Revenue</u>						
02-3100	Other Income	0.04	143.94	750.00	19.19	606.06
02-3200	Charges & Fees	0.00	0.00	3,000.00	0.00	3,000.00
**TOTAL	Non-Operating Revenue	0.04	143.94	3,750.00	3.84	3,606.06
***TOTAL	WATER FUND	258,283.52	946,101.31	3,493,997.00	27.08	2,547,895.69
<u>HOTEL/MOTEL TAX FUND</u>						
<u>Operating Revenue</u>						
03-1110	Other Taxes	3,745.70	17,139.56	60,027.00	28.55	42,887.44
03-1160	Charges & Fees	0.00	0.00	0.00	0.00	0.00
03-1180	Other Revenue	0.00	0.00	0.00	0.00	0.00
**TOTAL	Operating Revenue	3,745.70	17,139.56	60,027.00	28.55	42,887.44
<u>Non-Operating Revenue</u>						
03-3100	Other Income	0.04	0.18	0.00	0.00	-0.18
**TOTAL	Non-Operating Revenue	0.04	0.18	0.00	0.00	-0.18
<u>Transfers</u>						
03-4000	Transfers	0.00	0.00	0.00	0.00	0.00
**TOTAL	Transfers	0.00	0.00	0.00	0.00	0.00
***TOTAL	HOTEL/MOTEL TAX FUND	3,745.74	17,139.74	60,027.00	28.55	42,887.26
<u>MOTOR FUEL TAX FUND</u>						
<u>Operating Revenue</u>						
04-1110	Other Taxes	57,575.18	150,988.71	241,766.00	62.45	90,777.29
**TOTAL	Operating Revenue	57,575.18	150,988.71	241,766.00	62.45	90,777.29
<u>Non-Operating Revenue</u>						
04-3100	Other Income	4.54	12.99	50.00	25.98	37.01
**TOTAL	Non-Operating Revenue	4.54	12.99	50.00	25.98	37.01
***TOTAL	MOTOR FUEL TAX FUND	57,579.72	151,001.70	241,816.00	62.44	90,814.30

VILLAGE OF WILLOWBROOK

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REVENUE REPORT FOR AUGUST, 2014

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ACCT. NO.	DESCRIPTION	RECEIVED THIS MONTH	RECEIVED THIS YEAR	BUDGET AMOUNT	PERCENT COLLECTED	BUDGET REMAINING
<u>T I F SPECIAL REVENUE FUND</u>						
<u>Operating Revenue</u>						
05-1000	Operating Revenue	5.87	405,230.58	800,000.00	50.65	394,769.42
**TOTAL	Operating Revenue	5.87	405,230.58	800,000.00	50.65	394,769.42
<u>Non-Operating Revenue</u>						
05-3100	Other Income	4.32	9.89	50.00	19.78	40.11
**TOTAL	Non-Operating Revenue	4.32	9.89	50.00	19.78	40.11
***TOTAL	T I F SPECIAL REVENUE FUND	10.19	405,240.47	800,050.00	50.65	394,809.53
<u>SSA ONE BOND FUND</u>						
<u>Operating Revenue</u>						
06-1000	Operating Revenue	0.12	160,430.87	319,440.00	50.22	159,009.13
**TOTAL	Operating Revenue	0.12	160,430.87	319,440.00	50.22	159,009.13
<u>Non-Operating Revenue</u>						
06-3000	Non-Operating Revenue	0.67	1.10	10.00	11.00	8.90
**TOTAL	Non-Operating Revenue	0.67	1.10	10.00	11.00	8.90
***TOTAL	SSA ONE BOND FUND	0.79	160,431.97	319,450.00	50.22	159,018.03
<u>POLICE PENSION FUND</u>						
<u>Operating Revenue</u>						
07-1150	Transfers-Other Funds	39,993.46	179,970.57	519,915.00	34.62	339,944.43
07-1180	Other Revenue	15,229.14	69,557.92	199,762.00	34.82	130,204.08
**TOTAL	Operating Revenue	55,222.60	249,528.49	719,677.00	34.67	470,148.51
<u>Non-Operating Revenue</u>						
07-3100	Other Income	17.28	558,655.32	500,000.00	111.73	-58,655.32
**TOTAL	Non-Operating Revenue	17.28	558,655.32	500,000.00	111.73	-58,655.32
***TOTAL	POLICE PENSION FUND	55,239.88	808,183.81	1,219,677.00	66.26	411,493.19
<u>SSA ONE PROJECT FUND</u>						
<u>Operating Revenue</u>						
08-1000	Operating Revenue	0.00	0.00	0.00	0.00	0.00
**TOTAL	Operating Revenue	0.00	0.00	0.00	0.00	0.00

VILLAGE OF WILLOWBROOK

PRCT. OF YR: 33.33

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REVENUE REPORT FOR AUGUST, 2014

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ACCT. NO.	DESCRIPTION	RECEIVED THIS MONTH	RECEIVED THIS YEAR	BUDGET AMOUNT	PERCENT COLLECTED	BUDGET REMAINING
	<u>Non-Operating Revenue</u>					
08-3000	Non-Operating Revenue	0.00	0.00	0.00	0.00	0.00
**TOTAL	Non-Operating Revenue	0.00	0.00	0.00	0.00	0.00
***TOTAL	SSA ONE PROJECT FUND	0.00	0.00	0.00	0.00	0.00
	<u>WATER CAPITAL IMPROVEMENTS FUND</u>					
	<u>Operating Revenue</u>					
09-1000	Operating Revenue	35,000.00	35,000.00	70,000.00	50.00	35,000.00
**TOTAL	Operating Revenue	35,000.00	35,000.00	70,000.00	50.00	35,000.00
	<u>Non-Operating Revenue</u>					
09-3000	Non-Operating Revenue	6.54	20.24	100.00	20.24	79.76
**TOTAL	Non-Operating Revenue	6.54	20.24	100.00	20.24	79.76
***TOTAL	WATER CAPITAL IMPROVEMENTS FUND	35,006.54	35,020.24	70,100.00	49.96	35,079.76
	<u>CAPITAL PROJECT FUND</u>					
	<u>UNKNOWN SUBJECT # 0000</u>					
10- 0	UNKNOWN SUBJECT # 0000	0.00	0.00	0.00	0.00	0.00
**TOTAL	UNKNOWN SUBJECT # 0000	0.00	0.00	0.00	0.00	0.00
	<u>Operating Revenue</u>					
10-1000	Operating Revenue	1,100.00	1,100.00	0.00	0.00	-1,100.00
10-1180	Other Revenue	0.00	0.00	0.00	0.00	0.00
**TOTAL	Operating Revenue	1,100.00	1,100.00	0.00	0.00	-1,100.00
	<u>Non-Operating Revenue</u>					
10-3000	Non-Operating Revenue	1.07	4.03	10.00	40.30	5.97
**TOTAL	Non-Operating Revenue	1.07	4.03	10.00	40.30	5.97
***TOTAL	CAPITAL PROJECT FUND	1,101.07	1,104.03	10.00	11,040.30	-1,094.03
	<u>2008 BOND FUND</u>					
	<u>Operating Revenue</u>					
11-1180	Other Revenue	0.00	0.00	0.00	0.00	0.00
**TOTAL	Operating Revenue	0.00	0.00	0.00	0.00	0.00

VILLAGE OF WILLOWBROOK

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REVENUE REPORT FOR AUGUST, 2014

PAGE: 5

ACCT. NO.	DESCRIPTION	RECEIVED THIS MONTH	RECEIVED THIS YEAR	BUDGET AMOUNT	PERCENT COLLECTED	BUDGET REMAINING
<u>Non-Operating Revenue</u>						
11-3000	Non-Operating Revenue	0.06	33,478.28	156,956.00	21.33	123,477.72
**TOTAL	Non-Operating Revenue	0.06	33,478.28	156,956.00	21.33	123,477.72
***TOTAL	2008 BOND FUND	0.06	33,478.28	156,956.00	21.33	123,477.72
 <u>LAND - FACILITY EXPANSION &amp; RENOVATION F</u>						
<u>Non-Operating Revenue</u>						
14-3000	Non-Operating Revenue	11.43	1,902.19	700,250.00	0.27	698,347.81
**TOTAL	Non-Operating Revenue	11.43	1,902.19	700,250.00	0.27	698,347.81
***TOTAL	LAND - FACILITY EXPANSION & RENOVATI	11.43	1,902.19	700,250.00	0.27	698,347.81
 <u>FUND SUMMARY</u>						
1	GENERAL CORPORATE	630,979.20	2,847,397.04	8,097,423.00	35.16	5,250,025.96
2	WATER	258,283.52	946,101.31	3,493,997.00	27.08	2,547,895.69
3	HOTEL/MOTEL TAX	3,745.74	17,139.74	60,027.00	28.55	42,887.26
4	MOTOR FUEL TAX	57,579.72	151,001.70	241,816.00	62.44	90,814.30
5	T I F SPECIAL REVENUE	10.19	405,240.47	800,050.00	50.65	394,809.53
6	SSA ONE BOND & INTEREST	0.79	160,431.97	319,450.00	50.22	159,018.03
7	POLICE PENSION	55,239.88	808,183.81	1,219,677.00	66.26	411,493.19
9	WATER CAPITAL IMPROVEMENTS	35,006.54	35,020.24	70,100.00	49.96	35,079.76
10	CAPITAL PROJECT	1,101.07	1,104.03	10.00	11,040.30	-1,094.03
11	2008 BOND	0.06	33,478.28	156,956.00	21.33	123,477.72
14	LAND ACQUISITION, FACILITY EXPANSION	11.43	1,902.19	700,250.00	0.27	698,347.81
	TOTALS ALL FUNDS	1,041,958.14	5,407,000.78	15,159,756.00	35.67	9,752,755.22

VILLAGE OF WILLOWBROOK  
 EXPENDITURE REPORT FOR AUGUST, 2014  
 GENERAL CORPORATE FUND

ACCT. NO.	DESCRIPTION	EXPENDED THIS MONTH	EXPENDED THIS YEAR	PRCT. BUDGET	WORKING BUDGET	BUDGET REMAINING	PRCT. APPROP.	APPROP.
<u>VILLAGE BOARD &amp; CLERK</u>								
01-05-410-3	GENERAL MANAGEMENT	1,799.98	16,108.69	26.42	60,977.30	44,868.61	13.21	121,954.60
01-05-420-3	COMMUNITY RELATIONS	0.00	0.00	0.00	500.00	500.00	0.00	1,000.00
01-05-425-6	CAPITAL IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-05-430-7	CONTINGENCIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
**TOTAL	VILLAGE BOARD & CLERK	1,799.98	16,108.69	26.20	61,477.30	45,368.61	13.10	122,954.60
<u>BOARD OF POLICE COMMISSIONERS</u>								
01-07-435-3	ADMINISTRATION	29.10	390.96	3.02	12,950.00	12,559.04	1.51	25,900.00
01-07-440-5	OTHER	0.00	660.00	7.33	9,000.00	8,340.00	3.67	18,000.00
01-07-445-7	CONTINGENCIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
**TOTAL	BOARD OF POLICE COMMISSIONERS	29.10	1,050.96	4.79	21,950.00	20,899.04	2.39	43,900.00
<u>ADMINISTRATION</u>								
01-10-455-5	GENERAL MANAGEMENT	4,071.45	125,345.67	17.05	735,209.89	609,864.22	8.52	1,470,419.78
01-10-460-3	DATA PROCESSING	119.85	910.15	10.97	8,300.00	7,389.85	5.48	16,600.00
01-10-461-1	LEGISLATIVE SUPPORT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-10-465-2	ADMINISTRATION-GENERAL ENGINEERING	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-10-466-3	BUILDINGS	4,415.29	15,189.23	17.10	88,823.00	73,633.77	8.55	177,646.00
01-10-470-2	LEGAL SERVICES	3,847.15	18,184.02	16.53	110,000.00	91,815.98	8.27	220,000.00
01-10-471-2	FINANCIAL AUDIT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01-10-475-3	COMMUNITY RELATIONS	0.00	894.90	9.71	9,213.00	8,318.10	4.86	18,426.00
01-10-480-2	RISK MANAGEMENT	1,848.96	2,831.37	1.18	240,665.00	237,833.63	0.59	481,330.00
01-10-485-6	CAPITAL IMPROVEMENTS	1,525.00	2,186.83	6.59	33,162.00	30,975.17	3.30	66,324.00
01-10-490-7	CONTINGENCIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
**TOTAL	ADMINISTRATION	15,827.70	165,542.17	13.51	1,225,372.89	1,059,830.72	6.75	2,450,745.78
<u>PLANNING &amp; ECONOMIC DEVELOPMENT</u>								
01-15-510-4	GENERAL MANAGEMENT	1,145.30	13,773.62	17.56	78,441.79	64,668.17	8.78	156,883.58
01-15-515-4	DATA PROCESSING	0.00	0.00	0.00	2,000.00	2,000.00	0.00	4,000.00
01-15-520-2	ENGINEERING	797.80	15,297.08	16.83	90,900.00	75,602.92	8.41	181,800.00
01-15-535-2	RISK MANAGEMENT	0.00	0.00	0.00	2,500.00	2,500.00	0.00	5,000.00
01-15-540-6	CAPITAL IMPROVEMENTS	0.00	496.37	100.07	496.00	-0.37	50.04	992.00
01-15-544-7	CONTINGENCIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
**TOTAL	PLANNING & ECONOMIC DEVELOPMENT	1,943.10	29,567.07	16.96	174,337.79	144,770.72	8.48	348,675.58
<u>PARKS &amp; RECREATION DEPT</u>								
01-20-550-1	ADMINISTRATION	1,825.13	16,688.53	31.56	52,870.63	36,182.10	15.78	105,741.25
01-20-555-3	PARKS & RECREATION-ADMINISTRATION	0.00	0.00	0.00	400.00	400.00	0.00	800.00
01-20-560-2	ADMINISTRATION	0.00	0.00	0.00	2,500.00	2,500.00	0.00	5,000.00
01-20-565-3	LANDSCAPING	5,031.61	25,747.19	31.10	82,799.00	57,051.81	15.55	165,598.00
01-20-570-4	MAINTENANCE	3,643.69	19,225.33	36.31	52,942.00	33,716.67	18.16	105,884.00
01-20-575-5	SUMMER PROGRAM	3,328.94	8,954.55	42.51	21,066.00	12,111.45	21.25	42,132.00
01-20-580-5	FALL PROGRAM	0.00	0.00	0.00	10,268.00	10,268.00	0.00	20,536.00
01-20-585-5	WINTER PROGRAM	1,794.00	6,340.06	14.20	44,635.00	38,294.94	7.10	89,270.00
01-20-586-1	SPRING PROGRAM	0.00	2,996.15	89.38	3,352.00	355.85	44.69	6,704.00
01-20-590-5	SPECIAL RECREATION SERVICES	0.00	19,692.95	26.64	73,930.00	54,237.05	13.32	147,860.00
01-20-595-6	CAPITAL IMPROVEMENTS	0.00	6,155.91	1.46	422,331.00	416,175.09	0.73	844,662.00
01-20-599-7	CONTINGENCIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
**TOTAL	PARKS & RECREATION DEPT	15,623.37	105,800.67	13.79	767,093.63	661,292.96	6.90	1,534,187.25
<u>FINANCE DEPARTMENT</u>								
01-25-610-4	GENERAL MANAGEMENT	2,824.02	37,399.62	26.27	142,368.00	104,968.38	13.13	284,736.00



VILLAGE OF WILLOWBROOK  
 EXPENDITURE REPORT FOR AUGUST, 2014  
 GENERAL CORPORATE FUND

ACCT. NO.	DESCRIPTION	EXPENDED THIS MONTH	EXPENDED THIS YEAR	PRCT. BUDGET	WORKING BUDGET	BUDGET REMAINING	PRCT. APPROP.	APPROP.
01-45-849-7	CONTINGENCIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
**TOTAL	PLAN COMMISSION	0.00	0.00	0.00	0.00	0.00	0.00	0.00
***TOTAL	GENERAL CORPORATE FUND	214,750.35	2,113,988.45	24.37	8,674,769.59	6,560,781.14	12.18	17,349,539.17

VILLAGE OF WILLOWBROOK  
EXPENDITURE REPORT FOR AUGUST, 2014

WATER FUND

ACCT. NO.	DESCRIPTION	EXPENDED THIS MONTH	EXPENDED THIS YEAR	PRCT. BUDGET	WORKING BUDGET	BUDGET REMAINING	PRCT. APPROP.	APPROP.
<u>WATER DEPARTMENT</u>								
02-50-401-4	ADMINISTRATION	1,285.49	84,826.00	30.44	278,683.53	193,857.53	15.22	557,367.06
02-50-405-2	ENGINEERING	0.00	0.00	0.00	2,575.00	2,575.00	0.00	5,150.00
02-50-410-5	INTERFUND TRANSFERS	35,000.00	154,151.24	27.83	553,979.00	399,827.76	13.91	1,107,958.00
02-50-415-2	RISK MANAGEMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
02-50-417-4	EDP	0.00	7,054.71	37.18	18,977.00	11,922.29	18.59	37,954.00
02-50-420-5	WATER PRODUCTION	139,634.34	405,228.85	25.07	1,616,463.00	1,211,234.15	12.53	3,232,926.00
02-50-425-4	WATER STORAGE	507.69	2,795.67	30.61	9,134.00	6,338.33	15.30	18,268.00
02-50-430-4	TRANSPORTATION & DISTRIBUTION	5,916.41	66,336.51	59.30	111,875.00	45,538.49	29.65	223,750.00
02-50-435-4	METERS & BILLING	0.00	9,660.99	104.33	9,260.00	-400.99	52.17	18,520.00
02-50-440-7	CAPITAL IMPROVEMENTS	0.00	0.00	0.00	30,000.00	30,000.00	0.00	60,000.00
02-50-449-7	CONTINGENCIES-DEBT SERVICE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
**TOTAL	WATER DEPARTMENT	182,343.93	730,053.97	27.75	2,630,946.53	1,900,892.56	13.87	5,261,893.06
***TOTAL	WATER FUND	182,343.93	730,053.97	27.75	2,630,946.53	1,900,892.56	13.87	5,261,893.06

VILLAGE OF WILLOWBROOK  
 EXPENDITURE REPORT FOR AUGUST, 2014  
 HOTEL/MOTEL TAX FUND

ACCT. NO.	DESCRIPTION	EXPENDED THIS MONTH	EXPENDED THIS YEAR	PRCT. BUDGET	WORKING BUDGET	BUDGET REMAINING	PRCT. APPROP.	APPROP.
	<u>HOTEL/MOTEL</u>							
03-53-401-4	ADMINISTRATION	0.00	2,655.86	22.08	12,030.47	9,374.61	11.04	24,060.93
03-53-435-3	PUBLIC RELATIONS & PROMOTION	0.00	3,000.00	6.41	46,817.00	43,817.00	3.20	93,634.00
03-53-436-3	SPECIAL EVENTS	0.00	2,500.00	55.56	4,500.00	2,000.00	27.78	9,000.00
03-53-449-7	CONTINGENCIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
**TOTAL	HOTEL/MOTEL	0.00	8,155.86	12.87	63,347.47	55,191.61	6.44	126,694.93
***TOTAL	HOTEL/MOTEL TAX FUND	0.00	8,155.86	12.87	63,347.47	55,191.61	6.44	126,694.93

VILLAGE OF WILLOWBROOK  
 EXPENDITURE REPORT FOR AUGUST, 2014  
 MOTOR FUEL TAX FUND

ACCT. NO.	DESCRIPTION	EXPENDED THIS MONTH	EXPENDED THIS YEAR	PRCT. BUDGET	WORKING BUDGET	BUDGET REMAINING	PRCT. APPROP.	APPROP.
	<u>MOTOR FUEL TAX</u>							
04-56-401-3	PAVEMENT MARKINGS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
04-56-405-3	ROAD SERVICES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
04-56-410-3	SNOW REMOVAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00
04-56-415-2	STREET LIGHTING	0.00	0.00	0.00	0.00	0.00	0.00	0.00
04-56-420-2	TRAFFIC SIGNALS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
04-56-425-3	STREET MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
04-56-430-6	CAPITAL IMPROVEMENTS	0.00	0.00	0.00	210,000.00	210,000.00	0.00	420,000.00
04-56-439-7	CONTINGENCIES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
**TOTAL	MOTOR FUEL TAX	0.00	0.00	0.00	210,000.00	210,000.00	0.00	420,000.00
***TOTAL	MOTOR FUEL TAX FUND	0.00	0.00	0.00	210,000.00	210,000.00	0.00	420,000.00

VILLAGE OF WILLOWBROOK  
 EXPENDITURE REPORT FOR AUGUST, 2014  
 T I F SPECIAL REVENUE FUND

ACCT. NO.	DESCRIPTION	EXPENDED THIS MONTH	EXPENDED THIS YEAR	PRCT. BUDGET	WORKING BUDGET	BUDGET REMAINING	PRCT. APPROP.	APPROP.
05-59-401-3	ADMINISTRATION - GENERAL	468.00	936.00	0.15	645,034.00	644,098.00	0.07	1,290,068.00
05-59-410-5	PRINCIPAL EXPENSE	0.00	151,870.00	49.97	303,940.00	152,070.00	24.98	607,880.00
05-59-425-2	ATTORNEY FEES	0.00	0.00	0.00	3,000.00	3,000.00	0.00	6,000.00
***TOTAL	T I F SPECIAL REVENUE FUND	468.00	152,806.00	16.05	951,974.00	799,168.00	8.03	1,903,948.00

VILLAGE OF WILLOWBROOK  
 EXPENDITURE REPORT FOR AUGUST, 2014  
 SSA ONE BOND FUND

ACCT. NO.	DESCRIPTION	EXPENDED THIS MONTH	EXPENDED THIS YEAR	PRCT. BUDGET	WORKING BUDGET	BUDGET REMAINING	PRCT. APPROP.	APPROP.
	<u>SSA BOND</u>							
06-60-550-4	DEBT SERVICE	0.00	97,220.00	30.43	319,440.00	222,220.00	15.22	638,880.00
06-60-555-7	SSA BOND & INTEREST FUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00
**TOTAL	SSA BOND	0.00	97,220.00	30.43	319,440.00	222,220.00	15.22	638,880.00
***TOTAL	SSA ONE BOND FUND	0.00	97,220.00	30.43	319,440.00	222,220.00	15.22	638,880.00

VILLAGE OF WILLOWBROOK  
EXPENDITURE REPORT FOR AUGUST, 2014  
POLICE PENSION FUND

ACCT. NO.	DESCRIPTION	EXPENDED THIS MONTH	EXPENDED THIS YEAR	PRCT. BUDGET	WORKING BUDGET	BUDGET REMAINING	PRCT. APPROP.	APPROP.
07-62-401-5	POLICE PENSION FUND	3,115.00	188,437.95	25.17	748,625.00	560,187.05	12.59	1,497,250.00
***TOTAL	POLICE PENSION FUND	3,115.00	188,437.95	25.17	748,625.00	560,187.05	12.59	1,497,250.00



VILLAGE OF WILLOWBROOK  
 EXPENDITURE REPORT FOR AUGUST, 2014  
 WATER CAPITAL IMPROVEMENTS FUND

ACCT. NO.	DESCRIPTION	EXPENDED THIS MONTH	EXPENDED THIS YEAR	PRCT. BUDGET	WORKING BUDGET	BUDGET REMAINING	PRCT. APPROP.	APPROP.
	<u>WATER CAPITAL IMPROVEMENTS</u>							
09-65-405-2	WATER CAPITAL IMPROV FUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00
09-65-410-5	INTERFUND TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
09-65-440-6	CAPITAL IMPROVEMENTS	0.00	1,035.00	0.32	326,000.00	324,965.00	0.16	652,000.00
**TOTAL	WATER CAPITAL IMPROVEMENTS	0.00	1,035.00	0.32	326,000.00	324,965.00	0.16	652,000.00
***TOTAL	WATER CAPITAL IMPROVEMENTS FUND	0.00	1,035.00	0.32	326,000.00	324,965.00	0.16	652,000.00

VILLAGE OF WILLOWBROOK  
 EXPENDITURE REPORT FOR AUGUST, 2014  
 CAPITAL PROJECT FUND

ACCT. NO.	DESCRIPTION	EXPENDED THIS MONTH	EXPENDED THIS YEAR	PRCT. BUDGET	WORKING BUDGET	BUDGET REMAINING	PRCT. APPROP.	APPROP.
<u>CAPITAL PROJECTS</u>								
10-68-430-5	CAPITAL PROJECTS FUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-68-540-4	PUBLIC WORKS FACILITY ARCHITECT FEES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10-68-545-4	75TH ST EXTENSION PROJECT	802.50	802.50	107.00	750.00	-52.50	53.50	1,500.00
10-68-550-4	DEBT SERVICE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
**TOTAL	CAPITAL PROJECTS	802.50	802.50	107.00	750.00	-52.50	53.50	1,500.00
***TOTAL	CAPITAL PROJECT FUND	802.50	802.50	107.00	750.00	-52.50	53.50	1,500.00

VILLAGE OF WILLOWBROOK  
EXPENDITURE REPORT FOR AUGUST, 2014  
2008 BOND FUND

ACCT. NO.	DESCRIPTION	EXPENDED THIS MONTH	EXPENDED THIS YEAR	PRCT. BUDGET	WORKING BUDGET	BUDGET REMAINING	PRCT. APPROP.	APPROP.
***TOTAL	2008 BOND FUND	0.00	33,478.13	21.33	156,956.00	123,477.87	10.66	313,912.00





VILLAGE OF WILLOWBROOK  
 EXPENDITURE REPORT FOR AUGUST, 2014  
 LAND - FACILITY EXPANSION & RENOVATION F

ACCT. NO.	DESCRIPTION	EXPENDED THIS MONTH	EXPENDED THIS YEAR	PRCT. BUDGET	WORKING BUDGET	BUDGET REMAINING	PRCT. APPROP.	APPROP.
14-75-910-4	OTHER EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
14-75-920-2	OTHER	0.00	4,140.73	0.00	0.00	-4,140.73	0.00	0.00
14-75-930-4	LAND & FACILITY	73,878.33	129,731.38	12.20	1,063,127.00	933,395.62	6.10	2,126,254.00
14-75-940-5	TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
***TOTAL	LAND - FACILITY EXPANSION & RENOVATION F	73,878.33	133,872.11	12.59	1,063,127.00	929,254.89	6.30	2,126,254.00
<u>FUND SUMMARY</u>								
1	GENERAL CORPORATE	214,750.35	2,113,988.45	24.37	8,674,769.59	6,560,781.14	12.18	17,349,539.17
2	WATER	182,343.93	730,053.97	27.75	2,630,946.53	1,900,892.56	13.87	5,261,893.06
3	HOTEL/MOTEL TAX	0.00	8,155.86	12.87	63,347.47	55,191.61	6.44	126,694.93
4	MOTOR FUEL TAX	0.00	0.00	0.00	210,000.00	210,000.00	0.00	420,000.00
5	T I F SPECIAL REVENUE	468.00	152,806.00	16.05	951,974.00	799,168.00	8.03	1,903,948.00
6	SSA ONE BOND & INTEREST	0.00	97,220.00	30.43	319,440.00	222,220.00	15.22	638,880.00
7	POLICE PENSION	3,115.00	188,437.95	25.17	748,625.00	560,187.05	12.59	1,497,250.00
9	WATER CAPITAL IMPROVEMENTS	0.00	1,035.00	0.32	326,000.00	324,965.00	0.16	652,000.00
10	CAPITAL PROJECT	802.50	802.50	107.00	750.00	-52.50	53.50	1,500.00
11	2008 BOND	0.00	33,478.13	21.33	156,956.00	123,477.87	10.66	313,912.00
14	LAND ACQUISITION, FACILITY EXPANSION & RENO	73,878.33	133,872.11	12.59	1,063,127.00	929,254.89	6.30	2,126,254.00
	TOTALS ALL FUNDS	475,358.11	3,459,849.97	22.84	15,145,935.59	11,686,085.62	11.42	30,291,871.16

# VILLAGE OF WILLOWBROOK FINANCIAL REPORT MUNICIPAL SALES AND USE TAXES

MONTH	SALE					
DIST	MADE	10-11	11-12	12-13	13-14	14-15
MAY	FEB	\$ 223,555	\$ 254,811	\$ 261,216	\$ 250,138	\$ 245,589
JUNE	MAR	281,024	296,840	308,159	304,370	293,285
JULY	APR	259,844	281,808	288,609	295,557	293,319
AUG	MAY	284,173	276,985	316,487	334,102	342,029
SEPT	JUNE	314,663	318,524	336,664	338,139	
OCT	JULY	276,383	300,424	291,508	300,405	
NOV	AUG	279,375	326,134	330,699	332,925	
DEC	SEPT	260,636	296,490	300,348	288,422	
JAN	OCT	273,809	272,291	282,374	283,164	
FEB	NOV	290,009	296,763	306,325	295,860	
MARCH	DEC	355,102	387,223	377,505	387,074	
APRIL	JAN	234,660	253,944	277,850	234,816	
<b>TOTAL</b>		<b>\$ 3,333,234</b>	<b>\$ 3,562,238</b>	<b>\$ 3,677,745</b>	<b>\$ 3,644,970</b>	<b>\$ 1,174,222</b>
<b>MTH AVG</b>		<b>\$ 277,769</b>	<b>\$ 296,853</b>	<b>\$ 306,479</b>	<b>\$ 303,747</b>	<b>\$ 293,555</b>
<b>BUDGET</b>		<b>\$ 3,121,250</b>	<b>\$ 3,217,250</b>	<b>\$ 3,493,374</b>	<b>\$ 3,447,000</b>	<b>\$ 3,450,000</b>

YEAR TO DATE LAST YEAR : \$ 1,184,166  
 YEAR TO DATE THIS YEAR : \$ 1,174,222  
 DIFFERENCE : \$ (9,944)

PERCENTAGE CHANGE :

**-0.84%**

CURRENT FISCAL YEAR :

BUDGETED REVENUE: \$ 3,450,000  
 PERCENTAGE OF YEAR COMPLETED : 33.33%  
 PERCENTAGE OF REVENUE TO DATE : 34.04%  
 PROJECTION OF ANNUAL REVENUE : \$ 3,614,361  
 EST. DOLLAR DIFF ACTUAL TO BUDGET \$ 164,361  
 EST. PERCENT DIFF ACTUAL TO BUDGET **4.8%**

# VILLAGE OF WILLOWBROOK

## BOARD MEETING AGENDA ITEM - HISTORY/COMMENTARY

**ITEM TITLE:**

AN ORDINANCE AMENDING TITLE 3, CHAPTER 12, SECTION 3-12-5 (B)  
OF THE VILLAGE CODE – CLASSIFICATIONS: CLASS B LICENSE

**AGENDA NO.**

**5e**

**AGENDA DATE:** 9/8/14

**STAFF REVIEW:** Tim Halik,  
Village Administrator

**SIGNATURE:** \_\_\_\_\_

*Tim Halik*

**LEGAL REVIEW:** Thomas Bastian,  
Village Attorney

**SIGNATURE:** \_\_\_\_\_

*THOMAS BASTIAN TH.*

**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)**

The Luciano's restaurant was previously issued a Class B Liquor License which enabled the sale of alcoholic beverages to be consumed on-site. Unfortunately, the restaurant was voluntarily closed on or around August 17, 2014 and the location is now posted "for lease."

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

Since it is not the Village's practice to hold an available liquor license, the attached ordinance amendment will serve to reduce the number of available Class B liquor licenses from fourteen (14) to thirteen (13). Should another eligible business request such a license, and the Deputy Liquor Control Commissioner agrees to issue such a license to the location, a new license would be created.

**ACTION PROPOSED:**

Pass the Ordinance.

ORDINANCE NO. 14-O-\_\_\_\_\_

AN ORDINANCE AMENDING TITLE 3, CHAPTER 12, SECTION  
3-12-5(B) OF THE VILLAGE CODE – CLASSIFICATIONS: CLASS B LICENSE

---

BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Willowbrook, DuPage County, Illinois, that the Village Code of the Village of Willowbrook be amended as follows:

SECTION ONE: That Title 3, Chapter 12, Section 3-12-5(B) of the Village Code of the Village of Willowbrook, entitled "Class B License", is hereby amended by deleting the last sentence contained therein in its entirety and in lieu thereof, the following language shall be substituted:

...“There shall be no more than thirteen (13) class B licenses issued at any one time.”

SECTION TWO: That all ordinances and resolutions, or parts thereof, in conflict with the provisions with this Ordinance are, to the extent of such conflict, expressly repealed.

SECTION THREE: That this Ordinance shall be in full force and effect ten (10) days from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED and APPROVED this 8<sup>th</sup> day of September, 2014.

APPROVED:

---

Mayor

ATTEST:

\_\_\_\_\_

Village Clerk

ROLL CALL VOTE: AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTENTIONS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**BOARD MEETING**

**AGENDA ITEM - HISTORY/COMMENTARY**

AN ORDINANCE DECLARING SURPLUS PROPERTY AND AUTHORIZING THE SALE OF THE SAME.

AGENDA NO. 5f

AGENDA DATE: 09/08/2014

STAFF REVIEW: MARK SHELTON

SIGNATURE: 

LEGAL REVIEW: TOM BASTIAN

SIGNATURE: 

RECOMMENDED BY VILLAGE ADMIN.: TIM HALIK

SIGNATURE: 

REVIEWED & APPROVED BY COMMITTEE: YES  N/A

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

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

Staff has a Village owned vehicle deemed surplus ready for disposal.

VIN	Year	Make	Model
2FAFP71V48X164489	2008	FORD	CROWN VIC

Staff recommends the Mayor and Board of Trustees pass the ordinance authorizing the sale of the vehicle listed above.

**ACTION PROPOSED:**

PASSAGE OF THE ORDINANCE

ORDINANCE NO. 14-0-\_\_\_\_

AN ORDINANCE DECLARING SURPLUS PROPERTY AND AUTHORIZING THE SALE  
OF THE SAME.

---

WHEREAS, in the opinion of a majority of the corporate authorities of the Village of Willowbrook, it is no longer necessary or useful or for the best interests of the Village of Willowbrook, to retain ownership of the personal property hereinafter described; and

WHEREAS, it has been determined by the Mayor and Board of Trustees of the Village of Willowbrook to dispose of said personal property.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Willowbrook as follows:

SECTION ONE: Pursuant to 65 ILCS 5/11-76-4, the Mayor and Board of Trustees of the Village of Willowbrook find that the property legally described on Exhibit "A" attached hereto and made a part of, now owned by the Village of Willowbrook, is no longer necessary or useful to the Village of Willowbrook and the best interests of the Village of Willowbrook will be served by its disposal.

SECTION TWO: Pursuant to 65 ILCS 5/11-76-4, the Village Administrator is hereby authorized and directed to dispose of the property set forth on Exhibit "A" now owned by

the Village of Willowbrook in any manner he deems appropriate, with or without advertisement.

SECTION THREE: The Village Administrator is hereby authorized to dispose of the property set forth on Exhibit "A" to the recipient thereof.

SECTION FOUR: The sale or disposition of said surplus property is "AS IS" with no warranty either express or implied of merchant ability or fitness for particular purpose.

SECTION FIVE: This ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED and APPROVED this 8<sup>th</sup> day of September, 2014.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Village Clerk

ROLL CALL VOTE: AYES: \_\_\_\_\_  
NAYS: \_\_\_\_\_  
ABSTENTIONS: \_\_\_\_\_  
ABSENT: \_\_\_\_\_

**EXHIBIT "A"**

<b>VIN</b>	<b>Year</b>	<b>Make</b>	<b>Model</b>
<b>2FAFP71V48X164489</b>	<b>2008</b>	<b>FORD</b>	<b>CROWN VIC</b>

**BOARD MEETING**

**AGENDA ITEM - HISTORY/COMMENTARY**

AN ORDINANCE DECLARING SURPLUS PROPERTY AND AUTHORIZING THE SALE OF THE SAME.

AGENDA NO. **5g**  
AGENDA DATE: 09/08/2014

STAFF REVIEW: MARK SHELTON

SIGNATURE: 

LEGAL REVIEW: TOM BASTIAN

SIGNATURE: THOMAS BASTIAN TH.

RECOMMENDED BY VILLAGE ADMIN.: TIM HALIK

SIGNATURE: T. Halik

REVIEWED & APPROVED BY COMMITTEE: YES  N/A

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

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

Staff has a Village owned vehicle deemed surplus ready for disposal.

VIN	Year	Make	Model
2FAHP71V59X110483	2009	FORD	CROWN VIC

Staff recommends the Mayor and Board of Trustees pass the ordinance authorizing the sale of the vehicle listed above.

**ACTION PROPOSED:**

PASSAGE OF THE ORDINANCE

ORDINANCE NO. 14-O-\_\_\_\_

AN ORDINANCE DECLARING SURPLUS PROPERTY AND AUTHORIZING THE SALE  
OF THE SAME.

---

WHEREAS, in the opinion of a majority of the corporate authorities of the Village of Willowbrook, it is no longer necessary or useful or for the best interests of the Village of Willowbrook, to retain ownership of the personal property hereinafter described; and

WHEREAS, it has been determined by the Mayor and Board of Trustees of the Village of Willowbrook to dispose of said personal property.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Willowbrook as follows:

SECTION ONE: Pursuant to 65 ILCS 5/11-76-4, the Mayor and Board of Trustees of the Village of Willowbrook find that the property legally described on Exhibit "A" attached hereto and made a part of, now owned by the Village of Willowbrook, is no longer necessary or useful to the Village of Willowbrook and the best interests of the Village of Willowbrook will be served by its disposal.

SECTION TWO: Pursuant to 65 ILCS 5/11-76-4, the Village Administrator is hereby authorized and directed to dispose of the property set forth on Exhibit "A" now owned by

the Village of Willowbrook in any manner he deems appropriate, with or without advertisement.

SECTION THREE: The Village Administrator is hereby authorized to dispose of the property set forth on Exhibit "A" to the recipient thereof.

SECTION FOUR: The sale or disposition of said surplus property is "AS IS" with no warranty either express or implied of merchant ability or fitness for particular purpose.

SECTION FIVE: This ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED and APPROVED this 8<sup>th</sup> day of September, 2014.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Village Clerk

ROLL CALL VOTE: AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTENTIONS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**EXHIBIT "A"**

<b>VIN</b>	<b>Year</b>	<b>Make</b>	<b>Model</b>
<b>2FAHP71V59X110483</b>	<b>2009</b>	<b>FORD</b>	<b>CROWN VIC</b>

# VILLAGE OF WILLOWBROOK

## BOARD MEETING AGENDA ITEM - HISTORY/COMMENTARY

<b>ITEM TITLE:</b> A RESOLUTION AUTHORIZING THE VILLAGE ADMINISTRATOR'S ACCEPTANCE OF CHANGE ORDER NUMBER 1 – REMOVAL OF EXISTING BELOW SLAB CABLE DUCT – VILLAGE HALL RENOVATION PROJECT, AND RATIFYING AND CONFIRMING THE VILLAGE ADMINISTRATOR'S PRIOR EXECUTION OF SAID CHANGE ORDER	<b>AGENDA NO.</b> <span style="float: right; font-size: 1.2em;">5h</span>  <b>AGENDA DATE:</b> <u>9/8/14</u>
---	--

**STAFF REVIEW:** Tim Halik, Village Administrator      SIGNATURE: Tim Halik  
**LEGAL REVIEW:** Thomas Bastian, Village Attorney      SIGNATURE: THOMAS BASTIAN JR.  
**RECOMMENDED BY:** Tim Halik, Village Administrator      SIGNATURE: Tim Halik

**REVIEWED BY COMMITTEE:**      YES  on 9/8/14      NO       N/A

**ITEM HISTORY (PREVIOUS VILLAGE BOARD REVIEWS, ACTIONS RELATED TO THIS ITEM, etc.)**

At its regular meeting on July 14, 2014, the Village Board awarded a construction contract to FBG Corporation to complete the renovation of the new Village Hall offices located at 835 Midway Drive. Work commenced on July 23, 2014 and, since that time, various work has occurred including demolition, CMU and brick placement, light gauge steel framing, excavation for underground plumbing, ordering of the elevator, and rough-in of various utilities.

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

The following change order represents a total increase in the contract in the amount of \$6,365.25. The following is a summary of the nature of the required change order:

C.O. #	TYPE	AMOUNT (+ OR -)	EXPLANATION
1	Addition	\$6,365.25	Unforeseen construction condition - After removal of the floor covering in the lower office level as part of the demolition process, an old metal cable duct was discovered running throughout the office area. Subsequent discussion with the previous owner of the building revealed that the duct was originally installed within the floor slab to provide cable access to offices for computers, phones, etc. However, the duct had since been abandoned. The metal duct was found to be deteriorated and causing the concrete topping to crack and fail. Both the architect and general contractor do not recommend that new carpet be placed over these cracked and crumbling areas. This cost will include the complete removal of the old duct and filling-in the trench with concrete.

Staff recommends that the resolution authorizing the above change order as presented be adopted. Since the completion of this work was necessary to allow other work to continue without delay, the mayor was consulted and it was agreed that the change order be accepted and ratified by the Village Board after-the-fact. Therefore, the change order was accepted on August 25, 2014 by Administrator Halik.

**ACTION PROPOSED:**

Adopt resolution, which will serve to accept the change order and ratify and confirm the Administrator's prior acceptance of the change order.

RESOLUTION NO. 14-R-\_\_\_\_\_

A RESOLUTION AUTHORIZING THE VILLAGE ADMINISTRATOR'S ACCEPTANCE OF CHANGE ORDER NUMBER 1 – REMOVAL OF EXISTING BELOW SLAB CABLE DUCT – VILLAGE HALL RENOVATION PROJECT, AND RATIFYING AND CONFIRMING THE VILLAGE ADMINISTRATOR'S PRIOR EXECUTION OF SAID CHANGE ORDER

---

BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Willowbrook, DuPage County, Illinois, that the Village Administrator is hereby authorized to execute project change order number 1 in the amount of \$6,365.25 for the removal of an existing below slab cable duct as part of the Village Hall renovation project, attached hereto as Exhibit "A" and made a part hereof, and that the Village Administrator's prior execution of said change order be and the same is hereby ratified and confirmed.

ADOPTED and APPROVED this 8<sup>th</sup> day of September, 2014.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Village Clerk

ROLL CALL VOTE: AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTENTIONS: \_\_\_\_\_

ABSENT: \_\_\_\_\_



**ARCHITECT'S CHANGE ORDER**

**Project:** Village of Willowbrook  
Village Hall Remodel

**Change Order No.:** 01

**To:** FBG Corporation  
1015 S. Route 83  
Elmhurst, IL 60126  
Attn: Abe Assaf

**Change Order Date:** 15 August 2014  
**Project No.:** 2014-002  
**Contract For:** General Construction  
**Contract Date:** July 14, 2014

**You are directed to make the following changes in this Contract:**

Remove existing below-slab cable duct on lower level and infill resulting trench with new concrete, per attached Change Order Proposal #1, prepared by FBG Corporation, dated 8 August 2014.

The original Contract Sum was .....		
Net Change by previous Change Orders .....	\$	1,431,580.00
The Contract Sum prior to this Change Order .....	\$	0.00
The Contract Sum will be increased by this Change Order.....	\$	1,431,580.00
The new Contract Sum including this Change Order will be .....	\$	6,365.25
The Contract Time will be increased by .....	\$	1,437,945.25
The Date of Completion as of the date of this Change Order therefore is .....		0 days
		14 November 2014

Williams Architects  
500 Park Boulevard, Suite 160  
Itasca, IL 60143

FBG Corporation.  
1015 South Route 83  
Elmhurst, IL 60126

Village of Willowbrook  
7760 Quincy Street  
Willowbrook, IL 60527

By [Signature]  
Date 8/18/2014

By [Signature]  
Date 8/20/2014

By [Signature]  
Date 8.25.14

# CHANGE ORDER # 1

FBG Corporation  
 1015 South Route 83  
 Elmhurst, IL 60126  
 Voice (630) 941-4700  
 FAX (630) 941-7799

Williams Architects  
 500 Park Blvd  
 Suite 800  
 Itasca, IL 60143

To: Scott Morlock

Project Name		Willowbrook Village Hall Renovation		
Change order #		1		
Sub contractor Name		FBG		
Architects project NO		2014-002		
Date	8/8/2014			
Item #	SPEC.#	Description	%	Amount
1	24119	Demo Existing Electrical Trench		
		Demo Attachment # 1		\$2,600
2	3300	Concrete Attachment # 2		
		Material	25.00%	\$700
		labor	75.00%	\$2,100
		Total 1		\$5,400.00
		Bond Cost	2.50%	\$135.00
		Total 2		\$5,535.00
		Mark up	15.00%	\$830.25
		Sub Total		\$6,365.25

<b>Action</b>		
Approved	<i>Abe Acraf</i>	<i>8/13/2014</i>
Approved as Noted		
Revise and Resubmit		
Rejected		

# ROBINETTE DEMOLITION, INC.

0 S 560 Highway 83  
Oakbrook Terrace, Illinois 60181  
PHN: (630) 833-7997  
FAX: (630) 833-8047

August 5, 2014

Mr. Abe Assaf  
FBG Corporation  
1015 South Route 83  
Elmhurst, IL 60126  
PHN: 630-941-4700  
FAX: 630-941-7799

*Project: Willowbrook Village Hall Remodel  
835 Midway Drive  
Willowbrook, IL*

*RFCO # 001*

Robinette Demolition, Inc. is pleased to quote the following on the above referenced project:

**Scope of Work:**

- Removal of:
  - Concrete topping in basement over existing trench & remove miscellaneous electric from trench
- Bid is based site visit on 8/4/14
- Remove and haul material to dumpsters provided by FBG

**Base bid:** \_\_\_\_\_ \$ **2,600.00**

**Exclusions/Clarifications**

- No work not included above
- No saw cutting. Rough break only

Thank you for the opportunity to present this proposal. If you have any questions, please call.

Respectfully,

Matt Bock  
Estimator/Project Manager

Accepted: \_\_\_\_\_  
Authorized signature and date

**Scott A. Morlock**

---

**From:** rwclark123@yahoo.com  
**Sent:** Thursday, August 14, 2014 5:10 AM  
**To:** Abe Assaf  
**Subject:** Willowbrook

Abe,

The extra cost to install concrete at the trench in the basement is \$ 2,800.00

Rick Clark

# VILLAGE OF WILLOWBROOK

## BOARD MEETING AGENDA ITEM - HISTORY/COMMENTARY

<b>ITEM TITLE:</b> Receive Plan Commission Recommendation – Public Hearing 2014-10 – Text Amendments that define and regulate medical marijuana.	<b>AGENDA NO.</b> 5i <b>AGENDA DATE:</b> 9/8/14
---	--

<b>STAFF REVIEW:</b> Jo Ellen Charlton, Planning Consultant	<b>SIGNATURE:</b> <u>Jo Ellen Charlton</u>
<b>LEGAL REVIEW:</b> Tom Bastian, Village Attorney	<b>SIGNATURE:</b> <u>THOMAS BASTIAN TH.</u>
<b>RECOMMENDED BY:</b> Tim Halik, Village Administrator	<b>SIGNATURE:</b> <u>Tim Halik</u>
<b>REVIEWED &amp; APPROVED BY COMMITTEE:</b>	YES <input type="checkbox"/> NO <input type="checkbox"/> N/A <input checked="" type="checkbox"/>

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

The Compassionate Use of Medical Cannabis Pilot Program Act became effective in the State of Illinois on January 1, 2014. The Act provides the framework to make cannabis available to qualified patients and caregivers for medical purposes. The State has recently approved “rules” and investors will have an opportunity to file applications shortly. The State provides local government with the opportunity to impose “reasonable” regulations as to where and how these uses can be regulated that are not in conflict with the State’s requirements. Most communities have opted to regulate uses as special or conditional uses in various business and industrial districts. Based on the State’s requirements, there are no sites in Willowbrook that qualify as a cultivation center where cannabis can be grown. The State will only authorize 3 dispensary licenses for DuPage County.

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

The Plan Commission conducted the public hearing at the July 16<sup>th</sup> and August 6<sup>th</sup> meetings. No public comments or questions were received. At the August 6<sup>th</sup> meeting, the six commissioners present were clearly split in their opinions. Half felt the use should be permitted in all non-residential districts given the State’s already stringent requirements. The other half of the commissioners thought it more prudent to move forward slowly, and to allow them only in the OR, LOR, and M-1 Districts as a special use. That motion was not approved, as the vote was split evenly 3-3.

**ACTION PROPOSED:**  
August 11, 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: August 6, 2014

SUBJECT: Zoning Hearing Case 14-10: Petition for text amendments to Title 9 of the Village Code (Zoning Ordinance) defining and regulating Medical Marijuana Facilities in the Village of Willowbrook

At the regular meeting of the Plan Commission held on August 6, 2014, the above referenced application was discussed and the following motion was made:

**MOTION:** Made by Commissioner Lacayo, seconded by Commissioner Kaucky based on the submitted petition and testimony presented, I move that the Plan Commission recommend approval of text amendments presented on Page 1 of the Staff Report for PC Case Number 14-11 that add definitions for Medical Cannabis Cultivation Center and Medical Cannabis Dispensary, and provides amendments that regulate said uses in the OR, LOR, and M-1 Zoning Districts as "SPECIAL" uses.

**ROLL CALL:** AYES: Commissioners Lacayo, Kaucky, and Ruffolo,  
NAYS: Commissioners Remkus, Soukup and Chairman Kopp.  
ABSENT: Vice-Chairman Wagner.

MOTION DID NOT CARRY

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 PLAN COMMISSION

**Plan Commission Meeting Date:** July 16, 2014 (Continued to August 6, 2014)

**Prepared By:** Jo Ellen Charlton, AICP, Planning Consultant

**Case Number:** 14-102

**Case Title:** Text Amendments that define and regulate medical marijuana

**Applicant:** Village of Willowbrook

**Action Requested by Applicant:** Consideration and recommendation of the following text amendments:

**Add following definitions 9-2-2 alphabetically**

**Medical Cannabis Cultivation Center:**

A facility operated by a registered organization that is regulated by the Illinois Department of Agriculture to grow and produce cannabis to dispense to registered medical cannabis dispensing organizations pursuant to the Compassionate Use of Medical Cannabis Pilot Program Act, enacted by the State of Illinois effective January 1, 2014, as may be amended. There are no eligible sites in the Village of Willowbrook that meet the location criteria of the Act for medical cannabis cultivation centers.

**Medical Cannabis Dispensary:**

A business operated by a registered dispensing organization that is regulated by the Illinois Department of Financial and Professional Regulations to acquire cannabis and related products for medical purposes from a registered Illinois Medical Cannabis Cultivation Center and sell retail to qualifying patients and caregivers pursuant to the Compassionate Use of Medical Cannabis Pilot Program Act, enacted by the State of Illinois effective January 1, 2014, as may be amended.

**Add "Medical Cannabis Dispensary, except when located 100' or less from a residential district boundary or use, and in compliance with State of Illinois Compassionate Use of Medical Cannabis Pilot Program Act and meeting the parking requirements of Chapter 10 of this Title for 'Other Business and Commercial Establishments' "**

**to**

9-7B1(H) (for permitted use in O-R); OR to 9-7B2(J) (for special use)  
9-7C-1(L) (for permitted use in L-O-R); OR to 9-7C-2(G) (for special use)  
9-8-1(L) (for permitted use in M-1); OR to 9-8-2(D) (for special use)

**Amend 9-7B-4(B), 9-7C-4(B), and 9-8-4(B) as follows:**

**Retail Sales:** Notwithstanding any other provision of this code to the contrary,  
~~nA~~o retail sales or services shall be permitted except as incidental or accessory to a permitted use.

**Necessary Action By Plan Commission:** Make a recommendation to the Mayor and Village Board regarding approval of the proposed text amendments.

A sample recommendation can be found on Page 8.

**History of the Request:**

The Compassionate Use of Medical Cannabis Pilot Program Act became effective in the State of Illinois on January 1, 2014. The Act provides the framework to make cannabis available to qualified patients and caregivers for medical purposes after the state's Joint Commission on Administrative Rules (JCAR) finalizes rules and procedures for cultivation centers (where cannabis and cannabis products are grown and produced, and dispensaries (where cannabis and cannabis products are sold to qualified patients and caregivers. The State announced yesterday that the rule making process is complete and that they will likely start accepting applications for a 30 day period starting some time in September. In anticipation of these applications, prospective businesses wishing to be considered for one or more of the State's 21 authorized cultivation centers and/or 60 dispensaries have been contacting the Village as to where these facilities can be located in our community and how they will be regulated. The Act has many built in restrictions and requirements that must be followed, many of which already go beyond normal Zoning Ordinance requirements. The Act is clear, however, that no municipality (even home rule) can unnecessarily restrict facilities which otherwise meet the State's criteria from locating in a given area. Most local communities have responded by identifying one or more zoning districts where these facilities can be located given the State's parameters, then deciding whether to list them as permitted uses or special/conditional uses. Staff has evaluated the State's criteria against Willowbrook properties and has determined that "cultivation centers" are not possible in Willowbrook because there are no properties that are greater than 2,500 feet from a residential property. Dispensary sites, however, are available given the State's criteria. The Village must therefore determine where they can be located and how they should be regulated in order to comply with the State law.

Staff undertook a 2-step process to determine possible regulations for cannabis dispensaries. First, the Village Engineer produced the attached map which drew a 1,000 foot boundary from all schools and licensed daycare properties. Any commercial property within the circles is not eligible per the State's requirements. Residential properties are also not eligible. Therefore, only those darker purple colored properties outside the rings are possible dispensary sites. With a few exceptions, the non-residential properties between Route 83, Plainfield Road, Madison and I-55 stand out possible sites. Within that area, there are 6 possible non-residential zoning categories including B-2, B-3, B-4, OR, LOR, and M1. The Village Board has expressed an interest to exclude the B-2 and B-3 District from becoming possible dispensary locations, as there are a number of possible locations in the OR, LOR, and M1 District. The second step was a complete evaluation of the State's requirements in order to determine whether the use might be regulated as a permitted use or a special use. Most of the requirements are outlined below in an abbreviated/bulleted fashion in order to consolidate many pages of documents. Not all requirements are listed.

**Who medical cannabis is available to:**

1. Available to “cardholder” who is a qualifying patient (with a “debilitating medical condition”) or a designated caregiver who has been issued and possesses a valid registry identification card by the Department of Public Health.
2. “Debilitating medical condition” means a medical doctor has diagnosed the patient with one or more of the following:
  - a. Cancer, glaucoma, positive status for human immunodeficiency virus, acquired immune deficiency syndrome, hepatitis C, amyotrophic lateral sclerosis, Crohn’s disease, agitation of Alzheimer’s disease, cachexia/wasting syndrome, muscular dystrophy, severe fibromyalgia, spinal cord disease, including but not limited to arachnoiditis, Tarlov cysts, hydromyelia, syringomyelia, Rheumatoid arthritis, fibrous dysplasia, spinal cord injury, traumatic brain injury and post-consussion syndrome, Multiple Sclerosis, Arnold-Chiari malformation and Syringomyelia, Spinocerebellar Ataxia, SCA), Parkinson’s, Tourette’s, Myoclonus, Dystonia, Reflect Sympathetic Dystrophy, RSD (Complex Regional Pain Syndromes Type I), Causalgia, CRPS (Complex Regional Pain Syndromes Type II), Neurofibromatosis, Chronic Inflammatory Demyelinating Polyneuropathy, Sjogren’s syndrome, Lupus, Interstitial Cystitis, Myasthenia Gravis, Hydrocephalus, nail-patella syndrome, residual limb pain, or the treatment of these conditions; or
  - b. Any other debilitating medical condition or its treatment that is added by the Department of Public Health by rule as provided in Section 45.
3. “Designated Caregiver” means a person who
  - a. Is at least 21 years of age
  - b. Has agreed to assist with a patient’s medical use of cannabis
  - c. Has not been convicted of an “excluded offense”
  - d. Assists no more than one registered qualifying patient with his or her medical use of cannabis

**Dispensaries:**

1. Regulated by the Department of Financial and Professional Regulation
2. Only 60 registrations available in the State
3. Only 3 registrations available in DuPage County
4. Cannabis can only be accepted from one of 21 authorized Illinois cultivation center and must be stored in an enclosed, locked facility
5. Dispensaries must comply with local zoning rules
6. May not be located within 1,000 feet of the property line of a pre-existing public or private preschool or elementary or secondary school or day care center, day care home, group day care home, or part day child care facility. May not be located in a house, apartment, condominium, or area zoned for residential use.
7. May dispense only to registered qualifying patients or caregivers
8. May not dispense more than 2.5 ounces to a qualifying patient or caregiver in any 14 day period.
9. Cannabis may not be consumed on dispensary premises

10. May not share office space with or refer patients to a physician
11. Area where cannabis stored, may only be accessed by personnel, state officials performing inspections, law enforcement or emergency personnel, and contractors

#### **Dispensary Application Requirements to IDPR**

1. Name of Dispensing Organization
2. Contact information for principal officers
3. Name of proposed dispensary
4. Type of Ownership (Sole proprietor, etc)
5. Description of plan to educate patients
6. Description of training for employees
7. Copy of business plan including description of products and services/education to be offered, and process to ensure access will be limited to qualifying patients, caregivers, registered agents, and security personnel.
8. Description of process cannabis will be received from cultivations, including protocols that will be used to avoid diversion, theft or loss
9. A copy of current relevant local zoning ordinance and verification from the local zoning office that the proposed dispensary location is in compliance with the local zoning rules or restrictions.
10. Consent from land owner or confirmation of ownership
11. Copy of marketing/advertising plan
12. A map of area surrounding 1,000 feet from property line in all directions showing compliance
13. Plat of survey and building layout details.
14. Complete layout plan, including square footage of each room, ingress egress, location of restricted and limited access areas, location of cannabis storage areas when business is open and closed, location of safes and vaults, location of bullet proof glass/walls, location of fire exits, location of video cameras and other security features, a detailed description of air treatments systems to reduce off-site odors, accessibility plans, parking, etc.

#### **Relevant security measures**

1. Product delivered from cultivation center in a sealed, traceable, food compliant, tamper resistant, tamper evident container, or package used for the purpose of containment of medical cannabis from a cultivation center to a dispensing organization.
2. Keeps an electronic daily log of dispensary agents with access to the safe and knowledge of the access code or combination to the safe.
3. Ensure outside perimeter of the dispensing organization premises are sufficiently lit to facilitate surveillance
4. Ensure that trees bushes and other foliage outside of the dispensing organization premises do not allow people to conceal themselves

5. Security and alarm systems required to prevent and detect diversion, theft or loss of cannabis and currency
6. Perimeter alarm on all entry points and perimeter windows
7. Automated security system failure notification
8. Panic alarms
9. Unobstructed video surveillance of all enclosed dispensary areas, to allow for facial recognition.
10. Unobstructed video surveillance of the parking lot, to allow for facial recognition and license plates
11. 24 hour recordings from all video available upon request...retained for 90 days.
12. Ability to remain operational during a power outage
13. Security equipment tested every 30 days.

#### **Advertising**

1. No ad within 1000 feet of school, playground, recreation center or facility, child care center, public park, or library or any game arcade
2. In a public transit vehicle or shelter
3. On any publicly owned or operated property

#### **Limitations on use**

1. Undertaking any task under the influence of cannabis, when doing so would constitute negligence, professional malpractice, or professional misconduct
2. Possessing cannabis in a school bus, on the grounds of any school, in any correctional facility, in a vehicle unless cannabis is reasonably secured, sealed, tamper-evident container and reasonably inaccessible while the vehicle is moving, in a private residence that is used for child care or other similar social service care is not allowed.
3. Using cannabis in a school bus, on the grounds of any school, in any correctional facility, in any motor vehicle, in a private residence that is used for child care or other similar social service care, in any public place, knowingly in the presence of anyone under the age of 18, operating or otherwise controlling any motor vehicle, aircraft, motorboat while using or under the influence, using or possessing cannabis if that person does not have a debilitating medical condition and is not registered, allowing any person who is not allowed to use cannabis, transferring cannabis to any person, use by an active duty law enforcement officer, correctional officer, correctional probation officer, or firefighter, use by a person who has a school bus permit or a CDL, is not allowed.

#### **Medical Cannabis Map**

The attached map is provided to show where dispensaries might be considered given the State's criteria for being no less than 1,000 feet from schools and licensed daycare facilities. Everything shown in dark purple and not within a circle is eligible. Generally, many of the properties in the area bounded by Route 83, Plainfield Road, Madison, and I-55 are eligible. As stated earlier, the Village Board earlier indicated a preference to exclude commercial properties. A copy of the current zoning map is also attached for reference. Staff has learned that potential applicants believe the state will be giving preference to stand alone buildings

to ensure proper security measures, so many of the commercial sites in the dark purple area would not be desirable anyway. Also excluded from eligible properties according to the State's criteria are the residential properties east and south of Town Center. Staff recommends a provision that would exclude any otherwise eligible property that is 100' or less from any residential property. Given the great care taken by the State to heavily regulate these businesses, the only justification staff could identify for assigning the use as a special use, would be to consider impacts when located close to residential properties. By excluding properties that are 100' or less from residential properties, it may be possible to consider the use as a permitted use in the OR, LOR, and M1 District instead of a special use.

### **Parking**

Potential uses requesting occupancy of a new location are always evaluated as to whether adequate parking is provided on site. It is expected that a dispensary will be more "retail" in nature, where customers will come to the site, enter a "storefront", and consult with and/or make purchases for one or more employees. Other employees will also be available on the site. The use operates more like traditional retail uses, which command a parking requirement of 4 parking spaces per thousand square feet. Staff is recommending this requirement, which is entitled "Other Business and Commercial Enterprises" in Chapter 10 of the Zoning Ordinance. Therefore, if a dispensary were to request consideration for occupancy in a 5,000 square foot building that only had 15 parking spaces, they could not be approved unless an additional 5 parking spaces could be added.

### **DEFINITIONS:**

The following new definitions are proposed. Note that the cultivation center definition indicates that there are no eligible sites that meet the State's location criteria.

### **Add following definitions 9-2-2 alphabetically**

#### **Medical Cannabis Cultivation Center:**

A facility operated by a registered organization that is regulated by the Illinois Department of Agriculture to grow and produce cannabis to dispense to registered medical cannabis dispensing organizations pursuant to the Compassionate Use of Medical Cannabis Pilot Program Act, enacted by the State of Illinois effective January 1, 2014, as may be amended. There are no eligible sites in the Village of Willowbrook that meet the location criteria of the Act for medical cannabis cultivation centers.

#### **Medical Cannabis Dispensary:**

A business operated by a registered dispensing organization that is regulated by the Illinois Department of Financial and Professional Regulations to acquire cannabis and related products for medical purposes from a registered Illinois Medical Cannabis Cultivation Center and sell retail to qualifying patients and caregivers pursuant to the Compassionate Use of Medical Cannabis Pilot Program Act, enacted by the State of Illinois effective January 1, 2014, as may be amended.

**Adding Dispensaries as a permitted OR and special use in the OR, LOR and M-1 Districts**

Add "Medical Cannabis Dispensary, except when located 100' or less from a residential district boundary or use, and in compliance with State of Illinois Compassionate Use of Medical Cannabis Pilot Program Act and meeting the parking requirements of Chapter 10 of this Title for 'Other Business and Commercial Establishments' "

9-7B1(H) (for permitted use in O-R); or to 9-7B2(J) (for special use)

9-7C-1(L) (for permitted use in L-O-R); or to 9-7C-2(G) (for special use)

9-8-1(L) (for permitted use in M-1); or to 9-8-2(D) (for special use)

The following amendments are necessary because "retail sales" as a principal use is not permitted in the O-R, L-O-R or M-1 Districts. The additional language allows for the retail sales associated with a dispensary as defined.

Amend 9-7B-4(B) as follows:

Retail Sales: Notwithstanding any other provision of this code to the contrary, nNo retail sales or services shall be permitted except as incidental or accessory to a permitted use.

Amend 9-7C-4(B) as follows:

Retail Sales: Notwithstanding any other provision of this code to the contrary, nNo retail sales or services shall be permitted except as incidental or accessory to a permitted use.

Amend 9-8-4(B) as follows:

Retail Sales: Notwithstanding any other provision of this code to the contrary, nNo retail sales or services shall be permitted except as incidental or accessory to a permitted use.

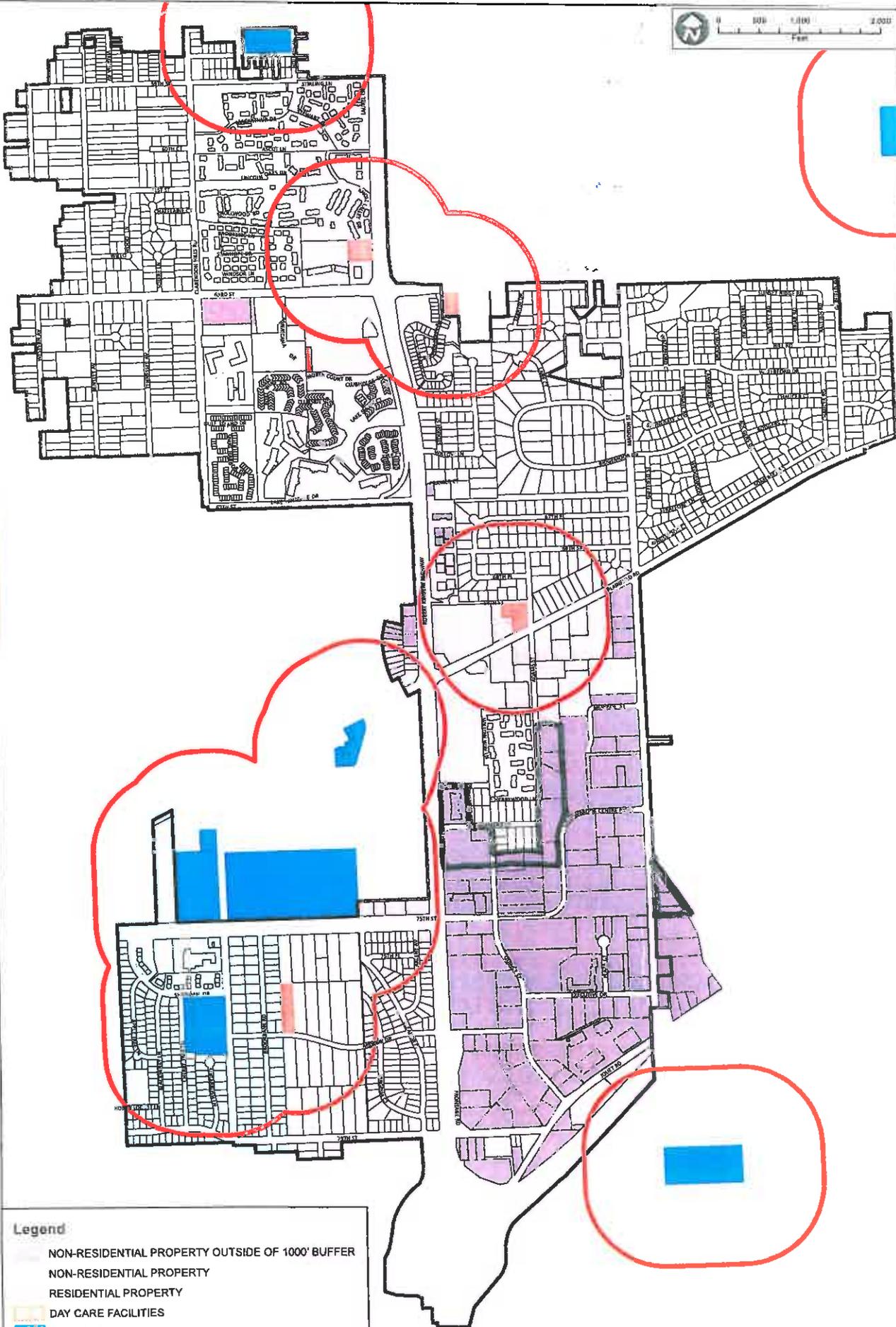
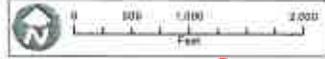
**Recommendation:**

The State of Illinois is providing strict procedures to allow for the use of medical cannabis. Procedures to verify and track patients, caregivers, growers and retail sellers are all in place. The State further provides local government with the ability to regulate where these facilities can be located within their communities. In Willowbrook, the logical place seems to be in that part of town generally bounded by Route 83, Plainfield Road, Madison and I-55. Further, the Village Board generally agrees that the use should be allowed only in OR, LOR, and M1 Districts. Finally, based on the strict rules, it is staff's opinion that a dispensary can be a permitted use, but only when it can meet the parking requirement of 4 space per 1,000 square feet and only when it is more than 100' away from any residential property line. If there are concerns with making this use a permitted use, however, the Village may choose to list these uses as special uses, which would also need to meet the same requirements, but would require a public hearing and approval of an ordinance prior to the use being approved. If a special use process is desired, it is recommended that certain standards by which to evaluate the special use should be identified and written into the ordinance.

If additional time or testimony is needed, the Plan Commission may wish to continue this hearing and/or consideration of the amendment to the August 6, 2014 regular meeting in three weeks. If the Plan Commission's work is completed, the following sample motion is provided for the Plan Commission's use:

**Based on the submitted petition and testimony presented, I move that the Plan Commission recommend approval of text amendments presented on Page 1 of the Staff Report for PC Case Number 14-11 that add definitions for Medical Cannabis Cultivation Center and Medical Cannabis Dispensary, and provides amendments that regulate said uses in the OR, LOR, and M-1 Zoning Districts as (CHOOSE "PERMITTED" OR "SPECIAL") uses.**

# MEDICAL CANNABIS MAP



- Legend**
- NON-RESIDENTIAL PROPERTY OUTSIDE OF 1000' BUFFER
  - NON-RESIDENTIAL PROPERTY
  - RESIDENTIAL PROPERTY
  - DAY CARE FACILITIES
  - SCHOOLS
  - 1000' BUFFER
  - VILLAGE LIMITS

Based on the submitted petition and testimony presented, I move that the Plan Commission recommend approval of text amendments presented on Page 1 of the Staff Report for PC Case Number 14-11 that add definitions for Medical Cannabis Cultivation Center and Medical Cannabis Dispensary, and provides amendments that regulate said uses in the OR, LOR, and M-1 Zoning Districts as (CHOOSE "PERMITTED" OR "SPECIAL") uses.

**Add following definitions 9-2-2 alphabetically**

**Medical Cannabis Cultivation Center:**

A facility operated by a registered organization that is regulated by the Illinois Department of Agriculture to grow and produce cannabis to dispense to registered medical cannabis dispensing organizations pursuant to the Compassionate Use of Medical Cannabis Pilot Program Act, enacted by the State of Illinois effective January 1, 2014, as may be amended. There are no eligible sites in the Village of Willowbrook that meet the location criteria of the Act for medical cannabis cultivation centers.

**Medical Cannabis Dispensary:**

A business operated by a registered dispensing organization that is regulated by the Illinois Department of Financial and Professional Regulations to acquire cannabis and related products for medical purposes from a registered Illinois Medical Cannabis Cultivation Center and sell retail to qualifying patients and caregivers pursuant to the Compassionate Use of Medical Cannabis Pilot Program Act, enacted by the State of Illinois effective January 1, 2014, as may be amended.

**Add**

"Medical Cannabis Dispensary, except when property upon which said use is located is seventy feet (70') or less from a residential district boundary or use, and in compliance with State of Illinois Compassionate Use of Medical Cannabis Pilot Program Act and meeting the parking requirements of Chapter 10 of this Title for 'Other Business and Commercial Establishments' "

to

9-7B1(H) (for permitted use in O-R);	OR	to 9-7B2(J) (for special use)
9-7C-1(L) (for permitted use in L-O-R);	OR	to 9-7C-2(G) (for special use)
9-8-1(L) (for permitted use in M-1);	OR	to 9-8-2(D) (for special use)

**Amend 9-7B-4(B), 9-7C-4(B), and 9-8-4(B) as follows:**

**If to allow as Permitted:**

9-7B-4(B) Retail Sales: Except as provided in 9-7B1(H), no retail sales or services shall be permitted except as incidental or accessory to a permitted use.

9-7C-4(B) Retail Sales: Except as provided in 9-7C-1(L), no retail sales or services shall be permitted except as incidental or accessory to a permitted use.

9-8-4(B) Retail Sales: Except as provided in 9-8-1(L), no retail sales or services shall be permitted except as incidental or accessory to a permitted use.

**If to allow as Special Use:**

9-7B-4(B) Retail Sales: Except as provided in 9-7B2(J), no retail sales or services shall be permitted except as incidental or accessory to a permitted use.

9-7C-4(B) Retail Sales: Except as provided in 9-7C-2(G), no retail sales or services shall be permitted except as incidental or accessory to a permitted use.

9-8-4(B) Retail Sales: Except as provided in 9-8-2(D), no retail sales or services shall be permitted except as incidental or accessory to a permitted use.

# VILLAGE OF WILLOWBROOK

## BOARD MEETING AGENDA ITEM - HISTORY/COMMENTARY

**ITEM TITLE:**

An Ordinance Amending Special Use Permit Authorized by Ordinance 86-O-28 Authorizing a Major Change to a PUD and Granting Preliminary and Final PUD Plat Approval.

Public Hearing 2014-07 – Little Sunshine Playhouse-6258 Kingery Highway (Willowbrook Square)

**AGENDA NO.****6****AGENDA DATE:** 9/8/14**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 that is located with direct access to Route 83. At its July 16, 2014 meeting, the Plan Commission recommended approval of the petition. While no one was present at the hearing to speak for or against the petition, the Village did receive one letter from Lawrence Conklin, 6180 Knoll Lane Court, #104, who opposed the project. This letter was forwarded to the Village Board at the July 28, 2014 meeting, along with the full report and Plan Commission's recommendation.

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

The attached ordinance approves the amendment to the special use, identifies all waivers from the requirements of the Zoning Ordinance, approves the preliminary and final plat of PUD, including references to all approved plan documents. It also establishes a requirement that the applicant must post a letter of credit in the amount of 115 percent of the engineer's estimate prior to construction permits being issued.

**ACTION PROPOSED:**

July 28, 2014: Receive Plan Commission Recommendation.

September 8, 2014: Consideration of Ordinance

ORDINANCE NO. 14-O-\_\_\_\_\_

AN ORDINANCE AMENDING SPECIAL USE PERMIT  
AUTHORIZED BY ORDINANCE 86-O-28  
AUTHORIZING A MAJOR CHANGE TO A PUD AND  
GRANTING PRELIMINARY AND FINAL PUD PLAT APPROVAL

PC 14-07: LITTLE SUNSHINE PLAYHOUSE  
6258 KINGERY/WILLOWBROOK SQUARE

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WHEREAS, on or about May 12, 2014, Preston Amos, as applicant and authorized agent for Three Bridge Partners, LLC., filed an application with the Village of Willowbrook with respect to the property legally described in Exhibit "A" attached hereto which is, by this reference, incorporated herein ("SUBJECT REALTY"); and,

WHEREAS, pursuant to 9-13-4(C)6(a) of the Willowbrook Zoning Ordinance, said application requested a Major Change to the PUD previously approved in Ordinance Number 86-O-28 to permit the construction of a 9,267 square foot daycare facility (Little Sunshine Playhouse) and site improvements on property that is currently vacant; and

WHEREAS, due Notice of the required Public Hearing was published on or about June 27, 2014, in The Suburban Life, being a newspaper of general circulation within the Village of Willowbrook, all in accordance with the statutes of the State of Illinois and the ordinances of the Village; and,

WHEREAS, pursuant to said Notice, the Plan Commission of the Village of Willowbrook conducted a Public Hearing on or about

July 16, 2014, all in accordance with the statutes of the State of Illinois and the ordinances of the Village; and,

WHEREAS, at said Public Hearing, the applicant presented testimony in support of said application and all interested parties had an opportunity to be heard; and

WHEREAS, the Plan Commission forwarded its recommendations, including its Findings of Fact, to the Mayor and Board of Trustees on July 17, 2014, a copy of which is attached hereto as Exhibit "B" which is, by this reference, made a part hereof; and

WHEREAS, the Mayor and Board of Trustees now determine it would be in the best interest of the Village to grant the requested relief, subject to the terms and conditions established by this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Willowbrook, DuPage County, Illinois, as follows:

SECTION ONE: That the Special Use Permit authorized by Ordinance 86-0-28 is hereby amended so as to permit the development of the SUBJECT REALTY pursuant to this ordinance.

SECTION TWO: That pursuant to Section 9-13-6(L) of the Village Code, the following waivers from the provision of the Zoning Ordinance be and the same are hereby granted:

- A. That Section 9-3-7-A1, Specific Setback from Route 83, be waived to permit a reduction in the required one hundred foot (100') setback to 89.11' for the building and 80.35' for a fence.
- B. That Section 9-10-5-G, Specific Parking Lot Setback From Route 83, be waived to permit a reduction in the required twenty five foot (25') setback to ten feet (10').
- C. That Section 9-10-5-G, Transitional Parking Lot Setback From Residential District, be waived to permit a reduction in the required twenty five foot (25') parking lot setback from the north property line to ten feet (10').
- D. That Section 9-6B-3-E5, transitional building setback from residential, be waived to permit a reduction in the required one hundred foot (100') transitional building setback from the north property line to 61.31 feet.
- E. That Section 9-12-2, Permitted Yards for Accessory Refuse Bins, be waived to permit a refuse bin in an interior side yard instead of a rear yard.
- F. That Section 9-10-4, Loading Spaces, be waived to permit a reduction in the number of required loading spaces from one (1) to zero.

- G. That Section 9-11-6L, Directional Signs, be waived to permit five (5) directional signs in accordance with the APPROVED PLANS infra that do not exceed fifty-nine inches (59") in height and 5.75 square feet in area per side.
- H. That Section 9-11-12-B(1)(d)7, height of sign surface area above grade, be waived to permit a reduction in the minimum height of the bottom face of the sign from three feet (3') to 2'7.2".
- I. From all applicable landscape provisions of the Zoning Ordinance to permit landscaping as provided for in the APPROVED PLANS infra.

SECTION THREE: That pursuant to Section 9-13-6(K), the Mayor and Board of Trustees hereby find that the Subject Property is part of the Willowbrook Square Planned Unit Development authorized by Ordinance 86-0-28, which has greater than five (5) acres, and that the construction of a daycare facility on the Subject Realty is consistent with the objectives of the planned unit development provisions of the Zoning Ordinance and is hereby approved.

SECTION FOUR: The "Little Sunshine's Playhouse Planned Unit Development", as prepared by Haeger Engineering LLC, consisting of one (1) sheet and dated August 22, 2014, attached hereto and incorporated herein as Exhibit "C", be and the same is

hereby approved, and the passage of this Ordinance shall constitute approve of the Preliminary and Final Planned Unit Development pursuant to 9-13-4B and 9-13-4C of the Zoning Ordinance, and that the Mayor, Village Clerk and all other necessary and appropriate officers of the Village are hereby authorized to execute said Plat.

SECTION FIVE: That the relief granted in Section One, Two, Three and Four of this Ordinance is expressly conditioned upon the SUBJECT REALTY at all times being constructed, used, operated and maintained in accordance with the following terms, conditions and provisions:

A. That all construction, use, development and maintenance of the site be in substantial accordance with the following documents ("APPROVED PLANS")(attached hereto as EXHIBIT "D"), except as noted or except as may be required and approved by the Village in writing prior to the issuance of construction permits:

1. Site Improvements Plans for Little Sunshine's Playhouse prepared by Haeger Engineering, LLC, consisting of the following (15) sheets bearing the revision dates noted
  - a. Sheet C1.0 latest revision dated August 22, 2014
  - b. Sheet C2.0, latest revision dated July 22, 2014
  - c. Sheet 2.1, latest revision dated July 22, 2014
  - d. Sheet C3.0, latest revision dated August 22, 2014
  - e. Sheet C4.0, latest revision dated August 22, 2014
  - f. Sheet C5.0, latest revision dated August 22, 2014
  - g. Sheet C6.0, latest revision dated August 22, 2014
  - h. Sheet C7.0, latest revision dated July 22, 2014
  - i. Sheet C7.1, latest revision dated July 22, 2014

- j. Sheet C7.2, latest revision dated August 22, 2014
- k. Sheet C7.3, latest revision dated August 22, 2014
- l. Sheet C8.0, latest revision dated July 22, 2014
- m. Sheet C8.1, latest revision dated July 22, 2014
- n. Sheet C9.0, latest revision dated August 22, 2014
- o. Sheet C9.1, latest revision dated August 22, 2014
- 2. Storm Water Pollution Prevention Plans (SWPPP) for Little Sunshine's playhouse prepared by Haeger Engineering, LLC, consisting of four (4) sheets bearing a revision date of July 22, 2014.
- 3. DuPage County Permit Application, Tabular Submittal, for Little Sunshine's Playhouse prepared by haeger Engineering, LC, dated July 29, 2014.
- 4. ALTA/ACSM Land Title Survey of Lot 2 in Willowbrook Square Subdivision prepared by Haeger Engineering, LLC, dated March 28, 2014.
- 5. Topographic Survey of Lot 2 prepared by Haeger Engineering, LLC, consisting of one (1) sheet dated July 22, 2014.
- 6. Draft Plat of Easement for Stormwater Management and Water Main and Sanitary in Lot 2 prepared by Haeger Engineering, LLC, consisting of one (1) sheet, undated, except as follows:
  - a. The sanitary sewer easement must be in a form acceptable to Flagg Creek Water Reclamation District, and it must contain easement provisions or a certificate for FCWRD to accept the easement.
- 7. Site Plan for Little Sunshine's Playhouse prepared by Haeger Engineering, LLC, consisting of one (1) sheet-SP1.0-bearing a revision date of August 22, 2014.
- 8. Architects Preliminary Floor Plan and Building Elevations for Little Sunshine's Playhouse, prepared by TR,i. Architects, consisting of two (2) sheets bearing dates of April 7, 2014 and July 21, 2014 respectively.
- 9. Traffic Control Plan for Little Sunshine's Playhouse prepared by Haeger Engineering, LLC, consisting of one (1) sheet-TC1.0-bearing a revision date of August 22, 2014
- 10. Tri-State Fire District Vehicle Movement Exhibit for Little Sunshine's Playhouse prepared by Haeger Engineering, LLC, consisting of one (1) sheet bearing a date of July 22, 2014.
- 11. Planting Plan for the proposed Little Sunshine's Playhouse prepared by Landscape Technologies,

- consisting of two (2) sheets—Sheets L-1 and L-2—bearing a revision date of July 9, 2014.
12. Site Photometric Plan for Little Sunshine's Playhouse prepared by TR,I. Architects, consisting of one (1) sheet—Sheet PH1—bearing a date of April 14, 2014.
  13. Planned Unit Development (PUD) of Lot 2 in Willowbrook Square for Little Sunshine's Playhouse prepared by Haeger Engineering, LLC, consisting of one (1) sheet bearing a date of August 22, 2014, except as follows:
    - a. The PUD Plat must add a certificate for the Village Board.
  14. Proposed revisions to and copy of recorded Declaration of Covenant in Connection with the Property Commonly Known as Willowbrook Square PUD.
  15. Sign Package for Little Sunshine's Playhouse (& Preschool) prepared by Pinnacle Sign Group, consisting of eleven (11) sheets dated July 7, 2014, except as follows:
    - a. Directional Sign Number 5 must be moved west to a location roughly just north of the accessible parking space along the SUBJECT REALTY North property line.
  16. Design plan submittal for precast concrete modular stormwater management systems for Little Sunshine's Playhouse prepared by Storm Trap, consisting of six (6) sheets bearing a revision date of August 22, 2014.

B. Prior to the issuance of any construction permits, the applicant shall supply the Village with a letter of credit in the amount equal to 115 percent of the engineer's estimate of cost to be approved by the Village Engineer on a form approved by the Village Attorney.

SECTION SIX: That the several terms and conditions contained in the special use authorized by Ordinance 86-0-28 to the extent not expressly modified by the terms and conditions of

this Ordinance, remain in full force and effect as therein provided.

SECTION SEVEN: That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, expressly repealed.

SECTION EIGHT: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED and APPROVED this 8<sup>TH</sup> day of September, 2014.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Village Clerk

ROLL CALL VOTE:      AYES: \_\_\_\_\_

                             NAYS: \_\_\_\_\_

                             ABSTENTIONS: \_\_\_\_\_

                             ABSENT: \_\_\_\_\_

EXHIBIT "A"

LEGAL DESCRIPTION

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, 1986 AS DOCUMENT R86-138161, IN DUPAGE COUNTY, ILLINOIS.

PIN: 09-14-300-020-0000

Commonly Known As: 6258 Kingery Highway, Willowbrook, IL 60527

EXHIBIT "B"

PLAN COMMISSION RECOMMENDATION

**M E M O R A N D U M**

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

EXHIBIT B (CONTINUED)  
FINDINGS OF FACT

**Standards and Findings 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 Standards for PUD and Findings For PUD below.**

- (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 Standards for PUD and Findings For PUD below.**

- (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. 97-0-05, 1-27-1997)

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

**EXHIBIT B (CONTINUED)**  
**Standards and Findings 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 consisting 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.

***Finding: 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.

***Finding: 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. 06-0-12, 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'.**

- Reduce parking setback along south property line from 40' to 10'.*
- 8. Reduce front yard setback from 100' to 89.11' for building and distance to fence surrounding south playground.*
  - 9. Reduce transitional setback from north property line from 100' to 61.31'.*
  - 10. Modify berming and screening requirements as authorized by final approved landscape plan.*

**EXHIBIT B (CONTINUED)**  
**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. 97-0-05, 1-27-1997)

***Finding: See Standards and Findings for Special Use and PUD above.***

- (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 Standards and Findings for Special Use and PUD above.***

- (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. 75-0-3, 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. 97-0-05, 1-27-1997)

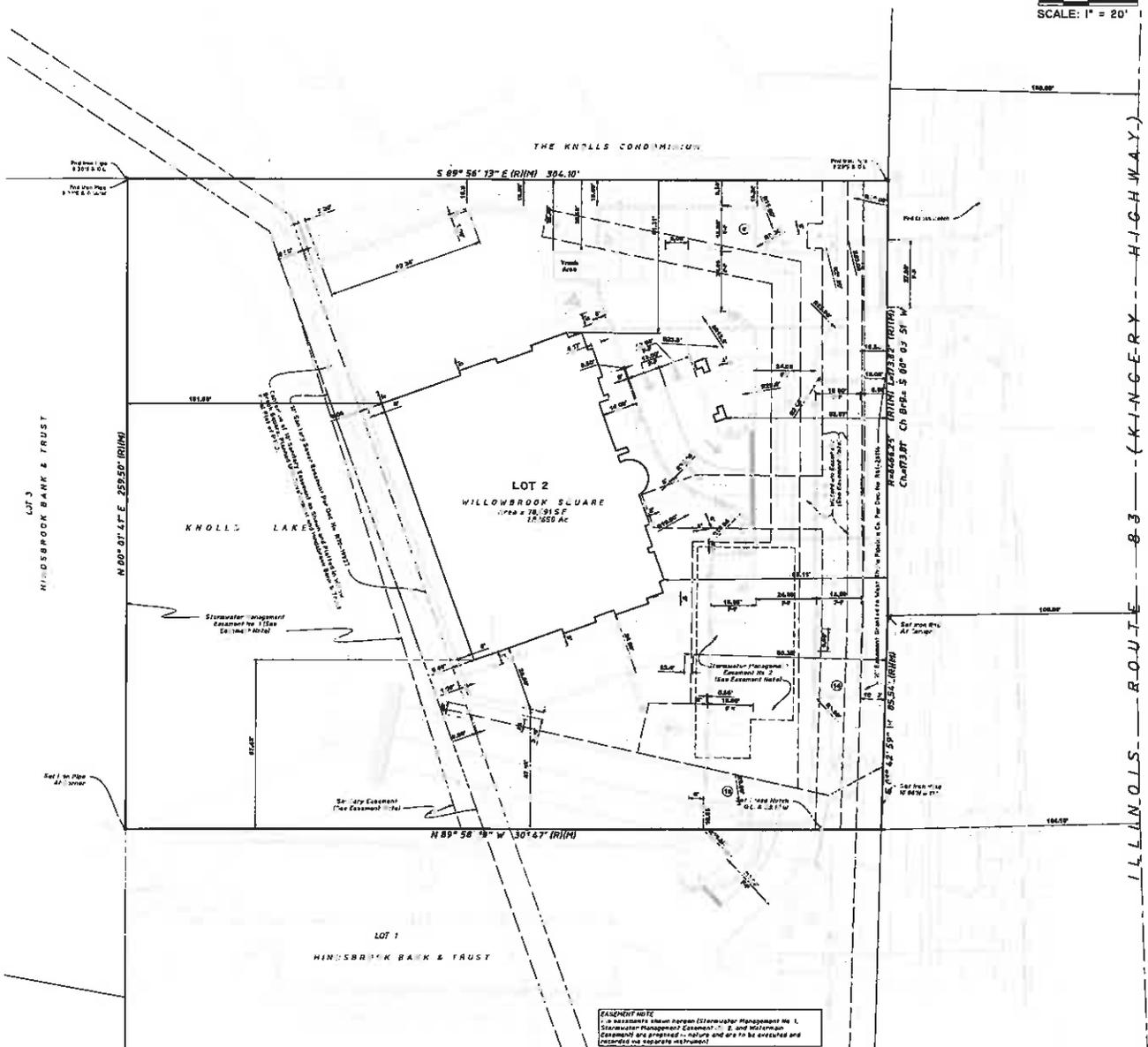
***Finding: The project is consistent with the intent and spirit of current planning objectives of the Village.***

EXHIBIT "C"  
PUD PLAT

# LITTLE SUNSHINE'S PLAYHOUSE PLANNED UNIT DEVELOPMENT

BEING A PLANNED UNIT DEVELOPMENT OF LOT 2 IN WILLOWBROOK SQUARE, BEING A TRACT OF LAND PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 33 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NO. 14888 & 1416, 7, DOCUMENT 898-13881, IN CLU #08 COUNTY, ILLINOIS.

SCALE: 1" = 20'



**EXHIBIT NOTE**  
This is a separate document prepared by the Surveyor and is to be recorded and recorded as separate instrument.

**PREPARED BY:**  
HENDERSON ENGINEERING, LLC  
10110 N. WILLOWBROOK AVENUE, SUITE 100  
WILLOWBROOK, ILLINOIS 60091  
TEL: 630-254-8800  
FAX: 630-254-8800  
PROJECT NO. 14-008

**THIS PLAN SUBMITTED FOR RECORDING BY:**

**OWNER'S CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF )  
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT THE ABOVE NAMED PARTY HAS CAUSED THIS PROPERTY TO BE SURVEYED AND PLANNED UNIT DEVELOPMENT UNDER THE TITLE AND EASEMENTS THEREON SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE AND EASEMENTS SHOWN.

**NOTARY CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF )  
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT THE ABOVE NAMED PARTY HAS CAUSED THIS PROPERTY TO BE SURVEYED AND PLANNED UNIT DEVELOPMENT UNDER THE TITLE AND EASEMENTS THEREON SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE AND EASEMENTS SHOWN.

**VILLAGE COLLECTOR CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF )  
I DO HEREBY CERTIFY THAT THERE ARE NO UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY UNPAID INSTALLMENTS THEREOF THAT ARE DUE TO THE VILLAGE OF WILLOWBROOK FOR THE TRACT OF LAND INCLUDED IN THE PLAT DATED HEREON, TO-WIT: THIS DAY OF \_\_\_\_\_, 2014.

**COUNTY CLERK'S CERTIFICATE**  
STATE OF ILLINOIS )  
COUNTY OF )  
I, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY UNPAID INSTALLMENTS THEREOF THAT ARE DUE TO THE VILLAGE OF WILLOWBROOK FOR THE TRACT OF LAND INCLUDED IN THE PLAT DATED HEREON, TO-WIT: THIS DAY OF \_\_\_\_\_, 2014.

**SURVEYOR'S NOTES:**  
1. THE BASIS OF MEASUREMENT FOR THE PLANNED UNIT DEVELOPMENT PLAT OF WILLOWBROOK SQUARE IS BASED ON INFORMATION PROVIDED ON THE FLOOD INSURANCE RATE MAP COMPLETION - PANEL NO. 1705000000 DATED 10/20/04 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 1% ANNUAL CHANCE FLOODPLAIN AND LOCATED WITHIN ZONE X (SPECIAL FLOOD HAZARD AREAS) SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD WITH A BASE FLOOD ELEVATION DETERMINED BY FEMA."  
2. THE FLOOD ZONES SHOWN HEREON ARE ONLY APPROXIMATE AS TAKEN FROM THE FEMA FLOOD INSURANCE RATE MAPS REFERENCED IN THE SURVEYOR'S NOTES.  
3. THE PREPARATION OF THIS SURVEY REFERENCE WAS MADE TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE REPORT NO. 148888 WITH AN EFFECTIVE DATE OF FEBRUARY 17, 2014.  
4. PLEASE REFER TO PLAN, ENGINEER PLANS, LITTLE SUNSHINE'S PLAYHOUSE SITE IMPROVEMENT PLANS FOR ADDITIONAL INFORMATION.

**PARKING SUMMARY**

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

**Area Summary**

Area	Area (sq ft)	Area (Ac)
Building Area (3 Buildings)	9257	0.21271
Other Impervious Area (Driveway, Walkway, etc)	28,762	0.65861
Open Area (Grass, Lawn, etc)	17,338	0.39334
Permitted Area	50,742	1.16466
TOTAL SITE AREA	76,097	1.76052

**STATE OF ILLINOIS**  
COUNTY OF )  
I, SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, AND THAT I AM A MEMBER IN GOOD STANDING OF THE ILLINOIS SURVEYORS ASSOCIATION. I HEREBY CERTIFY THAT THE SURVEY HAS BEEN MADE IN ACCORDANCE WITH THE ILLINOIS SURVEYING ACT AND THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT, AND THAT THE SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



EXHIBIT "D"  
APPROVED PLANS

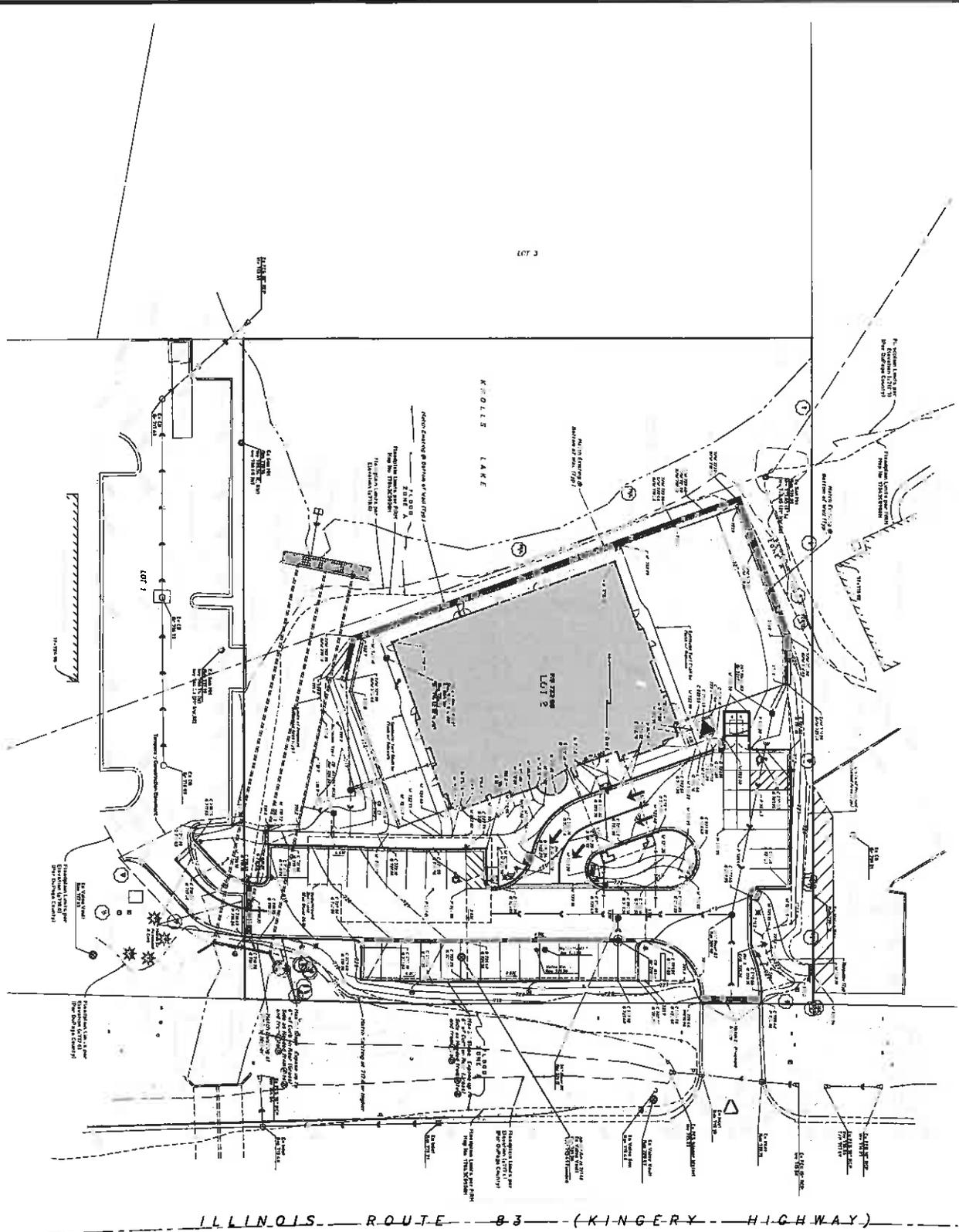












Project No. 744  
 Date: 05/14/15  
 Sheet No. 14/20  
 Scale: AS SHOWN

**GRADING PLAN**  
**LITTLE SUNSHINE'S PLAYHOUSE**  
 4249 KINGERY HIGHWAY, WILLOW SPRING, ILLINOIS

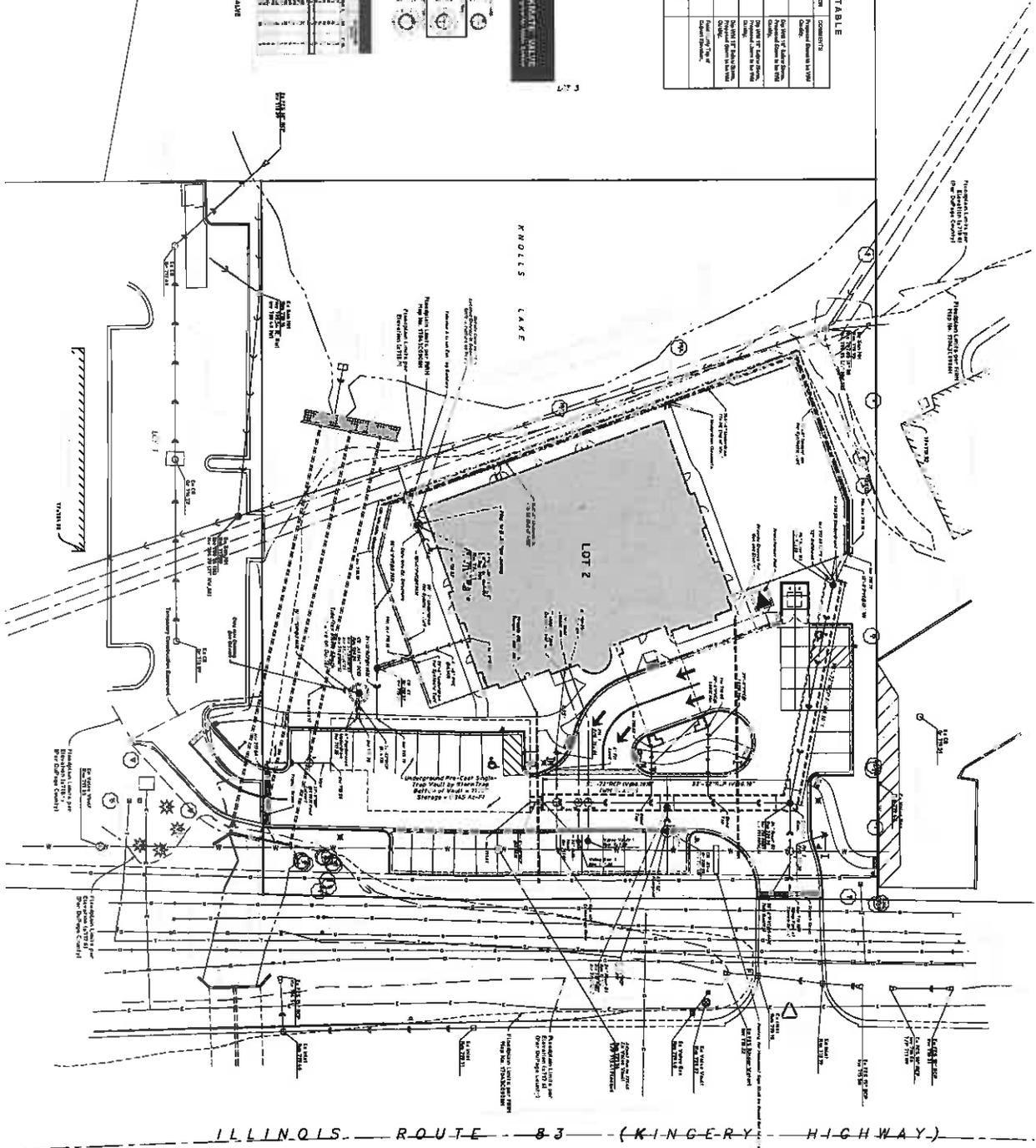
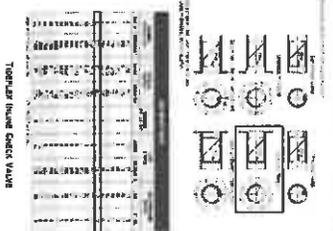
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 www.haegerengineering.com

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**UTILITY CROSSING TABLE**

LINE NO.	DATE	REVISIONS	COMMENTS
1	10/15/13	1	Initial Utility Plan
2	11/15/13	2	Revised Utility Plan
3	12/15/13	3	Final Utility Plan
4	01/15/14	4	Revised Utility Plan
5	02/15/14	5	Final Utility Plan



THESE PLANS AND SPECIFICATIONS ARE PREPARED BY THE ENGINEER AND SURVEYOR AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY OTHER USE OF THESE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ENGINEER AND SURVEYOR IS PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THESE PLANS AND SPECIFICATIONS.

**UTILITY PLAN**

**LITTLE SUNSHINE'S PLAYHOUSE**

4556 KINGERY HIGHWAY, WILLOWBROOK, ILLINOIS

Project No. 1317  
 Date: 01/15/14  
 Project No. 144215

Scale: 1" = 10'

Sheet: C6.0 / 6

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consulting engineers • land surveyors

1751 N. River Grove Road, River Grove, IL 60171 • Tel: 847-514-2100 • Fax: 847-514-2101

www.haeger-engineering.com

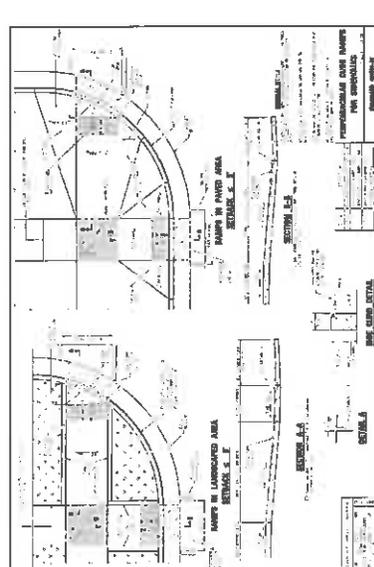
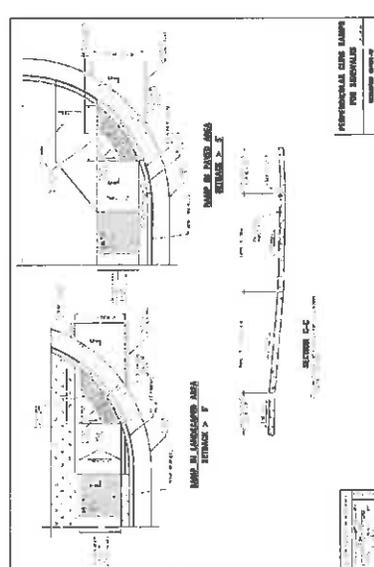
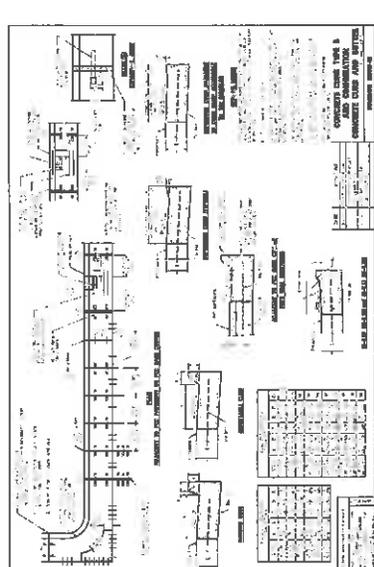
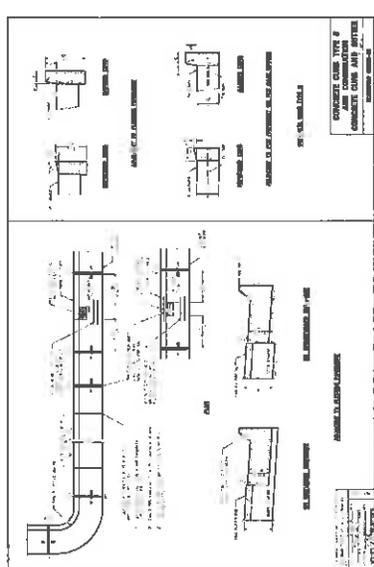
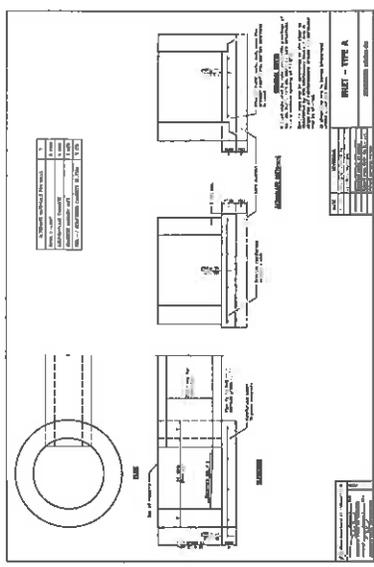
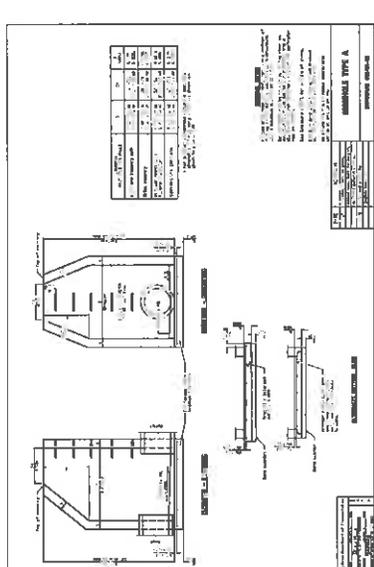
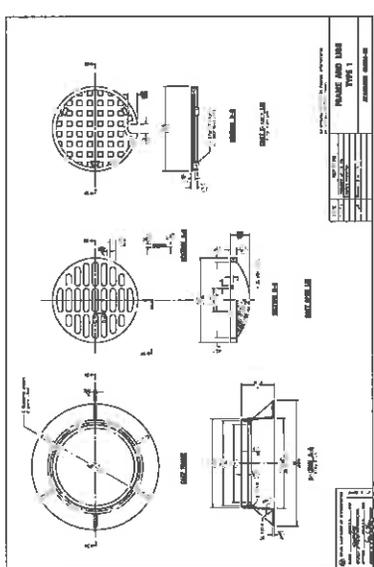
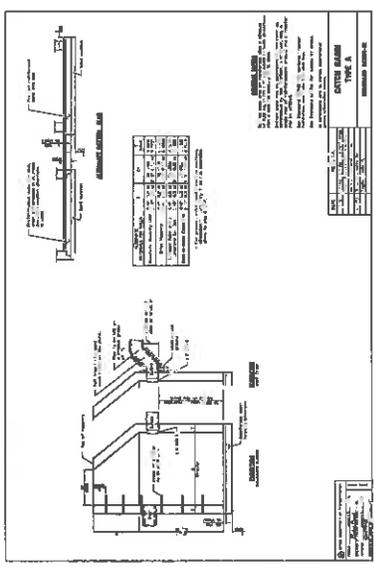
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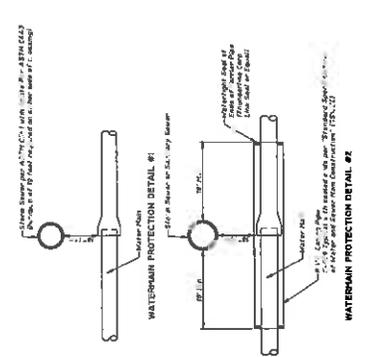
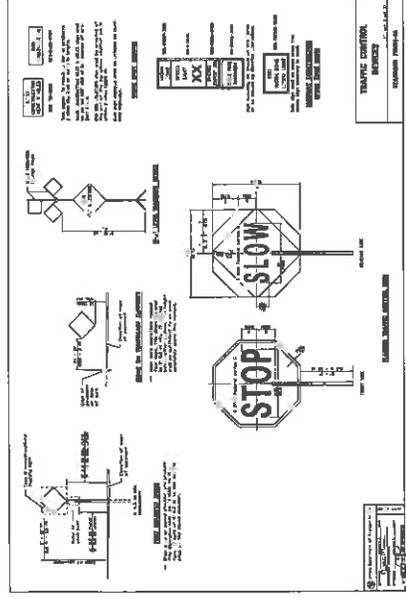
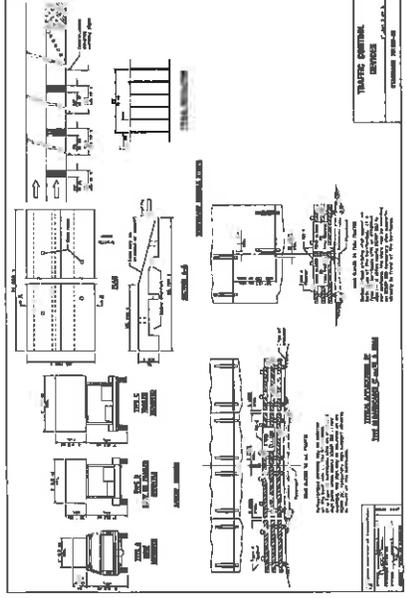
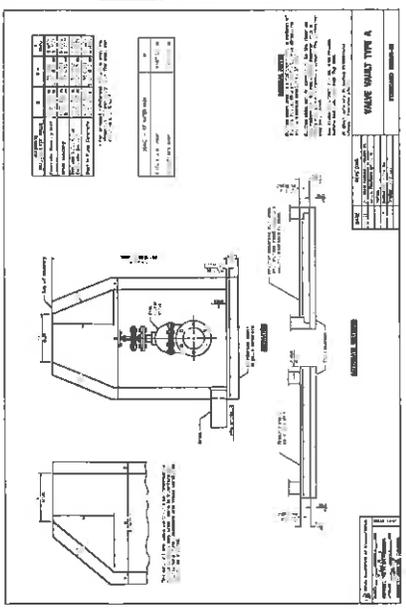
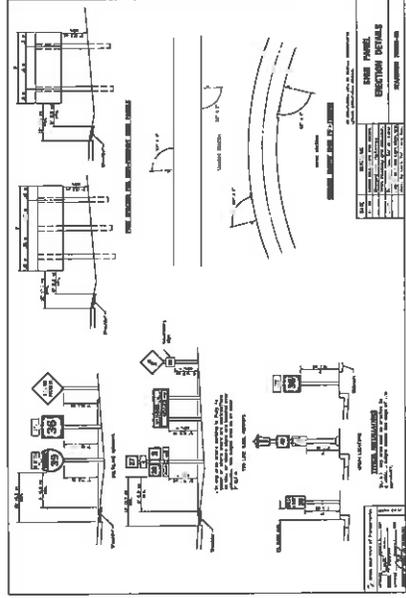
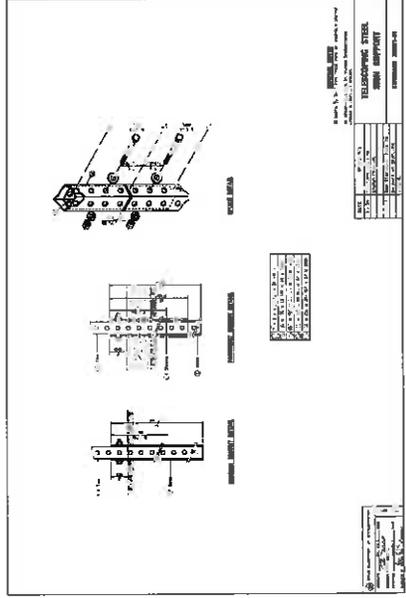
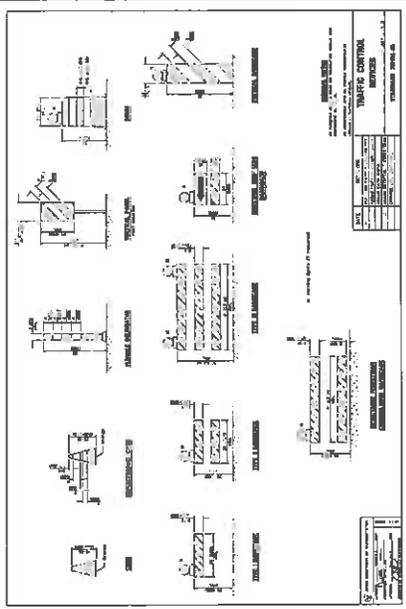
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Project No. 1317

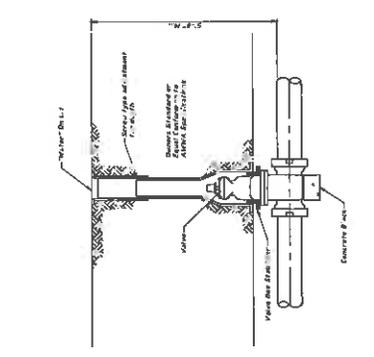
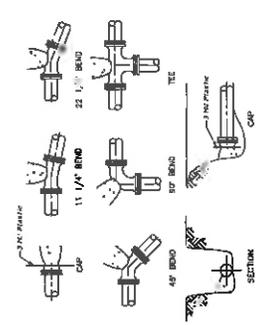
Date: 01/15/14

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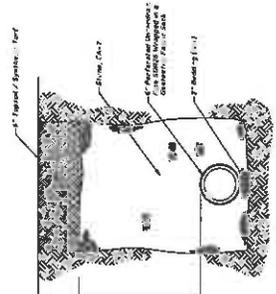
SPACING AND OF BLOCK IN THRU FEET		48"	54"	60"	66"	72"	78"	84"	90"
4	1 1/2	2	1 1/2	1 1/2	1 1/2	1 1/2	1 1/2	1 1/2	1 1/2
8	3	4	2	1 1/2	1 1/2	1 1/2	1 1/2	1 1/2	1 1/2
12	4 1/2	7	3 1/2	2	1 1/2	1 1/2	1 1/2	1 1/2	1 1/2
18	7 1/2	13 1/2	5	3	1 1/2	1 1/2	1 1/2	1 1/2	1 1/2
24	10 1/2	18	6	4	2 1/2	1 1/2	1 1/2	1 1/2	1 1/2



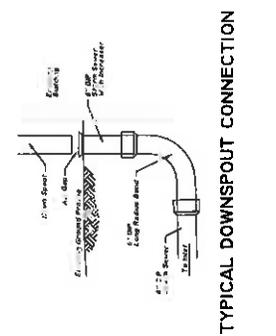
**WATERMAIN PROTECTION DETAILS**

**TYPICAL CONCRETE THRUST BLOCK INSTALLATION**

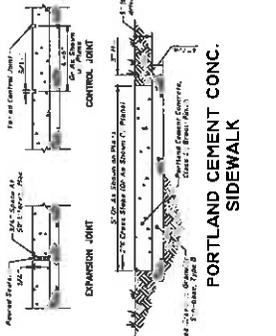
**TYPICAL VALVE BOX INSTALLATION**



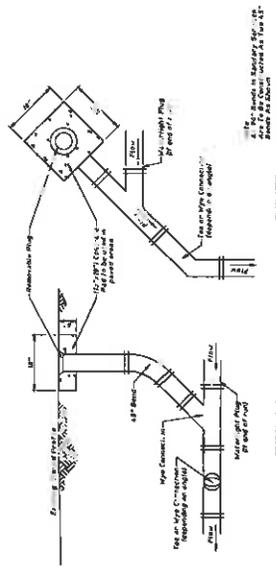
**UNDERDRAIN DETAIL**



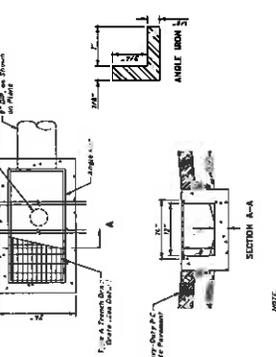
**TYPICAL DOWNSPOUT CONNECTION**



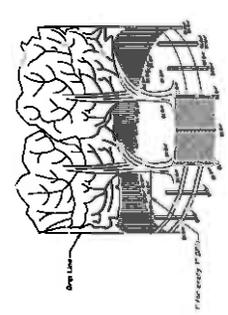
**PORTLAND CEMENT CONC. SIDEWALK**



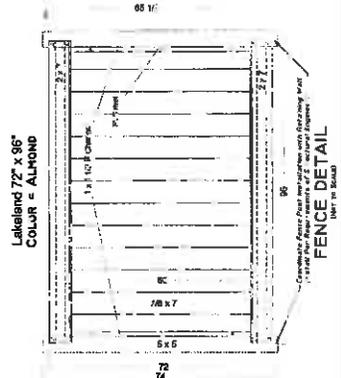
**CLEANOUT ALIGNMENT DETAIL**



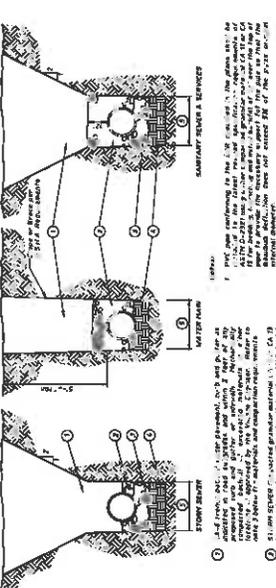
**TRENCH DRAIN DETAIL**



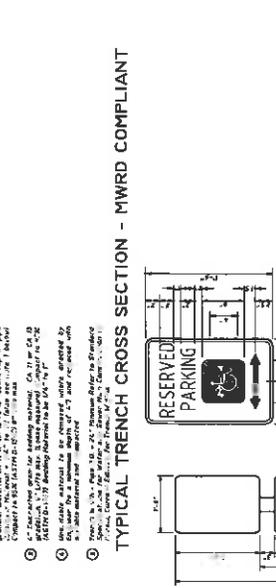
**TREE PROTECTION - FENCING**



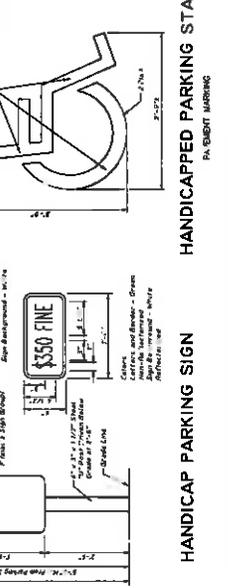
**FENCE DETAIL**



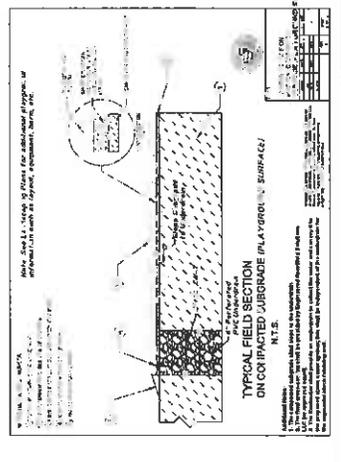
**TYPICAL TRENCH CROSS SECTION - MWRD COMPLIANT**



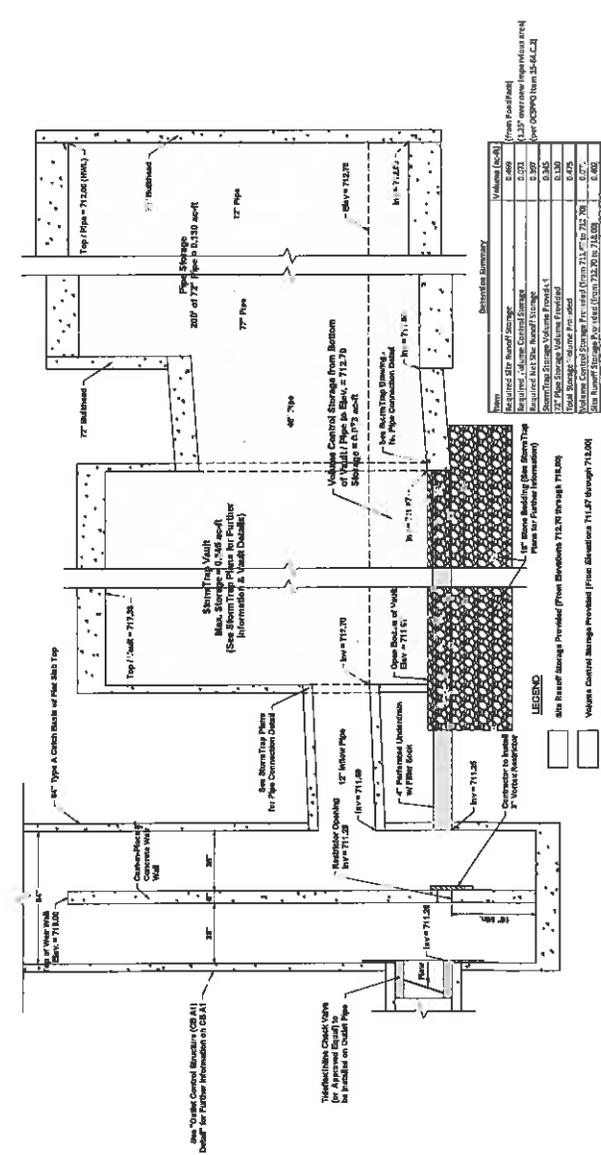
**HANDICAPPED PARKING SIGN**



**HANDICAPPED PARKING STALL**



**TYPICAL FIELD SECTION ON CORRODED SUBGRADE (PLAYGROUND SURFACE)**

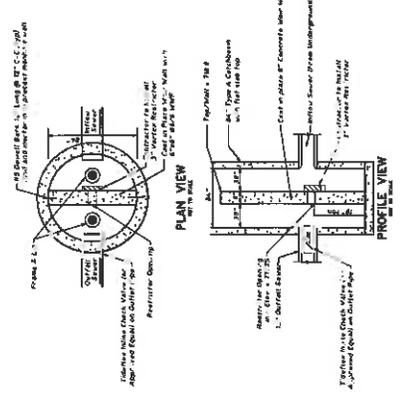


**DESCRIPTION SUMMARY**

Item	Volume (cu ft)
8" Type A Check Basin w/ Flat Joints Top	0.00
12" Storm Storage	0.35
12" Pipe Storage Volume (Estimated)	0.35
Volume Control Storage (From Elevations 711.20 through 711.00)	0.00
<b>Total Volume</b>	<b>0.70</b>

Note: Volume Control Storage provided from Elevations 711.20 through 711.00.  
 Volume Control Storage provided from Elevations 711.00 through 711.00.

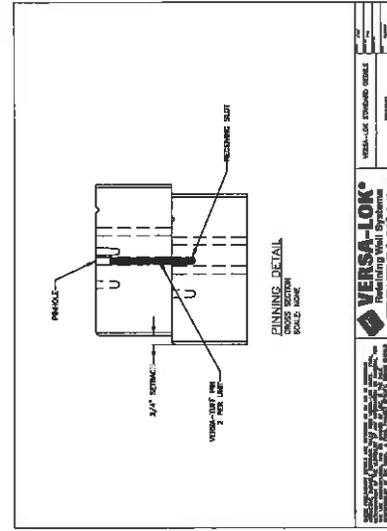
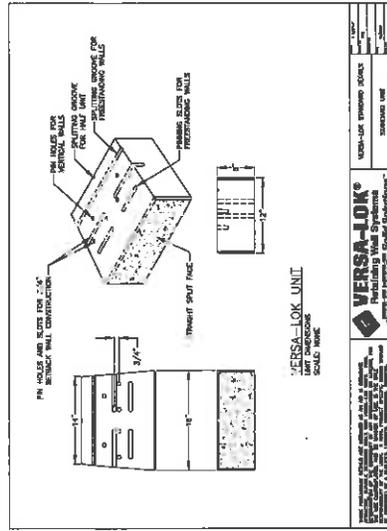
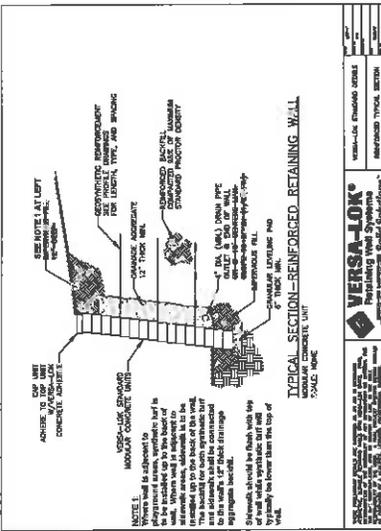
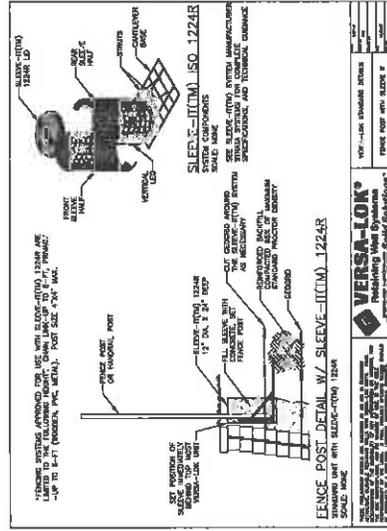
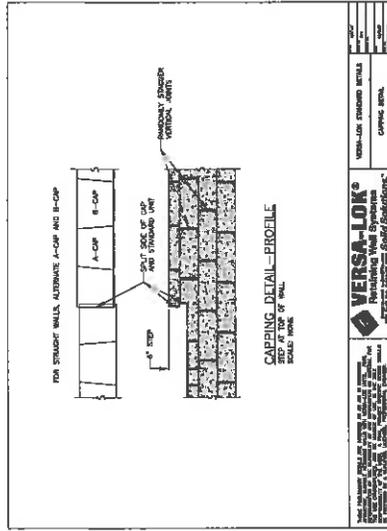
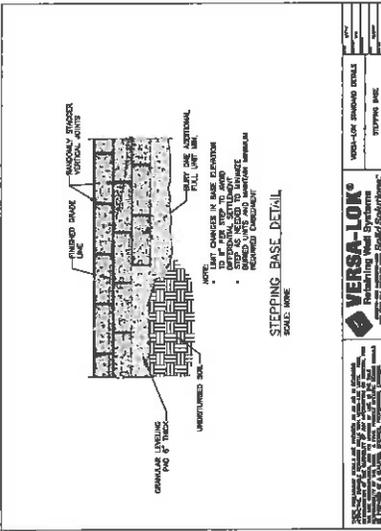
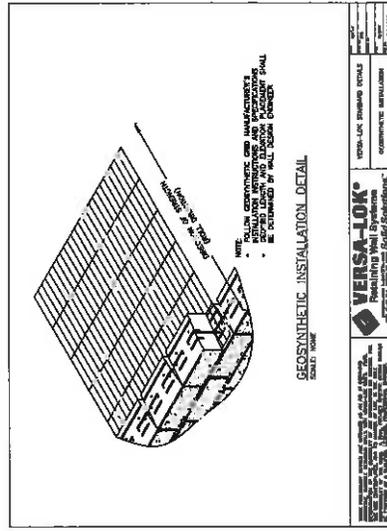
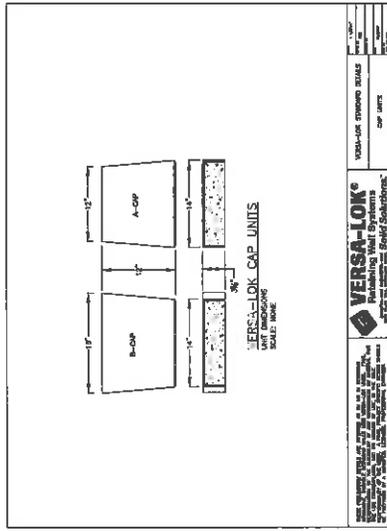
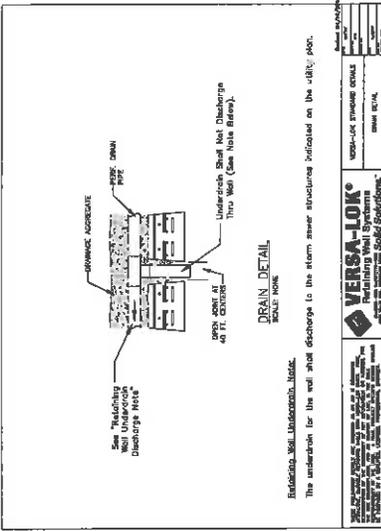
**DETENTION SYSTEM & VOLUME CONTROL DETAIL**  
(NOT TO SCALE)



**OUTLET CONTROL STRUCTURE (CB A1) DETAIL**

1. All dimensions are in feet and inches unless otherwise noted.  
 2. All materials shall be as specified in the project manual.  
 3. All work shall be in accordance with the project manual.  
 4. All work shall be in accordance with the project manual.  
 5. All work shall be in accordance with the project manual.

Refer to the following website for additional details and information:  
<http://www.versa-lok.com/versalok-engineer-2d-detail>









# LITTLE SUNSHINE'S PLAYHOUSE 6258 KINGERY HIGHWAY

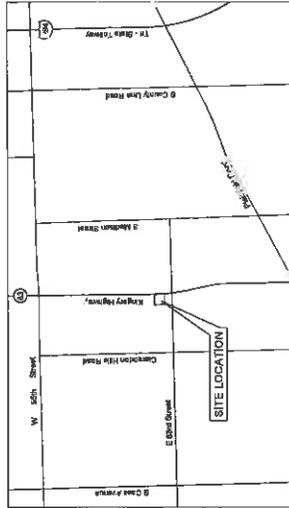
## STORM WATER POLLUTION PREVENTION PLANS (SWPPP)

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

**DEVELOPER:**  
 Little Sunshine's Playhouse, LLC  
 6 Woodfield Plaza  
 Suite 100  
 Willowbrook, IL 60181  
 Tel: (708) 560-0222

**VILLAGE OF WILLOWBROOK**  
 7700 Oakley Street  
 Willowbrook, IL 60181  
 Tel: (708) 560-1312

**REGISTERED BY:**  
 Haeger Engineering, LLC  
 8000 Park Drive, Suite 100  
 Willowbrook, IL 60181  
 Tel: (708) 560-0222  
 Fax: (708) 560-0222  
 www.haegerengineering.com



INDEX TO STORM WATER POLLUTION PREVENTION PLANS (SWPPP)	
NO.	DESCRIPTION
1	SWPPP
2	SWPPP
3	SWPPP
4	SWPPP
5	SWPPP

**Professional Engineer**  
 License No. 001-042513  
 Date: 11-03-15

**PROJECT INFORMATION:**  
 Project Name: LITTLE SUNSHINE'S PLAYHOUSE  
 Project No.: 001-042513  
 Date: 11-03-15

**REVISIONS:**

NO.	DATE	DESCRIPTION

The undersigned is duly licensed as a Professional Engineer in the State of Illinois, License No. 001-042513, and is duly qualified to prepare and seal this plan. The undersigned certifies that the information furnished herein is true and correct to the best of his knowledge and belief, and that he is not providing any false or misleading information. The undersigned certifies that the information furnished herein is true and correct to the best of his knowledge and belief, and that he is not providing any false or misleading information. The undersigned certifies that the information furnished herein is true and correct to the best of his knowledge and belief, and that he is not providing any false or misleading information.



DATE: 11-03-15

**HAEGER ENGINEERING**  
 consulting engineers  
 and surveyors  
 8000 Park Drive, Suite 100  
 Willowbrook, IL 60181  
 Tel: (708) 560-0222  
 Fax: (708) 560-0222  
 www.haegerengineering.com

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

Sheet No. 1 of 1



### STABILIZED CONSTRUCTION ENTRANCE PLAN

**NOTE:** Check with local health department for permit application. This device is designed to filter sediment and debris from runoff. It is not intended to filter dissolved pollutants. The device should be installed on a firm, level surface. The device should be inspected and maintained regularly. The device should be replaced when the filter is clogged or the structure is damaged.

**CONTRACTOR:** [Blank]

**DATE:** [Blank]

### STABILIZED CONSTRUCTION ENTRANCE PLAN

**NOTE:** Check with local health department for permit application. This device is designed to filter sediment and debris from runoff. It is not intended to filter dissolved pollutants. The device should be installed on a firm, level surface. The device should be inspected and maintained regularly. The device should be replaced when the filter is clogged or the structure is damaged.

**CONTRACTOR:** [Blank]

**DATE:** [Blank]

### EROSION CONTROL (SILT) FENCE

**NOTE:** This device is designed to filter sediment and debris from runoff. It is not intended to filter dissolved pollutants. The device should be installed on a firm, level surface. The device should be inspected and maintained regularly. The device should be replaced when the filter is clogged or the structure is damaged.

**CONTRACTOR:** [Blank]

**DATE:** [Blank]

### EROSION CONTROL (SILT) FENCE

**NOTE:** This device is designed to filter sediment and debris from runoff. It is not intended to filter dissolved pollutants. The device should be installed on a firm, level surface. The device should be inspected and maintained regularly. The device should be replaced when the filter is clogged or the structure is damaged.

**CONTRACTOR:** [Blank]

**DATE:** [Blank]

### CULVERT INLET PROTECTION

**NOTE:** This device is designed to filter sediment and debris from runoff. It is not intended to filter dissolved pollutants. The device should be installed on a firm, level surface. The device should be inspected and maintained regularly. The device should be replaced when the filter is clogged or the structure is damaged.

**CONTRACTOR:** [Blank]

**DATE:** [Blank]

### DANDY DEWATERING BAG

**NOTE:** This device is designed to filter sediment and debris from runoff. It is not intended to filter dissolved pollutants. The device should be installed on a firm, level surface. The device should be inspected and maintained regularly. The device should be replaced when the filter is clogged or the structure is damaged.

**CONTRACTOR:** [Blank]

**DATE:** [Blank]

### SUMP PIT PLAN

**NOTE:** This device is designed to filter sediment and debris from runoff. It is not intended to filter dissolved pollutants. The device should be installed on a firm, level surface. The device should be inspected and maintained regularly. The device should be replaced when the filter is clogged or the structure is damaged.

**CONTRACTOR:** [Blank]

**DATE:** [Blank]

### PORTABLE SEDIMENT TANK PLAN

**NOTE:** This device is designed to filter sediment and debris from runoff. It is not intended to filter dissolved pollutants. The device should be installed on a firm, level surface. The device should be inspected and maintained regularly. The device should be replaced when the filter is clogged or the structure is damaged.

**CONTRACTOR:** [Blank]

**DATE:** [Blank]

### CONSTRUCTION (SNOW) FENCE

**NOTE:** This device is designed to filter sediment and debris from runoff. It is not intended to filter dissolved pollutants. The device should be installed on a firm, level surface. The device should be inspected and maintained regularly. The device should be replaced when the filter is clogged or the structure is damaged.

**CONTRACTOR:** [Blank]

**DATE:** [Blank]

### TEMPORARY CONCRETE WASHOUT AREA

**NOTE:** This device is designed to filter sediment and debris from runoff. It is not intended to filter dissolved pollutants. The device should be installed on a firm, level surface. The device should be inspected and maintained regularly. The device should be replaced when the filter is clogged or the structure is damaged.

**CONTRACTOR:** [Blank]

**DATE:** [Blank]

### TEMPORARY SEEDING NOTES (ILLINOIS URBAN MANUAL CODE 965)

**NOTE:** This device is designed to filter sediment and debris from runoff. It is not intended to filter dissolved pollutants. The device should be installed on a firm, level surface. The device should be inspected and maintained regularly. The device should be replaced when the filter is clogged or the structure is damaged.

**CONTRACTOR:** [Blank]

**DATE:** [Blank]

### TEMPORARY SEEDING NOTES (ILLINOIS URBAN MANUAL CODE 965)

**NOTE:** This device is designed to filter sediment and debris from runoff. It is not intended to filter dissolved pollutants. The device should be installed on a firm, level surface. The device should be inspected and maintained regularly. The device should be replaced when the filter is clogged or the structure is damaged.

**CONTRACTOR:** [Blank]

**DATE:** [Blank]

### CONSTRUCTION SEQUENCE

CONSTRUCTION SEQUENCE AND RESPONSIBLE CONTRACTOR	DATE	STATUS
1. SITE PREPARATION		
2. EXCAVATION		
3. CONCRETE POUR		
4. CURING		
5. FINISHING		
6. INSPECTION		
7. COMPLETION		

### SOIL PROTECTION CHART

Soil Type	AWT	FB	MA	AP	MAF	AM	JA	AS	SP	ECF	MS	MS2
1. Very Hard												
2. Hard												
3. Medium Hard												
4. Medium												
5. Soft												
6. Very Soft												
7. Organic												
8. Peat												

### WETLAND PROTECTION DETAIL

**NOTE:** This device is designed to filter sediment and debris from runoff. It is not intended to filter dissolved pollutants. The device should be installed on a firm, level surface. The device should be inspected and maintained regularly. The device should be replaced when the filter is clogged or the structure is damaged.

**CONTRACTOR:** [Blank]

**DATE:** [Blank]

### CURB SILT BASKET CATCH-ALL

**NOTE:** This device is designed to filter sediment and debris from runoff. It is not intended to filter dissolved pollutants. The device should be installed on a firm, level surface. The device should be inspected and maintained regularly. The device should be replaced when the filter is clogged or the structure is damaged.

**CONTRACTOR:** [Blank]

**DATE:** [Blank]

### INLET SILT BASKET CATCH-ALL

**NOTE:** This device is designed to filter sediment and debris from runoff. It is not intended to filter dissolved pollutants. The device should be installed on a firm, level surface. The device should be inspected and maintained regularly. The device should be replaced when the filter is clogged or the structure is damaged.

**CONTRACTOR:** [Blank]

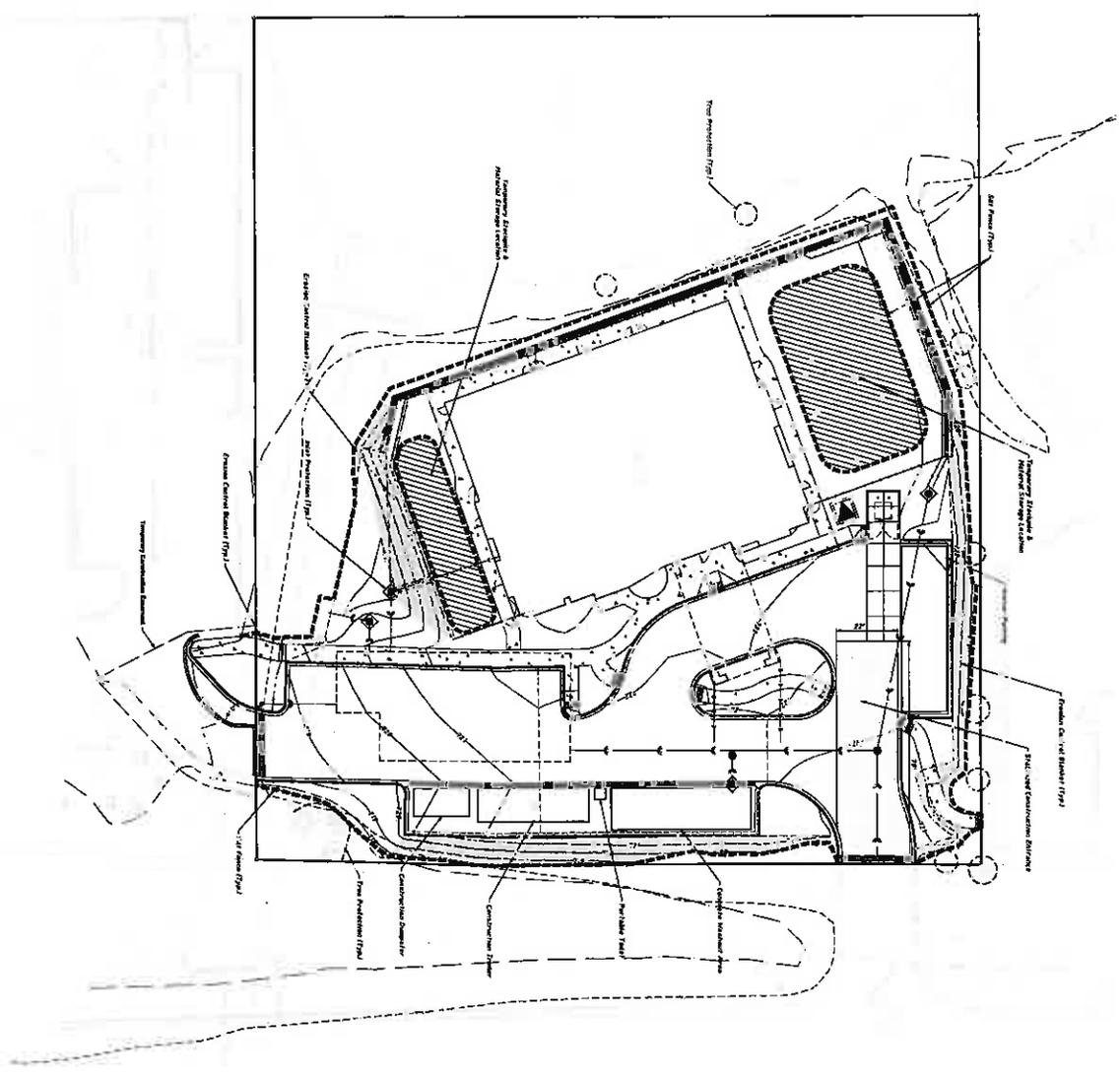
**DATE:** [Blank]

### STOCKPILE PROTECTION DETAIL

**NOTE:** This device is designed to filter sediment and debris from runoff. It is not intended to filter dissolved pollutants. The device should be installed on a firm, level surface. The device should be inspected and maintained regularly. The device should be replaced when the filter is clogged or the structure is damaged.

**CONTRACTOR:** [Blank]

**DATE:** [Blank]

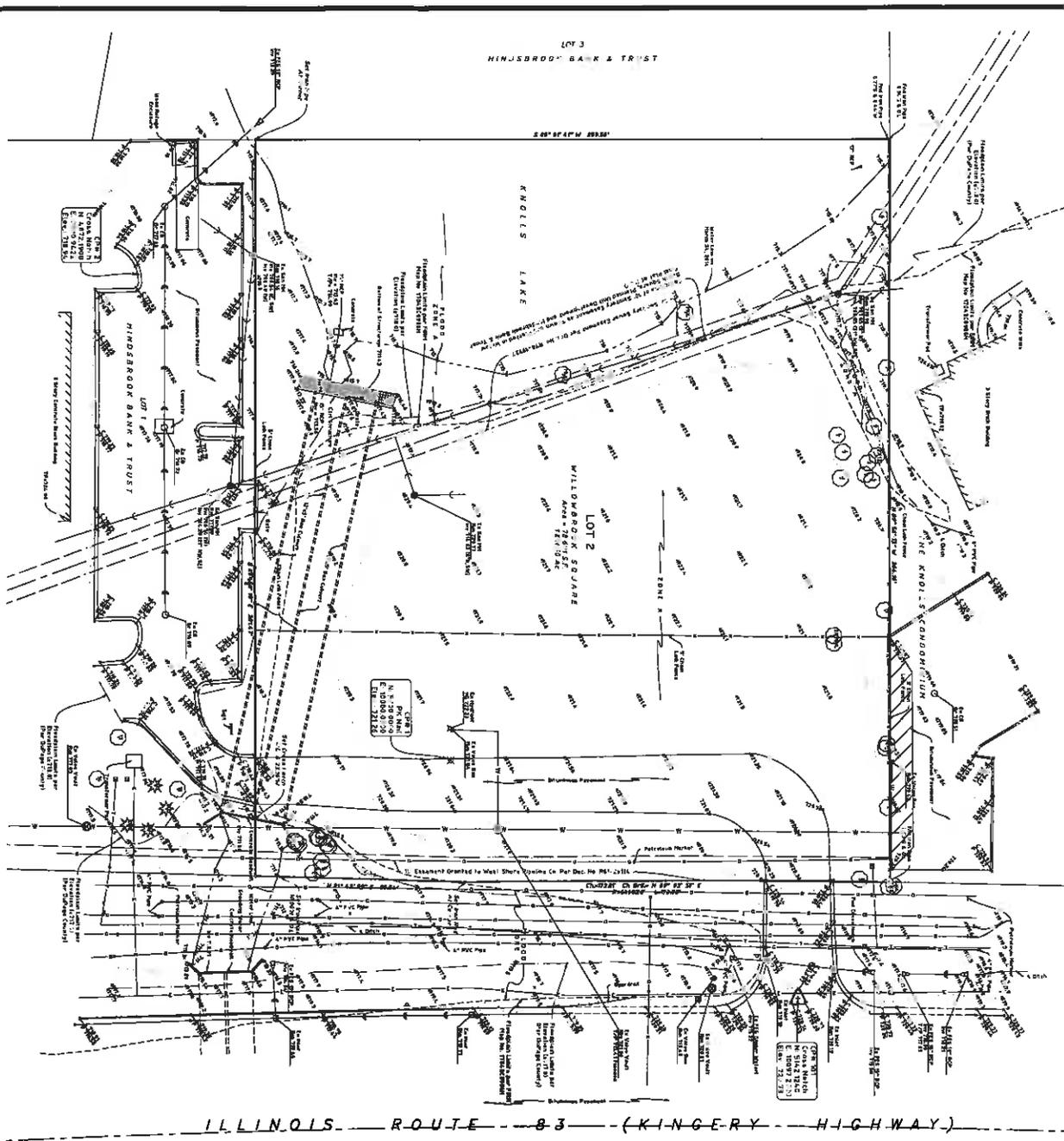


**LEGEND**

-  Stalwart Construction Engineers
-  Temporary Siteplan London
-  Standard Seal & Blotter
-  \* 2" Trapped (any)
-  \* North American Clean 1575 Blotter
-  300' Fence
-  1/4" 1/2" 3/4" 1" 1 1/2" 2" 3" 4" 6" 8" 12" 18" 24" 36" 48" 60" 72" 96" 120" 144" 168" 192" 216" 240" 270" 300"

Note: This plan of the construction site plan (order, field, visit, etc.) is submitted in whole and is subject to change at the Contractor's discretion based on field conditions and site survey data. The Contractor shall coordinate any changes to this plan with the Client.





Date of this Survey: \_\_\_\_\_  
 Date of this Plan: \_\_\_\_\_  
 This professional seal and signature is to be used only when the engineer is a duly registered professional engineer in the State of Illinois.  
 State of Illinois  
 Department of Transportation  
 1400 North Dearborn Street  
 Springfield, Illinois 62762-1000  
 License No. 11-20-14

**Surveyor's Note:**  
 1. This plan was prepared in 1985.  
 2. The data for this survey were obtained from the original field notes and maps.  
 3. Utility easements shown herein are based upon field measurements, available records, and other information. It is the responsibility of the client to verify the accuracy of this information. Surveyor's liability is limited to the accuracy of the field measurements and the information provided by the client. The surveyor is not responsible for any errors or omissions in the field notes or maps. The surveyor is not responsible for any errors or omissions in the field notes or maps. The surveyor is not responsible for any errors or omissions in the field notes or maps.

**Annotations**

1. 1/4" = 100'	2. 1/4" = 100'
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**LEGEND**  
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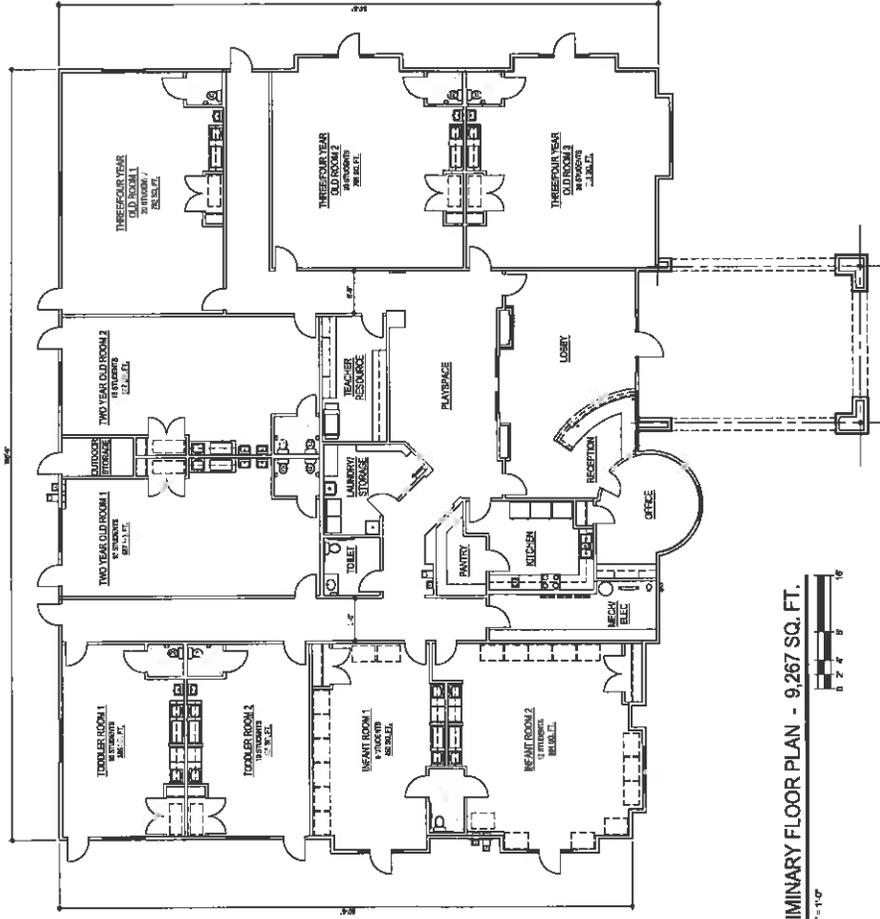
**TOPOGRAPHIC SURVEY**  
**LOT 2**  
**WILLOWBROOK SQUARE**  
**WILLOWBROOK, ILLINOIS**

**HAEGER ENGINEERING**  
 consulting engineers and land surveyors  
 1204 N. Rock Street, Chicago, IL 60610 • Tel. 312.467.1400 • Fax 312.467.1400  
 Illinois Professional Design Firm License No. 04307101

Date: \_\_\_\_\_  
 Scale: \_\_\_\_\_  
 Project No.: \_\_\_\_\_  
 Drawing No.: \_\_\_\_\_  
 Revision: \_\_\_\_\_







PRELIMINARY FLOOR PLAN - 9,267 SQ. FT.

SCALE: 1/8" = 1'-0"

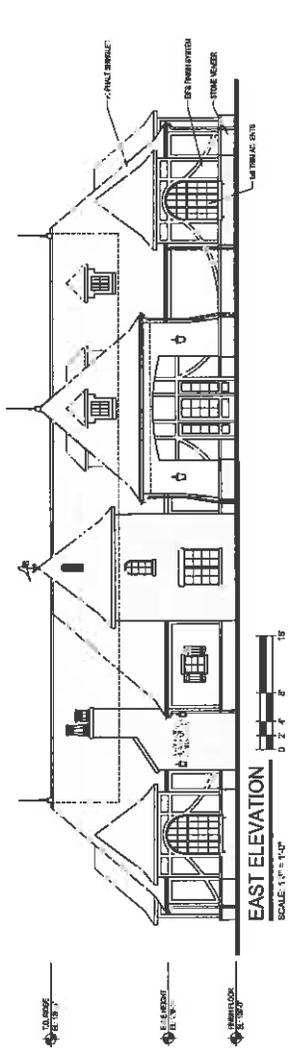


Architects of the Possible®  
 8812 Manchester Road  
 St. Louis, Missouri 63119  
 © 1995, 1997 2004

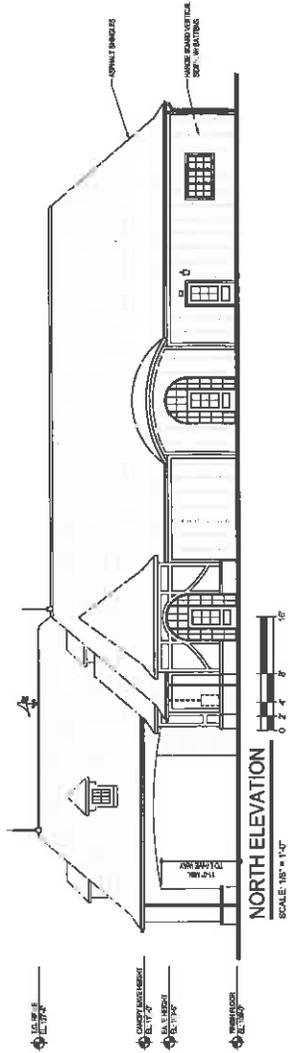
LITTLE SUNSHINE'S PLAYHOUSE

WILLOWBROOK  
 14-003

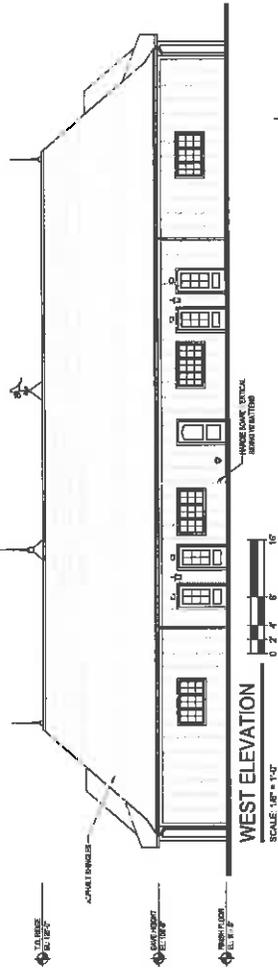
ILLINOIS  
 04.07.14



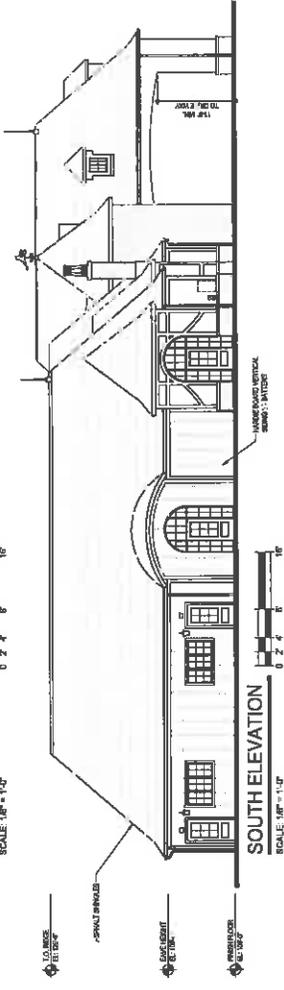
EAST ELEVATION  
SCALE: 1/8" = 1'-0"



NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



WEST ELEVATION  
SCALE: 1/8" = 1'-0"



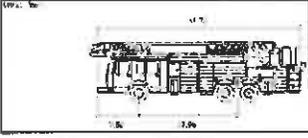
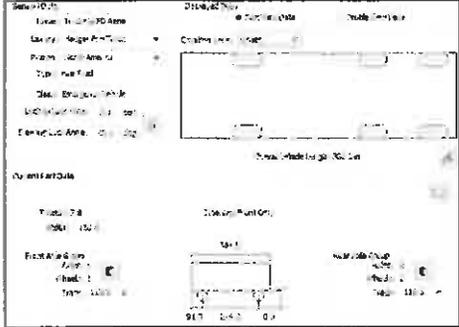
SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

**LITTLE SUNSHINE'S PLAYHOUSE**  
WILLOWBROOK  
14-003

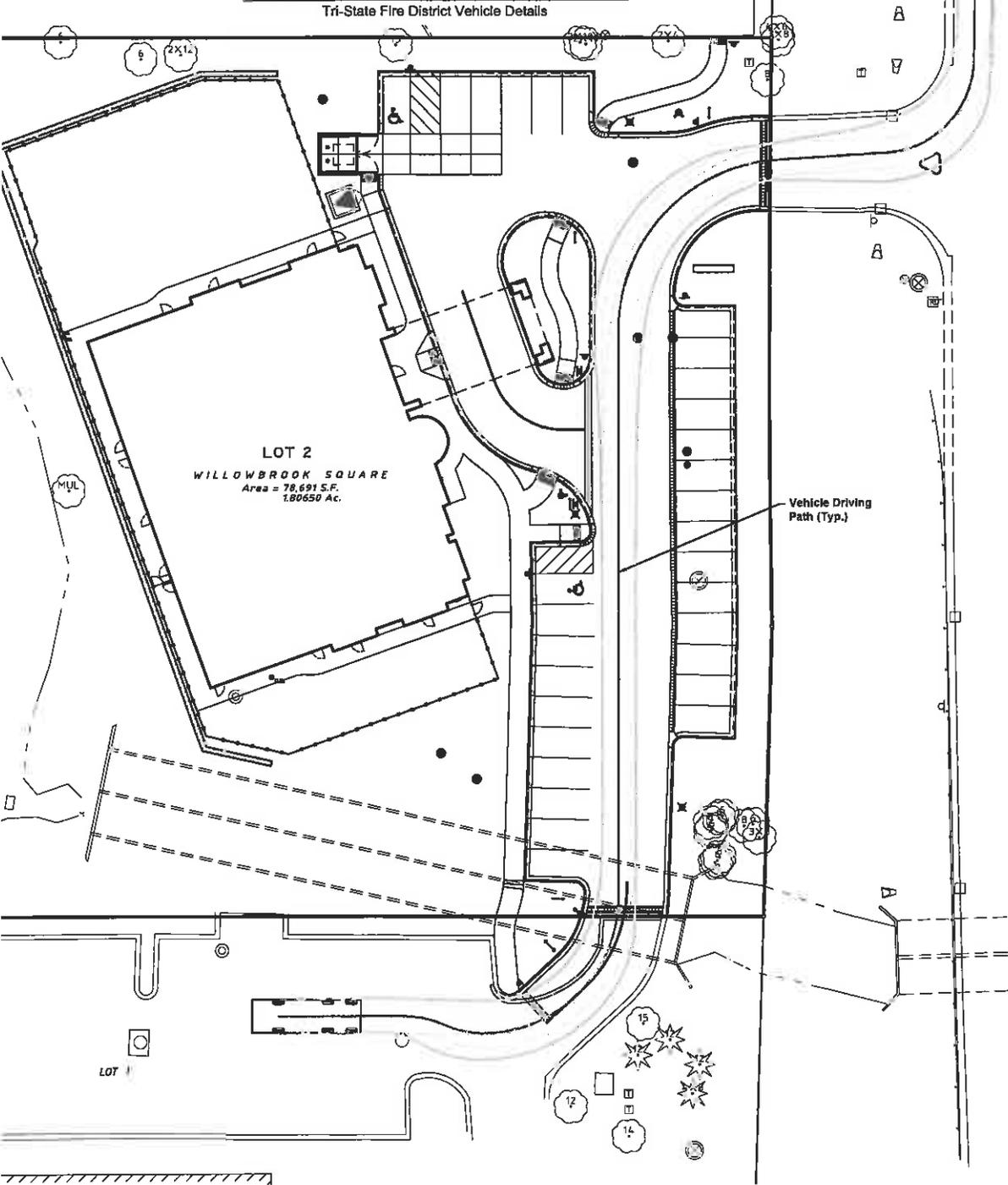
ILLINOIS  
07.21.14



Vehicle Driving Legend	
	Centerline
	Front Wheel Path
	Rear Wheel Path
	Body Extents



Tri-State Fire District Vehicle



**LOT 2**  
**WILLOWBROOK SQUARE**  
 Area = 78,691 S.F.  
 1.80650 Ac.

Vehicle Driving Path (Typ.)

Project Manager: T.A.S.  
 Engineer: J.D.T.  
 Date: 2014-07-22  
 Project No. 14-030  
 Sheet 1

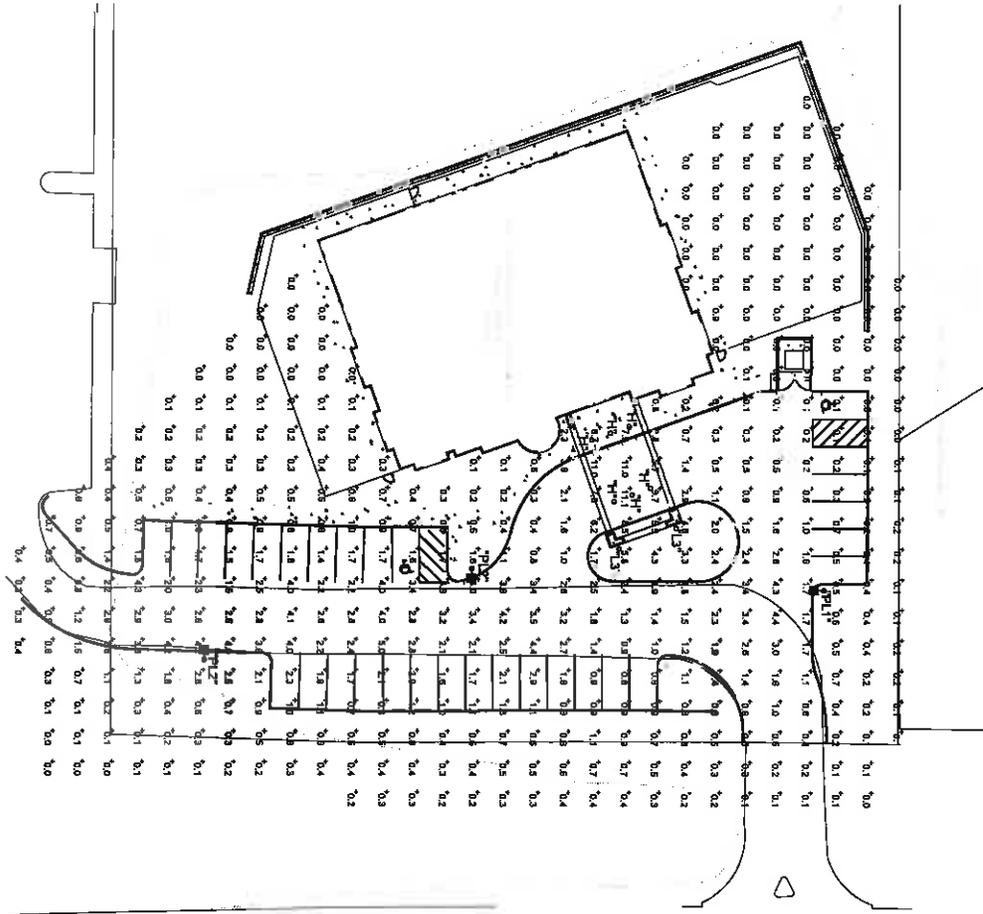
**TRI-STATE FIRE DISTRICT**  
**VEHICLE MOVEMENT EXHIBIT**  
**LITTLE SUNSHINE'S**  
**PLAYHOUSE**  
 6258 KINGERY HIGHWAY, WILLOWBROOK, ILLINOIS

**HAEGER ENGINEERING**  
 consulting engineers • land surveyors  
 1304 N. Plum Grove Road, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608  
 Illinois Professional Design Firm License No. 184-003152  
 www.haegerengineering.com









NO.	DESCRIPTION	DATE	BY	CHECKED	APPROVED
1	PRELIMINARY DESIGN	06/14/14			
2	FINAL DESIGN				
3	CONSTRUCTION				
4					
5					
6					
7					
8					
9					
10					

# LITTLE SUNSHINE'S PLAYHOUSE

6258 Kingery Highway  
WILLOWBROOK, ILLINOIS 60527

TR1 ARCHITECTS	ARCHITECT
ALBERTA DATE ENGINEERING	STRUCTURAL ENGINEER
ALBERTA DATE ENGINEERING	Mechanical ENGINEER
ALBERTA DATE ENGINEERING	PLUMBING ENGINEER
ALBERTA DATE ENGINEERING	ELECTRICAL ENGINEER
CIVIL ENGINEER	CIVIL ENGINEER

**TR1**  
Architectural & Engineering

DATE: 06/14/14

PROJECT NO: 1400

SHEET NO: PH1

SITE PHOTOENRIG PLAN

## **Proposed Revisions:**

### **Declaration of Covenant in Connection with the Property Commonly Known as Willowbrook Square Planned Unit Development**

Three Bridge Partners, LLC or assigns intends to amend the Declaration with the assistance and acceptance of Seller and other parties as necessary pursuant to the below:

1. Eliminate the right of off-street parking spaces located on Parcels 1 & 2 for the temporary overflow of parking for automobiles of business guests and associated activities.
2. Expand the existing driveway providing ingress and egress at the south of Parcel 2 and North of Parcel 1 pursuant to the engineered drawings prepared by Seller.

R87-138108

87 SEP 17 PM 1:45

RECORDER  
DU PAGE COUNTY

*Harney*

froberg/Doc.15

**DECLARATION OF COVENANT IN CONNECTION WITH THE  
PROPERTY COMMONLY KNOWN AS WILLOWBROOK SQUARE  
PLANNED UNIT DEVELOPMENT**

This Declaration of Covenant made this 8th day of September, 1987, by Declarants Mount Greenwood Bank, not personally but as Trustee under a Trust Agreement dated March 3, 1986 and known as Trust No. 50693 (hereinafter, "Trust A") and Mount Greenwood Bank, not personally but as Trustee under a Trust Agreement dated March 3, 1986, and known as Trust No. 50694 (hereinafter, "Trust B").

**W I T N E S S E T H:**

WHEREAS, Trust A is the record owner of the property legally described on Exhibit A, which is attached hereto and incorporated herein, which property is commonly known as Willowbrook Square P.U.D., Phase I (hereinafter, "Parcel 1");

WHEREAS, Trust B is the record owner of the property legally described on Exhibit B, which is attached hereto and incorporated herein, which property is commonly known as Willowbrook Square P.U.D., Phase II (hereinafter, "Parcel 2");

WHEREAS, Trust A and Trust B are hereinafter collectively referred to as "Declarants";

WHEREAS, the respective parcels are contiguous and adjacent to each other and together form the development commonly known as Willowbrook Square Planned Unit Development; Parcel 1 of which is improved with a shopping center, a three-story office structure, and subsidiary parking and traffic circulation

✓

D-9168

(THE SERVICES INC)

20

facilities and Parcel 2 of which is about to be improved with a full-service restaurant and subsidiary parking and traffic circulation facilities;

WHEREAS, Declarants have determined that there may, from time to time, arise a need for use of certain additional parking facilities beyond those installed or contemplated for the subject parcels, and desire to enter into this Declaration of Covenant to provide for and govern the use of said additional parking facilities;

WHEREAS, it is contemplated by Declarants that the use by the owner of one parcel of said additional parking facilities located on the adjacent parcel shall be necessary only at such times as the parking areas for the subject parcels are at or near their full capacity; and

WHEREAS, Declarants have been directed by their respective beneficiaries, pursuant to duly executed letters of direction, to execute this Declaration of Covenant.

NOW, THEREFORE, Declarants hereby declare in connection with their respective properties, as follows:

1. The foregoing recitals are incorporated herein as if fully set forth hereinafter.

2. The owner of Parcel 1, and its successors in title shall possess the full and free right and authority and is hereby granted by Trust B full easement rights to enter upon Parcel 2, for purposes of using the off-street parking spaces situated thereon, for ingress and egress to Route 83, and for the temporary overflow parking of automobiles of business guests

only and all necessary activities associated therewith, to serve the uses established or to be established in the office structure located upon Parcel 1, subject to the following:

(A) The right granted herein to the owner of Parcel 1 to use the off-street parking spaces located on Parcel 2 for the temporary overflow parking of automobiles of business guests and associated activities, shall extend only to the off-street parking areas of Parcel 2 located within the heavy dashed lines as set forth on the document styled "Reciprocal Parking Plan for Lot 2" and dated June 5, 1987, which is attached hereto as Exhibit C and incorporated herein;

(B) In order to effect the purposes described herein, the owner of Parcel 1 is hereby granted by Trust B full rights of ingress and egress to and from Parcel 2, via the currently existing driveway or any other driveway to be installed along the eastern and southern boundaries of Parcel 2, or via the entrance to Parcel 2 on Illinois Route 83, along the eastern boundary of Parcel 2, as set forth in Exhibit C hereto;

3. The Owner of Parcel 2, and its heirs, successors and assigns, shall possess the full and free right and authority, and is hereby granted by Trust A full easement rights to enter upon Parcel 1, for purposes of using the off-street parking spaces situated thereon for the temporary overflow parking of automobiles of business guests only and all necessary

activities associated therewith, and for purposes of gaining egress from Parcel 2 over Parcel 1 to 63rd Street, which thoroughfare runs along the southern boundary of Parcel 1, in order to serve the uses to be established upon Parcel 2, subject to the following:

(A) The right granted herein to the Owner of Parcel 2 to use the off-street parking spaces located upon Parcel 1 for the temporary overflow parking of automobiles of business guests and associated activities shall extend only to the off-street parking areas of Parcel 1 located within the heavy dashed lines as set forth in the document styled "Reciprocal Parking Plan for Lot 1" and dated June 5, 1987, which is attached hereto as Exhibit D and incorporated herein;

(B) In order to effect the purposes described herein, the owner of Parcel 2 is hereby granted by Trust A full rights of ingress and egress to and from Parcel 1, via the currently existing driveway or any other driveway to be installed along the southern boundary of Parcel 2, and to 63rd Street via the driveways located along the southern boundary of Parcel 1, as set forth in Exhibit D hereto.

4. The easements granted by Declarants herein are for the reciprocal purposes of utilizing off-street parking areas and for ingress and egress to and from same. Said easements are non-exclusive, are subject to the equal right on the part of the owners of the parcels so burdened for use of said off-street parking areas and for ingress and egress as described herein,

and shall not be construed as easements given to the exclusion of the owners of the parcels so burdened, or their heirs, successors and assigns, or to any other person or entity as may hereafter be granted a similar right or rights.

5. The owner of each parcel described herein shall be responsible at all times for the care and maintenance of the off-street parking areas located on its own property.

6. This Declaration and the respective rights granted herein shall run with the land described in Exhibits A and B hereto, and shall inure to the benefit of the owners of said parcels, their respective beneficiaries, if any, and the successors in title of same.

7. If any provision of this Declaration, or any section, sentence, clause, phrase or word, or the application thereof in any circumstances, is held invalid, the validity of the remainder of the Declaration and of the application of any such provision, sentence, clause, phrase or word in any other circumstances shall not be effected thereby.

8. This Declaration shall be recorded against the properties described herein by filing a copy of this document with the office of the Recorder of Deeds of DuPage County.

11. This Declaration may be changed, modified or rescinded by an instrument in writing setting forth such change, modification or rescission, signed by the owners of record of the respective parcels. Any such change, modification or rescission shall not be effective until such instrument is duly

R87-138108

recorded in the office of the Recorder of Deeds of DuPage County.

12. See also Exhibit E, <sup>THE TERMS OF WHICH ARE EXPRESSLY INCORPORATED</sup> ~~HEREIN AS IF FULLY SET FORTH HEREINAFTER.~~  
IN WITNESS WHEREOF, the parties have hereunto set their

hands and seals, pursuant to valid and executed letters of direction from the beneficiaries of said Trusts, as follows:

TRUST A:

Mount Greenwood Bank, not personally, but as Trustee under Trust Agreement dated March 3, 1986, and known as Trust No. 50693

By: *Larkana J. Ralston*  
Its: Assistant Vice President

Attest: *Shutelle Brinson*  
Its: Assistant Trust Officer

TRUST B:

Mount Greenwood Bank as Trustee under Trust Agreement dated March 3, 1986 and known as Trust No. 50694

By: *Larkana J. Ralston*  
Its: Assistant Vice President

By: *Shutelle Brinson*  
Its: Assistant Trust Officer

- Permanent Index No. for Parcel 1: 09-14-300-018
- Permanent Index No. for Parcel 2: 09-14-300-019
- Previous Parcel No. for both Parcels: 09-14-300-013

This instrument was prepared by: Michael D. Malicki, Thomas W. Fawell and Associates, P.C., 1420 Kensington Road, Suite 209, Oak Brook, Illinois 60521

This contract is executed by Mount Greenwood Bank, as Trustee upon the express understanding that it enters into the same not personally but only as trustee and that no personal liability is assumed by nor shall be asserted or enforced against the MOUNT GREENWOOD BANK because or on account of executing this contract or of anything herein contained, all such liability, if any, being expressly waived by the vendee; nor shall the MOUNT GREENWOOD BANK be held personally liable upon or in consequence of any of the covenants of this contract, either expressed or implied, and no duty shall rest upon the Mount Greenwood Bank to sequester the trust property on the rents, issues and profits arising therefrom, or the proceeds arising from any sale or other disposition thereof.

SCHEDULE OF EXHIBITS

- Exhibit A: Legal Description-Parcel 1
- Exhibit B: Legal Description-Parcel 2
- Exhibit C: Reciprocal Parking Plan for Lot 2
- Exhibit D: Reciprocal Parking Plan for Lot 1
- Exhibit E: Lien For Improvements

EXHIBIT A

LEGAL DESCRIPTION - PARCEL 1

That part of Lot 1 in P. F. H. Assessment Plat, 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 September 30, 1974 as Document No. R74-50466 described as follows: Commencing at the Southwest corner of the Southwest Quarter of said Section 14; thence South 89 degrees 58 minutes 19 seconds East along the South line of said Southwest Quarter a distance of 1090.55 feet; thence North 00 degrees 07 minutes 22 seconds West along a line parallel with the West line of the Southwest Quarter of said Section 14 a distance of 50.00 feet to a point on the North Right-of-Way line of 63rd Street; thence North 87 degrees 16 minutes 09 seconds East along said North line of 63rd Street 230.13 feet for a Place of Beginning; thence North 00 degrees 00 minutes 12 seconds West along the East line of Stanhope Square Condominium 575.78 feet to a point on the South line of The Knolls A Condominium; thence South 89 degrees 56 minutes 13 seconds East along said South line 576.98 feet; thence South 00 degrees 03 minutes 47 seconds West 265.0 feet; thence South 89 degrees 56 minutes 13 seconds East 299.37 feet to a point on the East line of said Lot 1, being also the West Right-of-Way line of Illinois Route 83; thence South 01 degrees 42 minutes 59 seconds West along the East line of said Lot 1 a distance of 213.81 feet to an angle point; thence South 32 degrees 34 minutes 02 seconds West 92.06 feet to a point on the South line of said Lot 1, being also the North line of said 63rd Street; thence North 89 degrees 58 minutes 19 seconds West along said South line of Lot 1 a distance of 449.70 feet to an angle point; thence South 87 degrees 06 minutes 10 seconds West 370.83 feet to the Place of Beginning; Said parcel of land herein described contains 9.3824 acres, more or less, all in DuPage County, Illinois.

## EXHIBIT B

## LEGAL DESCRIPTION - PARCEL 2

That part of Lot 1 in P. F. H. Assessment Plat, 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 September 30, 1974 as Document No. R74-50466 described as follows: Commencing at the Southwest corner of the Southwest Quarter of said Section 14; thence South 89 degrees 58 minutes 19 seconds East along the South line of said Southwest Quarter a distance of 1090.55 feet; thence North 00 degrees 07 minutes 22 seconds West along a line parallel with the West line of the Southwest Quarter of said Section 14 a distance of 50.00 feet to a point on the North Right-of-Way line of 63rd Street; thence North 87 degrees 16 minutes 09 seconds East along said North line of 63rd Street 230.13 feet to a point on the East line of Stanhope Square Condominium; thence North 00 degrees 00 minutes 12 seconds West along said East line of Stanhope Square Condominium 575.78 feet to a point on the South line of The Knolls, A Condominium; thence South 89 degrees 56 minutes 13 seconds East along said South line 576.98 feet for a Place of Beginning; thence continuing South 89 degrees 56 minutes 13 seconds East along the last described course 302.0 feet to a point on the East line of said Lot 1, being also the West Right-of-Way line of Illinois Route 63; thence southerly along the arc of a curve being the East line of said Lot 1, being concave to the East, having a radius of 6466.26 feet, having a chord bearing of South 00 degrees 03 minutes 51 seconds West for a distance of 173.82 feet; thence South 01 degrees 42 minutes 59 seconds West along the East line of said Lot 1 a distance of 91.22 feet; thence leaving the East line of said Lot 1 and running North 89 degrees 56 minutes 13 seconds West 299.37 feet; thence North 00 degrees 03 minutes 47 seconds East 265.00 feet to the Place of Beginning; Said parcel of land herein described contains 1.8329 acres, more or less, all in Dupage County, Illinois.

RECIPROCAL PLAU COVERS  
10 PARKING STALLS  
↓ ONLY

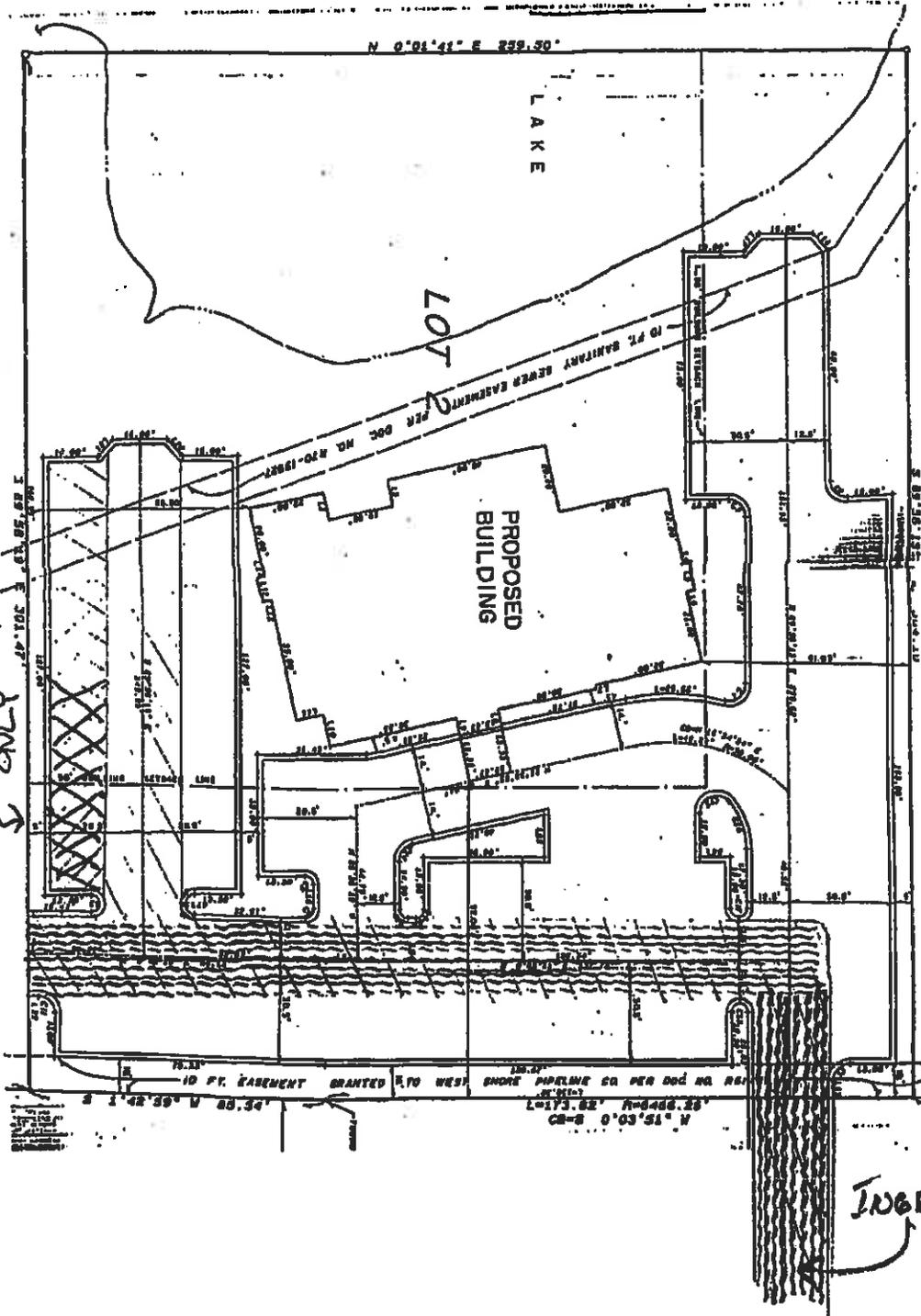


EXHIBIT C  
RECIPROCAL PARKING PLAN FOR LOT 2  
JUNE 5, 1987





EXHIBIT E

Lien For Improvements

The owner of Parcel 1 hereby reserves for itself and successors in title the right to create a lien on Parcel 2 for the cost of completion of certain improvements as enumerated below:

If by August 15th, 1988 the owner of parcel 2 has not completed all the improvements required for Rte. 83 access and the ingress-egress easement shown on Exhibit C all located on parcel 2, the owner of parcel 1 shall upon 10 days written notice, have the right, but not the obligation, at any time thereafter, to complete such improvements. The cost of such improvements will then become due and payable by the owner of parcel 2, and a lien against parcel 2 to secure all sums expended by the owner of parcel 1 to complete said improvements shall exist until full payment is made. Upon payment in full of sums secured by the lien, the person making the payment is entitled to satisfaction of the lien. *THE OWNER OF PARCEL 1 SHALL PROVIDE, AT THE TIME PAYMENT IS REQUESTED ALL NECESSARY INFORMATION TO THE OWNER OF PARCEL 2 CONCERNING THE COSTS INCURRED IN INSTALLING SAID IMPROVEMENTS. THE PARTIES RECOGNIZE THAT NO SUCH IMPROVEMENTS CAN BE INSTALLED IN THE ABSENCE OF A PERMIT FROM THE ILLINOIS DEPARTMENT OF TRANSPORTATION.*





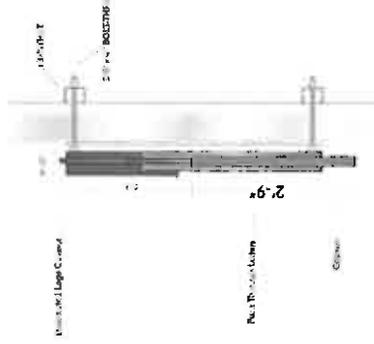
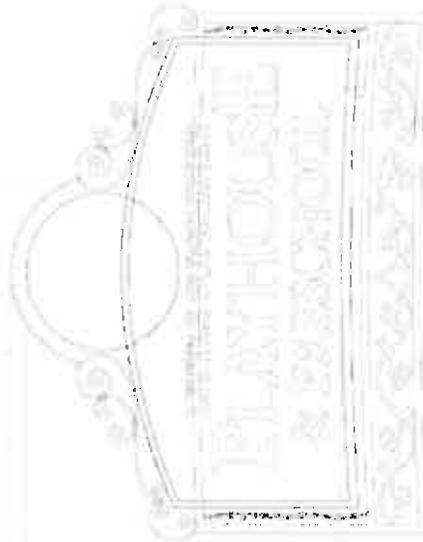
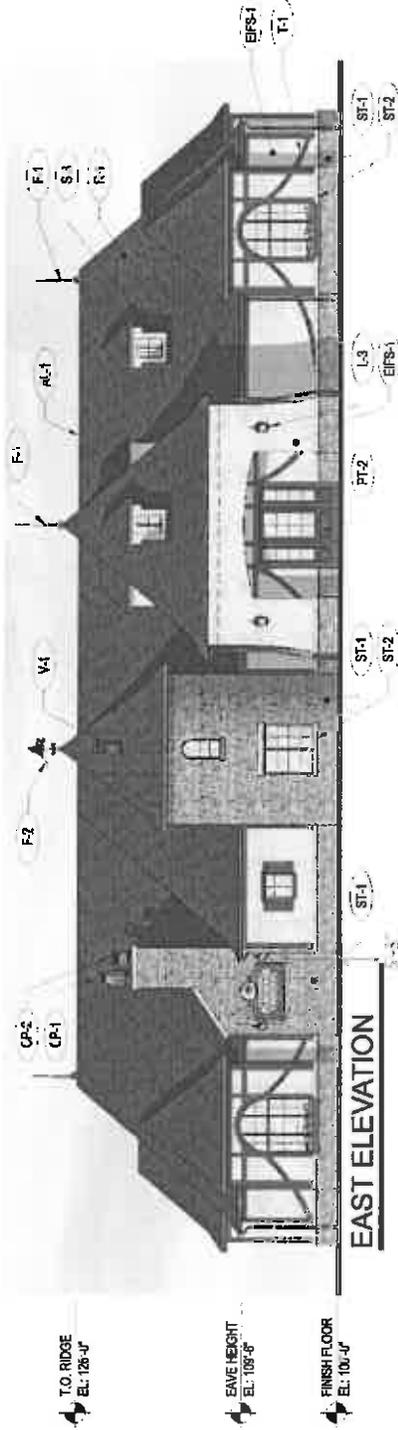
**WILLOWBROOK, IL**

**SIGN PACKAGE**

**PINNACLE** GROUP **SIGN**  
YOUR VISUAL BRANDING PARTNER



LIGHTED VIEW



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**PINNACLE DESIGN**

LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL

DRAWING # 0797-16-14-001-1  
LOCATION - WILLOWBROOK, IL

PROJECT MANAGER - DAVID PERAZICH  
DESIGNER - TRACY KILGUS

SCALE - N=1/3

DATE REVISED - 07-07-14

10/14/14 10:00 AM C:\Users\p\Documents\Projects\16-14-001-1\16-14-001-1.dwg





12"



18"



6"



- A
- B
- C

PINNACLE SIGN

LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL

DRAWING # 9397 - L-PAE-RJNG-1  
LOCATION - #510NBP00K IL

PROJECT MANAGER - DAVID BENEFANZI  
DESIGNER - TRACY A. UKLES

SCALE - 1/4" = 1'-0"  
DATE REVISED - 05-07-11

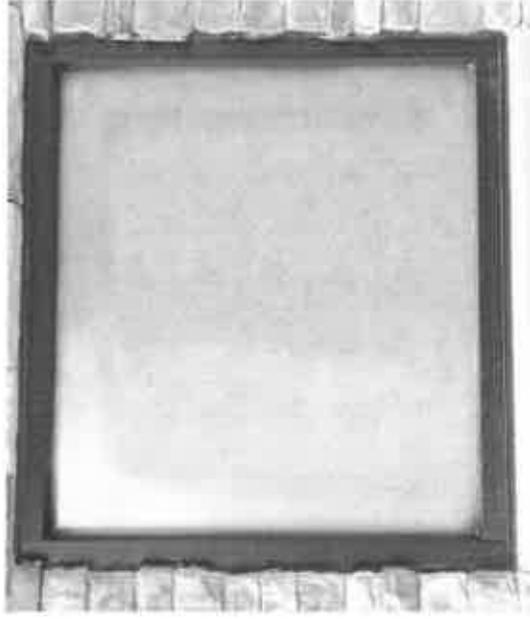
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ENTRY DOOR - WITH DESIGN TREATMENT



WINDOW - WITH DESIGN TREATMENT



WINDOW - WITH DESIGN TREATMENT



- A** CITY HALL/ARTIST REVISIONS
- B** CITY HALL/ARTIST REVISIONS
- C** COUNCILOR KEVIN BRIDGEMAN

**PINNACLE SIGN**

**LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL**

**DRAWING # 2207-14 VINY-1**  
**LOCATION - WILLOW BROOK, IL**

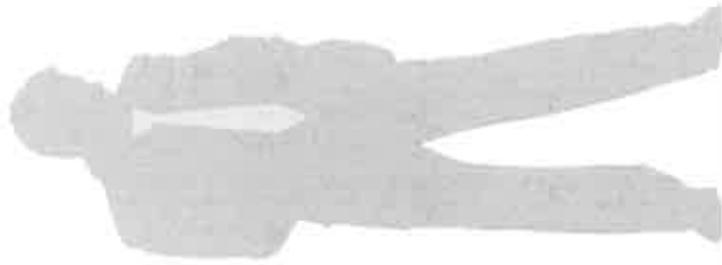
**PROJECT MANAGER - DARREN PEARCE**  
**DESIGNER - TROY KILGES**

**SCALE - 1/4" = 1'-0"**  
**DATE REVISED - 07-27-13**

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- B. 100% POLYPROPYLENE
- C. 100% POLYPROPYLENE
- D. 100% POLYPROPYLENE

**PINNACLE SIGN**

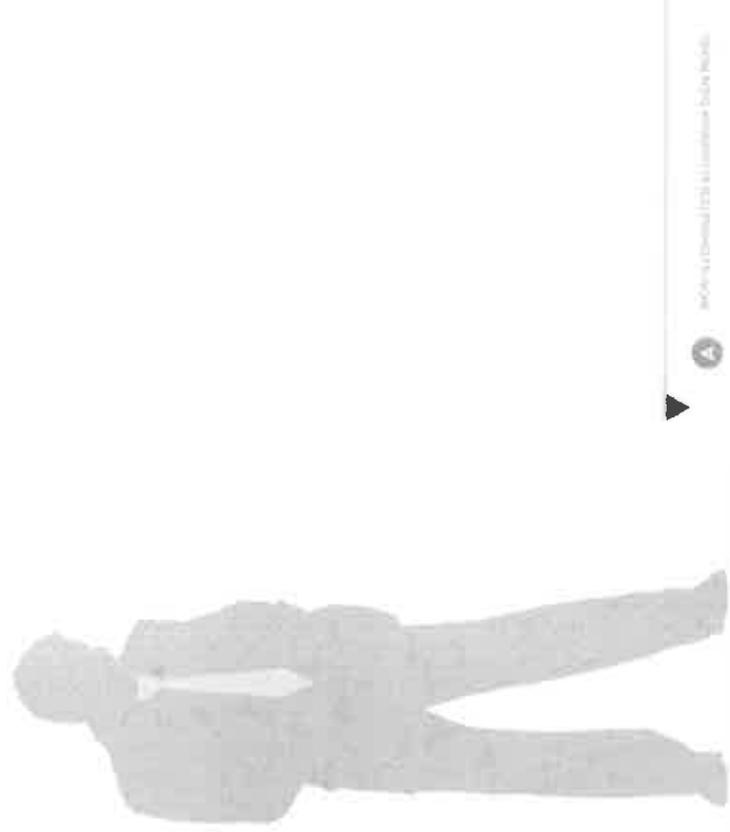
LITTLE SUNSHINES PLAYHOUSE & PRESCHOOL

DRAWING # 2020-12-01-001  
LOCATION - HILLBROOK, IL

PROJECT MANAGER - CHARLEN P. JUICE  
DESIGNER - TRISTY K. JONES

SCALE - 1/16" = 1'-0"  
DATE REVISED - 07-07-12

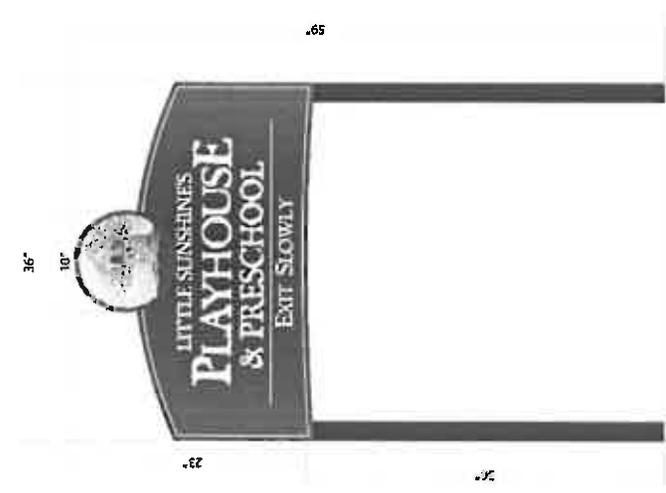
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- A. 100% ALL INFORMATION SUBJECTS REQUESTED (99% PROBABLY)
- B. 90% ALL INFORMATION SUBJECTS REQUESTED (90% PROBABLY)
- C. 80% ALL INFORMATION SUBJECTS REQUESTED (80% PROBABLY)
- D. 70% ALL INFORMATION SUBJECTS REQUESTED (70% PROBABLY)



Front view 10/17/2018



Front view

**PINNACLE SIGN**



LITTLE SUNSHINE S PLAYHOUSE & PRESCHOOL

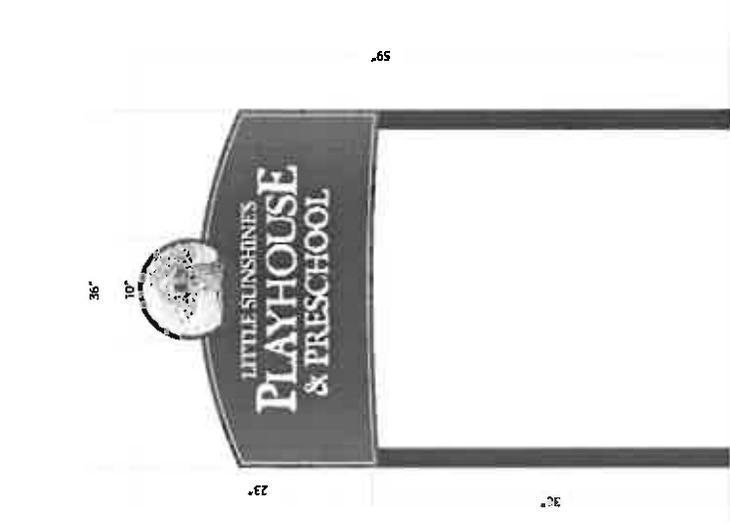
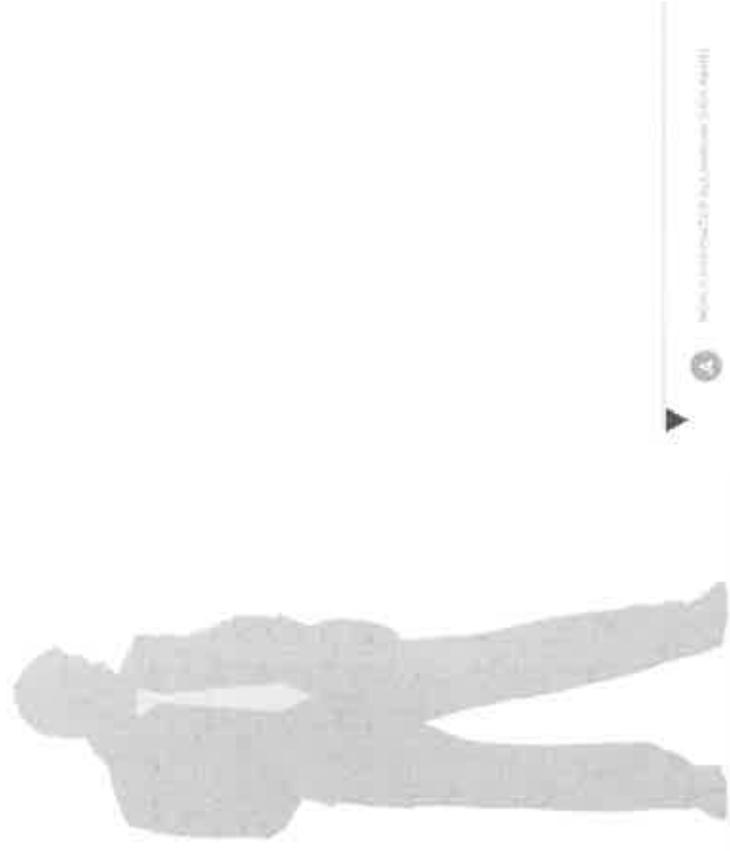
DRAWING # 0727-1-DIRECT-1  
LOCATION - WILLOW BROOK, IL

PROJECT MANAGER - DARRIN FENICE  
DESIGNER - TROY KUILES

SCALE - 1/4" = 1'-0"  
DATE REVISED - 07-17-14



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- A. 1.000MM (39.37IN) X 1.000MM (39.37IN)
- B. 1.000MM (39.37IN) X 1.000MM (39.37IN)
- C. 1.000MM (39.37IN) X 1.000MM (39.37IN)
- D. 1.000MM (39.37IN) X 1.000MM (39.37IN)

**PINNACLESIGN**



LITTLE SUNSHINE'S PLAYHOUSE & PRESCHOOL

DRAWING # 9387-16-DIRECT-S  
LOCATION - WILLOW BROOK, IL

PROJECT MANAGER - DAN KENYON  
DESIGNER - TROY SUZES

SCALE - 1/4" = 1'-0"  
DATE REVISED - 07-07-14

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**STORMTRAP, LLC**  
 2495 WEST BUNGALOW ROAD  
 MORRIS, IL 60450  
 P: 815-941-4643  
 F: 815-416-1100

ENGINEER INFORMATION:  
**HAEGER ENGINEERING**  
 1304 N PLUM GROVE RD  
 SCHAMBURG, IL 60173  
 PHONE: 847-394-6600  
 FAX: 847-394-6608

PROJECT INFORMATION:  
 LITTLE SUNSHINE  
 PLAYHOUSE  
 WILLOWBROOK, IL

CURRENT ISSUED DATE:  
**22-AUG-2014**

APPROVED BY:

**STORMTRAP**  
 2495 WEST BUNGALOW ROAD  
 MORRIS, IL 60450  
 P: 815-941-4643  
 F: 815-416-1100

ENGINEER INFORMATION:  
**HAEGER ENGINEERING**  
 1304 N PLUM GROVE RD  
 SCHAMBURG, IL 60173  
 PHONE: 847-394-6600  
 FAX: 847-394-6608

PROJECT INFORMATION:  
 LITTLE SUNSHINE  
 PLAYHOUSE  
 WILLOWBROOK, IL

CURRENT ISSUED DATE:  
**22-AUG-2014**

APPROVED BY:

APPROVAL

REV.	DATE	DESC.	DWG.
4	22-AUG-2014	ISSUED FOR APPROVAL	DS
3	24-JUL-2014	ISSUED FOR APPROVAL	DS
2	18-MAY-2014	ISSUED FOR PRELIMINARY	AC
1	13-MAY-2014	ISSUED FOR PRELIMINARY	DF

SCALE: NTS  
 SHEET TITLE:

COVER SHEET

SHEET NUMBER:  
**0.0**

DESIGN ASSUMPTIONS  
 COVER: MIN: 1.25" - MAX: 4.9"  
 GROUND WATER TABLE: BELOW THE SYSTEMS INVERT  
 SOIL PRESSURE: 4000 PSF  
 LOADING: AASHTO HS-30 HIGHWAY LOADING

DESIGN ASSUMPTIONS  
 COVER: MIN: 1.25" - MAX: 4.9"  
 GROUND WATER TABLE: BELOW THE SYSTEMS INVERT  
 SOIL PRESSURE: 4000 PSF  
 LOADING: AASHTO HS-30 HIGHWAY LOADING

PAGE	DESCRIPTION	REV.
0.0	COVER SHEET	4
1.0	SINGLETRAP INSTALLATION SPECIFICATIONS	4
2.0	SINGLETRAP INSTALLATION SPECIFICATIONS	4
3.0	DETAIL LAYOUT	4
4.0	STANDARD - 5'-8" SINGLETRAP UNIT TYPES	4

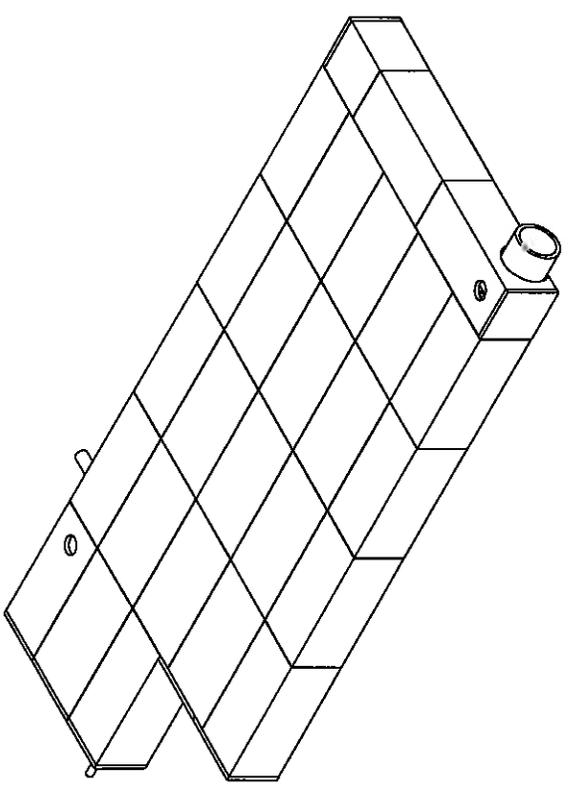
**JOB SITE INFORMATION**  
 DESCRIPTION: LITTLE SUNSHINE PLAYHOUSE

ENGINEERING COMPANY: HAEGER ENGINEERING  
 CONTACT NAME: JOSH TERPSTRA  
 CONTACT PHONE: 847-394-6600  
 CONTACT FAX: 847-394-6608

STORMTRAP SUPPLIER: DAN FAJMAN  
 CONTACT NAME: DAN FAJMAN  
 CELL PHONE: 815-341-9880  
 SALES EMAIL: DFAJMAN@STORMTRAP.COM

WATER STORAGE REQ'D: 14,851.00 CUBIC FEET  
 VOLUME REQUIRED: 16,941.41 CUBIC FEET  
 TOTAL STORAGE PROVIDED: 16,941.41 CUBIC FEET

UNIT HEADROOM: 5'-8" SINGLETRAP  
 UNIT QUANTITY: 28 TOTAL PIECES



LITTLE SUNSHINE PLAYHOUSE  
 WILLOWBROOK, IL



**ENGINEER INFORMATION:**

**HAEGER ENGINEERING**  
1304 N PLUM GROVE RD  
SCHAMBURG, IL 60173  
PHONE: 847-394-8600  
FAX: 847-394-8608

**PROJECT INFORMATION:**

**LITTLE SUNSHINE  
PLAYHOUSE**  
WILLOWBROOK, IL

**CURRENT ISSUED DATE:**

**22-AUG-2014**

**APPROVED BY:**

**APPROVAL**

**REV: DATE: DESC. DWG**

REV	DATE	DESC.	DWG
1	13-MAY-2014	ISSUED FOR PRELIMINARY	DF
2	10-MAY-2014	ISSUED FOR PRELIMINARY	AC
3	24-JUL-2014	ISSUED FOR APPROVAL	DS
4	22-AUG-2014	ISSUED FOR APPROVAL	DS

**SCALE:**

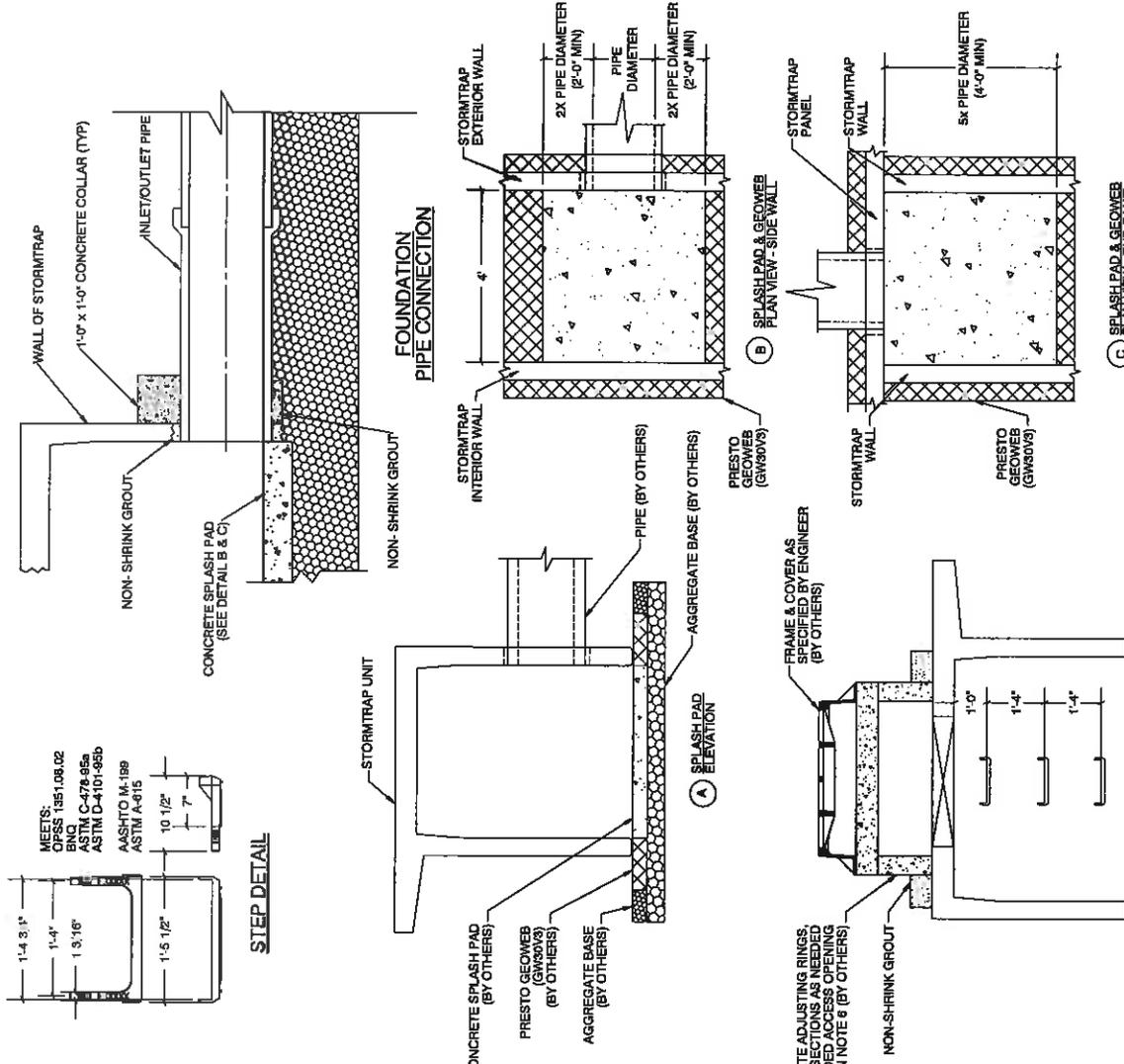
NTS

**SHEET TITLE:**

**RECOMMENDED  
SINGLETRAP  
INSTALLATION  
SPECIFICATIONS**

**SHEET NUMBER:**

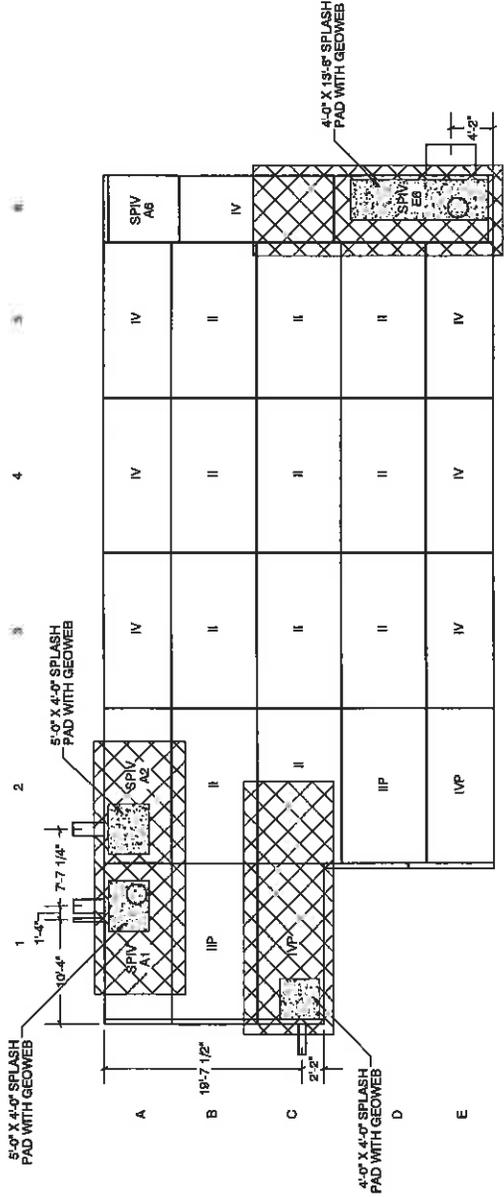
**2.0**



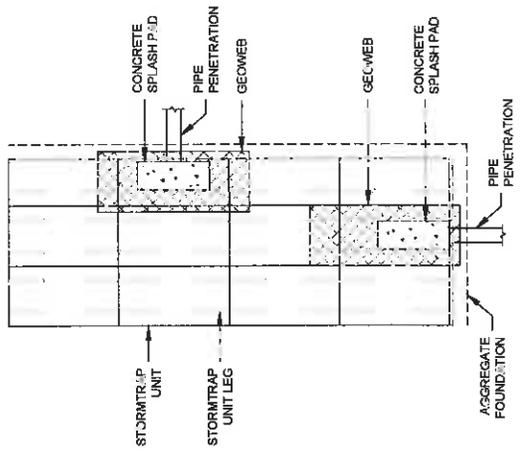
- RECOMMENDED ACCESS OPENING SPECIFICATION**
- TYPICAL ACCESS OPENINGS FOR THE STORMTRAP SYSTEM ARE 2'-0" IN DIAMETER. ACCESS OPENINGS LARGER THAN 2'-0" IN DIAMETER NEED TO BE APPROVED BY THE ENGINEER. ACCESS OPENINGS SMALLER THAN 2'-0" IN DIAMETER NEED TO MAINTAIN AT LEAST 1'-0" OF CLEARANCE IN ALL DIRECTIONS FROM THE EDGE OF THE STORMTRAP UNITS.
  - PLASTIC COVERS SHALL BE PROVIDED BY THE MANUFACTURER. THE COVER SHALL BE PLACED ON THE HIGHEST STEP IN THE UNIT IS TO BE PLACED AT A DISTANCE OF 1'-0" FROM THE INSIDE EDGE OF THE STORMTRAP UNITS. ALL ENSURING STEPS SHALL BE PLACED WITH A MAXIMUM OF 1'-0" FROM THE INSIDE EDGE OF THE STORMTRAP UNITS. THESE STEPS MAY BE MOVED OR ALTERED TO AVOID OPENINGS OR OTHER IRREGULARITIES IN THE UNIT.
  - STORMTRAP LIFTING INSERTS MAY BE RELOCATED TO COINCIDE WITH THE ACCESS OPENING ON THE CENTER OF GRAVITY OF THE UNIT AS NEEDED.
  - STORMTRAP ACCESS OPENINGS MAY BE RELOCATED TO AVOID INTERFERENCE WITH INLET AND/OR OUTLET PIPE OPENINGS SO PLACEMENT OF STEPS IS ATTAINABLE.
  - ACCESS OPENINGS SHOULD BE LOCATED IN ORDER TO MEET THE APPROPRIATE REQUIREMENTS. STORMTRAP RECOMMENDS AT LEAST ONE ACCESS OPENING PER SYSTEM FOR ACCESS AND INSPECTION.
  - USE PRECAST ADJUSTING RINGS AS NEEDED TO MEET GRADE. STORMTRAP RECOMMENDS FOR COVER OVER 2' TO USE PRECAST BARREL OR CONE SECTIONS. (BY OTHERS)
- RECOMMENDED PIPE OPENING SPECIFICATION**
- PIPE OPENINGS SHALL MAINTAIN A MINIMUM 1'-0" OF CLEARANCE FROM A VERTICAL EDGE OF THE STORMTRAP UNIT.
  - MAXIMUM OPENING SIZE TO BE DETERMINED BY UNIT HEIGHT. PREFERRED OPENING SIZE SHOULD BE 1'-0". ANY OPENING NEEDED THAT DOES NOT FIT THIS CRITERIA SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
  - CONNECTING PIPES SHALL BE INSTALLED WITH A PRECAST CONCRETE COLLAR AND A AGGREGATE GROUT FOR AT LEAST ONE PIPE LENGTH. AS SHOWN, A STRUCTURAL GRADE CONCRETE OR GROUT WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 8000 PSI SHALL BE USED. THE ANNULAR SPACE BETWEEN THE PIPE AND THE HOLE SHALL BE FILLED WITH NON-SHRINK GROUT.
- RECOMMENDED PIPE INSTALLATION INSTRUCTIONS**
- CLEAN AND LIGHTLY LUBRICATE ALL OF PIPE TO BE INSERTED INTO STORMTRAP.
  - IF PIPE IS CUT, CARE SHOULD BE TAKEN TO ALLOW NO SHARP EDGES. BEVEL AND LUBRICATE LEAD END OF PIPE.
  - ALIGN CENTER OF PIPE TO CORRECT ELEVATION AND INSERT INTO OPENING.
- SPLASH PAD & GEOWEB SPECIFICATION**
- THE APPROVED GEOWEB SHALL BE PRESTO GEOWEB (GW90V3). THE GEOWEB NOMINAL DIMENSIONS SHALL BE 9FT X 25 FT.
  - SPLASH PAD AND GEOWEB SHALL BE INSTALLED PRIOR TO INSTALLATION OF THE STORMTRAP UNITS
  - THE GEOWEB INFILL MATERIAL SHALL BE AASHTO M43 #6 AGGREGATE (SEE DETAIL A). AT ALL PIPE ENTRY LOCATIONS, SEE DETAIL B & C.
  - THE GEOWEB EDGE SHALL BE INSTALLED 1-FT BEYOND THE OUTER PERIMETER OF THE STORMTRAP SYSTEM.
  - THE GEOWEB LONGITUDINAL DIMENSION (25-FT) SHALL BE INSTALLED PARALLEL TO THE STORMTRAP LESS.
  - THE CONCRETE SPLASH PAD AND GEOWEB SHALL BE CENTERED AT THE PIPE PENETRATION.
  - SPLASH PAD DIMENSIONS COULD VARY IN UNITS THAT ARE LESS THAN 15'-4" IN LENGTH.



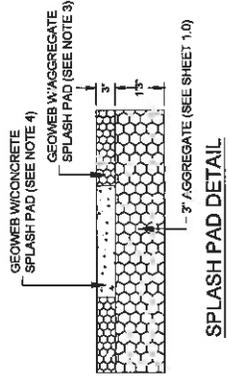
REV.	DATE	DESC.	DWG.
1	13-MAY-2014	ISSUED FOR PRELIMINARY	DF
2	19-MAY-2014	ISSUED FOR PRELIMINARY	AC
3	24-JUL-2014	ISSUED FOR APPROVAL	DS
4	22-AUG-2014	ISSUED FOR APPROVAL	DS



**STORMTRAP II  
 SPLASH PAD CONFIGURATION**



- NOTES:**
1. THE APPROVED GEOWEB SHALL BE PRESTO GEOWEB (GX/30V3). THE GEOWEB NOMINAL DIMENSIONS SHALL BE 9'-FT X 25'-FT.
  2. THE CONCRETE SPLASH PAD AND GEOWEB SHALL BE INSTALLED PRIOR TO INSTALLATION OF THE STORMTRAP UNITS.
  3. THE GEOWEB INFILL MATERIAL SHALL BE AASHTO M43 M6 AGGREGATE.
  4. THE CONCRETE SPLASH PAD SHALL BE INSTALLED WITHIN THE GEOWEB AND IS REQUIRED AT ALL PIPE ENTRY LOCATIONS.
  5. THE GEOWEB EDGE SHALL BE INSTALLED 1'-FT BEYOND THE OUTER PERIMETER OF THE STORMTRAP'S STEEL.
  6. THE GEOWEB LONGITUDINAL DIMENSION (25'-FT) SHALL BE INSTALLED PERPENDICULAR TO THE STORMTRAP'S LEGS.
  7. THE CONCRETE SPLASH PAD AND GEOWEB SHALL BE CENTERED AT THE PIPE PENETRATION.
  8. REFER TO SPLASH PAD LAYOUT FOR CONCRETE SPLASH PAD DIMENSIONS.



**SPLASH PAD LAYOUT**

**SPLASH PAD DETAIL**



2495 WEST BUNGALOW ROAD  
MORRIS, IL 60459  
P: 815-941-4663  
F: 815-416-1100

ENGINEER INFORMATION:

HAEGER ENGINEERING

1304 N PLUM GROVE RD  
SCHAMBURG, IL 60173  
PHONE: 847-394-6900  
FAX: 847-394-6608

PROJECT INFORMATION:

LITTLE SUNSHINE  
PLAYHOUSE  
WILLOWBROOK, IL

CURRENT ISSUED DATE:

22-AUG-2014

APPROVED BY:

APPROVAL

REV. DATE DESC. DWG.

4	22-AUG-2014	ISSUED FOR APPROVAL	DS
3	16-JUL-2014	ISSUED FOR APPROVAL	DS
2	19-MAY-2014	ISSUED FOR PRELIMINARY	AC
1	13-MAY-2014	ISSUED FOR PRELIMINARY	DF

SCALE:

NTS

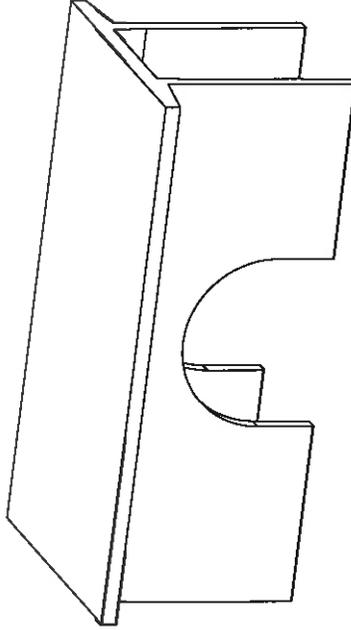
SHEET TITLE:

5'-8" SINGLETRAP  
UNIT TYPES

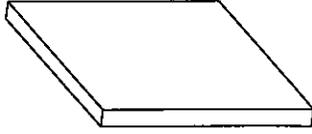
SHEET NUMBER:

4.0

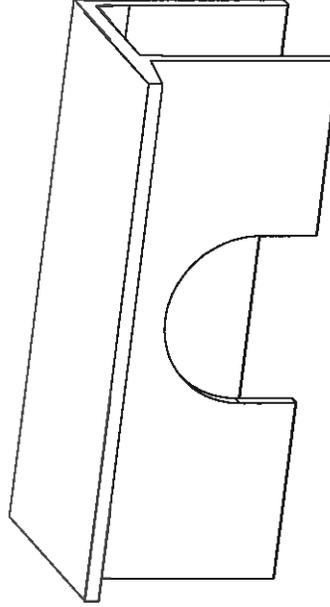
TYPE II



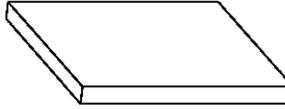
TYPE II  
PANEL



TYPE IV



TYPE IV  
PANEL



NOTES:

1. OPENING LOCATIONS AND SHAPES MAY VARY.
2. SP INDICATES A UNIT WITH MODIFICATIONS.
3. POCKET WINDOW OPENINGS ARE OPTIONAL.

LITTLE SUNSHINE PLAYHOUSE

WILLOWBROOK, IL

1/31/2013

Design Parameters:

Water Quality Flow	WQF	1.10	ft <sup>3</sup> /s
gravity constant	g	981.5	cm/s <sup>2</sup>
density of water	ρ <sub>water</sub>	1.00	g/cm <sup>3</sup>
viscosity of water	μ <sub>water</sub>	0.01	g/cm·sec
Settling Surface Area Provided	Area <sub>provided</sub>	32.00	ft <sup>2</sup>

Particle Settling Velocity (v<sub>s</sub>):

Stokes Law: 
$$v_s = \frac{(g)(\rho_{\text{particle}} - \rho_{\text{water}})(d)^2}{(18)(\mu_{\text{water}})}(30.48 \text{ cm/ft})$$

Settling Surface Area for 100% Removal:

Camp-Hazen Equation: 
$$\text{Area}_{\text{for 100\% Removal}} = \text{WQF} / v_s$$

Removal Efficiency:

Removal Efficiency = 
$$\frac{(\text{Area}_{\text{provided}})}{(\text{Area}_{\text{for 100\% Removal}})} = \frac{(\text{Area}_{\text{provided}})}{(\text{WQF} / v_s)}$$
  
 System Removal Efficiency = 
$$(\text{Particle Size Distribution \%}) * (\text{Removal Efficiency \%}) / 100$$

OK-110 Particle Size Distribution				
Particle Size (μm)	Particle Size Distribution (%)	Density of Particle (g/cm <sup>3</sup> )	Particle Settling Velocity (ft/sec)	Removal Efficiency (%)
1	0.2	2.65	0.0000030	0.0086
53	3	2.65	0.0083	24.1
75	15	2.65	0.0166	48.3
88	25	2.65	0.0229	66.5
106	40.8	2.65	0.0332	96.5
125	15	2.65	0.0461	100.0
150	1	2.65	0.0664	100.0
System Removal Efficiency (%) =				80.0

# VILLAGE OF WILLOWBROOK

## BOARD MEETING AGENDA ITEM - HISTORY/COMMENTARY

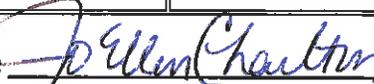
**ITEM TITLE:**

An Ordinance Granting a Special Use Permit for a Planned Unit Development (PUD) Including Waivers from the Zoning Ordinance, and Granting Preliminary and Final PUD Plat Approval.

Public Hearing 2014-11 – Willowbrook Corporate Center  
700 Willowbrook Centre Parkway

**AGENDA NO.**

7

**AGENDA DATE:** 9/8/14**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 lot was previously part of the Willowbrook Public Works property. The original intent for this property was to add public buildings. Recently, the Village was able to obtain two properties close to Village Hall to handle its needs, and this property became "surplus." A plat of subdivision was approved last year.

At its August 6, 2014 meeting, the Plan Commission recommended approval of the petition. A copy of the report, including a summary of the public hearing comments and the Plan Commission's recommendation was forwarded to the Village Board on August 11, 2014.

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

The attached ordinance approves the special use for the PUD, identifies all waivers from the requirements of the Zoning Ordinance, approves the preliminary and final plat of PUD, including references to all approved plan documents. All relevant conditions of approval included in the Plan Commission's recommendation are also included. Two additional conditions are recommended and have been incorporated into the ordinance. The first is a condition that puts limitations on the use of the outdoor parking lot and parking spaces so that trailers and large commercial vehicles are not allowed, leaving parking spaces available for passenger vehicles that come and go on a daily basis. The second condition establishes a requirement that the applicant must post a letter of credit in the amount of 115 percent of the engineer's estimate prior to construction permits being issued.

**ACTION PROPOSED:**

August 11, 2014: Receive Plan Commission Recommendation.

September 8, 2014: Consideration of Ordinance

ORDINANCE NUMBER 14-O-\_\_\_\_\_  
AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A  
PLANNED UNIT DEVELOPMENT (PUD),  
INCLUDING WAIVERS FROM THE ZONING ORDINANCE, AND  
GRANTING PRELIMINARY AND FINAL PUD PLAT APPROVAL

PC 14-11: Willowbrook Corporate Center  
700 Willowbrook Centre Parkway

---

WHEREAS, on or about June 23, 2014, David Hrizak, as applicant, and authorized agent for Willowbrook Business Center, LLC, filed an application with the Village of Willowbrook with respect to the property legally described in Exhibit "A" attached hereto which is, by this reference, incorporated herein ("SUBJECT REALTY"); and,

WHEREAS, said application requested that the Village grant a special use permit for a Planned Unit Development, including certain waivers from the requirements of the Zoning Ordinance, and approve a Preliminary and Final Plat of PUD; and

WHEREAS, Notice of Public Hearing on said application was published on or about July 18, 2014, in The Suburban Life, being a newspaper of general circulation within the Village of Willowbrook, all in accordance with the statutes of the State of Illinois and the ordinances of the Village; and,

WHEREAS, pursuant to said Notice, the Plan Commission of the Village conducted a Public Hearing on said application on or about August 6, 2014, all in accordance with the statutes of the State of Illinois and the ordinances of the Village; and,

WHEREAS, at said Public Hearing, the applicant presented testimony in support of said application and all interested parties had an opportunity to be heard; and,

WHEREAS, the recommendation of the Plan Commission, including its Findings of Fact, was forwarded to the Mayor and Board of Trustees on August 11, 2014, a copy of which is attached hereto as Exhibit "B" and by this reference, made a part hereof; and,

WHEREAS, the Mayor and Board of Trustees now determine it would be in the best interest of the Village to grant the requested relief, subject to the terms and conditions established by this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Willowbrook, DuPage County, Illinois, as follows:

SECTION ONE: That the Zoning Map of the Village of Willowbrook be amended to reflect the granting of a special use permit on the SUBJECT REALTY, pursuant to Section 9-7C-2(A) of the Zoning Ordinance of the Village of Willowbrook, to permit a Planned Unit Development.

SECTION TWO: That pursuant to Section 9-13-6(L) of the Village Code, the following waivers from the provisions of the Zoning Ordinance be and the same are hereby granted:

- A. That Section 9-10-5(G), (parking lot setback from a front yard), be waived to permit a reduction in the required fifteen foot (15') setback to five feet (5').
- B. That Section 9-10-4(H), (number of loading berths), and Section 9-10-4(B), (size of loading berths), be waived to permit a reduction in the number and size of loading berths from one (1) space measuring twelve by fifty-five feet (12'x55'), to each of the 19 units being provided with one (1) twelve foot by fourteen foot (12'x14') interior garage space accessible from a common drive between the two principal buildings.
- C. That Section 9-14-2.23(B)3(d), (width of foundation landscape area), be waived to permit a reduction in the required 7' minimum foundation landscape area to five feet (5') on the east and west elevations on either side of the central access drive, and to no foundation landscaping on the north and south elevations.
- D. That Section 9-10-5(L)2(d), (distance of driveway centerline from property line), be waived to permit a reduction in the required seventy foot (70') setback between the centerline of a driveway from a property line to thirty-four feet (34').

SECTION THREE: That the Findings of Fact made by the Plan Commission in its recommendation attached hereto as Exhibit "B" are hereby adopted by the President and Board of Trustees.

SECTION FOUR: The "Final Plat and P.U.D of Willowbrook Corporate Center", prepared by DesignTek Surveying, LLC, consisting of two (2) sheets and dated June 5, 2014 attached hereto as Exhibit "C" is hereby approved, and the passage of this Ordinance shall constitute approval of the Preliminary and Final Planned Unit Development pursuant to 9-13-4B and 9-13-4C of the Zoning Ordinance.

SECTION FIVE: That the relief granted in Section One and Two of this Ordinance is expressly conditioned upon the SUBJECT REALTY at all times being constructed, used, operated and maintained in accordance with the following terms, conditions and provisions:

A. That all construction, use, development and maintenance of the site be in substantial accordance with the following documents (attached hereto as Exhibit "D"), except as noted herein, or except as may be required and approved by the Village in writing prior to the issuance of construction permits:

1. Declarations of Party Wall Right, Covenants, Condition, Easements and Restrictions for Willowbrook Business Center Office Park Association.
2. Final Engineering Plans For Willowbrook Corp. Center, prepared by DesignTek Engineering, Inc., latest

revision dated August 12, 2014, consisting of 11 sheets.

3. Autoturn Exhibit, prepared by Design Tek Engineering, Inc., dated June 4, 2014.
4. Color Rendering, prepared by Architects by Design, dated June 26, 2014.
5. Elevation Sheets, labeled A1 and A2, prepared by Architects by Design, dated August 12, 2014.
6. Site Plan, labeled "SP-3 (2 of 3 sheets)", prepared by Architects by Design, dated August 12, 2014.
7. Landscape Plan, consisting of sheets L-1 and L-2 prepared by IRG, Inc., latest revision dated August 4, 2014.
  - a. Plans to be revised to remove all tagged material along the west property line, including material on the adjoining residential property to the east, subject to that owner providing an access easement.
  - b. A six foot composite privacy fence shall be installed along the west property, with design and exact locations to be approved in writing by the Village of Willowbrook.
  - c. Up to eight additional eight foot to ten foot evergreen trees shall be planted on the west side of the swale about eleven feet east of the west property line.
  - d. Up to five additional eight foot to ten foot evergreen trees shall be planted so they are spaced between the two mature maples located on the lot to the west, and south of the southern maple.
  - e. The Plant List should be revised to reflect accurate quantities of materials shown on the plan.
8. Site Lighting Solution, prepared by CBMC, consisting of 1 sheet, print dated 8/12/14.

B. Semi tractors and trailers are not permitted anywhere on the site at any time.

C. Trailers, recreational vehicles, non-passenger vehicles, or any commercial vehicle that is larger than can be accommodated within one (1) nine foot by eighteen foot

(9'x18') parking space are not allowed to be stored or otherwise parked outside on the premises at any time.

D. Uses will not be authorized for occupancy by the Village unless they meet a parking equivalent of 1 parking space for every 450 square feet of space based on the use requirement as required by the 9-10-5(K) of the Village of Willowbrook Zoning Ordinance.

E. Garbage and garbage containers must be stored indoors, except on days when garbage is picked up, when containers shall be placed outside no sooner than 6:00 A.M. and must be returned inside no later than 5:00 P.M.

F. The parking of passenger vehicles is not permitted at any time in the driveway between the two principal structures.

G. Prior to the issuance of any construction permits, the applicant shall supply the Village with a letter of credit in the amount equal to 115 percent of the engineer's estimate of cost to be approved by the Village Engineer on a form approved by the Village Attorney.

SECTION SIX: That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, expressly repealed.

SECTION SEVEN: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED and APPROVED this 8<sup>th</sup> day of September 2014.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
Village Clerk

ROLL CALL VOTE:      AYES: \_\_\_\_\_

                             NAYS: \_\_\_\_\_

                             ABSTENTIONS: \_\_\_\_\_

                             ABSENT: \_\_\_\_\_

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 2 IN WILLOWBROOK CORPORATE CENTER UNIT #2, RECORDED AS DOCUMENT R2013-152663 ON NOVEMBER 6, 2013, BEING A SUBDIVISION OF LOT 3 IN FINAL PLAT OF SUBDIVISION OF WILLOWBROOK CORPORATE CENTER UNIT NO. 2 AND WILLOWBROOK PLAT OF ASSESSMENT RECORDED AS DOCUMENT NUMBER 87-134514, BEING THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 2000 AS DOCUMENT R2000-158930, IN DUPAGE COUNTY, ILLINOIS.

PIN: 09-26-204-064-0000

COMMONLY KNOWN AS: 700 WILLOWBROOK CENTRE PARKWAY,  
WILLOWBROOK, IL 60527

EXHIBIT "B"

PLAN COMMISSION RECOMMENDATION

**M E M O R A N D U M**

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

MEMO FROM: Daniel Kopp, Chairman, Plan Commission

DATE: August 6, 2014

SUBJECT: Zoning Hearing Case 14-11: 700  
Willowbrook Center Parkway, Petition  
for approval of a Planned Unit  
Development, including all variations  
and relief as may be required to permit  
the construction of a building and  
related site improvements.

At the regular meeting of the Plan Commission held on August 6, 2014, the above referenced application was discussed and the following motion was made:

MOTION: Made by Commissioner Remkus, seconded by Commissioner Kaucky based on the submitted petition and testimony presented, I move that the Plan Commission approve and adopt the standards for special use and the standards and findings for a Planned Unit Development outlined in Exhibits 3 and 4 respectively of the staff report prepared for PC 14-11 for the August 6, 2014 Plan Commission meeting; and that the Plan Commission recommend to the Village Board approval of a special use for a Planned Unit Development and approval of a preliminary and final plat of PUD for Willowbrook Corporate Center, 700 Willowbrook Center Parkway, 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 14-11 except as may be modified in response to compliance with conditions recommended by

the Village Engineer, Village Planner, and the Plan Commission, other than offsite snow removal requirements, to be finally approved by the Village Engineer.

2. Plans shall be revised, resubmitted and approved prior to being considered by the Village Board in compliance with planning comments outlined in Exhibit 2 of the staff report prepared for PC 14-11 for the August 6, 2014 Plan Commission meeting, other than offsite snow removal, and any engineering comments yet to be provided.

ROLL CALL: AYES: Commissioners Remkus, Soukup, Kaucky, Ruffolo and Chairman Kopp; NAYS: Commissioner Lacayo. ABSENT: Vice-Chairman Wagner.

MOTION DECLARED CARRIED

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

DK:jp

EXHIBIT B (CONTINUED)

Standards and Findings for Planned Unit Development

Pursuant to the Zoning Ordinance, a planned unit development must meet certain standards and the Plan Commission should make certain findings. These required standards and findings are enumerated below, along with how the project meets the standard or finding provided in *italics*.

STANDARDS

- (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.

*The proposed development complies with the Comprehensive Plan which recommends a mix of limited office and research development in the area surrounding the public works property.*

- (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.

*The proposed development contains 2.77 acres.*

- (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 building and parking setbacks meet all transitional yard requirements when located next to residential property.*

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

*Detention for the site was designed as part of the original Center Point Subdivision. All stormwater will be directed to a detention basin south of the site, across the street from Public Works via storm sewers already in place under Willowbrook Center Parkway. An infiltration basin proposed on the west side of the*

*site will remove sediments and pollutants from the water before it enters the storm sewer system.*

(E) Space Between Buildings: The minimum horizontal distance between buildings shall be:

1. Thirty feet (30') between one-story, two-story and two and one-half story buildings or combinations thereof.

*The buildings are one story and there is a 34' separation between the buildings*

(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.

*The proposed project meets this requirement.*

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

*Parking is adequate for a specific type of tenant, which will be regulated in covenant documents.*

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

*Access is controlled and located to minimize traffic congestion along Willowbrook Center Parkway.*

(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.

Certain existing landscape materials are being preserved when possible. Care is also being exercised to protect the vegetation on the property to the north. The west property line is characterized by a mix of scrub and quality material. Preserving some or all of that material and supplementing with additional screening as required by the Zoning Ordinance will ensure compliance with the ordinance.

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

*No variations to the Willowbrook Subdivision regulations are required.*

(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.

*The PUD is not greater than 5 acres.*

(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.

*Minor exceptions are incorporated into the PUD as identified in the staff report prepared for the August 6, 2014 meeting, however the development does comply with standards A, B, C, D, H, I and K as required.*

## FINDINGS

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

*The proposed plan provides flexibility to permit two buildings, when one is typically allowed. The developer has designed these buildings with central loading between the buildings, which means the owner to the west does not have to experience the negative impacts that go along with being next to the rear of a property. The development incorporates the required BMPs to filter and purify stormwater before it enters the detention basin. Uses that will be allowed in the project will be limited in scope to low impact uses that don't require semis, and that do not generate high levels of customer activity on the property.*

- (B) The extent to which the proposed plan meets the requirements and standards of the planned unit development regulations.

*The PUD meets the standards as identified above.*

- (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.

*The PUD includes exceptions as identified in the staff report prepared for the August 6, 2014 meeting.*

- (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.

*The PUD provides reasonable access for intended low intensity users. Semis will not be permitted on the site. Garbage trucks and Fire apparatus can maneuver on the site to provide necessary services. Measures are in place to protect the vegetation on the property to the north from being damaged by potential harmful salts associated with snow removal. Snow will be removed from the site.*

- (E) The relationship and compatibility of the proposed plan to the adjacent properties and neighborhood.

*The proposed project will be marketed to relatively low impact users that don't require deliveries by semis. Deliveries that do occur will happen in a central loading area that is protected from surrounding properties by the buildings themselves. Transitional setbacks to residential properties meet all Village Codes in distance, and landscaping alternatives are available to balance the desires of the adjoining property owner, if determined, with code requirements.*

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

*The proposed plan promotes new development in compliance with Zoning Ordinance requirements and will bring new people to the area to shop and otherwise utilize local restaurants, which will benefit the local tax base.*

- (G) The conformity with the intent and spirit of the current planning objectives of the village.

*The plan conforms to the spirit and intent of the Village's current planning objectives.*

**EXHIBIT C**

"Final Plat and P.U.D of Willowbrook Corporate Center"

**EXHIBIT D**  
**APPROVED PLANS**





**EXHIBIT D**

**APPROVED PLANS**

THIS DOCUMENT PREPARED  
BY AND MAIL TO:

GRIFFIN & GALLAGHER  
10001 SOUTH ROBERTS ROAD  
PALOS HILLS, ILLINOIS 60465  
(708) 598-6800

DECLARATION OF PARTY WALL RIGHTS, COVENANTS,  
CONDITIONS, EASEMENTS AND RESTRICTIONS FOR  
WILLOWBROOK BUSINESS CENTER OFFICE PARK ASSOCIATION

THIS DECLARATION of Party Wall Rights, Covenants, Conditions, Easements and Restrictions for WILLOWBROOK BUSINESS CENTER OFFICE PARK ASSOCIATION (the "Declaration") made this 25<sup>th</sup> day of August, 2014, by Willowbrook Business Center, LLC its successors and/or assigns (hereinafter "Declarant"):

**RECITALS**

- A. Declarant is the record owner of certain real estate in the proposed development area commonly known as WILLOWBROOK BUSINESS CENTER in the Village of Willowbrook, County of DuPage, State of Illinois, which is legally described in Exhibit A attached hereto (the "Property").
- B. Willowbrook Business Center, LLC, an Illinois Limited Liability Company, is the Developer herein ("Developer").
- C. Developer intends to develop and improve the Property with commercial and/or industrial buildings, together with walk ways, landscaping, parking areas, and signs, if any, and other improvements for the common use and enjoyment of the owners, occupants and invitees of said commercial and/or industrial units.

- D. Developer intends to submit the Property to the provisions of this Declaration and to form an Illinois not-for-profit corporation known as WILLOWBROOK BUSINESS CENTER ASSOCIATION, INC., for the purpose of owning, maintaining and administering certain portions of the Property (as defined herein) and the facilities and improvements thereof, as hereinafter provided.

NOW, THEREFORE, Declarant hereby declares that all of the Property shall be held, sold and conveyed subject to the following party wall rights, covenants, conditions, easements and restrictions, all of which shall run with the land and be binding on all parties having or acquiring any rights, title or interest therein or any part thereof, and shall inure to the benefit of each Owner thereof.

## **ARTICLE 1** **DEFINITIONS**

The following words when used in this Declaration or in any Supplementary Declaration (as defined herein) shall, unless the context shall prohibit, have the following meanings:

- 1.01 Access Area. The unenclosed sidewalks from time to time or at any time located or constructed upon the Units and utilized for ingress, egress and access to, from and through the Property.
- 1.02 Additional Property. Intentionally Omitted.
- 1.03 Association. WILLOWBROOK BUSINESS CENTER ASSOCIATION, an Illinois not-for-profit corporation, its successors and assigns.
- 1.04 Board. The Board of Directors of the Association.
- 1.05 Bylaws. The Bylaws of the Association set forth in this Declaration, as may be amended from time to time.
- 1.06 Common Area. That portion of the Property designated herein, designated on the Plat(s), if any, designated on the Plat of Subdivision, if any, and/or designated on the Annexation Agreement, if any, including but not limited to the following if applicable: (i) entrance monuments; (ii) ponds; (iii) detention/retention areas; (iv) storm water management facilities; (v) wetlands; (vi) swales, culverts, inlets, drainage pipes, appurtenant drainage lines and ditches; (vii) landscaping and/or berms; (viii) parkway trees; (ix) sidewalks, paths, street lights, if not maintained by the applicable governmental entity or the Owner; (x) parking areas and/or parking stall; and (xi) all other common structures and other identification features of the Property, together with all improvements and facilities at any time located thereon.

- 1.07 Common Interest Property. Real Estate with respect to which, any person, by virtue of his or her ownership, of a partial interest, or unit, in the property, is obligated to pay for maintenance, improvement, insurance premiums, or real estate taxes, of other real estate, described in a declaration, that is administered by an association.
- 1.08 Declarant. Willowbrook Business Center, LLC a Illinois Company, its successors and/or assigns.
- 1.09 Developer. Willowbrook Business Center, LLC a Illinois Company, its successors and/or assigns.
- 1.10 First Mortgagee. A bona fide lender holding a validly recorded mortgage or trust deed on a lot or the Common Area which mortgage or trust deed was recorded prior in time to all other mortgages or trust deeds against said lot or Common Area.
- 1.11 Member. Every Owner of a Unit.
- 1.12 Non-maintenance Area. Any ground area outside of the walls of any commercial Unit is designated as a non-maintenance area which is not maintained by the Unit Owner but which is maintained by the Association.
- 1.13 Owner. The record owner, whether one or more persons, individuals or entities, of a fee-simple title to any Unit, including contract sellers having such interest merely as security for the performance of an obligations.
- 1.14 Party Walls. Each wall built as part of the original construction of the Units upon the Property and placed on the vertical or horizontal dividing line between the Units and/or serves two or more Units.
- 1.15 Plat of Subdivision. Plat of Subdivision previously recorded \_\_\_\_\_ as Document #R20 \_\_\_\_\_ in DuPage County Illinois affecting the Property and any portion thereof including any subsequent Plats of re-Subdivision or Certificates of Correction.
- 1.16 Plat. Any Plat of Survey, recorded or unrecorded, prepared by an Illinois licensed Surveyor, affecting the Property or any portion thereof.
- 1.17 Property. The real estate described in Exhibit "A", attached hereto.
- 1.18 Storm Water Detention Facilities. The Storm Water Detention Facilities shall mean the storm water detention facilities located anywhere on the Property.

- 1.19 Unit. Any plot of land shown upon the Plat which is designated as a separate lot thereon and which is improved with commercial office space or industrial office space.

**ARTICLE 2**  
**ANNEXATION OF ADDITIONAL PROPERTY**

Intentionally Omitted.

**ARTICLE 3**  
**MEMBERSHIP AND BOARD OF DIRECTORS**

- 3.01 Membership. Every owner of a Unit shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Unit. Ownership of a Unit shall be the sole qualification for membership.
- 3.02 Voting Rights. The Association shall have one class of membership and each member shall have one vote for each Unit such member owns, provided that in no event shall more than one (1) vote be cast with respect to any Unit. If more than one person is the record owner of any Unit, or if an Owner is a trustee, corporation, partnership or other legal entity, the vote for such Unit shall be exercised as such Owner of that Unit shall designate. Such designation shall be made in writing to the Board (as defined herein) or in such other manner as may be provided in the by-laws of the Association attached hereto as Exhibit "C" (the "By-Laws"). Developer shall designate the person who shall exercise the voting rights with respect to the Units owned by Declarant.
- 3.03 Board of Directors. The Association shall be governed by a Board of Directors (the "Board") comprised of not less than three (3) persons, duly appointed or elected as provided herein and in the By-laws; provided, however, that the number of persons comprising the Board may be increased, in the discretion of Developer, by written notice to the Association provided, further, that in no event shall the number of persons comprising the Board exceed eight (8). Except for directors appointed by Developer, all directors shall be members of the Association. The Board shall govern the Association in the exercise of the rights of the Association and performance of the Association's obligations in accordance with the terms and provisions of this Declaration and the By-laws, as amended from time to time. Prior to the appointment of the first Board, the Developer shall exercise all rights, powers and privileges and act in the capacity of the Board and may perform all its functions as set forth in this Declaration and in the By- laws.

- 3.04 Appointment of Directors by Developer. Notwithstanding anything in this Declaration or the By-laws to the contrary, the first and each subsequent Board shall consist of, and vacancies on the Board shall be filled by, such persons as Developer shall from time to time appoint, who may but need not be members of the Association, until the first to occur of any one of the following events: (a) the expiration of ninety (90) days after the sale and transfer of title by Declarant of seventy-five (75%) percent of the total number of units; (b) three (3) years from the recording of this declaration; or (c) Developer, by written notice to the Association, voluntarily elects to release its right to appoint all members of the Board. Without the prior written consent of Developer, neither the Articles of Incorporation of the Association nor the By-laws shall be amended, modified or changed to in any way diminish the authority of the Board while the Developer has the right to appoint any members of the Board. Developer may, from time to time, by written notice to the Association, elect to relinquish its right to appoint any one or more directors, and continue to exercise its right to appoint the remaining members of the Board for the period hereinabove specified. All directors not appointed by Developer shall be elected as hereinafter provided.
- 3.05 Election of Directors by Members. Upon termination of Developer's right to appoint any or all of the directors as provided in the preceding paragraph, those directors not subject to appointment by Developer shall be elected by the members of the Association at a meeting called by the President of the Association, by Developer, or by any three (3) members of the Association. Such meeting shall be called by notice sent in accordance with the By-laws.
- 3.06 Director and Officer Liability. Neither the Developer, who in their representative capacity acts as either a director and/or officer, nor the directors, nor the officers, shall be personally liable to the Owners or the Association for any mistake of judgment or for any other acts or omissions of any nature whatsoever, including but not limited to deficiencies in the reserve account and/or failure to fund the reserve account, while acting in the capacity of such directors or officers, except for any acts or omissions found by a court to constitute gross negligence or fraud. The Association shall indemnify and hold harmless the directors and officers, their heirs and legal representatives, against all contractual and other liabilities to third parties arising out of the contracts made by or other acts of the directors and officers of behalf of the Owners or the Association or arising out of their status as directors or officers, unless any such contract or act shall have been made fraudulently or with gross negligence. The foregoing indemnification shall include indemnification against all costs and expenses (including, but not limited to, attorneys fees, amounts of judgments paid and amounts paid in settlement) actually and reasonably incurred in connection with the defense of any claim, action, suit or proceeding, whether civil, criminal, administrative or other, in which any such director or officer may be involved by virtue of being or having been such director or officer; provided, however, that such indemnity shall not be

operative with respect to (i) any matter as to which any such person shall have finally been adjudged in such action, suit or proceeding to be liable for gross negligence or fraud in the performance of his duties as such director or officer, or (ii) any matter settled or compromised, unless, in the opinion of independent counsel selected by or in a manner determined by the Board, there is not reasonable ground for such person being adjudged liable for gross negligence or fraud in the performance of his duties as such director or officer.

- 3.07 Governing Law. Except as otherwise provided in this Declaration, the Association, its Board, the officers and members of the Association shall be governed by the Illinois general not for profit corporation act.

**ARTICLE 4**  
**EASEMENTS AND PROPERTY RIGHTS**

- 4.01 Easements of Use and Enjoyment. Declarant hereby grants a perpetual, non-exclusive easement, over and upon the Common Area for the benefit of the Property, and every Owner shall have a right and easement, of use and enjoyment and a right of access to and of pedestrian and vehicular ingress and egress on, over, across, in, upon and to the Common Area, and such right easement shall be appurtenant to and shall pass with title to every Unit, subject to the rights of Declarant and Developer reserved in this Declaration, and the rights of others granted in this Declaration and the following rights of the Association exercised in the manner provided in the By-laws:
- a. To adopt rules and regulations governing the use, operation and maintenance of the Common Area.
  - b. To borrow money for the purpose of improving the Common Area and facilities located thereon and with respect to any recreational facilities comprising a part of the Common Area in aid thereof to mortgage that part of the Common Area, provided that the rights of any such mortgagee in and to the Common Area and facilities located thereon shall, in the event of default, be limited to a right, after taking possession of such properties, to charge admission and other fees for the use and enjoyment by the Owners of any recreational facilities that may be situated thereon until the mortgage debt is satisfied, whereupon the possession of such properties shall be returned to the Association and all rights of the Owners hereunder shall be fully restored. Notwithstanding the foregoing, no mortgage shall be placed upon the Common Area unless such mortgage is approved by the Board, by a majority of the members of the Association, other than Declarant, voting at a general or special meeting duly called and held in accordance with the By-laws, and by the First Mortgagees as provided in Section 7.01; provided that as long as Declarant owns one or more Units, Developer's written consent to any such mortgage shall also be required.

- c. To dedicate or transfer all or any part of the Common Area, or any utility system thereon, to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the members provided that as long as the Developer has the power to appoint any director of the Association, such instrument must also be signed by Developer.
- d. To pay for, out of the assessment funds, all taxes and assessments and other liens and encumbrances which shall be properly assessed or charged against the Common Area.

4.02 Easements of Access.

- a. Every Owner is hereby granted and reserved a perpetual non-exclusive easement for the purpose of reasonable ingress and egress from his Unit to, through and from all public and private ways which adjoin the Property through, over and across the Access Area; provided, however, that no Owner may remove, relocate, or cause to be removed or relocated, any portion of the Access Area now or hereafter located upon his Unit.
- b. The Association, Declarant, and Developer, and each of them, is hereby granted and reserved perpetual non-exclusive easements to, through, over and across the Property for the purposes of exercising the rights, performing the functions, and discharging the responsibilities, permitted or required to be performed or discharged by any of them pursuant to any provision of this Declaration.

- 4.03 Municipal Service Easements. Declarant hereby grants a perpetual non-exclusive easement to the applicable governmental entity over the Property to enforce all applicable laws, ordinances and regulations and for the purpose of providing police and fire protection and such other municipal services as the Association may request and the applicable governmental entity may agree to furnish. Furthermore, the applicable governmental entity and any other governmental authority having jurisdiction over the Property are hereby granted an easement to enter upon, on and over the Property for the purpose of inspecting the Property to determine whether the Common Area improvements, facilities and systems have been and are being properly maintained in conformity with the applicable ordinances and regulations. If it is determined that inadequate maintenance exists, the governmental authority shall give the Association written notice of such determination, including a description of the actions that must be taken to perform the necessary maintenance. If the Association fails to perform the necessary maintenance within a reasonable time after receiving notice of the determination, the governmental authority shall have the right, but not the obligation to perform such maintenance or other operations it deems necessary. If the governmental authority is required to perform such service, it shall be entitled to reimbursement

by the Association (including expenses, reasonable attorneys' fees and court costs). In the event the Association fails to pay such bill within the time required, the governmental authority may place and enforce a lien, pro-rata, against each Unit, which lien and right of recovery shall include expenses, reasonable attorneys' fees, and court costs. Failure of the governmental authority to exercise or enforce its rights in any particular circumstances shall not be deemed a waiver of its rights. Notwithstanding any other provision of **this Declaration**, the rights granted to the governmental authority under this section shall not be modified in any manner without the written approval of the governmental authority.

- 4.04 Utility Easements. The Declarant, the Association, and their respective representatives, employees and contractors and every subsequent Owner along with SBC, Commonwealth Edison Company, Nicor Gas, Peoples' Gas and all other suppliers of utilities serving the Property, are hereby granted and reserved a perpetual nonexclusive easement for the benefit of the Property, in, over, under, to and across the Property (including the Units) for the installation, laying, construction, operation, maintenance, renewal, repair and replacement of any and all public and private utility conduits, cables, wires, ducts, pipes, and other lines, and all associated equipment for the provision of utility services to the Property, including without limitation, those for the transmission and distribution of water, electricity, gas, telephone, common sewer lines, drainage, cable or satellite television. For so long as Declarant owns a Unit subject to the terms hereof, Developer shall have the right to connect to all utilities serving the Property.
- 4.05 Implied Easements. Declarant hereby acknowledges that, due to the length and complexity of this Declaration, certain omissions may have occurred in connection with the grants of various easements including, but not limited to, those for access, ingress and egress, use and enjoyment, utilities, light and air, support and maintenance. Declarant therefore hereby grants any easement omitted herein which easement is reasonably implied from and by the provisions and scheme of this Declaration and is reasonably necessary for the purpose of furthering the beneficial purposes and intentions of Declarant as expressed in this Declaration.

- 4.06 Encroachments. In the event that (a) by reason of design, construction, location, repair, settlement, shifting or movement, any commercial dwelling or other improvement as originally constructed by Developer on any Unit or upon the Common Area overhangs or otherwise encroaches or shall hereafter encroach upon any other Unit or upon the Common Area, or (b) by reason of such design, construction, location, repair, settlement, shifting or movement it shall be necessary or advantageous to an Owner to use or occupy any portion of the Common Area for any reasonable use appurtenant thereto which will not unreasonably interfere with the use or enjoyment of the Common Area by other Owners, or (c) by reason of the design or construction of utility, ventilation and exhaust systems, as originally constructed by Developer, any mains, pipes, ducts or conduits servicing any Unit or more than one Unit, encroach or shall hereafter encroach upon any part of any Unit, or the Common Area, then, in any such case, valid easements for the maintenance of such encroachment and for such use of the Common Area, together with the right to enter upon such other Unit or Common Area to maintain, repair and replace such encroachment are hereby established and shall exist for the benefit of such Unit or the Common Area, as the case may be, so long as such commercial dwelling or other improvement shall remain standing; provided, however, that if any such commercial dwelling or other improvement is partially or totally destroyed and thereafter repaired or rebuilt, the same encroachment may be re-established and the easements herein granted for the maintenance, repair and replacement thereof shall continue in force; provide further that in no event shall a valid easement for any encroachment or use of the Common Area be created in favor of any Owner if such encroachment or use is detrimental to or interferes with the reasonable use and enjoyment of the Common Area by other or if it occurred due to the willful conduct of any Owner.
- 4.07 Transfer of Common Area to Association. Declarant will convey to the Association and the Association shall accept the Common Area herein described and any additions thereto, together with such facilities and improvements as the Developer may elect to install thereon and subject to such easements as the Developer may cause to be placed thereon, and at such time or times as the Developer shall determine, provided that all Common Area shall be conveyed to the Association by the date upon which Developer shall cease to have the right to appoint one or more members of the Board. At the time of any such conveyance to the Association, the Association shall assume and agree to perform the obligations of Declarant, Developer and the Association under this Declaration with respect to the property so conveyed.

- 4.08 Agreement for Grant of Easements. In the event, at any time after the recording of this Declaration, Declarant or Developer shall deem it necessary to do so, Declarant may (i) reserve or grant easements for the benefit of the Property in, over, under, to and across the Property for the installation, construction and maintenance of any and all public and private utility conduits, wires, ducts, pipes, cables and other lines, and all associated equipment for the provision of utilities services for the Property, including without limitation, those for the transmission and distribution of water, electricity, gas telephone, sewage, drainage, cable or satellite television, and (ii) dedicate any portion of the Common Area to any public or quasi-public utility or to any governmental authority for the installation, construction and maintenance of any such utilities and for ingress and egress thereto. For so long as Declarant owns a Unit subject to the terms hereof, Developer shall have the right to connect to all utilities serving the Property.
- 4.09 Rights of Occupants. All persons who, by ownership, lease, or other equitable interest, lawfully occupy a Unit shall have the same rights to use and enjoy the Common Area and all improvements situated thereon as the Owner of that Unit.
- 4.10 Easements to Run with the Land. All easements and rights described herein are easements appurtenant, running with the land, perpetually in full force and effect, and at all times shall inure to the benefit of and be binding upon the Declarant, its successors or assigns, and any Owner, purchaser, mortgagee or other person having an interest in the Existing Property, or any part or portion thereof. Reference in the respective deeds of conveyance or in any mortgage or trust deed or other evidence of obligation to the easements and rights described in this Article or in any other part of this Declaration shall be sufficient to create and reserve such easements and rights to the respective grantees, mortgagees, or trustees as fully and completely as though such easements and rights were recited fully and set forth in their entirety in such documents.
- 4.11 No Dedication to Public Use. Nothing contained in this Declaration shall be construed or be deemed to constitute a dedication, express or implied, of any part of the Property to or for any public use or purpose whatsoever.

- 4.12 Certain Rights Reserved to Developer. The right is reserved by Declarant for Developer, or its agents, to place and maintain on the Property all models, sales offices, advertising signs and banners and lighting in connection therewith, and other promotional facilities at such locations and in such forms as shall be determined by Developer. There is also reserved to Developer, its agents and prospective purchasers and tenants, the right of ingress, egress and transient parking in and through the Property. Declarant also reserves the right for Developer to maintain on the Property without charge (i) a general office for the purpose of exercising the development and management rights and (ii) appropriate permanent and transient parking facilities for the employees of Developer and of Developer's agents and for prospective purchasers of lots in the Property. Developer's aforesaid reserved rights shall exist at any time Developer is engaged in the sale or leasing of lots on the Property, and no charge shall be made with respect thereto. In connection therewith, Declarant hereby reserves for the benefit of Developer a non-exclusive easement to, through, over and across the Property for the purpose of exercising the rights reserved to Developer pursuant to this Declaration. Such rights of Developer shall continue until the sale or rental of all Units located on the Property unless Developer, by written notice to the Association, elects to terminate such rights prior to such date. All rights and easements created by this Declaration are subject and subordinate to the development rights of Developer, whether or not inconvenience to any Owner shall result therefrom; provided, however, that Developer shall not exercise any of such rights in a manner so as to prevent the exercise of the rights of use and enjoyment of the Common Area.

## **ARTICLE 5**

### **OBLIGATIONS OF ASSOCIATION AND OWNERS WITH RESPECT TO MAINTENANCE AND ADMINISTRATION OF THE PROPERTY**

- 5.01 Association's Obligations. In addition to all other rights, powers and duties for the Association under applicable law or as otherwise set forth in this Declaration and in the By-Laws of the Association, the Association shall have the following rights, powers and duties with regard to the Common Area and Units respectively, the cost and expense of which shall be paid for by the Association from assessment funds:

- a. Common Area. The Association shall maintain, repair, replace and manage the Common Area, the Non-maintenance Area and all facilities and improvements thereon, and, without limiting the generality of the foregoing, provide for snow removal, above a minimum level, as defined by the Board and scavenger services, maintain continuously in force comprehensive liability, hazard and other insurance, maintain all underground utilities located in the Common Area serving the Property (including water pipes, sanitary and storm sewer lines, telephone and electrical cables and gas mains) to the extent that the responsibility to maintain such utilities has not been assumed by any public utility agency, the applicable governmental entity Sanitary District, the applicable governmental entity, or other governmental authority or agency, or any Owner, pay all taxes, assessments and other liens and encumbrances which are assessed to or charged against the Common Area or other property owned by the Association, pay all sums due the applicable governmental entity for the enforcement of local laws and provide such other services for the Common Area as the Board deems to be in the best interests of the Association and its members.
- b. Units. With respect to the Units and the improvements thereon, the Association shall provide for the following: all painting, staining, refinishing, maintenance, repair, replacement and tuckpointing of the exterior surfaces of the Units, including, without limiting the generality of the foregoing, all roofs, sidings, outer walls, shutters, but excluding all screens, doors and glass surfaces (which shall be the Owner's responsibility), except that the Association shall paint and stain the exterior surfaces of the outer doors; maintenance, repair and replacement of sidewalks (except snow removal e.g. deck, patio, porch, if any and roof); all lawn mowing (except fully enclosed rear yards or rear yards which have been made inaccessible by enclosures installed on adjacent Units); and such other services as the Board deems to be in the best interest of the Association and its members; provided, however, that the Association's obligation under this subparagraph with respect to sidewalks and exterior surfaces of Units shall be limited to maintenance, repair and replacement due to normal wear and tear.

- c. Real Estate Taxes. It is understood that real estate taxes are to be separately taxed to each Owner on their individual Unit. In the event the Unit real estate taxes are not issued a separate real estate tax bill, then, in such case, the amount due from each Owner shall be allocated between each Owner and the Developer as follows and shall be determinative as to each Owners share whether or not said calculations are in conflict with the Assessors' calculations: (i) The vacant land estimated or final tax bill shall be determined by multiplying the current vacant land assessment by the most recent ascertainable state and local equalizer (vacant land portion) and by then dividing the vacant land portion of the tax bill by the number of Units in the applicable phase of the Development and by then dividing same by 365/366 to obtain the per diem (per diem), and by then multiplying the number of days the Developer and the Owner each owned the Unit to obtain the Developers and each Owners' vacant land share; (ii) The improvement estimated or final tax bill shall be allocated between the Owners only (not including the Developer who shall not be responsible for payment of any taxes assessed on an improvement basis) and shall be determined by dividing the number of days each Owner owned their Unit into the multiple of 365/366 multiplied by the number of Units in the applicable phase of the Development to obtain each Owners' percentage share of the total improvement assessment (Owners Percentage) and each Owners Percentage shall be multiplied by the current improvement assessment multiplied by the most recent ascertainable state and local equalizer (improved portion) to obtain each Owners improvement share. In the event the tax bill is assessed against more than one Unit, and in the further event an Owner fails to pay his/her share within a reasonable time after the tax bill is issued, the Association shall pay the outstanding tax bill and charge the cost thereof to such Owner as his/her personal obligation. Any real estate tax payment made by the Association shall be a continuing lien upon the nonpaying Owners' Unit in the aggregate amount of (i) the cost thereof, (ii) penalties and interest lawfully assessed by the County and (iii) reasonable attorneys' fees and any court or other costs incurred by the Association in connection therewith, which lien shall bind such Unit in the hands of such Unit Owner(s), their heirs, devisees, personal representatives, grantees and assigns. In the event the Owner does not fully repay the Association within 30 days after payment of their Units' real estate taxes, such lien may be foreclosed against the Unit and shall be enforceable in the manner and to the extent herein set forth in this Declaration and the failure of such Owner to pay such costs shall carry with it the same consequences as the failure to pay any assessments levied hereunder when due, as herein provided.

5.02 Owner's Obligations. The Owner shall have the following duties with regard to their Units, the cost and expense of which shall be paid for by the Owner:

- a. Units. Each owner, at his sole cost and expense, shall maintain, repair and replace his Unit and the improvements thereon, keeping the same slightly and in good condition and repair, including, without limitation, the watering and replacement of shrubs, trees, grass and other landscaping, snow removal (e.g. deck, patio and porch, if any, and roof), window washing and repair, and the maintenance of all underground utilities serving his Unit, to the extent that the responsibility to maintain such utilities has not been assumed by any public utility agency, the applicable governmental entity, or other governmental authority or agency, or the Association. Each Owner shall be responsible for the cost of maintenance, repair and replacement of such exterior surfaces, walks and landscaping on his Unit resulting from causes other than normal wear and tear, including, without limitation, damage caused by acts of God or other hazards (whether or not covered by insurance) or by the negligence or willful or wanton conduct of the Owner or any other person (except that the Association shall be liable for any damage to a Unit or any improvements thereon caused by the negligence or willful, wanton or intentional acts of an employee, agent or independent contractor of the Association while acting for or on behalf of the Association). In the event any Owner shall fail to perform any of the foregoing obligations, the Association, in addition to all other remedies available to it hereunder or by law, and without waiving any of said alternate remedies, shall have the right (but not the obligation), through its employees and agents or through independent contractor's upon reasonable notice or, in the case of an emergency, without notice, to enter upon any Unit and, if required, into any commercial dwelling, to repair and maintain the Unit and the improvements situated thereon. Each Owner, by acceptance of a deed for his Unit, hereby covenants and agrees to pay the Association the cost of such repairs and maintenance, upon demand, and the Association shall have a lien upon said Unit enforceable in the manner and to the extent herein set forth in this Declaration and the failure of such Owner to pay such costs shall carry with it the same consequences as the failure to pay any assessments levied hereunder when due, as herein provided. The Association shall be responsible for and shall repair any damage caused by it in the exercise of its rights hereunder.

- b. Insurance. The Owner shall keep the Unit, as well as his additions and improvements thereto, constantly insured, covering the full insurable replacement cost of his Unit, for the benefit of the Association, against fire and such other hazards and risks customarily covered by the standard form of extended coverage endorsement available in the State where the Unit is located, including risks of vandalism and malicious mischief, and shall further provide flood insurance (if the Unit is situated in an area designated as a flood risk area by the Director of the Federal Emergency Management Agency or as otherwise required by the Flood Disaster Protection Act of 1973 and regulations issued under it), and such other appropriate insurance as the Association may require from time to time. All insurance policies and renewals must name the Association as an additional insured, must contain, if possible a waiver of subrogation rights by the insurer against the other Unit Owners and the Association, must be approved by and acceptable to the Association, must provide for payment to the Association in the event of loss, must require 30 days notice to the Association in the event of nonrenewal or cancellation, and must be delivered to the Association within thirty (30) days prior to their respective effective dates. Should the Owner fail to insure or fail to pay the premiums on any insurance or fail to deliver the policies or certificates or renewals to the Association, then the Association, at its option, without inquiry into whether or not the Unit is currently insured, may, but need not, have the insurance written or renewed and pay the premiums for the account of the Owner. All sums paid for procurement or renewal of the insurance premium, for enforcement of collection, and all expenses paid or incurred in connection therewith, including attorney's fees, shall become a lien upon said Unit enforceable in the manner and to the extent herein set forth in this Declaration and the failure of such Owner to pay such costs shall carry with it the same consequences as the failure to pay any assessments levied hereunder when due, as herein provided. Inaction of the Association shall never be considered as a waiver of any right accruing to the Association on account of any default hereunder on the part of the Owner.
- c. Repair and Reconstruction. In the event of damage to or destruction of any commercial dwelling or other improvement installed by Developer on any Unit, the Owner or Owners from time to time of any such improvement covenant and agree that they will, within a reasonable time after such destruction, repair or rebuild the same in a substantial and workmanlike manner with materials comparable to those used in the original structure, and shall conform in all respects to the laws or ordinances regulating the construction of such structures in force at the time of such repair or reconstruction. The exterior of such structure, when rebuilt, shall be substantially the same as and of architectural design in conformance with the exterior of such structure immediately prior to such damage or destruction. If an Owner fails to make the necessary repairs or reconstruction within a reasonable time after such damage or destruction occurs, the Board may cause the same to be done and the cost thereof shall be charged to such Owner as

his personal obligation and shall be a continuing lien upon said Unit to which any repair or rebuilding is furnished by the Association in the aggregate amount of (i) the cost thereof, (ii) interest at 18% or at the maximum rate permitted by the laws of Illinois, and (iii) reasonable attorneys' fees and any court or other costs incurred by the Association in connection therewith, which lien shall bind such Unit in the hands of such Unit Owner(s), their heirs, devisees, personal representatives, grantees and assigns. In the event the Unit Owner does not fully repay the Association within 30 days after repair and/or reconstruction, such lien may be foreclosed against the Unit and shall be enforceable in the manner and to the extent herein set forth in this Declaration and the failure of such Owner to pay such costs shall carry with it the same consequences as the failure to pay any assessments levied hereunder when due, as herein provided.

- 5.03 Maintenance of the Common Area Prior to Conveyance to Association. Notwithstanding the retention by Declarant of title to all or any portion of the Property designated as Common Area, the Association shall pay or reimburse the Developer for all real estate taxes and all other costs and expenses arising out of or incident to the ownership, maintenance and repair of such portion of the Common Area that is available for use by the Owners to the same extent as such costs and expenses would be the obligation of the Association if it were the record owner thereof.
- 5.04 Condemnation. In the case of a condemnation or taking by eminent domain (a "taking") by competent authority of any part of the Common Area, the Association shall, if necessary, restore the improvements in the remaining portion of the Common Area to conform as closely as possible to the general design, structure and materials used with respect to the improvements as they existed prior to the taking. Any proceeds or awards made to the Association in connection with any such taking shall be applied first to the cost of any restoration, with the balance to be used by the Association to carry out its obligations under this Declaration.

**ARTICLE 6**  
**COVENANT FOR ASSESSMENTS**

- 6.01 Creation of the Lien and Personal Obligation for Assessments. Each Owner of a Unit (excluding Declarant), by acceptance of a deed therefor, whether or not it shall be so expressed in any such deed or other conveyance, hereby covenants and agrees and shall be deemed to covenants and agree to pay to the Association, for each Unit owned by such Owner, all assessments and charges levied pursuant to this Declaration. Such assessments, together with such interest thereon and costs of collection thereof, as hereinafter provided, shall be a charge and a continuing lien upon the Unit against which such assessment is made. Each such assessment, together with such interest and costs, shall also be the continuing personal obligation of the person who was the Owner of such Unit at the time when such assessment fell due.
- 6.02 Purpose of Assessments. The assessments levied by the Association shall be used for the purpose of promoting the recreation, health, safety and welfare of the members of the Association and, in particular, without limiting the foregoing, for maintenance, repair, replacement, improvement and additions of and to the Common Area and the improvements thereon, for all taxes, insurance, utilities, professional and other services, materials, supplies, equipment and other costs and expenses incident to the ownership of the Common Area and all facilities and improvements thereon, for certain maintenance, repair and replacement of portions of the Units and the exterior surfaces of certain improvements thereon, as hereinabove provided, and for otherwise carrying out the duties and obligations of the Board and of the Association as stated herein and in its Articles of Incorporation and By- laws.
- 6.03 Assessment Procedure - Annual Assessments.
- a. Each year, on or before December 1, the Board shall prepare a budget for the Association for the ensuing calendar year which shall include estimated cash expenditures and reasonable amounts as a reserve for repairs to and replacement of the improvements on the Common Area and those portions of the Units for which the Association is responsible, and for such other contingencies as the Board may deem proper, and shall, on or before December 15, notify each Owner in writing of the amount of such estimate, with reasonable itemization thereof. The budget shall also take into account the estimated net available cash income for the year, if any, that may be received by the Association. On or before January 1 of the ensuing year, each Owner, jointly and severally, shall be personally liable for and obligated to pay the Board or as it may direct, one-twelfth (1/12) of the assessment made pursuant to this Section.

On or before April 15 of each year following the initial meeting, the Board shall supply to all Owners an itemized accounting of actual expenses for the preceding calendar year actually incurred and paid, together with a tabulation of the amounts collected pursuant to the estimate provided, and showing the net amount over or short of the actual expenditures plus reserves. Any amount accumulated in excess of the amount required for actual expenses and reserves shall be, at the election of the Board, applied to the reserve account or credited to the next monthly installment due under the current year's estimate, until exhausted, and one-third (1/3) of any net shortage shall be added to the installments due in each of the succeeding three (3) months after rendering of the account. Such adjustment shall be allocated among the Units that were subject to assessment during the prior year in the proportion that the annual assessment against each Unit during the year bears to the annual assessment against all the Units during that year.

- b. If said annual assessments prove inadequate for any reason, including nonpayment of any owner's assessment, the Board may, subject to the limitations on the use of capital reserves, charge the deficiency against existing reserves subject to assessment, or may levy a further assessment which shall be assessed equally against all Units. The Board shall serve notice of such further assessment on all Owners by a statement in writing showing the amount due and reasons therefor, and such further assessment shall become effective with the monthly installment which is due more than fifteen (15) days after delivery or mailing of such notice of further assessment. All Owners shall be personally liable for and obligated to pay their respective adjusted monthly assessment.
- d. When the first Board elected hereunder takes office, it shall prepare a budget for the period commencing thirty (30) days after said election and ending on December 31 of the year in which said election occurs. Monthly assessments shall be levied against all Units subject to assessment during said period as provided in Section 6.01 hereof.
- e. The failure or delay of the Board to prepare or serve the annual or adjusted-estimate on any Owner shall not constitute a waiver or release in any manner of such Owner's obligation to pay the maintenance costs and necessary reserves, as herein provided, whenever the same shall be determined, and in the absence of any annual estimate or adjusted estimate, the Owner shall continue to pay his monthly installment at the then existing rate established for the previous period until the monthly installment which is due more than ten (10) days after such new annual or adjusted estimate shall have been mailed or delivered.

- 6.04 Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Board may levy special assessments for the purpose of defraying, in whole or in part, the cost of constructing or purchasing a specified capital improvement upon or to the Common Area, and for the necessary fixtures and personal property related thereto, provided that, unless otherwise provided in the By-laws, any such assessments which in one year exceed \$1,000.00 shall first be approved by a majority of the Board and thereafter by a majority of the votes cast by members at a general or special meeting duly called for that purpose or, in lieu of such member's meeting, by an instrument signed by the members owning two-thirds (2/3) of the Units. Special assessments levied hereunder shall be due and payable at such time or times and in such manner as shall be fixed by the Board, or, where applicable, as approved by the members and shall be used only for the specific purpose for which such assessment was levied.
- 6.05 Capital Reserves. To the extent the annual budget includes an amount specifically designated as a capital reserve, each Owner shall, as to each installment of the annual assessment paid by him, be deemed to have made a non-refundable capital contribution to the Association in the proportion that the amount of such designated capital reserve bears to the total annual budget. Such proportion of each annual assessment installment paid to the Association shall be segregated and maintained by it in a special capital reserve account to be used solely for making major repairs and replacements to the Common Area, to those portions of the Units and the improvements thereon which the Association is obligated to repair and replace in accordance with the provisions of this Declaration, and for the purchase of equipment to be used by the Association in connection with its duties hereunder. **AT THE ELECTION OF THE DEVELOPER, THE RESERVE ACCOUNT MAY OR MAY NOT BE FUNDED, AND THE ANNUAL BUDGET MAY OR MAY NOT PROVIDE FOR THE COLLECTION OF CAPITAL RESERVES DURING THE PERIOD THAT THE DEVELOPER CONTROLS THE ASSOCIATION, EXCEPT AS SET FORTH IN 6.06 HEREINBELOW.**
- 6.06 Initial Capital Contribution. At each closing of the sale of a Unit by the Declarant after the recording of this Declaration, the Owner purchasing such Unit will be required to make a capital contribution to the Association in an amount equal to \$\_\_\_\_\_, or if no amount specified, twice the monthly installment of the annual assessment for such Unit then in effect. Such payment shall be held and used by the Association as a working capital reserve.

- 6.07 Notice and Quorum. Written notice of any meeting called for the purpose of authorizing special assessments which require approval of the members shall be sent to all members not less than fifteen (15) days nor more than sixty (60) days in advance of such meeting. At the first such meeting called, the presence of voting members, in person or by proxy, having sixty percent (60%) of the votes entitled to be cast shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.
- 6.08 Uniform Assessments. Both annual and special assessments must be fixed as a uniform rate for all Units, provided that no Unit owned by the Declarant shall be subject to assessment unless the Unit thereon is completed and is occupied.
- 6.09 Commencement of Annual Assessments. Annual assessments shall commence upon conveyance of the first Unit by Declarant after the recording of this Declaration.
- 6.10 Assessments on Units Owned by Declarant or Developer. Notwithstanding the foregoing, the monthly assessment for each Unit subject to assessment hereunder shall be established by the Developer. While the Declarant or Developer holds title to unoccupied Units and in lieu of paying monthly assessments on unsold units, the Developer shall pay to the Association only the amount, if any, by which actual operating expenses exceed the aggregate of the assessments established and due from Owners (excluding declarant) pursuant to this paragraph. Actual operating expenses means those expenses actually incurred that are reasonably necessary to normal maintenance and operation of the Common Area and of those portions of the Units and the improvements thereon which the Association is to provide pursuant to Section 5.01(b), and does not include capital expenditures, reserves, prepaid items, inventory items or similar expenses to the extent attributable to any subsequent period. Except as set forth herein, the developer shall have no obligation to pay assessments for unsold or unoccupied units.

6.11 Collection of Assessments. If a Unit Owner is in default in the payment of the aforesaid charges or assessments, the members of the Board may bring suit for and on behalf of themselves and as representatives of all Unit Owners, to enforce collection thereof or to foreclose the lien therefore as hereinafter provided; and there shall be added to the amount due legal interest and the costs of said suit to include the managing agent's fees and costs attributable to collecting the delinquent assessments as well as reasonable attorney's fees and costs. To the extent permitted by any decision or any statute or law now or hereafter effective, the amount of any delinquent and unpaid charges or assessments, and interest, costs, and fees as above provided, shall be and become a lien or charge against the Unit Ownership of the Unit Owner involved. Notice of the lien may be recorded by the board, or if the developer has a majority of seats on the board and the board fails to do so, any unit owner may record notice of the lien. Upon the recording of such notice the lien may be foreclosed by an action brought in the name of the board in the same manner as a mortgage of real estate. Such lien shall take effect and be in force when and as provided in the Act; provided, however, that encumbrances owned or held by any bank, insurance company, savings and loan association, or other lender shall be subject as to priority after written notice to said encumbrancer of unpaid Common Expenses only to the lien of all Common Expenses on the encumbered Unit Ownership which become due and payable subsequent to the date the encumbrancer either takes possession of the Unit, accepts a conveyance of any interest in the Unit Ownership or has a receiver appointed in a suit to foreclose its lien or as otherwise provided by law. In addition to the foregoing, the Board or its agents shall have such other rights and remedies to enforce such collection as shall otherwise be provided or permitted by law from time to time. Without limiting the generality of the foregoing, if any Unit Owner shall fail to pay the proportionate share of the Common Expenses or of any other expenses required to be paid hereunder upon due, such rights and remedies shall include: (i) the right to enforce the collection of such defaulting Unit Owner's share of such expenses (whether due by acceleration or otherwise), together with PENALTIES AS APPROVED BY THE board and interest thereof, at eighteen (18%) percent or the maximum rate permitted by law, whichever is less, and all fees and costs (including managing agent's and attorney's fees and costs) incurred in the collection thereof; (ii) the right, by giving such defaulting Unit Owner five (5) days' written notice of the election of the Board to do so, to accelerate the maturity of the unpaid installments of such expenses accruing with respect to the balance of the assessment year; and (iii) the right to take possession of such defaulting Unit Owner's interest in the Property, to maintain for the benefit of all the other Unit Owners an action for possession in the manner prescribed in the Illinois Code of Civil Procedure, as amended, (735 ILCS 5/9-101 et seq), also known as the Forcible Entry and Detainer Act, approved February 16, 1874 and to execute leases of such defaulting Unit Owner's interest in the Property and apply the rents derived therefrom against such expenses.

- 6.12 No Waiver of Liability. No Owner may waive or otherwise escape liability for assessments provided for herein by any act or omission including without limitation non-use of the services provided by the Association, the Common Area or abandonment of his Unit.
- 6.13 Subordination of the Lien or Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage placed at any time on a Unit by a bona fide lender. Each holder of a first mortgage on a Unit who obtains title, or comes into possession of that Unit pursuant to the remedies provided in the mortgage, foreclosure of the mortgage, or by deed (or assignment) in lieu of foreclosure, or any purchaser at a foreclosure sale, will take the Unit free of any claims for unpaid assessments or charges which have accrued prior to such acquisition of title or possession.

## **ARTICLE 7**

### **RIGHTS OF FIRST MORTGAGEES**

In addition to all other rights of first mortgagees pursuant to this Declaration, and notwithstanding any other provisions herein to the contrary:

- 7.01 Right of Approval. Unless at least 75% of the first mortgagees (based upon one vote for each Unit encumbered by a mortgage) of individual Units ("First Mortgagees") have given their prior written approval, the Association shall not:
- a. By act or omission seek to abandon, partition, subdivide, encumber, sell or transfer any real estate or improvements thereon which are owned, directly or indirectly, by the Association for the benefit of the Units and the Owners. (The granting of easements for public utilities or for other purposes consistent with the intended use of such property by the Association shall not, for purposes of the foregoing, be deemed to be a transfer.)
  - b. Change the method of determining the obligations, assessments, dues or other charges which may be levied against a Unit and the Owner thereof as provided in Article 6, subject, however, to the provisions in Section 2.03 hereof. (c) By act or omission waive, abandon or materially change any scheme or regulations or enforcement thereof pertaining to the architectural design or the exterior appearance of any commercial dwelling or garage on a Unit, the exterior maintenance of any such commercial dwelling or garage, the maintenance of party walls or common fences and driveways, or the upkeep of laws and planting on the Property.

- 7.02 Examination of Books and Records. First Mortgagees shall have the right to examine the books and records of the Association at reasonable times during normal business hours.
- 7.03 Option to Pay Taxes, Insurance Premiums. First Mortgagees may, jointly or singly, pay taxes or other charges which are in default and which may or have become a charge against the Common Area and may pay overdue premiums on hazard insurance policies or secure new hazard insurance coverage on the lapse of a policy for the Common Area and First Mortgagees making such payments shall be owed immediate reimbursement therefor from the Association.
- 7.04 Notice of Default. Any First Mortgagee, at its written request, shall be entitled to written notice from the Board of any default by an Owner in the performance of such Owner's obligations hereunder or under the By-laws or rules and regulations of the Association which has not been cured within thirty (30) days.
- 7.05 Amendment. This Article 7 may be amended only with the written consent of 75% of the First Mortgagees (based upon one vote for each Unit encumbered by a mortgage).

## **ARTICLE 8**

### **COVENANTS AND RESTRICTIONS AS TO USE AND OCCUPANCY**

The Units and Common Area shall be occupied and used only as follows:

- 8.01 Commercial Use or Industrial Use. No part of the Property shall be used for purposes other than commercial business or industrial business, parking and related common purposes for which the Property was designed. Each Unit shall be used as a commercial or industrial business and for no other purposes, subject to such reasonable rules and regulation as may be adopted by the Board. Uses will not be authorized for occupancy by the Village unless they meet a parking equivalent of one (1) parking space for every 450 square feet of space based on the use requirement as required by the Village of Willowbrook Zoning Ordinance.
- 8.02 Parking. The outdoor parking areas shall be used only for the parking of passenger vehicles, subject to such rules and regulations as the Board may proscribe. No boats, semi-trucks, trailers, trucks, motorcycles, motor scooters or other vehicles or property of any kind shall be parked or stored thereon unless permitted by such rules and regulations. Parking of passenger vehicles is not allowed in the central service area or the common areas at any times. No semi-trucks and trailers are allowed access anywhere or anytime on the Property. .Every Owner, occupant and other person shall be responsible for his personal property located or kept in the outdoor parking areas.

Neither the Board nor the Association shall be considered the bailee of any such personal property nor shall either be responsible for any loss or damage thereto, whether or not due to the negligence of the Board and/or the Association.

- 8.03 Garbage Pick-up and Deliveries. Except for authorized garbage service on garbage pick-up day and deliveries that occur within the overhead door areas for each Unit, the central drive area and common areas will remain clear of vehicles at all times.
- 8.04 Garbage Each Owner will manage their own garbage in their Unit, and place their garbage outside the overhead door in the common area central drive area for servicing on garbage day, subject to such rules and regulations as the Board may proscribe. Garbage may only be placed outside of any Unit on "garbage day" no sooner than 6AM, and must be returned inside no later than 5PM. The Association will contract with and provide common garbage/scavenger service as part of the budget for all Units on a routine basis, as determined by the Association, necessary to manage normal garbage needs. Fees for any Units' garbage, scavenger or waste, in excess of Association mandated standards and requirements shall be billed separately to the Unit Owner and attributed individually to that Unit.
- 8.05 Snow Removal. The Association shall contract with a snow removal contractor and provide for snow removal when accumulation reaches two (2") or more as part of the Association Budget for all Units.
- 8.06 Obstructions. There shall be no obstruction of the Common Area, nor shall ready access to any Unit be obstructed or impeded in any manner.
- 8.07 Waste. No Owner shall permit anything to be done or kept on his Unit or in the Common Area which will increase the rate charged for or cause the cancellation of insurance carried by the Association on the Common Area improvements or contents thereof, or which would be in violation of any law, nor shall any waste be committed on any Unit or in the Common Area.
- 8.08 Window Accessories. The covering of windows and other glass surfaces, whether by shades, draperies or other items visible from the exterior of any commercial dwelling, including canopies or awnings and antenna, shall be subject to the rules and regulations of the Board.

- 8.09 Animals. Unless the zoning code otherwise provides, no animals of any kind shall be raised, bred or kept on any Unit. Notwithstanding the foregoing, no animals of any kind shall be raised, bred or kept upon the Common Area.
- 8.10 Noxious Activities. No noxious or offensive activity shall be conducted on any Unit or in the Common Area nor shall anything be done therein or thereon, either willfully or negligently, which may be or become an annoyance or a nuisance to other Owners or occupants.
- 8.11 Conduct of Business. No industry, business, trade, occupation or profession of any kind, commercial, religious, education or otherwise, designated for profit, altruism, exploration or otherwise, shall be conducted, maintained or permitted on any Unit unless permitted and in compliance with the applicable governmental entity zoning code. Notwithstanding the foregoing, no lewd and lascivious industry, business, trade, occupation or profession of any kind shall be conducted, maintained or permitted on any Unit whether or not permitted under the applicable governmental entity zoning code.
- 8.12 Signs. No signs (including without limitation "For Sale" or "For Rent" signs), advertising or other displays shall be maintained or permitted on any part of the Property, except at such location and in such form as the applicable governmental entity and the Board may approve. In the event the applicable governmental entity proscribes no rules or regulations as to the maintenance of signs, advertising or other displays, then the Board, in its sole discretion, may proscribe reasonable rules and regulations as to the location and the form of signs, advertising or other displays permitted. Notwithstanding the foregoing, the right is reserved by Developer or its agents to place and maintain on the Common Area or any Unit it owns, as long as Developer is engaged in sales or leasing activities in connection with the Property or any portion of the Additional Property (whether or not added to the Property), sales models, a sales or leasing office, advertising signs or banners and lighting in connection therewith, at such locations and in such forms as the Developer shall determine. Declarant hereby grants to Developer, its agents and prospective purchasers and lessees, the right of ingress and egress in and through the Common Area and Access Area, for or incident to such sales or leasing purposes and, during construction by the Developer, the right of ingress and egress in and through the Common Area in connection with such construction. The provisions of this paragraph shall inure to the benefit of any assignee of Developer.
- 8.13 Alterations. Except as constructed or altered by or with the permission of the Developer, nothing shall be altered or constructed in or removed from the Common Area except upon the written consent of the Board.

**ARTICLE 9**  
**PARTY WALLS**

- 9.01 Applicable Law. Each wall which is built as a part of the original construction of the commercial units upon the Property and placed on the **dividing line** between the Units and/or serves two or more commercial units shall constitute a party wall and, to the extent not inconsistent with the provisions of this Article, the general rules of law regarding party walls and of liability for property damage due to negligence or willful acts or omissions shall apply thereto.
- 9.02 Cost of Repair, Maintenance and Replacement. The cost of reasonable repair, maintenance and replacement of a party wall shall be shared equally by the Owners who make use of the wall, except that the entire cost of repairing damage caused by the negligence or willful act or omission of one Owner shall be paid for by such Owner.
- 9.03 Damage or Destruction. If a party wall is destroyed or damaged by fire or other casualty any Owner whose Unit is served by such wall may restore it, and the other Owners who shared the use of such wall shall promptly contribute to the cost of restoration thereof equally without prejudice, to the right of any such Owners to call for a larger contribution from the others under any rule of law regarding liability for negligent or willful acts or omissions.
- 9.04 Exposure to Elements. Notwithstanding any other provisions of this Article, an Owner who by negligence or willful act causes a party wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.
- 9.05 Right of Contribution. The right of any Owner to contribution from any other Owner under this Article shall be appurtenant to the land and shall pass to such Owner's successors in title.

**ARTICLE 10**  
**ARCHITECTURAL CONTROL**

- 10.01 General Review and Approval. No building, fence, wall, deck, porch, antenna, awning or other structure shall be commenced, erected or maintained upon the Property or upon any Unit, commercial dwelling or other improvement thereon, nor shall any exterior addition to or change or alteration therein be made, except such as are erected or approved by the Developer and/or the Board, until written plans and specifications showing the nature, kind, shape, height, materials, color scheme and location of the same and the approximate cost thereof shall have been submitted to and approved in writing by the Board or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event the Board or its designated committee fail to approve or disapprove such design and location within ninety (90) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have been fully complied with.
- 10.02 Television Antenna & Satellite Dish. Notwithstanding the provisions of the Section immediately preceding, no outdoor television antenna and/or Satellite Dish shall be affixed to or placed upon the exterior walls or roof of any commercial dwelling or other improvement on a Unit or upon any other portion of a Unit, or on any portion of the Common Area, without the prior written consent of the Board and the Developer; provided that an outdoor television antenna and other components of a community antenna television service system may be affixed to or placed upon any Unit or improvement thereon and upon the Common Area only with the written consent of the Developer and no Board or other consent shall be required or be effective.
- 10.03 Fences. Notwithstanding the foregoing, any fence installed upon the Property shall comply with all provisions of applicable law.

**ARTICLE 11**  
**LEASE OF UNITS**

Any lease agreement between an Owner and a Lessee shall be in writing, shall be for a period of not less than one year, shall cover all, or a portion of, the Unit, and shall provide that the terms of such lease are subject to, and such lessee shall comply with, the provisions of this Declaration and the Articles of Incorporation, By-laws and rules and regulations of the Association and that failure by the lessee to comply with the terms of such documents, rules and regulations shall be a default under said lease. Other than the foregoing, there is no restriction on the right of any Owner, including Declarant or Developer, to lease any Unit or any portion of a Unit it owns.

**ARTICLE 12**  
**GENERAL PROVISIONS**

12.01 Management and other Contracts. The Developer hereby reserves the right, from time to time, for and on behalf of the Association, to engage a manager for the Association and its property during all or any portion of the period Developer has the right to appoint directors to the Board. Thereafter, the Board may engage the services of an agent to manage the Property to the extent deemed advisable by the Board. Any management agreement shall be terminable by either party for cause upon thirty (30) days written notice, and the term of any such agreement may not exceed one year, renewable by agreement of the parties for successive one year periods. Any other contract providing for services by the Developer must provide for termination on ninety (90) days written notice and be for a maximum contract term of three years.

12.02 Enforcement. The Board of Directors of the Association shall have standing and capacity to act in a representative capacity on behalf of the Owners. In furtherance of the foregoing and in addition to all other rights herein granted to the Association, the Association may enforce the provisions of this Declaration and the Articles of Incorporation, By-laws and rules and regulations of the Association by any proceeding at law or in equity against any person or persons violating or attempting to violate any such provisions. All rights and remedies may be exercised at any time and from time to time, cumulatively, or otherwise, and failure of the Association to enforce any such provisions shall in no way be deemed a waiver of the right to do so thereafter. All expenses incurred by the Association in connection with any such proceedings, including court costs and attorneys' fees, together with interest thereon at 18% per annum, shall be charged to and assessed against any Owner violating any such provisions and shall be added to and deemed a part of his assessment and constitute a lien on his Unit and be enforceable as provided in Article 6.

12.03 Severability. If any term, restriction or covenant of this instrument is deemed illegal or unenforceable, all other terms, restrictions or covenants and the application thereof shall remain unaffected to the extent permitted by law.

- 12.04 Title in Land Trust. In the event title to any Unit is conveyed to a title-holding trust, under the terms of which all powers of management, operation and control of the Unit remain vested in the trust beneficiary or beneficiaries, then the beneficiary or beneficiaries thereunder from time to time shall be responsible for payment of all obligations, liens or indebtedness and for the performance of all agreements, covenants and undertakings chargeable or created under this Declaration against such Unit. No claim shall be made against any such title-holding trustee personally for payment of any lien or obligation hereunder created and the trustee shall not be obligated to sequester funds or trust property to apply in whole or in part against such lien or obligation. The amount of such lien or obligation shall continue to be a charge or lien upon the Unit and the beneficiaries of such trust notwithstanding any transfers of the beneficial interest of any such trust or any transfers of title to such Unit.
- 12.05 Amendment, Change, Modification, or Rescission. No provision of this Declaration affecting or creating any of the rights, options, privileges or duties of the Declarant or Developer, including but not limited to Declarant or Developers' right to rent Units, may be amended, changed, modified or rescinded in any way without the prior written consent of the Trustee and Developer. The provisions of this Paragraph 12.05 may only be amended, changed, modified, or rescinded by an instrument in writing setting forth such amendment, change, modification or rescission and signed, acknowledged and approved by the Board, the Developer and all of the Owners and all mortgagees having bona fide liens of record against any of the Unit Ownerships. Except for amendments to this Paragraph 12.05, and except as elsewhere provided in this Declaration, the provisions of this Declaration may only be amended, changed, modified or rescinded by an instrument in writing setting forth such amendment, change, modification or rescission and signed and acknowledged by the Board and approved by the Owners having at least seventy-five percent (75%) of the total vote at a meeting called for that purpose and approved by any mortgagees required under these Instruments and containing an affidavit by an officer of the Board certifying that a copy of such instrument (without such affidavit) has been mailed by certified mail to all mortgagees having bona fide liens of record against any Unit not less than ten (10) days prior to the date of such affidavit. Each instrument of amendment, change, modification or rescission, made in accordance with this Declaration, shall be effective upon the recording of such instrument in the office of the DuPage County, Illinois Recorder.

- 12.06 Special Amendment. Notwithstanding any other provision of this Declaration, the Declarant and the Developer and each of them singly reserves and shall have the right at any time and from time to time to record a Special Amendment to this Declaration to (i) conform this Declaration with the requirements of any applicable local ordinance or the requirements of any institutional lender issuing a commitment to the Declarant, to the Developer or to a Purchaser or (ii) correct clerical or typographical errors in this declaration, or (iii) complete the data on the plat after improvements constructed at any time on the Parcel are completed by the Developer or (iv) modify or amend this Declaration so long as such modifications and amendments shall not materially impair the rights of Owners. In furtherance of the foregoing, each Owner and each holder of mortgage, trust deed, or lien affecting any Unit and each person having any other interest in the Property hereby grants to the Declarant and Developer and each of them (and the Declarant hereby reserves for each of them) an irrevocable power of attorney coupled with an interest on behalf of each Owner and each such holder or person to make, sign and record on behalf of each Owner and each such holder and person any amendment described in this Paragraph 12.06. Each deed, mortgage, trust deed, other evidence of obligation or other instrument affecting a unit or the property and the acceptance of any such instrument shall be deemed to be a grant and acknowledgment of, and a consent to the reservation of, the afore-described power of attorney to the Declarant, Developer, and each of them, to make, sign and record on behalf of each of the Owners, holders and persons described in this Paragraph any amendment described in this Paragraph.
- 12.07 Notices. Any notice required or desired to be given under the provisions of this Declaration to any Owner shall be deemed to have been properly delivered when deposited in the United States mail, postage prepaid, directed to the person who appears as the Owner at his last known address, as shown in the records of the Association at the time of such mailing.

- 12.08 Binding Effect. The easements created by this Declaration shall be of perpetual duration. The covenants and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Association or the Owner of any Unit subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of thirty (30) years from the date this Declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by the Owners of not less than seventy-five (75%) percent of the Units has been recorded, agreeing to amend said covenants and restrictions in whole or in part.
- 12.09 Successors and Predecessors of Declarant or Developer. No party exercising rights as Declarant or Developer hereunder shall have or incur any liability for the acts of any other party which previously exercised or subsequently shall exercise such rights.
- 12.10 Successors and Assigns. This Declaration shall inure to the benefit of and be binding upon the successors and permitted assigns of Declarant, Developer and all persons that may have or hereafter obtain any interest in the Property.

Signed as of the day and year first above written.

WILLOWBROOK BUSINESS CENTER, LLC

\_\_\_\_\_  
Member/Manager

STATE OF ILLINOIS)  
  ) SS.  
COUNTY OF COOK )

I, \_\_\_\_\_, a Notary Public in and for the County and State aforesaid, Do Hereby Certify that \_\_\_\_\_ and \_\_\_\_\_, personally known to me to be the Member/Manager of said Company, and personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledge that as such Member/Manager, he signed, sealed and delivered said instrument, pursuant to authority given by the Company, as his free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

\_\_\_\_\_

CONSENT OF MORTGAGEE

\_\_\_\_\_ holder of mortgages on the property dated  
\_\_\_\_\_, 20\_\_\_\_ and recorded \_\_\_\_\_, 20\_\_\_\_ as document number  
\_\_\_\_\_ and dated \_\_\_\_\_, 20\_\_\_\_ and recorded  
\_\_\_\_\_, 20\_\_\_\_ as document number \_\_\_\_\_ hereby  
consents to the execution and recording of the within Declaration Owner and agrees that said  
mortgages are subject to the provisions of said Declaration.

IN WITNESS WHEREOF, the said \_\_\_\_\_ has caused this  
instrument to be signed by its duly authorized officers on its behalf, all done at \_\_\_\_\_,  
Illinois on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
\_\_\_\_\_

ATTEST:

\_\_\_\_\_  
\_\_\_\_\_



## EXHIBITS

Exhibit A - Legal Description of Property

Exhibit B – Intentionally Omitted.

Exhibit C - By-Laws of Willowbrook Business Center Office Park Association

Exhibit D – Plat of Subdivision

EXHIBIT A

PROPERTY

LOT 2, BEING A RESUBDIVISION OF LOT 3 IN FINAL PLAT OF SUBDIVISION OF WILLOWBROOK CORPORATE CENTER UNIT NO. 2 AND WILLOWBROOK PLAT OF ASSESSMENT RECORDED AS DOCUMENT NUMBER 87-134514 BEING THAT PART OF THE EAST HALF OF THE NOARTHEAST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 2000 AS DOCUMENT NUMBER R2000-158930 IN DUPAGE COUNTY, ILLINOIS

PROPERTY  
EXHIBIT B

ADDITIONAL PROPERTY

Intentionally Omitted.

EXHIBIT C  
BY-LAWS OF  
WILLOWBROOK BUSINESS CENTER OFFICE PARK ASSOCIATION  
AN ILLINOIS NOT-FOR-PROFIT CORPORATION

ARTICLE 1  
NAME OF CORPORATION

The name of this Not-For-Profit Corporation is WILLOWBROOK BUSINESS CENTER OFFICE PARK ASSOCIATION (the "Association").

ARTICLE 2  
DEFINITIONS

All terms used herein shall have the meanings set forth in the Declaration including, without limitation:

- 2.01 Access Area. The unenclosed sidewalks from time to time or at any time located or constructed upon the Units and utilized for ingress, egress and access to, from and through the Property.
- 2.02 Additional Property. Intentionally Omitted.
- 2.03 Association. WILLOWBROOK BUSINESS CENTER ASSOCIATION, an Illinois not-for-profit corporation, its successors and assigns.
- 2.04 Board. The Board of Directors of the Association.
- 2.05 Bylaws. The Bylaws of the Association set forth in this Declaration, as may be amended from time to time.
- 2.06 Common Area. That portion of the Property designated herein, designated on the Plat(s), if any, designated on the Plat of Subdivision, if any, and/or designated on the Annexation Agreement, if any, including but not limited to the following if applicable: (i) entrance monuments; (ii) ponds; (iii) detention/retention areas; (iv) storm water management facilities; (v) wetlands; (vi) swales, culverts, inlets, drainage pipes, appurtenant drainage lines and ditches; (vii) landscaping and/or berms; (viii) parkway trees; (ix) sidewalks, paths, street lights, if not maintained by the applicable governmental entity or the Owner; (x) parking areas and/or parking stall; and (xi) all other common structures and other identification features of the Property, together with all improvements and facilities at any time located thereon.

- 2.07 Common Interest Property. Real Estate with respect to which, any person, by virtue of his or her ownership, of a partial interest, or unit, in the property, is obligated to pay for maintenance, improvement, insurance premiums, or real estate taxes, of other real estate, described in a declaration, that is administered by an association.
- 2.08 Declarant. Willowbrook Business Center, LLC a Illinois Company, its successors and/or assigns.
- 2.09 Developer. Willowbrook Business Center, LLC a Illinois Company, its successors and/or assigns.
- 2.10 First Mortgagee. A bona fide lender holding a validly recorded mortgage or trust deed on a lot or the Common Area which mortgage or trust deed was recorded prior in time to all other mortgages or trust deeds against said lot or Common Area.
- 2.11 Member. Every Owner of a Unit.
- 2.12 Non-maintenance Area. Any ground area outside of the walls of any commercial Unit is designated as a non-maintenance area which is not maintained by the Unit Owner but which is maintained by the Association.
- 2.13 Owner. The record owner, whether one or more persons, individuals or entities, of a fee-simple title to any Unit, including contract sellers having such interest merely as security for the performance of an obligations.
- 2.14 Party Walls. Each wall built as part of the original construction of the Units upon the Property and placed on the vertical or horizontal dividing line between the Units and/or serves two or more Units.
- 2.15 Plat of Subdivision. Plat of Subdivision previously recorded \_\_\_\_\_ as Document #R20 \_\_\_\_\_ in DuPage County Illinois affecting the Property and any portion thereof including any subsequent Plats of re-Subdivision or Certificates of Correction.
- 2.16 Plat. Any Plat of Survey, recorded or unrecorded, prepared by an Illinois licensed Surveyor, affecting the Property or any portion thereof.
- 2.17 Property. The real estate described in Exhibit "A", attached hereto.
- 2.18 Storm Water Detention Facilities. The Storm Water Detention Facilities shall mean the storm water detention facilities located anywhere on the Property.

- 2.19 Unit. Any plot of land shown upon the Plat which is designated as a separate lot thereon and which is improved with commercial office space or industrial office space.

ARTICLE 3  
PURPOSES AND POWERS

- 3.01 Purposes: The purposes of this Association are to perform all the obligations of the Association as set forth in the Declaration, including without limitation, owning, maintaining and administering the Common Area and the facilities and improvements thereon and those portions of the Units as designated therein; to promote the health, safety and welfare, and the common use and enjoyment thereof by its Members; and to exercise all the rights and powers granted the Association in the Declaration, all on a not-for-profit basis, subject to and in accordance with the terms and provisions of the Declaration.
- 3.02 Powers: The Association shall have and exercise all powers as are now or may hereafter be granted by the General Not-For-Profit Corporation Act of the State of Illinois, the Declaration and these By-Laws.

ARTICLE 4  
OFFICES

- 4.01 Registered Offices: The Association shall have and continuously maintain in the State of Illinois a registered office and registered agent whose office shall be identical with such registered office, and may have other offices within or without the State of Illinois as the Board of Directors may from time to time determine.
- 4.02 Principal Office: After the turnover Date, as hereinafter defined, the principal office of the Association shall be maintained as determined from time to time by the Board. Prior to the Turnover Date the location of the principal office shall be determined from time to time by Developer.

ARTICLE 5  
MEMBERSHIP AND VOTING RIGHTS

- 5.01 Membership: Every Owner of a Unit shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Unit. Ownership of a Unit shall be the sole qualification for membership.

5.02 Voting Rights: The Association shall have one class of membership and each Member shall have one vote for each Unit such member owns, provided that in no event more than one (1) vote be cast with respect to any Unit. The person entitled to vote with respect to each Unit is hereinafter referred to as the Voting Member. If more than one person is the record owner of any Unit, or if an Owner is a trustee, corporation, partnership or other legal entity, the vote for such Unit shall be exercised as such Owner or Owners of that Unit shall designate in writing to the Board, except that Developer shall designate who shall exercise the voting rights with respect to Units owned by Declarant. Such designation shall be revocable at any time by actual notice to the Board of the death or judicially declared incompetence of any Owner of that Unit or by written notice of revocation to the Board by any such Owner. In the absence of such written designation, the vote for any Unit may be exercised at any meeting of Members as the Owner or Owners of that Unit present at such meeting shall agree; provided, however, if all Owners of a Unit cannot agree as to how their vote shall be exercised, no vote shall be cast with respect to that Unit. In the event that a Unit is owned by more than one person and no designation is given, then the Board in its discretion may recognize one of those persons as the Voting Member for such Unit.

- 5.03 Initial and Annual Meetings: The of Members shall be held upon not less than twenty one (21) days' written notice given by the Developer, the President of the Association or any three (3) Members after the first to occur of any of the following (the "Turnover Date"):
- a. The expiration of sixty (60) days after the sale and transfer of title by Declarant of seventy-five (75%) percent of the total units.
  - b. Three (3) years after the recording of this declaration;
  - c. Developer, by written notice to the Association, voluntarily elects to release its right to appoint all members of the Board of Directors.

Thereafter there shall be an annual meeting of the Members of the same day of the same month of each succeeding year, at 7:30 p.m. or at such other reasonable time or date (not more than thirty (30) days before or after such date) as may be designated by written notice of the Board delivered to the Members not less than twenty (20) days prior to the date fixed for said meeting.

- 5.04 Special Meetings: Special meetings of the members may be called at any time by the President of the Association, by the Board of Directors or, after the Turnover Date, upon written request of Voting Members having twenty- five (25%) percent of the total votes.

- 5.05 Notice of Meetings: Written or printed notice stating the place, day and hour of any meeting of Members shall be delivered either personally or by mail to each Owner not less than five (5) nor more than forty (40) days before the day of such meeting. Said notice shall be given by or at the direction of the President, Secretary or persons calling the meeting. In case of a special meeting or when required by statute or these By-Laws, the purpose for which the meeting is called shall be stated in the notice. Notices of the meetings shall be in writing addressed to the Owner at the address furnished by him to the Association for the purpose of service of notices or if not such address has been furnished, to the Unit owned by such Owner. Notices addressed as above shall be deemed delivered when deposited in the United States mail, postage prepaid, or when personally delivered to that address.
- 5.06 Place of Meetings: All meetings of Members shall be held at such place in DuPage County, Illinois as determined by the Board.
- 5.07 Quorum: The presence at any meeting, in person and by proxy, of Owners having twenty percent (20%) of the total votes shall constitute a quorum for any action to be taken by the Members except as may otherwise be provided in the Declaration or in these By-Laws. Unless otherwise expressly provided in the Declaration or in these By-Laws any action that may be taken by the Members may be taken at any meeting at which a quorum is present upon the affirmative vote of a majority of the Voting Members present at such meeting. If a quorum is not present at any meeting, a majority of the Voting Members present may adjourn the meeting at any time, without further notice. At any adjourned meeting at which a quorum shall be present, any business may be transacted which might have been transacted at the original meeting. Withdrawal of Voting Members from any meeting shall not cause failure of a duly constituted quorum at that meeting.
- 5.08 Proxies: At all meetings of Members, a Voting Member may vote either in person or by proxy. All proxies shall be in writing and filed with the Secretary. Every proxy shall be in writing and filed with the Secretary. Every proxy shall be revocable and shall automatically be void upon termination by the Member of his interest in his Unit.

ARTICLE 6  
BOARD OF DIRECTORS

- 6.01 In General: The affairs of the Association shall be managed by the Board of Directors. At the initial meeting of the Voting Members, the Voting members shall elect the Board of Directors consisting of not less than three (3) nor more than eight (8) members, in accordance with the terms of the Illinois Not-For-Profit Act. In all elections for members of the Board of Directors, each Voting member shall be entitled to vote on a cumulative voting basis and the candidates receiving the highest number of votes with respect to the number of offices to be filled shall be deemed to be elected. Members of the Board elected at the initial meeting of the Voting Members shall serve until the first annual meeting of the Voting Members. At the first annual meeting no less than three (3) nor more than eight (8) Board members shall be elected in accordance with the terms of the Illinois Not-For-Profit Act. Upon the expiration of the terms of office of the Board members so elected at the first annual meeting and thereafter, successors shall be elected for a term of one (1) year each. The Voting Members having at least two-thirds (2/3rds) of the total vote may increase or decrease such number of persons on the Board or may increase or decrease the term of office of Board members at any annual or special meeting, provided that (i) the number of Directors shall be within the variable range of not less than three (3) nor more than eight (8) members, (ii) the terms of at least one-third (1/3) of the persons on the Board shall expire annually, and (iii) no Board member or officer shall be elected for a term of more than two (2) years but Board members or officers may succeed themselves. Meetings of the Board may be called, held and conducted in accordance with such regulations as the Board may adopt and as provided in the Declaration and/or in these By-laws. Except as provided elsewhere in the Declaration or in these By-Laws, all directors elected by the Members shall be Owners.
- 6.02 Appointment of Directors by Developer: Anything herein to the contrary notwithstanding, as provided in the Declaration, until the initial meeting of Members has been held following the Turnover Date, the Board shall consist of, and vacancies on the Board shall be filled by, such persons, not less than three (3), as Developer shall from time to time, appoint. Prior to the Turnover Date, Developer may, from time to time, by written notice to the Association, elect to relinquish its right to appoint any one or more directors, and continue to exercise its right to appoint the remaining directors.
- 6.03 Election of Directors: At the initial meeting of Members after the Turnover Date the Voting Members shall elect the number of directors then in effect. In all elections for directors each Voting Member shall be entitled to vote on a noncumulative basis.

- 6.04 Annual Meetings: The Board shall hold an annual meeting of the Board within ten (10) days after each annual meeting of the Members, at such time and place as shall be fixed by the directors at the annual meeting of Members and no further notice to the directors of their annual meeting shall be necessary.
- 6.05 Regular Meetings: In addition to its annual meeting, regular meetings of the Board shall be held at such time and place as a majority of the Board shall by resolution determine, provided that there shall be not less than one regular meeting each calendar quarter. Notice of such regular meetings of the Board shall be given to each director personally, by mail or by telephone at least five (5) days prior to the meeting.
- 6.06 Special Meetings: Special meetings of the Board may be called by the President or a majority of the directors. The person or persons authorized to call such special meetings of the Board may fix the place within DuPage County, Illinois for holding any special meeting of the Board called by them.
- 6.07 Notice of Special Meetings: Notice of any special meeting of the Board shall be given at least three (3) days prior to any such meeting by written notice delivered personally or by mail to each director of his address as shown by the records of the Association. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail in a sealed envelope so addressed, with postage thereon prepaid.
- 6.08 Waiver of Notice; Contents of Notice: Any director may waive notice of any meeting. The attendance of a director at any meeting shall constitute a waiver of notice of such meeting, except where a director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened. Neither the business to be transacted at, nor the purpose of, any regular or special meeting of the Board need be specified in the notice of such meeting, unless specifically required by law or by these By-Laws.
- 6.09 Informal Action: Any action required to or which may be taken at a meeting of the Board, may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all directors entitled to vote with respect to the subject matter thereof. Any such signed consent shall have the same effect as a unanimous vote of the directors.
- 6.10 Quorum: A majority of the directors serving from time to time on the Board shall constitute a quorum for the election of officers and for the transaction of business at any meeting of the Board, provided that if less than a quorum is present a majority of the directors present may adjourn the meeting from time to time without further notice.

- 6.11 Manner of Acting: Except as otherwise expressly provided by law or by the Declaration of these By- Laws, any action of the directors may be taken upon the affirmative vote of a majority of the directors at which a quorum is present.
- 6.12 Compensation; Reimbursement for Expenses: Directors shall receive no compensation for their services but shall be reimbursed for reasonable out-of-pocket expenses incurred in the course of the performance of his duties upon presentation of receipts or other appropriate evidence of such expense.
- 6.13 Removal or Resignation of Directors: Any director elected by the Members may be removed from office, with or without cause, by the affirmative vote or at least two-thirds (2/3) of the Voting Members at any annual meeting or at a special meeting called for such purpose. Any director may resign at any time by submitting his written resignation to the Board. If a director elected by the members ceases to be a Member of the Association, he shall be deemed to have resigned as of the date of his membership ceased. A successor to fill the unexpired term of a director elected by the Members who resigns or is removed may be elected by the Voting Members at any annual meeting or at any special meeting called for such purpose and any successor so elected shall serve the balance of his predecessor's term.

#### ARTICLE 7

#### POWERS AND DUTIES OF THE BOARD OF DIRECTORS

- 7.01 The Board shall maintain and administer the Common Area and those portions of the Units as provided in the Declaration, and have all the powers and duties granted and imposed upon it by the Illinois general Not-For-Profit Corporation Act, the Declaration and these By-Laws, including, without limiting the foregoing, the following:
- a. By vote of a majority of the Board members, and without approval of any of the Voting Members except as hereinafter set forth, to adopt and publish reasonable rules and regulations governing the use, operation and maintenance of the Property, and as otherwise authorized by the Declaration, and to amend or modify any existing rules and regulations. Written notice of such rules and regulations and of any amendments or modifications thereof shall be given to all Owners. If, within thirty (30) days from the date of such written notice to the Owners of the adoption of any such rule and regulation, or any such rule and regulation, or any amendment or modification thereof, the Voting Members having at least one-fourth (1/4) of the total votes shall file with the Board a written objection thereto then such rule and regulation shall be deemed rescinded until approved by the Voting Members having at least two-thirds (2/3) of the total votes, provided, however, that the provisions of this sentence shall not apply, and no consent of

any Voting Members shall be required with respect to any rules or regulations, or any amendments or modifications thereof adopted by the Board prior to the Turnover Date.

- b. To cause the annual budget to be prepared, each owner to be notified of the annual and any special assessments against his Unit and to collect the same all in accordance with and as more fully set forth in the Declaration.
- c. To formulate policies for the administration, management, maintenance, improvement and operation of the Property.
- d. To provide for the designation, hiring and removal of employees and other personnel, including lawyers, engineers, architects and accountants, and to engage or contract for services to the Property.
- e. To procure and maintain such fire and extended coverage, public liability, workmen's compensation, fidelity, directors' and officers' liability and other insurance in such amounts and insuring against such risks as the Board deems desirable.
- f. Subject to the provisions of the Declaration, to engage the services of a professional manager for the Association and the Property, and such other personnel and services, including accountants and attorneys, as the Board may, in its discretion, deem appropriate.
- g. To provide for the maintenance, repair, replacements, improvements and additions of and to the Common Area and the facilities and improvements thereon, and to the extent set forth in the Declaration, the Units and improvements thereon.
- h. To pay all taxes and other costs and expenses incident to the ownership of the Common Area and all facilities and improvements thereon.
- i. To cause all officers or employees having fiscal responsibility to be bonded, as it may deem appropriate.
- k. To exercise all other rights, powers, duties and authority vested in or delegated to the Board or the Association by the Illinois Not-For-Profit Corporation Act, the Declaration, or these By-Laws, not expressly reserved to the Members.

**ARTICLE 8**  
**OFFICERS**

- 8.01 **Officers**: The officers of the Association shall be a President, a Vice President, a Secretary, a Treasurer, and such other officers as the Board may deem appropriate. All officers shall be elected at each annual meeting of the Board and shall hold office at the pleasure of the Board. Notwithstanding the foregoing, the Members shall elect the Officers at the initial meeting and the newly elected Officers shall serve for a term of no less than six months subject to Section 8.02 hereinbelow.
- 8.02 **Vacancy of Office**: Any officer may be removed at any meeting of the Board by the affirmative vote of the majority of the directors in office, either with or without cause, and any vacancy in any office may be filled by the Board at any meeting thereof.
- 8.03 **Powers of Officers**: The respective officers of the Association shall have such powers and duties as are usually vested in such office of a not-for-profit corporation, including but not limited to the following:
- a. The President shall be the Chief Executive Officer of the Association and shall preside at all meetings of the Members and of the Board;
  - b. The Vice President shall, in the absence or the disability of the President, perform the duties and exercise the powers of such office;
  - c. The Secretary shall keep minutes of all meetings of the Members and of the Board and shall have custody of the Association Seal, and such other books, papers and documents as the board may prescribe;
  - d. The Treasurer shall be responsible for Association funds and securities and for keeping full and accurate accounts of all receipts and disbursements in the Association books of account kept for such purpose.
- 8.04 **Officer's Compensation**: The officers shall receive no compensation for their services except as expressly provided by a resolution duly adopted by the Board.

ARTICLE 9  
COMMITTEES

- 9.01 **Board Committees:** The Board, by resolution adopted by a majority of the directors in office, may designate one or more committees, each of which shall consist of two or more directors; said committees, to the extent consistent with law and as provided in said resolution, shall have the exercise the authority of the Board in the management of the Association; but the designation of such committees and the delegation thereof of authority shall not operate to relieve the Board, or any individual directors, of any responsibility imposed upon it or him by law.
- 9.02 **Special Committees:** Other committees not having and exercising the authority of the Board in the management of the Association may be designated by a resolution adopted by a majority of the directors present at a meeting at which a quorum is present. Except as otherwise provided in such resolution, members of each such committee shall be Members of the Association, and the President of the Association shall appoint the members thereof. Any member thereof may be removed by the person or persons authorized to appoint such member whenever in their judgment the best interests of the Association shall be served by such removal.
- 9.03 **Term:** Each member of a committee shall continue as such until the next annual meeting of the Board and until his successor is appointed, unless the committee shall be sooner terminated, or unless such member be removed from such committee, or unless such member shall cease to qualify as a member thereof.
- 9.04 **Chairman:** One member of each committee shall be appointed chairman.
- 9.05 **Vacancies:** Vacancies in the membership of any committee may be filled by appointed made in the same manner as provided in the case of the original appointments.
- 9.06 **Quorum:** Unless otherwise provided in the resolution of the Board designating a committee, a majority of the whole committee may be filled by appointment made in the same manner as provided in the case of the original appointments.
- 9.07 **Rules:** Each committee may adopt rules for its own government not inconsistent with the Declaration, these By-Laws or with rules adopted by the Board.

ARTICLE 10  
CONTRACTS, CHECKS, DEPOSITS AND FUNDS

- 10.01 Contracts: The Board may authorize any officer or officers, agent or agents of the Association, in addition to the officers so authorized by these By-Laws, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Association and such authority may be general or confined to specific instances.
- 10.02 Payments: All checks, drafts or other orders for the payment of money, notes or other evidences of indebtedness issued in the name of the Association shall be signed by such officer or officers, agent or agents of the Association, and in such manner as shall from time to time be determined by resolution of the Board. In the absence of such determination by the Board such instruments shall be signed by the Treasurer or an Assistant Treasurer and countersigned by the President or a Vice President of the Association.
- 10.03 Bank Accounts: All funds of the Association not otherwise employed shall be deposited from time to time to the credit of the Association in such banks, trust companies or other depositories as the Board may select.
- 10.04 Special Receipts: The Board may accept on behalf of the Association any contribution, gift, bequest or devise for the general purposes or for any special purpose of the Association.

ARTICLE 11  
FISCAL MANAGEMENT

- 11.01 Fiscal Year: The fiscal year of the Association shall begin on the first day of January each year, except that the first fiscal year shall begin at the date of incorporation, and shall end on the last day of December of each year.
- 11.02 Financial Statements: On or before April 15 of each year following the initial meeting of Members, the Association shall furnish its Members with a statement of the income and disbursements of the Association for such fiscal year and such other information set forth in the Declaration. As provided in the Declaration, an annual budget shall be adopted and communicated to the Members by December 15 of the prior year.
- 11.03 Annual Assessments: The Board in its sole discretion shall determine the monthly assessments subject to the terms, conditions and limitations set forth in the Declaration.

11.04 Special Assessments: Special assessments may be authorized pursuant to the terms set forth in the Declaration.

**ARTICLE 12**  
**BOOKS AND RECORDS**

The Association shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of its Members, Board and committees having any of the authority of the Board, and shall keep at the registered or principal office a record giving the names and addresses of the Members. All books and records of the Association may be inspected by any Member, or his agent or attorney, for any proper purpose at any reasonable time.

**ARTICLE 13**  
**SEAL**

The Board may provide for a corporate seal which shall be in the form of a circle and shall have inscribed thereon the name of the Association.

**ARTICLE 14**  
**WAIVER OF NOTICE**

Whenever any notice whatever is required to be given under the provisions of the General Not-For-Profit Corporation Act of Illinois, the provisions of these By-Laws or the Declaration, a waiver in writing signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

**ARTICLE 15**  
**AMENDMENTS**

The By-Laws may be amended or modified at any time or from time to time at any meeting of the Board, by a majority of the directors then serving on the Board, provided that (i) no amendments affecting the rights granted by these By-Laws to Developer shall be effective unless consented to in writing by the Developer; (ii) no provision of these By-Laws shall conflict with the Declaration; and (iii) no amendment shall diminish the authority of the Board while Developer has the right to appoint any members of the Board.



GENERAL NOTES

- 1. Definition of Terms
a. The CONTRACTOR is the individual, firm, partnership or corporation...
b. The OWNER is the Village of Willowbrook, Illinois...
c. The ENGINEER shall be responsible for the design...
d. All CONTRACTORS shall be responsible for the design...
e. Examination of the Engineering Plans and Specifications...
f. The CONTRACTOR shall be responsible for the design...
g. The CONTRACTOR shall be responsible for the design...
h. The CONTRACTOR shall be responsible for the design...
i. The CONTRACTOR shall be responsible for the design...
j. The CONTRACTOR shall be responsible for the design...
k. The CONTRACTOR shall be responsible for the design...
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s. The CONTRACTOR shall be responsible for the design...
t. The CONTRACTOR shall be responsible for the design...
u. The CONTRACTOR shall be responsible for the design...
v. The CONTRACTOR shall be responsible for the design...
w. The CONTRACTOR shall be responsible for the design...
x. The CONTRACTOR shall be responsible for the design...
y. The CONTRACTOR shall be responsible for the design...
z. The CONTRACTOR shall be responsible for the design...

SPECIAL PROVISIONS

- 1. Earthwork Excavation Includes:
a. Excavation of trench and other structural unexcavated materials...
b. Excavation of trench and other structural unexcavated materials...
c. Excavation of trench and other structural unexcavated materials...
d. Excavation of trench and other structural unexcavated materials...
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v. Excavation of trench and other structural unexcavated materials...
w. Excavation of trench and other structural unexcavated materials...
x. Excavation of trench and other structural unexcavated materials...
y. Excavation of trench and other structural unexcavated materials...
z. Excavation of trench and other structural unexcavated materials...

Method of Measurement

- 1. As-built measurements of settlement for the purpose of payment...
2. Payment for the removal of unexcavated materials...
3. Payment for the removal of unexcavated materials...
4. Payment for the removal of unexcavated materials...
5. Payment for the removal of unexcavated materials...
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19. Payment for the removal of unexcavated materials...
20. Payment for the removal of unexcavated materials...

UNDERGROUND IMPROVEMENTS

- a. Sanitary Sewer Main and Service
1. Materials shall be...
2. Polyethylene pipe (PE) shall meet or exceed the...
3. Polyethylene pipe (PE) shall meet or exceed the...
4. Joints shall be...
5. For PVC, 80-100 ASTM D-3212 or D-3265...
6. For DIPS, multi-rubber gasket joints (MR-J) type, A18...
7. Joints shall be...
8. Cover over the pipe shall be as specified on the plans...
9. Slope for 8 inch diameter pipe shall be a minimum of 0.42%...
10. Type 1.5 concrete or equivalent shall be used for all...
11. All pipe shall be...
12. All pipe shall be...
13. All pipe shall be...
14. All pipe shall be...
15. All pipe shall be...
16. All pipe shall be...
17. All pipe shall be...
18. All pipe shall be...
19. All pipe shall be...
20. All pipe shall be...

Table with 2 columns: REVISIONS, DATE. Contains revision details.

STREAMLINE CONSTRUCTION CORP
501 WILLOW BOULEVARD
WILLOW SPRINGS, IL 60480
(708) 216-9700

FINAL ENGINEERING PLANS
FOR
WILLOWBROOK CORP. CENTER
WILLOWBROOK, ILLINOIS

DEI
5900 BURNETT DRIVE, SUITE 303
MORTON, ILLINOIS 60450
(708) 928-4961
LIC. NO. 184-003740

Table with 2 columns: NO., DESCRIPTION. Contains project details.

2 OF 11
REVIEW SET
NOT FOR CONSTRUCTION

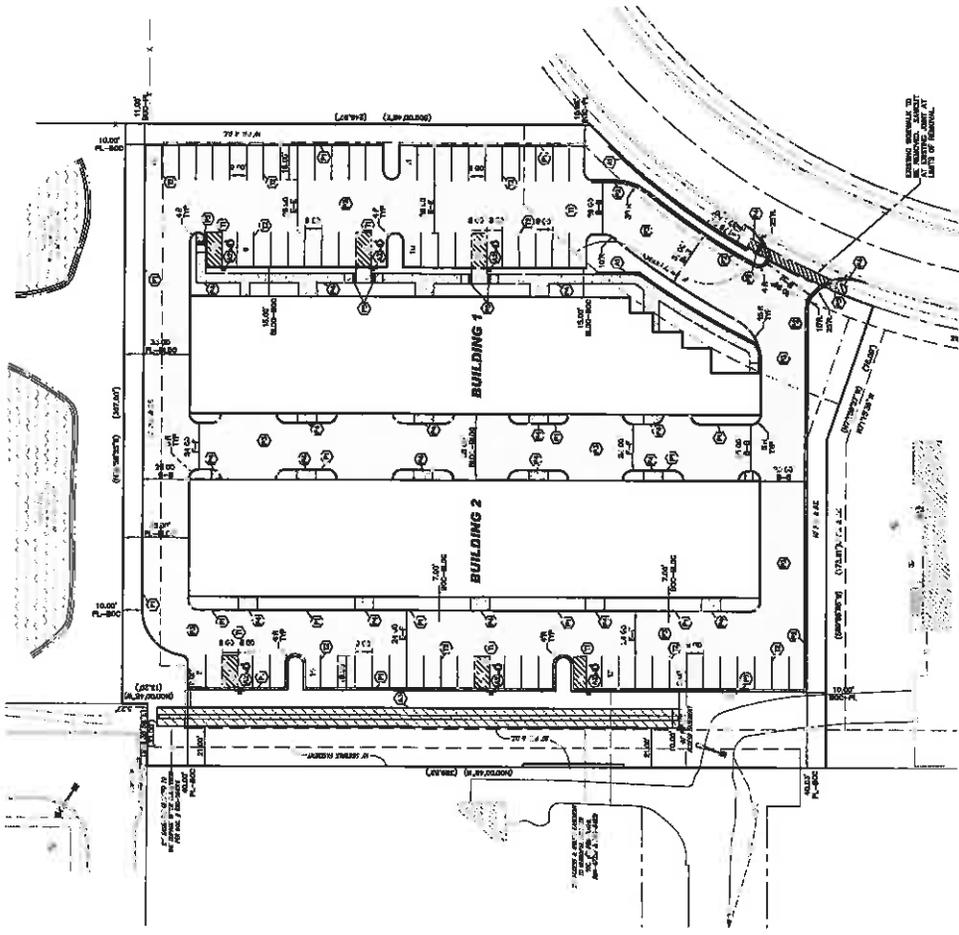
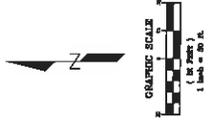


**DEI**  
 DESIGN/TEK ENGINEERING, INC.  
 3900 BOCKET DRIVE, SUITE 208  
 MOHAWK, ILLINOIS 60448  
 ILL. PROF. LIC. NO. 184-003740

**FINAL ENGINEERING PLANS**  
 FOR  
**WILLOWBROOK CORP. CENTER**  
 WILLOWBROOK, ILLINOIS

**STRAEHLINE CONSTRUCTION CORP.**  
 501 WILLOW BOULEVARD  
 WILLOW SPRINGS, IL 60480  
 (708) 216-9700

NO.	DATE	REVISION	APPROVED FOR RELEASE NUMBER
1	10-11-11	ISSUE FOR PERMITS	
2			
3			
4			
5			
6			
7			
8			
9			
10			



**PAVING LEGEND**

- ① PROPOSED ASPHALT DRIVE - HATCH PATTERN MATCH TO EXISTING PLAN
- ② PROPOSED 8" THICK CONCRETE DRIVE
- ③ PROPOSED 8" THICK CONCRETE DRIVE - HATCH PATTERN MATCH TO EXISTING PLAN
- ④ PROPOSED 8" THICK CONCRETE DRIVE - HATCH PATTERN MATCH TO EXISTING PLAN
- ⑤ PROPOSED 8" THICK CONCRETE DRIVE - HATCH PATTERN MATCH TO EXISTING PLAN

**STRIPING LEGEND**

- ① 4" WIDE WHITE PAVEMENT STRIPES
- ② 6" WIDE WHITE PAVEMENT STRIPES
- ③ 8" WIDE WHITE PAVEMENT STRIPES

**ADDITIONAL ITEMS LEGEND**

- ① PROPOSED LANDSCAPING WITHIN WALL
- ② 6" WIDE WHITE PAVEMENT STRIPES
- ③ 8" WIDE WHITE PAVEMENT STRIPES
- ④ 10" WIDE WHITE PAVEMENT STRIPES

- NOTES:**
1. ALL DIMENSIONS ARE TO CENTER UNLESS NOTED ON BACK OF SHEET UNLESS OTHERWISE NOTED.
  2. EXISTING DIMENSIONS ARE ASSUMED FROM L/PLANS TO CENTER OF CURVE, TO FACE OF CURVE.
  3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
  4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
  5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
  6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

REVIEW SET  
 NOT FOR CONSTRUCTION





REVIEW SET  
NOT FOR CONSTRUCTION

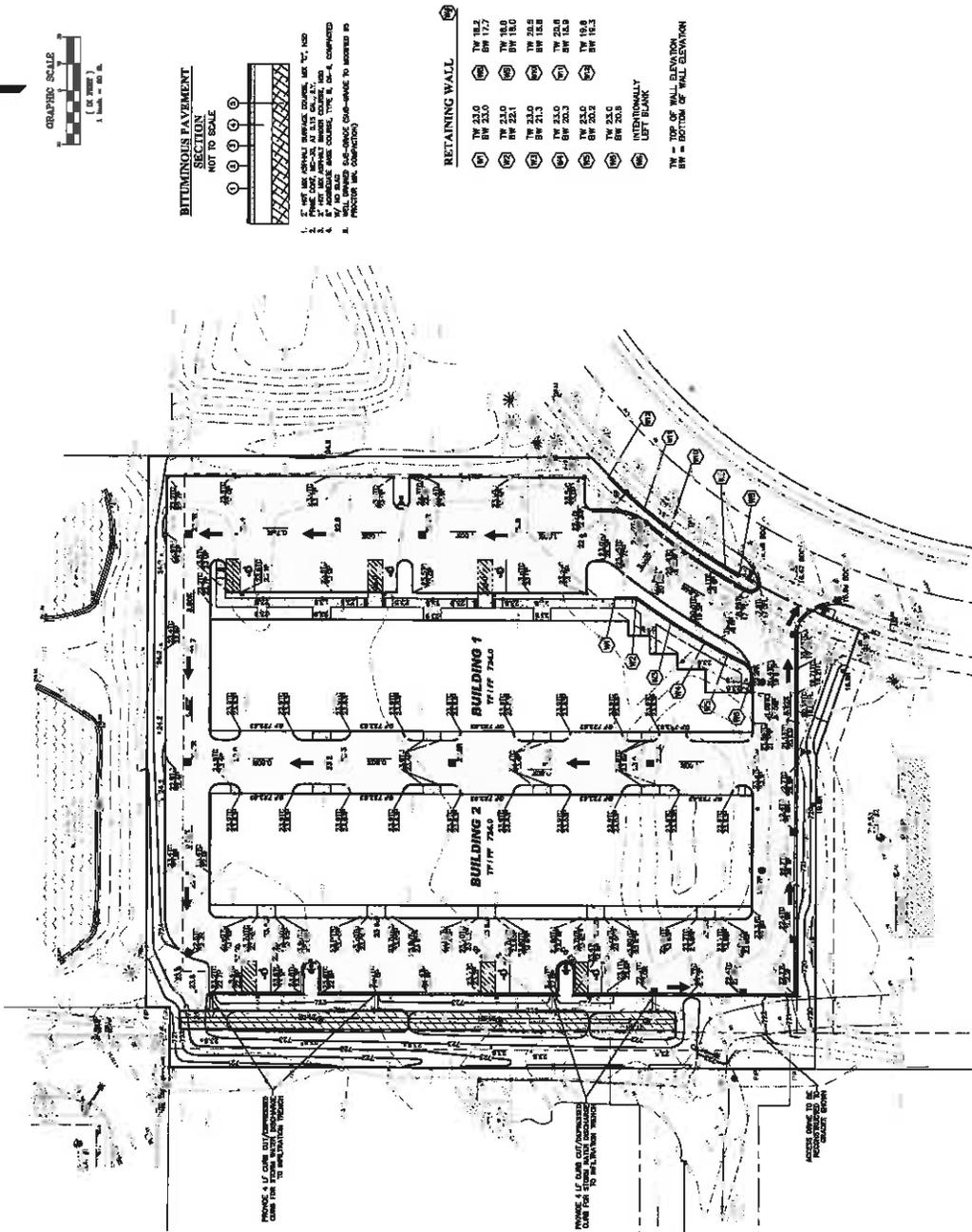


DESIGN/TEXT ENGINEERING, INC.  
5500 BOWEN DRIVE, SUITE 208  
MCKEAN LEAVES BLDG  
(708) 928-4881  
ILL. PROF. LIC. NO.: 184-003740

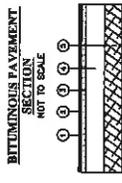
FINAL ENGINEERING PLANS  
FOR  
WILLOWBROOK CORP. CENTER  
WILLOWBROOK, ILLINOIS

STREAMLINE CONSTRUCTION CORP.  
501 WILLOW BOULEVARD  
WILLOW SPRINGS, IL 60480  
(708) 216-9700

NO.	DATE	DESCRIPTION
1	08/11/11	ISSUED FOR PERMITS
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- RETAINING WALL**
- 1. TW 23.0 BM 17.7
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  - 5. TW 23.0 BM 18.9
  - 6. TW 23.0 BM 19.2
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  - 9. TW 23.0 BM 20.1
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  - 95. TW 23.0 BM 45.9
  - 96. TW 23.0 BM 46.2
  - 97. TW 23.0 BM 46.5
  - 98. TW 23.0 BM 46.8
  - 99. TW 23.0 BM 47.1
  - 100. TW 23.0 BM 47.4
- TW = TOP OF WALL ELEVATION  
BM = BOTTOM OF WALL ELEVATION



PROVIDE 4" OF CONCRETE CURB/RETAINMENT WALL TO BE CONSTRUCTED TO THE EXISTING CURB.

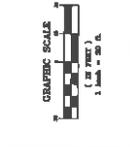
PROVIDE 4" OF CONCRETE CURB/RETAINMENT WALL TO BE CONSTRUCTED TO THE EXISTING CURB.

ACCESS DRIVE TO BE CONSTRUCTED TO THE EXISTING DRIVE.

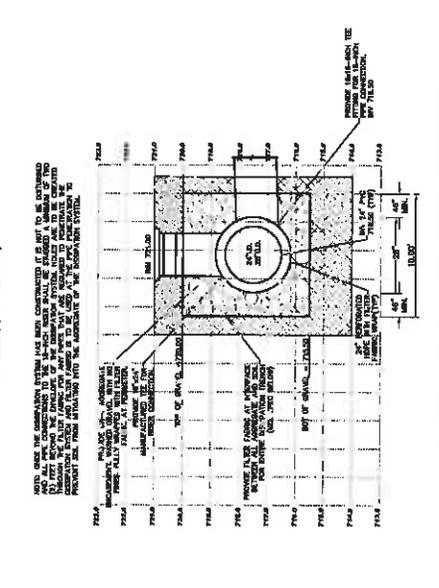
**DEI**  
 DESIGN/TEK ENGINEERING, INC.  
 200 BOWEN DRIVE  
 MOENKA, ILLINOIS 60450  
 (708) 928-4861  
 ILL. PROF. LIC. NO. 184-003740

**FINAL ENGINEERING PLANS**  
 FOR  
**WILLOWBROOK CORP. CENTER**  
 501 WILLOW BOULEVARD  
 WILLOW SPRINGS, IL 60480  
 (708) 218-9700

8  
 OF  
 11



- STORM STRUCTURES**
- 1. 48" CATCBASIN, TYPE A, O.L.  
 INV 718.50 (E, 24" HOPE CAP)  
 INV 718.50 (E, 18" HOPE)  
 INV 718.50 (E, 12" HOPE)  
 INV 718.50 (E, 6" HOPE)
  - 2. 48" CATCBASIN, TYPE A, O.L.  
 INV 718.50 (E, 24" HOPE CAP)  
 INV 718.50 (E, 18" HOPE)  
 INV 718.50 (E, 12" HOPE)  
 INV 718.50 (E, 6" HOPE)
  - 3. 48" CATCBASIN, TYPE A, O.L.  
 INV 718.50 (E, 24" HOPE CAP)  
 INV 718.50 (E, 18" HOPE)  
 INV 718.50 (E, 12" HOPE)  
 INV 718.50 (E, 6" HOPE)
  - 4. 48" CATCBASIN, TYPE A, O.L.  
 INV 718.50 (E, 24" HOPE CAP)  
 INV 718.50 (E, 18" HOPE)  
 INV 718.50 (E, 12" HOPE)  
 INV 718.50 (E, 6" HOPE)
  - 5. 48" CATCBASIN, TYPE A, O.L.  
 INV 718.50 (E, 24" HOPE CAP)  
 INV 718.50 (E, 18" HOPE)  
 INV 718.50 (E, 12" HOPE)  
 INV 718.50 (E, 6" HOPE)
  - 6. 48" CATCBASIN, TYPE A, O.L.  
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 INV 718.50 (E, 18" HOPE)  
 INV 718.50 (E, 12" HOPE)  
 INV 718.50 (E, 6" HOPE)
  - 7. 48" CATCBASIN, TYPE A, O.L.  
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 INV 718.50 (E, 18" HOPE)  
 INV 718.50 (E, 12" HOPE)  
 INV 718.50 (E, 6" HOPE)
  - 8. 48" CATCBASIN, TYPE A, O.L.  
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 INV 718.50 (E, 18" HOPE)  
 INV 718.50 (E, 12" HOPE)  
 INV 718.50 (E, 6" HOPE)
  - 9. 48" CATCBASIN, TYPE A, O.L.  
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 INV 718.50 (E, 18" HOPE)  
 INV 718.50 (E, 12" HOPE)  
 INV 718.50 (E, 6" HOPE)
  - 10. 48" CATCBASIN, TYPE A, O.L.  
 INV 718.50 (E, 24" HOPE CAP)  
 INV 718.50 (E, 18" HOPE)  
 INV 718.50 (E, 12" HOPE)  
 INV 718.50 (E, 6" HOPE)
  - 11. 48" CATCBASIN, TYPE A, O.L.  
 INV 718.50 (E, 24" HOPE CAP)  
 INV 718.50 (E, 18" HOPE)  
 INV 718.50 (E, 12" HOPE)  
 INV 718.50 (E, 6" HOPE)
  - 12. 48" CATCBASIN, TYPE A, O.L.  
 INV 718.50 (E, 24" HOPE CAP)  
 INV 718.50 (E, 18" HOPE)  
 INV 718.50 (E, 12" HOPE)  
 INV 718.50 (E, 6" HOPE)
  - 13. 48" CATCBASIN, TYPE A, O.L.  
 INV 718.50 (E, 24" HOPE CAP)  
 INV 718.50 (E, 18" HOPE)  
 INV 718.50 (E, 12" HOPE)  
 INV 718.50 (E, 6" HOPE)
  - 14. 48" CATCBASIN, TYPE A, O.L.  
 INV 718.50 (E, 24" HOPE CAP)  
 INV 718.50 (E, 18" HOPE)  
 INV 718.50 (E, 12" HOPE)  
 INV 718.50 (E, 6" HOPE)
  - 15. 48" CATCBASIN, TYPE A, O.L.  
 INV 718.50 (E, 24" HOPE CAP)  
 INV 718.50 (E, 18" HOPE)  
 INV 718.50 (E, 12" HOPE)  
 INV 718.50 (E, 6" HOPE)
  - 16. 48" CATCBASIN, TYPE A, O.L.  
 INV 718.50 (E, 24" HOPE CAP)  
 INV 718.50 (E, 18" HOPE)  
 INV 718.50 (E, 12" HOPE)  
 INV 718.50 (E, 6" HOPE)
  - 17. 48" CATCBASIN, TYPE A, O.L.  
 INV 718.50 (E, 24" HOPE CAP)  
 INV 718.50 (E, 18" HOPE)  
 INV 718.50 (E, 12" HOPE)  
 INV 718.50 (E, 6" HOPE)
  - 18. 48" CATCBASIN, TYPE A, O.L.  
 INV 718.50 (E, 24" HOPE CAP)  
 INV 718.50 (E, 18" HOPE)  
 INV 718.50 (E, 12" HOPE)  
 INV 718.50 (E, 6" HOPE)
  - 19. 48" CATCBASIN, TYPE A, O.L.  
 INV 718.50 (E, 24" HOPE CAP)  
 INV 718.50 (E, 18" HOPE)  
 INV 718.50 (E, 12" HOPE)  
 INV 718.50 (E, 6" HOPE)
  - 20. 48" CATCBASIN, TYPE A, O.L.  
 INV 718.50 (E, 24" HOPE CAP)  
 INV 718.50 (E, 18" HOPE)  
 INV 718.50 (E, 12" HOPE)  
 INV 718.50 (E, 6" HOPE)



**DRY WELL / STRUCTURE A1 DETAIL**

**DESCRIPTION SYSTEM SPECIFICATIONS:**

**PIPE:** SHALL BE 48" DIA. RIBBON DIAL WALL PERFORATED WITH SPLIT BAND COUPLER CONNECTIONS. THE PERFORATED PIPE ELEMENTS SHALL BE PROVIDED WITH A LIMITED NUMBER OF PERFORATIONS PER FOOT. THE PERFORATIONS SHALL BE TO THE A112 PRODUCT SERIES (ENHANCED), MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS (ADS).

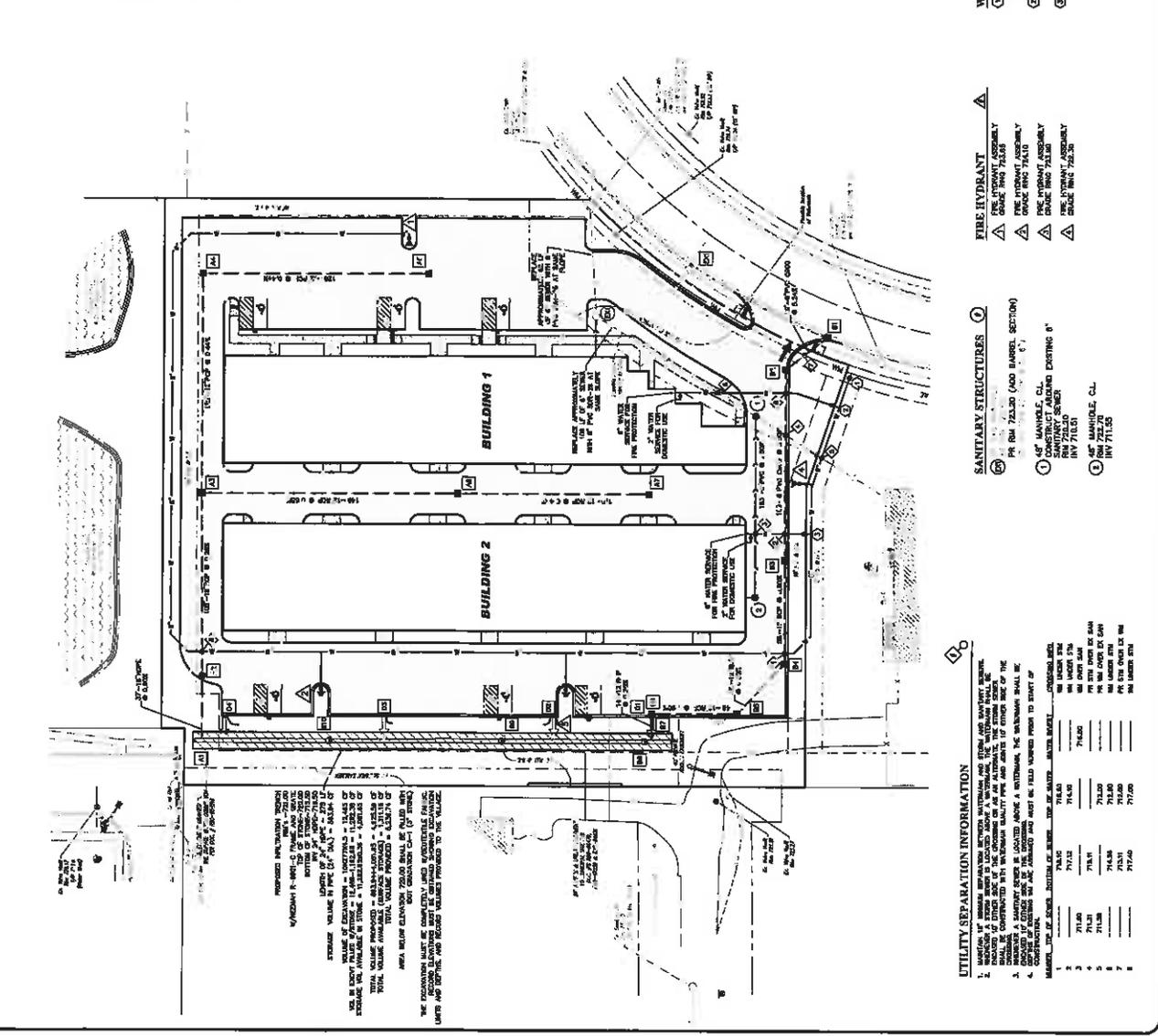
**PIPE FITTINGS:** SHALL BE 48" DIA. RIBBON DIAL WALL NON-PERFORATED WITH SPLIT BAND COUPLER INTERCONNECTING PIPE FITTINGS BY ADS FITTINGS SHALL NOT BE USED.

**24" RICH BRD CHPS - (E187A)**  
 24" RICH BRD CHPS - (E187A) - BENTON  
 24" RICH BRD CHPS - (E187A) - BENTON  
 24" RICH BRD CHPS - (E187A) - BENTON

**48" VALVE IN 48" VALLT**  
 48" VALVE IN 48" VALLT  
 48" VALVE IN 48" VALLT

**48" MANHOLE, CL**  
 48" MANHOLE, CL  
 48" MANHOLE, CL

**48" CATCBASIN, TYPE A, O.L.**  
 48" CATCBASIN, TYPE A, O.L.  
 48" CATCBASIN, TYPE A, O.L.



**UTILITY SEPARATION INFORMATION**

MINIMUM CLEARANCE	MINIMUM BARRIER	MINIMUM BARRIER	MINIMUM BARRIER
1. 12"	12"	12"	12"
2. 18"	18"	18"	18"
3. 24"	24"	24"	24"
4. 30"	30"	30"	30"
5. 36"	36"	36"	36"
6. 42"	42"	42"	42"
7. 48"	48"	48"	48"
8. 54"	54"	54"	54"
9. 60"	60"	60"	60"
10. 66"	66"	66"	66"
11. 72"	72"	72"	72"
12. 78"	78"	78"	78"
13. 84"	84"	84"	84"
14. 90"	90"	90"	90"
15. 96"	96"	96"	96"
16. 102"	102"	102"	102"
17. 108"	108"	108"	108"
18. 114"	114"	114"	114"
19. 120"	120"	120"	120"
20. 126"	126"	126"	126"
21. 132"	132"	132"	132"
22. 138"	138"	138"	138"
23. 144"	144"	144"	144"
24. 150"	150"	150"	150"
25. 156"	156"	156"	156"
26. 162"	162"	162"	162"
27. 168"	168"	168"	168"
28. 174"	174"	174"	174"
29. 180"	180"	180"	180"
30. 186"	186"	186"	186"
31. 192"	192"	192"	192"
32. 198"	198"	198"	198"
33. 204"	204"	204"	204"
34. 210"	210"	210"	210"
35. 216"	216"	216"	216"
36. 222"	222"	222"	222"
37. 228"	228"	228"	228"
38. 234"	234"	234"	234"
39. 240"	240"	240"	240"
40. 246"	246"	246"	246"
41. 252"	252"	252"	252"
42. 258"	258"	258"	258"
43. 264"	264"	264"	264"
44. 270"	270"	270"	270"
45. 276"	276"	276"	276"
46. 282"	282"	282"	282"
47. 288"	288"	288"	288"
48. 294"	294"	294"	294"
49. 300"	300"	300"	300"
50. 306"	306"	306"	306"
51. 312"	312"	312"	312"
52. 318"	318"	318"	318"
53. 324"	324"	324"	324"
54. 330"	330"	330"	330"
55. 336"	336"	336"	336"
56. 342"	342"	342"	342"
57. 348"	348"	348"	348"
58. 354"	354"	354"	354"
59. 360"	360"	360"	360"
60. 366"	366"	366"	366"
61. 372"	372"	372"	372"
62. 378"	378"	378"	378"
63. 384"	384"	384"	384"
64. 390"	390"	390"	390"
65. 396"	396"	396"	396"
66. 402"	402"	402"	402"
67. 408"	408"	408"	408"
68. 414"	414"	414"	414"
69. 420"	420"	420"	420"
70. 426"	426"	426"	426"
71. 432"	432"	432"	432"
72. 438"	438"	438"	438"
73. 444"	444"	444"	444"
74. 450"	450"	450"	450"
75. 456"	456"	456"	456"
76. 462"	462"	462"	462"
77. 468"	468"	468"	468"
78. 474"	474"	474"	474"
79. 480"	480"	480"	480"
80. 486"	486"	486"	486"
81. 492"	492"	492"	492"
82. 498"	498"	498"	498"
83. 504"	504"	504"	504"
84. 510"	510"	510"	510"
85. 516"	516"	516"	516"
86. 522"	522"	522"	522"
87. 528"	528"	528"	528"
88. 534"	534"	534"	534"
89. 540"	540"	540"	540"
90. 546"	546"	546"	546"
91. 552"	552"	552"	552"
92. 558"	558"	558"	558"
93. 564"	564"	564"	564"
94. 570"	570"	570"	570"
95. 576"	576"	576"	576"
96. 582"	582"	582"	582"
97. 588"	588"	588"	588"
98. 594"	594"	594"	594"
99. 600"	600"	600"	600"
100. 606"	606"	606"	606"
101. 612"	612"	612"	612"
102. 618"	618"	618"	618"
103. 624"	624"	624"	624"
104. 630"	630"	630"	630"
105. 636"	636"	636"	636"
106. 642"	642"	642"	642"
107. 648"	648"	648"	648"
108. 654"	654"	654"	654"
109. 660"	660"	660"	660"
110. 666"	666"	666"	666"
111. 672"	672"	672"	672"
112. 678"	678"	678"	678"
113. 684"	684"	684"	684"
114. 690"	690"	690"	690"
115. 696"	696"	696"	696"
116. 702"	702"	702"	702"
117. 708"	708"	708"	708"
118. 714"	714"	714"	714"
119. 720"	720"	720"	720"
120. 726"	726"	726"	726"
121. 732"	732"	732"	732"
122. 738"	738"	738"	738"
123. 744"	744"	744"	744"
124. 750"	750"	750"	750"
125. 756"	756"	756"	756"
126. 762"	762"	762"	762"
127. 768"	768"	768"	768"
128. 774"	774"	774"	774"
129. 780"	780"	780"	780"
130. 786"	786"	786"	786"
131. 792"	792"	792"	792"
132. 798"	798"	798"	798"
133. 804"	804"	804"	804"
134. 810"	810"	810"	810"
135. 816"	816"	816"	816"
136. 822"	822"	822"	822"
137. 828"	828"	828"	828"
138. 834"	834"	834"	834"
139. 840"	840"	840"	840"
140. 846"	846"	846"	846"
141. 852"	852"	852"	852"
142. 858"	858"	858"	858"
143. 864"	864"	864"	864"
144. 870"	870"	870"	870"
145. 876"	876"	876"	876"
146. 882"	882"	882"	882"
147. 888"	888"	888"	888"
148. 894"	894"	894"	894"
149. 900"	900"	900"	900"
150. 906"	906"	906"	906"
151. 912"	912"	912"	912"
152. 918"	918"	918"	918"
153. 924"	924"	924"	924"
154. 930"	930"	930"	930"
155. 936"	936"	936"	936"
156. 942"	942"	942"	942"
157. 948"	948"	948"	948"
158. 954"	954"	954"	954"
159. 960"	960"	960"	960"
160. 966"	966"	966"	966"
161. 972"	972"	972"	972"
162. 978"	978"	978"	978"
163. 984"	984"	984"	984"
164. 990"	990"	990"	990"
165. 996"	996"	996"	996"
166. 1002"	1002"	1002"	1002"
167. 1008"	1008"	1008"	1008"
168. 1014"	1014"	1014"	1014"
169. 1020"	1020"	1020"	1020"
170. 1026"	1026"	1026"	1026"
171. 1032"	1032"	1032"	1032"
172. 1038"	1038"	1038"	1038"
173. 1044"	1044"	1044"	1044"
174. 1050"	1050"	1050"	1050"
175. 1056"	1056"	1056"	1056"
176. 1062"	1062"	1062"	1062"
177. 1068"	1068"	1068"	1068"
178. 1074"	1074"	1074"	1074"
179. 1080"	1080"	1080"	1080"
180. 1086"	1086"	1086"	1086"
181. 1092"	1092"	1092"	1092"
182. 1098"	1098"	1098"	1098"
183. 1104"	1104"	1104"	1104"
184. 1110"	1110"	1110"	1110"
185. 1116"	1116"	1116"	1116"
186. 1122"	1122"	11	

DATE	REVISIONS
10-12-14	REVISED PER MILWAUKEE
08	

STREAMLINE CONSTRUCTION CORP  
501 WILLOW BOULEVARD  
WILLOW BROOK, ILLINOIS  
(708) 216-9700

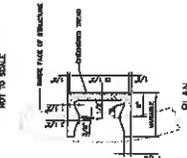
FINAL ENGINEERING PLANS  
FOR  
WILLOWBROOK CORP. CENTER  
WILLOWBROOK, ILLINOIS

DESIGN/TEK ENGINEERING, INC.  
5200 BOBBETT DRIVE, SUITE 308  
MORTON, ILLINOIS 60458  
(708) 325-4981  
L.P. PROJ. LIC. NO. 184-003740



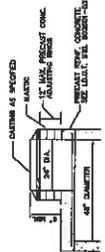
PROJECT INFORMATION  
Project No. 14-0015  
Sheet 17 of 14  
Date 05-01-14  
Drawn By: SSS  
Checked By: JON  
Customer: DS-203

**CAST IRON STEPS  
FOR SANITARY AND  
STORM STRUCTURES**  
NOT TO SCALE



- NOTES:**
1. CAST IRON STEPS SHALL BE CAST WITH CONCRETE TO THE TOP OF THE STEPS AND SHALL BE FINISHED WITH A 1/2" DIA. HOLE THROUGH THE CENTER OF THE STEPS.
  2. THE STEPS SHALL BE CAST WITH A 1/2" DIA. HOLE THROUGH THE CENTER OF THE STEPS.
  3. IF CASTING POLYMER STEPS ARE TO BE USED, THEY SHALL BE FINISHED WITH A 1/2" DIA. HOLE THROUGH THE CENTER OF THE STEPS.
  4. STEPS SHALL BE HEAVILY REINFORCED IN PLACE WITH A 1/2" DIA. HOLE THROUGH THE CENTER OF THE STEPS.

**FLAT SLAB TOP**  
NOT TO SCALE

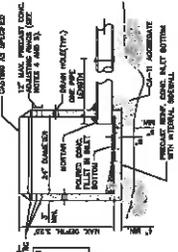


**DETAIL "A"  
STORM SEWER-WATERMAIN CROSSING**  
NOT TO SCALE



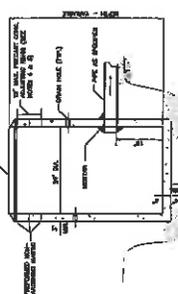
- NOTES:**
1. THE FOLLOWING SHALL BE PROVIDED WHERE THE CROSSING IS MADE:
  2. THE STORM SEWER SHALL BE SUPPORTED BY A 12" DIA. PIPE.
  3. THE WATERMAIN SHALL BE SUPPORTED BY A 12" DIA. PIPE.
  4. THE CROSSING SHALL BE FINISHED WITH A 1/2" DIA. HOLE THROUGH THE CENTER OF THE STORM SEWER.

**INLET TYPE A**  
NOT TO SCALE



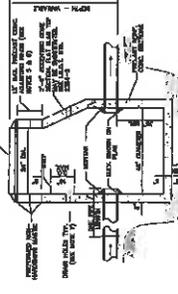
- NOTES:**
1. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  2. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  3. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  4. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  5. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  6. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  7. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  8. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  9. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  10. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.

**CATCH BASIN TYPE C**  
NOT TO SCALE



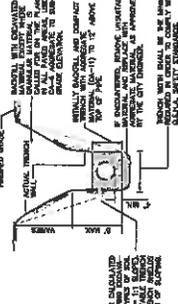
- NOTES:**
1. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  2. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  3. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  4. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  5. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  6. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  7. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  8. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  9. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  10. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.

**CATCH BASIN TYPE A**  
NOT TO SCALE



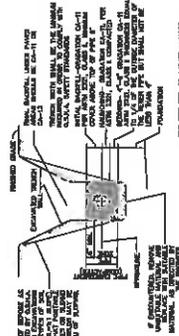
- NOTES:**
1. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  2. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  3. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  4. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  5. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  6. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  7. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  8. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  9. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  10. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.

**TRENCH SECTION  
FOR STORM SEWER**  
NOT TO SCALE



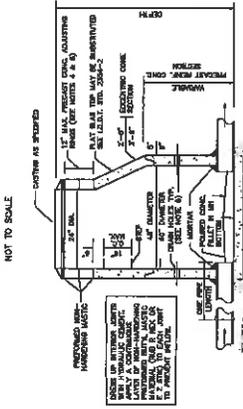
- NOTES:**
1. ALL TRENCHES SHALL BE MECHANICALLY COMPACTED (SEE U.S. 117 ARTICLE 111.05).
  2. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  3. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  4. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  5. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  6. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  7. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  8. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  9. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  10. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.

**TRENCH SECTION  
FOR PVC SANITARY SEWER**  
NOT TO SCALE



- NOTES:**
1. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  2. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  3. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  4. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  5. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  6. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  7. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  8. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  9. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  10. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.

**STORM MANHOLE TYPE A**  
NOT TO SCALE



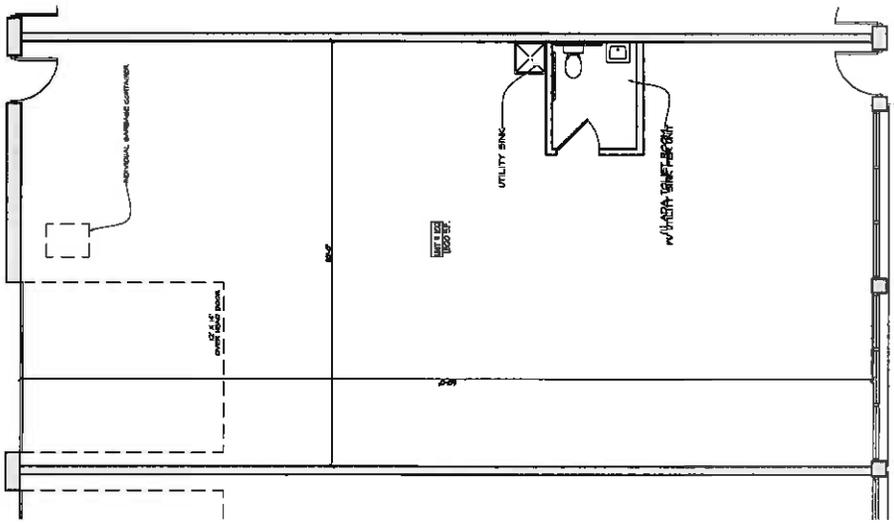
- NOTES:**
1. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  2. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  3. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  4. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  5. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  6. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  7. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  8. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  9. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  10. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.

- NOTES:**
1. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  2. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
  3. PROVIDE RIGID CONCRETE MANHOLE, 24" DIA. MANHOLE INLET TO SUBGRADE ELEVATION.
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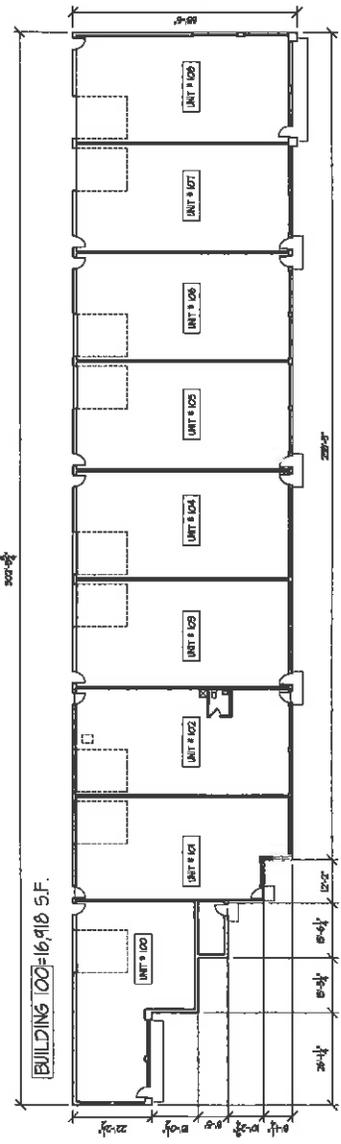
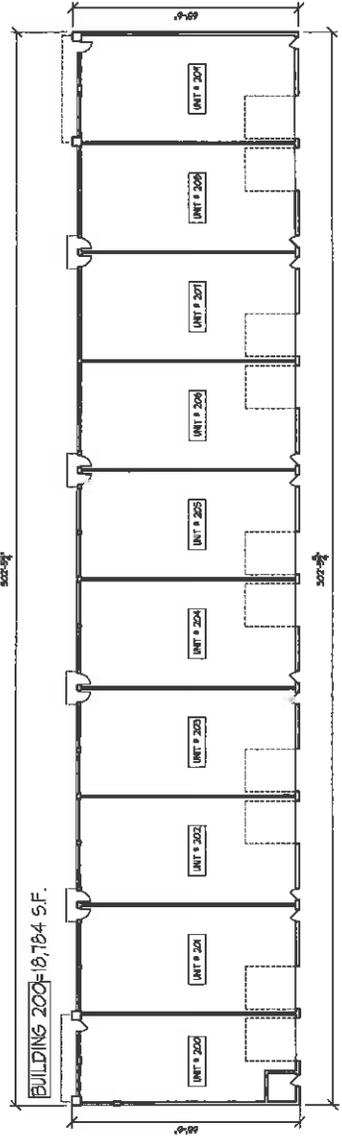






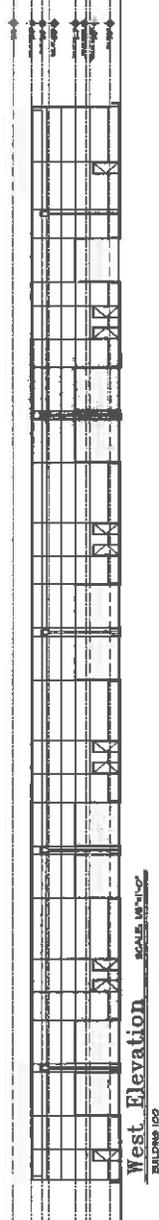
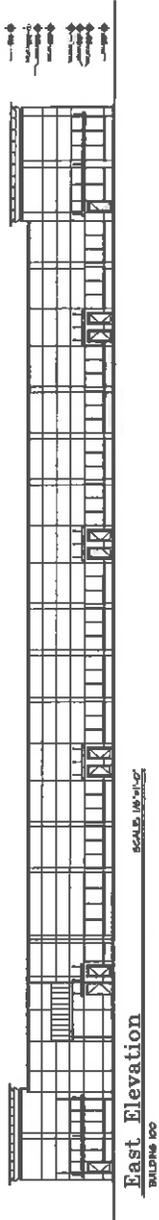


**Floor Plan**  
 SCALE: 1/8" = 1'-0"  
 TYP. UNIT

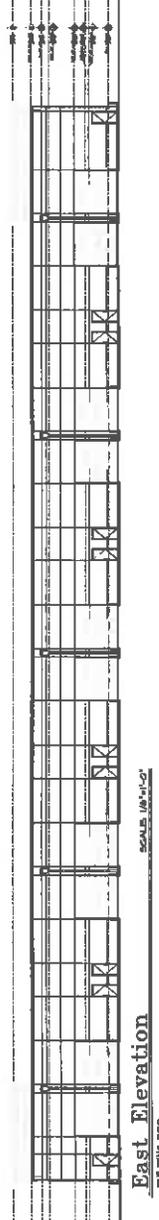
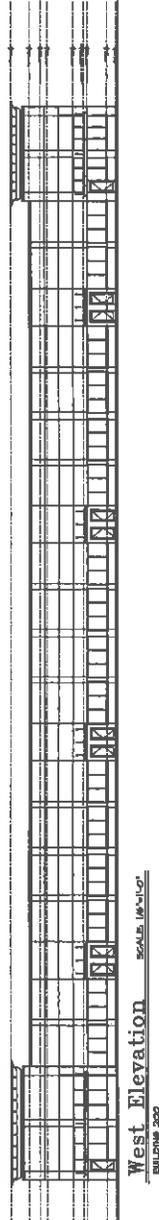


**Floor Plan**  
 NOTE: ALL AREA AREAS TYP.  
 SCALE: 1/8" = 1'-0"  


Building 100



Building 200



Architects  
By  
Design, PC  
100 Willowbrook Parkway  
Chicago, IL 60658  
Phone: (773) 885-8800  
Fax: (773) 885-8801  
www.architectsbydesign.com

A COMMERCIAL DEVELOPMENT  
WILLOWBROOK BUSINESS CENTER  
100 WILLOWBROOK PARKWAY  
WILLOWBROOK, ILL.

DATE	DESCRIPTION

DATE	DESCRIPTION

SCALE:  
SHEET NO.

SHEET NO.:  
A-2  
3 OF 3 SHEETS  
PREPARED BY: [Name]  
CHECKED BY: [Name]  
DATE: [Date]



By  
 Architects  
 Design, P.C.  
 100 Willowbrook Parkway  
 Willowbrook, IL 60527  
 (708) 401-1000  
 www.designpc.com

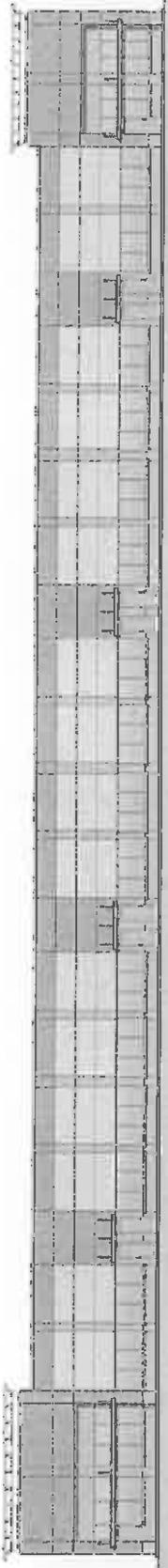
A COMMERCIAL DESIGN PROJECT  
**WILLOWBROOK BUSINESS CENTER**  
 100 WILLOWBROOK PARKWAY  
 WILLOWBROOK, ILLINOIS

Scale	1/8" = 1'-0"
Date	10/1/08

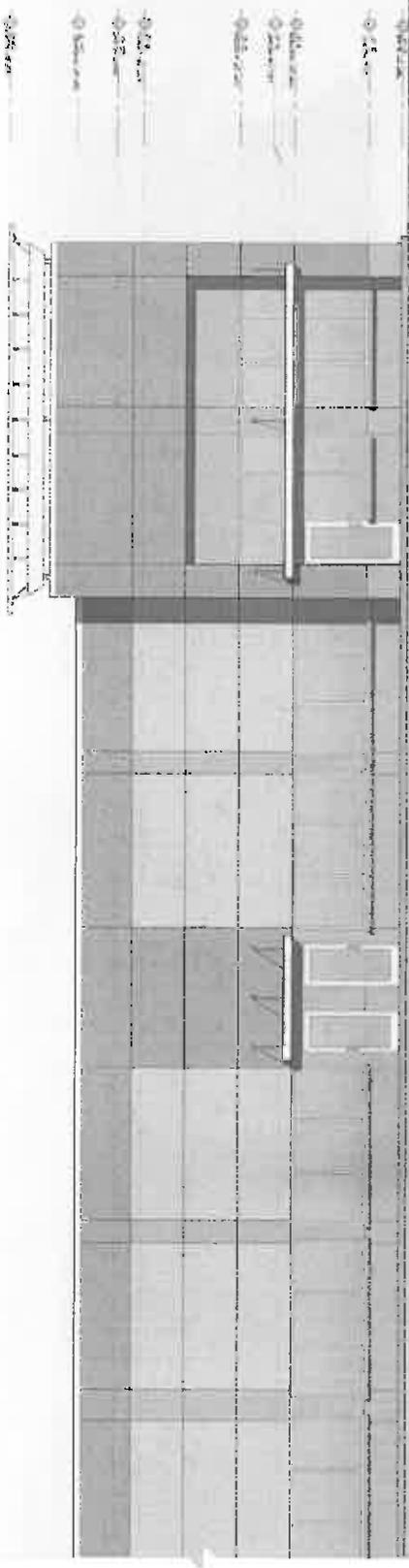
Sheet	101-101
Project	100 Willowbrook Parkway
Client	Willowbrook Business Center
Architect	Design, P.C.

10/1/08

BUILDING  
**A-1**  
 ELEVATION  
 ARCHITECTS & DESIGNERS  
 100 WILLOWBROOK PARKWAY  
 WILLOWBROOK, ILLINOIS 60527



West Elevation - 100-101



West Elevation - 100-101



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**REVISIONS**

NO.	DATE	DESCRIPTION
1	08/12/14	ISSUE FOR PERMIT

**WILLOWBROOK CORPORATE CENTER**

**STREAMLINE**  
Construction & Development  
911 Willow Street, Suite 102  
Willow Springs, IL 60090

**IRG** Ives/Ryan Group, Inc.  
200 N. EISENHOWER LANE  
LAWDALE, IL 60148  
PHONE: (815) 717-2720

Landscape Architecture  
Park & Recreation Design  
Site & Community Planning  
www.ivesryangroup.com

**LANDSCAPE PLAN**

PROJECT NO.: L1414  
JOB NO.: 8638A

DATE: 8-12-14  
SHEET: L-1

PLANNER: JBL  
DRAWN BY: JBL  
CHECKED:

- GENERAL NOTES:**
- Plant material shall be chosen based on the site conditions and soil type. The design shall be based on the following assumptions:
    - Soil: L-1 (LAWDALE) - 10% clay, 10% silt, 80% sand.
    - Water: 10% relative humidity, 10% relative wind, 10% relative humidity.
    - Light: 10% relative humidity, 10% relative wind, 10% relative humidity.
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**REQUIRED LANDSCAPING CALCULATIONS:**

Planting Rate: 10 plants per 100 sq. ft. of gross area  
12,116 sq. ft. divided by 10 = 1211.6  
Rounded Up: 1212

**REQUIRED PLANTING:**

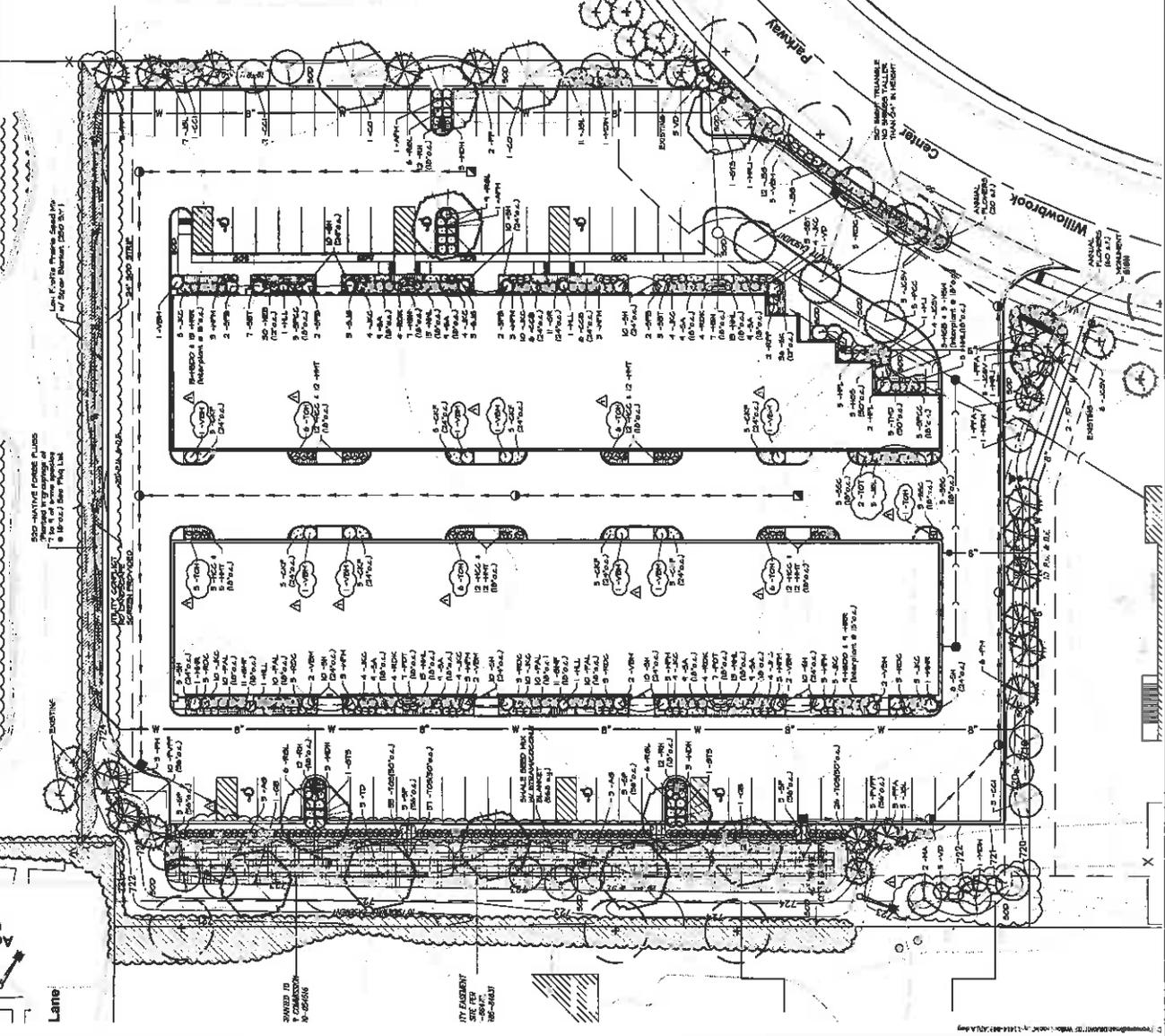
Planting Rate	10
Shade Trees (minimum 5% of required landscape planting)	61
Required	61
Provided	10
Deficit	51
Planting Rate	20
Shade Trees (minimum 10% of required landscape planting)	121
Required	121
Provided	25
Deficit	96
Planting Rate	30
Shade Trees (minimum 20% of required landscape planting)	182
Required	182
Provided	50
Deficit	132

**REQUIRED LANDSCAPING CALCULATIONS:**

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12,116 sq. ft. divided by 10 = 1211.6  
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**REQUIRED PLANTING:**

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Shade Trees (minimum 20% of required landscape planting)	182
Required	182
Provided	50
Deficit	132



LANE

SEE SHEET L-2 FOR NATIVE SEED MIXES

REQUIRED PLANTING

SEE SHEET L-2 FOR NATIVE SEED MIXES

REQUIRED PLANTING

SEE SHEET L-2 FOR NATIVE SEED MIXES

REQUIRED PLANTING

SEE SHEET L-2 FOR NATIVE SEED MIXES



