

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, DECEMBER 14, 2015, AT 6:30 P.M. AT THE VILLAGE POLICE STATION BUILDING, 7760 QUINCY STREET, IN THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. VISITOR'S 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 - November 23, 2015 (APPROVE)
 - c. Warrants - \$513,546.68 (APPROVE)
 - d. Monthly Financial Report - November 30, 2015 (APPROVE)
 - e. Resolution - A Resolution of the Village of Willowbrook Setting the 2016 Calendar Year Schedule of Regular Meetings of the Mayor and Board of Trustees and the Schedule of Regular Meetings of Commissions and Committees of the Village of Willowbrook, DuPage County, Illinois

NEW BUSINESS

6. PRESENTATION - DOWNERS GROVE TOWNSHIP
7. ORDINANCE - AN ORDINANCE APPROVING A PRELIMINARY AND FINAL PLAT OF SUBDIVISION, AND GRANTING A SPECIAL USE PERMIT FOR A PRELIMINARY AND FINAL PLAT OF PUD, INCLUDING WAIVERS FROM THE ZONING ORDINANCE - ROC PUD, 7501 - 7601 QUINCY STREET
8. RESOLUTION - A RESOLUTION AUTHORIZING THE CHIEF OF POLICE TO PURCHASE TEN (10) PANASONIC TOUGHBOOK CF-31 RUGGED IN-CAR COMPUTERS - CDS OFFICE TECHNOLOGIES

9. RESOLUTION - A RESOLUTION AUTHORIZING THE MAYOR AND VILLAGE CLERK TO ACCEPT A PROPOSAL FOR PROFESSIONAL ENGINEERING SERVICES RELATING TO THE DESIGN OF AN INTERSECTION AND APPROACH STREETLIGHTING PROJECT, KINGERY HIGHWAY (ILLINOIS ROUTE 83) AND 63RD STREET - CHRISTOPHER B. BURKE ENGINEERING, LTD.
10. MOTION - A MOTION TO APPROVE THE CALENDAR YEAR 2016 PAYMENT TO THE INTERGOVERNMENTAL RISK MANAGEMENT AGENCY (IRMA) AND DISCUSSION OF THE DISTRIBUTION OF THE CREDIT AMOUNT TO ELIGIBLE EMPLOYEES

PRIOR BUSINESS

11. COMMITTEE REPORTS
12. ATTORNEY'S REPORT
13. CLERK'S REPORT
14. ADMINISTRATOR'S REPORT
15. MAYOR'S REPORT
16. EXECUTIVE SESSION
17. ADJOURNMENT

MINUTES OF THE REGULAR MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK HELD ON MONDAY, NOVEMBER 23, 2015 AT THE VILLAGE POLICE STATION BUILDING, 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 6:30 p.m. by Mayor Frank Trilla.

2. ROLL CALL

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

ABSENT: None

Also present were Village Attorney Thomas Bastian, Village Attorney Michael R. Durkin, Village Administrator Timothy Halik, Director of Finance Carrie Dittman, Chief Mark Shelton, Deputy Chief Mark Altobella, Assistant to the Village Administrator Garrett Hummel, Deputy Clerk Cindy Stuchl, Planning Consultant JoEllen Charlton, and Administrative Intern Tiffany Kolodziej.

A QUORUM WAS DECLARED

3. PLEDGE OF ALLEGIANCE

Mayor Trilla asked Director of Finance Dittman 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 - November 9, 2015 (APPROVE)
- c. Warrants - \$1,047,024.71 (APPROVE)
- d. Resolution - A Resolution Appointing a Designated Director and Designated Alternate to the DuPage Public Safety Communications (DU-COMM) Board of Directors - Resolution No. 15-R-72 (ADOPT)
- e. Resolution - A Resolution Authorizing the Mayor and Village Clerk to Accept a Proposal to Purchase a Western Ultra Mount Snow Plow with Control Accessories

- Regional Truck Equipment - Resolution No. 15-R-73 (ADOPT)
- f. Resolution - A Resolution Approving a Plat of Easement - 645 63rd Street - Resolution No. 15-R-74 (ADOPT)
- g. Motion - A Motion to Approve the Fiscal Year 2016/17 Budget Schedule (APPROVE)

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

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

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

MOTION DECLARED CARRIED

NEW BUSINESS

6. DELINQUENT WATER BILLS

Administrator Halik reported that there were two (2) delinquent water bills in the amounts of \$115.35 and \$298.56. Staff requested authorization to proceed in accordance with past practices, which was granted.

7. ORDINANCE - AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A COMMERCIAL SCHOOL ("ELITE TUTORING") IN TENANT SPACE 876 IN THE WILLOWBROOK PLAZA SHOPPING CENTER (PREVIOUSLY WINGREN PLAZA)

Planning Consultant Charlton related that this Special Use Permit will allow for the occupying of a 1,100 square foot unit within the Willowbrook Plaza Shopping Center. This tutoring school will bring meaningful traffic to this plaza. Parking will not be an issue. This special use was discussed at a Public Hearing held on November 4, 2015 and there were no concerns. The Plan Commission has made a positive recommendation to forward this special use to the Village Board.

MOTION: Made by Trustee Mistele and seconded by Trustee Berglund to pass Ordinance No. 15-0-33 as presented.

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

MOTION DECLARED CARRIED

8. MOTION - PLAN COMMISSION PUBLIC HEARING NO. 15-06: ROC WILLOWBROOK, LLC - MOTION TO REMAND BACK TO THE PLAN COMMISSION

A Public Hearing was held on November 4, 2015 for a plat of subdivision and Planned Unit Development of the property located in the northeast corner of Quincy Street and Executive Drive. The proposed buildings will be used for the storage of household goods and automobiles.

Staff and legal counsel are recommending that the Board approve a motion to remand this proposal back to the Plan Commission to give them time to review final plans and documents. This will also allow for the Plan Commission to make recommendations to adopt standards that are required by state statutes and zoning ordinances.

The applicant had requested the Plan Commission to vote on this special use permit to enable the project to move forward. Staff had recommended to the Plan Commission at their last meeting to delay a vote until some of the final details were worked out.

If this motion is approved, this plan will go back before the Plan Commission at their next meeting on December 2, 2015.

Trustee Mistele stated that he had concerns about how close the proposed building is to the street elevation lot lines. Trustee Mistele also had concerns about no loading areas and the management of trash. Trustee Mistele advised that the Plan Commission should take a look at what this project will be bringing back to the community.

Trustee Berglund asked what type of revenues this project would bring to the Village. Consultant Charlton stated that there would be no retail sales other than some small products related to the auto storage center. Administrator Halik stated that revenue would be primarily through utility taxes.

MOTION: Made by Trustee Mistele and seconded by Trustee Berglund to approve the motion to remand back to the Plan Commission Public Hearing No. 15-06 for further review.

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

MOTION DECLARED CARRIED

9. ORDINANCE - AN ORDINANCE PROVIDING FOR THE LEVY OF TAXES FOR THE FISCAL YEAR COMMENCING ON MAY 1, 2015 AND ENDING APRIL 30, 2016, OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS

Director Dittman advised that one component in the Parks and Recreation Department budget is the Special Recreation Tax Levy. This tax is solely for the use of ADA accessible park programs, membership dues to the Gateway Special Recreation Association, and other park related needs for special recreation. The tax impact for a home owner with a home market value of \$300,000.00 would be approximately \$18.90.

The ordinance was presented to the Finance and Administration Committee meeting on November 9, 2015 and was recommended by the committee.

MOTION: Made by Trustee Neal and seconded by Trustee Oggerino to pass Ordinance No. 15-O-34 as presented.

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

MOTION DECLARED CARRIED

10. RESOLUTION - A RESOLUTION AMENDING SECTION 8.11 OF THE VILLAGE OF WILLOWBROOK EMPLOYEE HANDBOOK TO AUTHORIZE EMPLOYEE ORGAN AND BONE MARROW DONOR LEAVE

Administrator Halik related that the child of a Village employee was diagnosed with kidney disease and is in need of an organ transplant. After testing, the employee was determined to be a match for the transplant.

There is an Illinois state law entitled the Organ Donor Leave Act that once adopted by the employer, will afford the employee up to 30 days of paid leave within a one year period to serve as an organ donor. This leave can be taken prior to taking sick leave or vacation leave.

If this resolution is adopted, staff has worked with the Village's HR consultant and has drafted the necessary policy

outline and request forms. This policy would be available to all employees if they became eligible to be an organ donor.

The blood donor and platelet donation provisions of the State Act have already been adopted by the Village and are currently part of the Village Personnel Manual.

MOTION: Made by Trustee Davi and seconded by Trustee Berglund to adopt Resolution No. 15-R-75 as presented.

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

MOTION DECLARED CARRIED

PRIOR BUSINESS

11. COMMITTEE REPORTS

Trustee Neal had no report.

Trustee Kelly had no report.

Trustee Mistele related that he has been attending regular planning meetings for the renovation of the police department. He stated that there should be updated project budget information at the next Village Board meeting.

Trustee Berglund had no report.

Trustee Davi had no report.

Trustee Oggerino had no report.

12. ATTORNEY'S REPORT

Attorney Bastian had no report.

13. CLERK'S REPORT

Clerk Hansen had no report.

14. ADMINISTRATOR'S REPORT

Administrator Halik thanked the Board for the approval of the organ donor policy change. He also related that after a number of years of efforts, the Village has received a federal grant that will pay for 70% of the project to install lighting at the intersection of Route 83 and 63rd Street.

15. MAYOR'S REPORT

Mayor Trilla thanked the staff for their efforts in obtaining the funding and approval for the Route 83 and 63rd Street lighting project.

16. EXECUTIVE SESSION

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

17. ADJOURNMENT

MOTION: Made by Trustee Oggerino and seconded by Trustee Kelly, to adjourn the Regular Meeting at the hour of 6:54 p.m.

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

MOTION DECLARED CARRIED

PRESENTED, READ and APPROVED:

December 14, 2015.

Mayor

Minutes transcribed by Deputy Clerk Cindy Stuchl.

WARRANTS

December 15, 2015

GENERAL CORPORATE FUND	-----	\$238,654.45
WATER FUND	-----	158,011.13
HOTEL/MOTEL TAX FUND	-----	4,662.71
POLICE PENSION FUND	-----	6,452.34
DEBT SERVICE	-----	86,475.00
L.A.F.E.R FUND	-----	19,291.05
TOTAL WARRANTS	-----	\$513,546.68



Carrie Dittman, Director of Finance

APPROVED:

Frank A. Trilla, Mayor

Check Date	Bank	Check #	Payee	Description	GL #	Amount
12/04/2015	APCH	87765	NCPEPS GROUP LIFE INSURANCE	EMP DED - SUPPLEMENTAL LIFE INSURANCE	01-00-210-213	112.00
12/04/2015	APCH	87766	UMB BANK N.A.	BOND PRINCIPAL EXPENSE	11-70-550-401	20,000.00
		87766		BOND INTEREST EXPENSE	11-70-550-402	66,475.00
						<u>86,475.00</u>
12/08/2015	APCH	87767	SHELL OIL COMPANY	FUEL/MILEAGE/WASH	01-10-455-303	145.30
		87767		FUEL/MILEAGE/WASH	01-30-630-303	3,881.61
		87767		FUEL/MILEAGE/WASH	01-35-710-303	343.37
		87767		MAINTENANCE - VEHICLES	01-35-735-409	64.38
		87767		FUEL/MILEAGE/WASH	01-40-810-303	91.81
		87767		FUEL/MILEAGE/WASH	02-50-401-303	407.75
						<u>4,934.22</u>
12/15/2015	APCH	87768	AFLAC	EMP DED PAY - AFLAC/ACCIDENT		** VOIDED **
		87768		EMP DED PAY - AFLAC/OTHER INS		** VOIDED **
12/15/2015	APCH	87769	ALARM DETECTION SYSTEMS INC	REPAIRS & MAINTENANCE-STANDPIPE/PUMPH	02-50-425-485	515.22
12/15/2015	APCH	87770	AMERICAN FIRST AID SERVICE INC	OPERATING EQUIPMENT	01-30-630-401	34.75
		87770		MAINTENANCE - PW BUILDING	01-35-725-418	31.90
						<u>66.65</u>
12/15/2015	APCH	87771	APPRIZE PROMOTIONAL PRODUCTS	CHILDRENS SPECIAL EVENTS - OTHER	01-20-585-150	320.00
12/15/2015	APCH	87772	ARAMARK UNIFORMS SERVICES	UNIFORMS	01-35-710-345	228.96
12/15/2015	APCH	87773	AT & T MOBILITY	PHONE - TELEPHONES	02-50-401-201	60.61
12/15/2015	APCH	87774	ATWELL & ATWELL	LEGAL FEES	07-62-401-242	200.00
12/15/2015	APCH	87775	AXELSON, KRISTIN	CUSTOMER OVERPAYMENT	02-00-280-135	210.99
12/15/2015	APCH	87776	AZAVAR AUDIT SOLUTIONS INC	UTILITY TAX	01-00-310-205	311.47
12/15/2015	APCH	87777	BLACK GOLD SEPTIC	MAINTENANCE - PW BUILDING	01-35-725-418	310.00
12/15/2015	APCH	87778	BS & A SOFTWARE	EDP EQUIPMENT	01-25-625-641	60,565.00
12/15/2015	APCH	87779	CAR REFLECTIONS	MAINTENANCE - VEHICLES	01-40-810-409	120.00
12/15/2015	APCH	87780	CARROLL CONSTRUCTION SUPPLY	STREET & ROW MAINTENANCE	01-35-750-328	510.00

CHECK DISBURSEMENT REPORT FOR WILLOWBROOK
 CHECK DATE FROM 11/25/2015 - 12/15/2015

Check Date	Bank	Check #	Payee	Description	GL #	Amount
12/15/2015	APCH	87781	CITY WIDE OF ILLINOIS	MAINTENANCE - BUILDING	01-10-466-228	2,515.74
12/15/2015	APCH	87782	CIVIC PLUS	EDP SOFTWARE	01-10-460-212	1,023.75
		87782		CONSULTING SERVICES	01-10-460-306	3,446.42
		87782		WILLOWBROOK MOBILE PHONE APP	03-53-435-303	1,023.75
						<u>5,493.92</u>
12/15/2015	APCH	87783	CLOVERS GARDEN CENTER	METER DEPOSITS	02-00-280-131	110.00
12/15/2015	APCH	87784	COMCAST CABLE	EDP SOFTWARE	01-10-460-212	127.85
		87784		EQUIPMENT MAINTENANCE	01-35-715-263	102.85
						<u>230.70</u>
12/15/2015	APCH	87785	COMMONWEALTH EDISON	ENERGY/COMED (835 MIDWAY)	01-10-466-240	247.29
		87785		ENERGY - STREET LIGHTS	01-35-745-207	1,180.46
		87785		ENERGY - ELECTRIC PUMP	02-50-420-206	870.94
						<u>2,298.69</u>
12/15/2015	APCH	87786	COMPASS PLUMBING LLC	MAINTENANCE - BUILDING	01-10-466-228	195.00
		87786		CONTRACTED MAINTENANCE	01-20-570-281	2,375.00
						<u>2,570.00</u>
12/15/2015	APCH	87787	CONRAD POLYGRAPH INC	EXAMS - POLYGRAPH	01-07-440-545	160.00
12/15/2015	APCH	87788	CRAIN'S CHICAGO BUSINESS	FEES/DUES/SUBSCRIPTIONS	01-10-455-307	119.00
12/15/2015	APCH	87789	CYNTHIA STUHL	SCHOOLS/CONFERENCES/TRAVEL	01-10-455-304	26.71
12/15/2015	APCH	87790	DATAATION IMAGING SERVICES	EDP EQUIPMENT	01-10-485-641	600.00
12/15/2015	APCH	87791	DELTA DENTAL PLAN OF ILLINOIS	EMP DED PAY- INSURANCE	01-00-210-204	1,029.23
		87791		EMPLOYEE BENEFIT - MEDICAL INSURANCE	01-10-455-141	271.09
		87791		EMPLOYEE BENEFITS - MEDICAL INSURANCE	01-15-510-141	57.16
		87791		EMPLOYEE BENEFIT - MEDICAL INSURANCE	01-25-610-141	156.77
		87791		EMPLOYEE BENEFIT - MEDICAL INSURANCE	01-30-630-141	2,270.01
		87791		EMPLOYEE BENEFITS - MEDICAL INSURANCE	01-35-710-141	192.70
		87791		EMPLOYEE BENEFITS - MEDICAL INSURANCE	01-40-810-141	171.48
		87791		EMPLOYEE BENEFITS - MEDICAL INSURANCE	02-50-401-141	192.71
						<u>4,341.15</u>
12/15/2015	APCH	87792	DISCOVERY BENEFITS SIMPLIFY	EMP DED PAY - FSA FEE	01-00-210-221	39.60

Check Date	Bank	Check #	Payee	Description	GL #	Amount
		87792		EMPLOYEE BENEFIT - MEDICAL INSURANCE	01-10-455-141	10.40
						50.00
12/15/2015	APCH	87793	DUPAGE CONVENTION	FEES/DUES/SUBSCRIPTIONS	03-53-401-307	2,663.96
12/15/2015	APCH	87794	DUPAGE COUNTY	TAXI CAB VOUCHER INVENTORY	01-00-190-103	250.00
		87794		SENIOR CITIZEN TAXI PROGRAM	01-10-475-372	250.00
						500.00
12/15/2015	APCH	87795	DUPAGE COUNTY	MAINTENANCE - TRAFFIC SIGNALS	01-35-745-224	1,842.48
12/15/2015	APCH	87796	DUPAGE COUNTY E.T.S.B. 911	PHONE - TELEPHONES	01-30-630-201	468.37
12/15/2015	APCH	87797	DUPAGE COUNTY PUBLIC WORKS	SANITARY (835 MIDWAY)	01-10-466-251	201.65
		87797		SANITARY (825 MIDWAY)	01-10-466-252	25.65
		87797		SANITARY USER CHARGE	01-10-466-385	36.21
		87797		SANITARY USER CHARGE	01-35-725-417	8.05
						271.56
12/15/2015	APCH	87798	DUPAGE COUNTY RECORDER	FEES/DUES/SUBSCRIPTIONS	01-10-455-307	129.00
		87798		FEES/DUES/SUBSCRIPTIONS	01-15-510-307	172.00
						301.00
12/15/2015	APCH	87799	DUPAGE WATER COMMISSION	PURCHASE OF WATER	02-50-420-575	128,670.50
12/15/2015	APCH	87800	EDWARD JONES	SEPARATION REFUNDS	07-62-401-586	6,252.34
12/15/2015	APCH	87801	ENVIRO TEST INC	SAMPLING ANALYSIS	02-50-420-362	175.00
12/15/2015	APCH	87802	EXXON MOBIL	FUEL/MILEAGE/WASH	01-35-710-303	181.27
12/15/2015	APCH	87803	FALCO'S LANDSCAPING INC	CONTRACTED MAINTENANCE	01-20-570-281	3,904.88
		87803		ROUTE 83 BEAUTIFICATION	01-35-755-281	4,345.12
						8,250.00
12/15/2015	APCH	87804	FLEETPRIDE TRUCK & TRAILER PARTS	MAINTENANCE - VEHICLES	01-35-735-409	152.62
12/15/2015	APCH	87805	GENE'S TIRE SERVICE	MAINTENANCE - VEHICLES	01-35-735-409	522.00
12/15/2015	APCH	87806	GLOBAL EQUIPMENT COMPANY INC	MAINTENANCE - BUILDING	01-10-466-228	140.00
12/15/2015	APCH	87807	H AND R CONSTRUCTION INC.	SNOW REMOVAL CONTRACT	01-35-740-287	5,940.00

CHECK DISBURSEMENT REPORT FOR WILLOWBROOK
 CHECK DATE FROM 11/25/2015 - 12/15/2015

Check Date	Bank	Check #	Payee	Description	GL #	Amount
12/15/2015	APCH	87808	HEAT ENGINEERING CO	REPAIRS & MAINTENANCE-STANDPIPE/PUMPH	02-50-425-485	198.00
12/15/2015	APCH	87809	HINSDALE NURSERIES, INC.	LANDSCAPING - OTHER	02-50-430-299	8,841.70
12/15/2015	APCH	87810	HOME DEPOT CREDIT SERVICES	STREET & ROW MAINTENANCE	01-35-750-328	31.87
		87810		WATER DISTRIBUTION REPAIRS/MAINTENANC	02-50-430-277	26.30
						58.17
12/15/2015	APCH	87811	ILLINOIS DRILLING & TESTING CO.	POLICE DEPT REMODEL (7760 QUINCY)	14-75-930-411	1,700.00
12/15/2015	APCH	87812	ILLINOIS RESTAURANT ASSN.	WINE & DINE INTELLIGENTLY	03-53-436-378	975.00
12/15/2015	APCH	87813	INDUSTRIAL ELECTRICAL SUPPLY	MAINTENANCE - PW BUILDING	01-35-725-418	68.82
12/15/2015	APCH	87814	INTERGOVERNMENTAL PERSONNEL	EMP DED PAY- INSURANCE	01-00-210-204	10,462.85
		87814		LIFE INS BENEFIT -APPOINTED/ELECTED	01-05-410-141	78.21
		87814		LIFE INS BENEFIT -APPOINTED/ELECTED	01-07-435-148	29.20
		87814		EMPLOYEE BENEFIT - MEDICAL INSURANCE	01-10-455-141	570.75
		87814		EMPLOYEE BENEFITS - MEDICAL INSURANCE	01-15-510-141	695.48
		87814		PLAN COMMISSION COMPENSATION	01-15-510-340	58.39
		87814		LIFE INS BENEFIT -APPOINTED/ELECTED	01-20-550-148	84.10
		87814		EMPLOYEE BENEFIT - MEDICAL INSURANCE	01-25-610-141	1,965.19
		87814		EMPLOYEE BENEFIT - MEDICAL INSURANCE	01-30-630-141	24,305.71
		87814		EMPLOYEE BENEFITS - MEDICAL INSURANCE	01-35-710-141	967.95
		87814		EMPLOYEE BENEFITS - MEDICAL INSURANCE	01-40-810-141	2,110.43
		87814		EMPLOYEE BENEFITS - MEDICAL INSURANCE	02-50-401-141	1,023.28
						42,351.54
12/15/2015	APCH	87815	INTERGRATED PROJECT MANAGEMENT CO	POLICE DEPT REMODEL (7760 QUINCY)	14-75-930-411	3,315.00
12/15/2015	APCH	87816	J & H DECOR	PUBLIC RELATIONS	01-10-475-365	85.00
12/15/2015	APCH	87817	JET SET GEMS	CHILDRENS SPECIAL EVENTS - OTHER	01-20-585-150	230.00
12/15/2015	APCH	87818	JOSE CHAVEZ-JIMENEZ	UNIFORMS	01-30-630-345	657.09
12/15/2015	APCH	87819	KIEFT BROTHERS INC	STORM WATER IMPROVEMENTS MAINTENANCE	01-35-750-381	1,954.77
12/15/2015	APCH	87820	KING CAR WASH	FUEL/MILEAGE/WASH	01-30-630-303	325.00
12/15/2015	APCH	87821	KONICA MINOLTA BUSINESS SOLUTION	COPY SERVICE	01-10-455-315	299.00
		87821		COPY SERVICE	01-30-630-315	112.00

CHECK DISBURSEMENT REPORT FOR WILLOWBROOK
 CHECK DATE FROM 11/25/2015 - 12/15/2015

Check Date	Bank	Check #	Payee	Description	GL #	Amount
12/15/2015	APCH	87835	PILIPAVICHIUS, NIYOLE	CUSTOMER OVERPAYMENT	02-00-280-135	137.08
12/15/2015	APCH	87836	POMP'S TIRE SERVICE INC	MAINTENANCE - VEHICLES	01-35-735-409	265.00
12/15/2015	APCH	87837	PRO-TEK LOCK AND SAFE	WATER DISTRIBUTION REPAIRS/MAINTENANC	02-50-430-277	649.74
12/15/2015	APCH	87838	RATHS, RATHS & JOHNSON, INC.	PLAN REVIEW - STRUCTURAL	01-40-820-255	1,170.00
12/15/2015	APCH	87839	REGIONAL TRUCK EQUIPMENT CO	MAINTENANCE - EQUIPMENT	01-35-740-411	6.18
12/15/2015	APCH	87840	RELADYNE	OPERATING SUPPLIES & EQUIPMENT	01-35-715-401	30.27
12/15/2015	APCH	87841	REPUBLIC SVC #551	WASTE STICKERS - ARC	01-00-130-112	1,500.00
12/15/2015	APCH	87842	RICHARD STYCZNSKI	BUILDING PERMITS	01-00-310-401	96.25
12/15/2015	APCH	87843	ROBERT WHITE CONSTRUCTION	SNOW REMOVAL CONTRACT	01-35-740-287	1,800.00
12/15/2015	APCH	87844	SATELLITE PHONE STORE	PHONE - TELEPHONES	01-10-455-201	65.76
		87844		PHONE - TELEPHONES	01-30-630-201	65.76
						<u>131.52</u>
12/15/2015	APCH	87845	SCHERMER ASPHALT PAVING	STREET & ROW MAINTENANCE	01-35-750-328	2,750.00
12/15/2015	APCH	87846	SHERIDAN PLUMBING & SEWER	JET CLEANING CULVERT	01-35-750-286	5,135.00
12/15/2015	APCH	87847	SIGNS NOW	MAINTENANCE - BUILDING	01-10-466-228	48.50
12/15/2015	APCH	87848	SOUTHWEST CENTRAL DISPATCH	RADIO DISPATCHING	01-30-675-235	22,205.90
12/15/2015	APCH	87849	SPORTSFIELD, INC.	PARK LANDSCAPE SUPPLIES	01-20-565-341	780.00
12/15/2015	APCH	87850	STAPLES	OFFICE SUPPLIES	01-05-410-301	60.11
		87850		OFFICE SUPPLIES	01-10-455-301	281.64
		87850		OFFICE SUPPLIES	01-25-610-301	33.16
		87850		OFFICE SUPPLIES	01-30-630-301	96.38
		87850		OFFICE SUPPLIES	01-40-810-301	130.47
		87850		OFFICE SUPPLIES	02-50-401-301	12.60
						<u>614.36</u>
12/15/2015	APCH	87851	STREICHER'S	UNIFORMS	01-30-630-345	1,271.00
12/15/2015	APCH	87852	SUBURBAN DOOR CHECK & LOCK SERVI	MAINTENANCE - BUILDING	01-10-466-228	19.30
12/15/2015	APCH	87853	SUBURBAN LIFE PUBLICATIONS	PRINTING & PUBLISHING	01-15-510-302	552.72

Check Date	Bank	Check #	Payee	Description	GL #	Amount
		87853		PRINTING & PUBLISHING	02-50-401-302	370.56
						923.28
12/15/2015	APCH	87854	T.P.I.	PLAN REVIEW - BUILDING CODE - REIMB.	01-40-820-258	3,875.90
		87854		PART TIME - INSPECTOR	01-40-830-109	3,696.00
		87854		PLUMBING INSPECTION - REIMB.	01-40-830-115	225.00
						7,796.90
12/15/2015	APCH	87855	TAMELING GRADING	LANDSCAPE MAINTENANCE SERVICES	01-20-565-342	3,234.50
		87855		STREET & ROW MAINTENANCE	01-35-750-328	1,137.50
						4,372.00
12/15/2015	APCH	87856	TAMELING INDUSTRIES	STREET & ROW MAINTENANCE	01-35-750-328	106.00
12/15/2015	APCH	87857	TOM & JERRY'S SHELL SERVICES	FUEL/MILEAGE/WASH	01-30-630-303	123.26
		87857		MAINTENANCE - VEHICLES	01-30-630-409	1,569.02
		87857		FUEL/MILEAGE/WASH	01-35-710-303	56.52
		87857		MAINTENANCE - VEHICLES	01-35-735-409	37.21
						1,786.01
12/15/2015	APCH	87858	TREASURER STATE OF ILLINOIS	MAINTENANCE - TRAFFIC SIGNALS	01-35-745-224	1,219.80
12/15/2015	APCH	87859	UNIFIRST	MAINTENANCE - BUILDING	01-10-466-228	216.35
		87859		MAINTENANCE - PW BUILDING	01-35-725-418	129.30
						345.65
12/15/2015	APCH	87860	VERIZON WIRELESS	PHONE - TELEPHONES	01-05-410-201	59.80
		87860		PHONE - TELEPHONES	01-10-455-201	23.26
		87860		PHONE - TELEPHONES	01-30-630-201	464.58
		87860		TELEPHONES	01-35-710-201	136.36
		87860		TELEPHONES	01-40-810-201	98.07
		87860		PHONE - TELEPHONES	02-50-401-201	211.43
						993.50
12/15/2015	APCH	87861	W.W. GRAINGER	MAINTENANCE - BUILDING	01-10-466-228	73.44
		87861		OPERATING SUPPLIES & EQUIPMENT	01-35-715-401	18.77
						92.21
12/15/2015	APCH	87862	WAREHOUSE DIRECT	OFFICE SUPPLIES	01-30-630-301	364.64

CHECK DISBURSEMENT REPORT FOR WILLOWBROOK
 CHECK DATE FROM 11/25/2015 - 12/15/2015

Check Date	Bank	Check #	Payee	Description	GL #	Amount
12/15/2015	APCH	87863	WESTFIELD FORD	MAINTENANCE - VEHICLES	01-35-735-409	608.23
12/15/2015	APCH	87864	WESTOWN AUTO SUPPLY COMPANY	MAINTENANCE - VEHICLES	01-35-735-409	2.75
12/15/2015	APCH	87865	WILL COUNTY CLERK	FEES/DJES/SUBSCRIPTIONS	01-30-630-307	10.00
12/15/2015	APCH	87866	WILLIAMS ARCHITECTS	POLICE DEPT REMODEL (7760 QUINCY)	14-75-930-411	10,660.42
		87866		CRC REMODEL (825 MIDWAY DR)	14-75-930-412	3,615.63
						<u>14,276.05</u>
12/15/2015	APCH	87867	WILLOWBROOK FORD INC.	MAINTENANCE - VEHICLES	01-30-630-409	42.95
		87867		VEHICLES - NEW & OTHER	01-35-765-625	15,326.71
		87867		VEHICLES - NEW AND OTHER	02-50-440-626	15,326.72
						<u>30,696.38</u>
12/15/2015	APCH	87868	WILLOWBROOK FORD INC.	MAINTENANCE - VEHICLES	01-30-630-409	35.77
12/15/2015	APCH	87869	WLBK BURR RIDGE CHAMBER OF COM	SCHOOLS/CONFERENCES/TRAVEL	01-05-410-304	520.00
		87869		SCHOOLS/CONFERENCES/TRAVEL	01-10-455-304	80.00
		87869		SCHOOLS/CONFERENCES/TRAVEL - 15 CREDI	01-30-630-304	80.00
		87869		OPERATING EQUIPMENT - EXPO	01-30-630-401	160.00
						<u>840.00</u>
12/15/2015	APCH	87870	ZOEY'S EATZ & TREATZ	OPERATING EQUIPMENT		** VOIDED **
12/15/2015	APCH	87871	AFLAC	EMP DED PAY - AFLAC/ACCIDENT	01-00-210-217	380.48
		87871		EMP DED PAY - AFLAC/OTHER INS	01-00-210-218	1,576.58
						<u>1,957.06</u>
12/15/2015	APCH	87872	ZOEY'S EATZ & TREATZ	OPERATING EQUIPMENT	01-30-630-401	151.97
			TOTAL ALL FUNDS	TOTAL OF 108 CHECKS (2 voided)		513,546.68



MONTHLY FINANCIAL REPORT
NOVEMBER 2015

RESPECTFULLY SUBMITTED BY:

Frank A. Trilla, Mayor

Carrie Ditt

Carrie Dittman, Director of Finance

VILLAGE OF WILLOWBROOK
MONTHLY CASH AND INVESTMENT BALANCE BY FUND
FOR THE MONTH ENDED 11/30/2015

ACCOUNT	BALANCE
Fund 01 GENERAL FUND	
PAYROLL - 0291	0.00
CHECKING - 0283	0.00
COMMUNITY BANK OF WB - 0275	1,166,642.58
IL FUNDS - 5435	3,098,418.11
COMMUNITY BANK OF WB MM - 1771	301,390.09
COMMUNITY BANK RD LGHT - 0724	15,452.34
COMMUNITY BANK OF WB FSA - 3804	15,548.67
U.S. BANK RED LIGHT - 4216	9,300.00
COMMUNITY BANK DRUG ACCT - 4171	181,760.68
COMMUNITY BANK WB CADETS - 10620387	254.60
PETTY CASH REVLVING	950.00
CADET PETTY CASH	280.00
IMET - GENERAL	28.69
Total For Fund 01:	<u>4,790,025.76</u>
Fund 02 WATER FUND	
CHECKING - 0283	0.00
IL FUNDS WATER - 5914	503,926.10
COMMUNITY BANK OF WB WTR - 4163	463,031.57
Total For Fund 02:	<u>966,957.67</u>
Fund 03 HOTEL/MOTEL TAX FUND	
CHECKING - 0283	0.00
IL FUNDS HOTEL/MOTEL - 5948	76,583.96
COMMUNITY BANK OF WB - 0275	20,112.46
Total For Fund 03:	<u>96,696.42</u>
Fund 04 MOTOR FUEL TAX FUND	
IL FUNDS MFT - 5443	253,587.05
Total For Fund 04:	<u>253,587.05</u>
Fund 06 SSA ONE BOND & INTEREST FUND	
IL FUNDS SSA BOND - 4621	5,075.76
Total For Fund 06:	<u>5,075.76</u>
Fund 07 POLICE PENSION FUND	
CHECKING - 0283	0.00
COMMUNITY BANK OF WB PP - 4155	47,504.72
MONEY MARKET - MB FINANCIAL BANK	292,761.05
US TREASURIES	193,070.54
US AGENCIES	2,823,412.27
MUNICIPAL BONDS	759,501.52
CORPORATE BONDS	3,478,373.93
EQUITIES	4,369,761.28
MUTUAL FUNDS	5,716,654.90
MARKET VALUE CONTRA	574,194.49
Total For Fund 07:	<u>18,255,234.70</u>
Fund 09 WATER CAPITAL IMPROVEMENTS FUND	
CHECKING - 0283	0.00
IL FUNDS WTR CAP - 1206	382,409.27
Total For Fund 09:	<u>382,409.27</u>
Fund 10 CAPITAL PROJECT FUND	
IL FUNDS CAP PROJECTS - 3133	96,697.99
Total For Fund 10:	<u>96,697.99</u>
Fund 11 DEBT SERVICE FUND	
IL FUNDS BOND PROCEEDS DS - 2756	321.88
Total For Fund 11:	<u>321.88</u>
Fund 14 LAND ACQUISITION, FACILITY, EXPANSION &	
IL FUNDS BOND PROCEEDS LAFER - 2772	3,140,576.96
Total For Fund 14:	<u>3,140,576.96</u>
TOTAL CASH & INVESTMENTS:	<u>27,987,583.46</u>

ACCOUNT BALANCE REPORT FOR WILLOWBROOK
 PERIOD ENDING 11/30/2015
 CASH & INVESTMENTS BY FUND AND ACCOUNT TYPE

GL NUMBER	DESCRIPTION	END BALANCE 11/30/2015
Fund 01 - GENERAL FUND		
MONEY MARKET		
01-00-110-322	IL FUNDS - 5435	3,098,418.11
01-00-110-323	COMMUNITY BANK OF WB MM - 1771	301,390.09
01-00-110-325	COMMUNITY BANK RD LGHT - 0724	15,452.34
01-00-110-380	COMMUNITY BANK DRUG ACCT - 4171	181,760.68
01-00-120-155	IMET - GENERAL	28.69
	MONEY MARKET	3,597,049.91
PETTY CASH		
01-00-110-911	PETTY CASH REVLVING	950.00
01-00-110-913	CADET PETTY CASH	280.00
	PETTY CASH	1,230.00
SAVINGS		
01-00-110-257	COMMUNITY BANK OF WB - 0275	1,166,642.58
01-00-110-332	COMMUNITY BANK OF WB FSA - 3804	15,548.67
01-00-110-335	U.S. BANK RED LIGHT - 4216	9,300.00
01-00-110-385	COMMUNITY BANK WB CADETS - 10620387	254.60
	SAVINGS	1,191,745.85
Fund 02 - WATER FUND		
MONEY MARKET		
02-00-110-113	IL FUNDS WATER - 5914	503,926.10
02-00-110-209	COMMUNITY BANK OF WB WTR - 4163	463,031.57
	MONEY MARKET	966,957.67
Fund 03 - HOTEL/MOTEL TAX FUND		
MONEY MARKET		
03-00-110-114	IL FUNDS HOTEL/MOTEL - 5948	76,583.96
	MONEY MARKET	76,583.96
SAVINGS		
03-00-110-257	COMMUNITY BANK OF WB - 0275	20,112.46
	SAVINGS	20,112.46
Fund 04 - MOTOR FUEL TAX FUND		
MONEY MARKET		
04-00-110-116	IL FUNDS MFT - 5443	253,587.05
	MONEY MARKET	253,587.05
Fund 06 - SSA ONE BOND & INTEREST FUND		
MONEY MARKET		
06-00-110-117	IL FUNDS SSA BOND - 4621	5,075.76
	MONEY MARKET	5,075.76
Fund 07 - POLICE PENSION FUND		
MONEY MARKET		
07-00-110-202	COMMUNITY BANK OF WB PP - 4155	47,504.72
	MONEY MARKET	47,504.72
SAVINGS		
07-00-110-335	MONEY MARKET - MB FINANCIAL BANK	292,761.05
	SAVINGS	292,761.05
AGENCY CERTIFICATES		
07-00-120-260	US AGENCIES	2,823,412.27
	AGENCY CERTIFICATES	2,823,412.27
CORPORATE BONDS		
07-00-120-288	CORPORATE BONDS	3,478,373.93
	CORPORATE BONDS	3,478,373.93
EQUITIES		
07-00-120-289	EQUITIES	4,369,761.28
	EQUITIES	4,369,761.28

ACCOUNT BALANCE REPORT FOR WILLOWBROOK
 PERIOD ENDING 11/30/2015
 CASH & INVESTMENTS BY FUND AND ACCOUNT TYPE

GL NUMBER	DESCRIPTION	END BALANCE 11/30/2015
Fund 07 - POLICE PENSION FUND		
MUNICIPAL BONDS		
07-00-120-270	MUNICIPAL BONDS	759,501.52
	MUNICIPAL BONDS	<u>759,501.52</u>
MUTUAL FUNDS		
07-00-120-290	MUTUAL FUNDS	5,716,654.90
	MUTUAL FUNDS	<u>5,716,654.90</u>
MARKET VALUE		
07-00-120-900	MARKET VALUE CONTRA	574,194.49
	MARKET VALUE	<u>574,194.49</u>
TREASURY NOTES		
07-00-120-250	US TREASURIES	193,070.54
	TREASURY NOTES	<u>193,070.54</u>
Fund 09 - WATER CAPITAL IMPROVEMENTS FUND		
MONEY MARKET		
09-00-110-324	IL FUNDS WTR CAP - 1206	382,409.27
	MONEY MARKET	<u>382,409.27</u>
Fund 10 - CAPITAL PROJECT FUND		
MONEY MARKET		
10-00-110-115	IL FUNDS CAP PROJECTS - 3133	96,697.99
	MONEY MARKET	<u>96,697.99</u>
Fund 11 - DEBT SERVICE FUND		
MONEY MARKET		
11-00-110-111	IL FUNDS BOND PROCEEDS DS - 2756	321.88
	MONEY MARKET	<u>321.88</u>
Fund 14 - LAND ACQUISITION, FACILITY, EXPANSION &		
MONEY MARKET		
14-00-110-112	IL FUNDS BOND PROCEEDS LAFER - 2772	3,140,576.96
	MONEY MARKET	<u>3,140,576.96</u>

ACCOUNT BALANCE REPORT FOR WILLOWBROOK
PERIOD ENDING 11/30/2015
CASH & INVESTMENTS BY INSTITUTION

GL NUMBER	DESCRIPTION	END BALANCE 11/30/2015
COMMUNITY BANK OF WB		
01-00-110-257	COMMUNITY BANK OF WB - 0275	1,166,642.58
01-00-110-323	COMMUNITY BANK OF WB MM - 1771	301,390.09
01-00-110-325	COMMUNITY BANK RD LGHT - 0724	15,452.34
01-00-110-332	COMMUNITY BANK OF WB FSA - 3804	15,548.67
01-00-110-380	COMMUNITY BANK DRUG ACCT - 4171	181,760.68
01-00-110-385	COMMUNITY BANK WB CADETS - 10620387	254.60
02-00-110-209	COMMUNITY BANK OF WB WTR - 4163	463,031.57
03-00-110-257	COMMUNITY BANK OF WB - 0275	20,112.46
07-00-110-202	COMMUNITY BANK OF WB PP - 4155	47,504.72
	COMMUNITY BANK OF WB	2,211,697.71
ILLINOIS FUNDS		
01-00-110-322	IL FUNDS - 5435	3,098,418.11
02-00-110-113	IL FUNDS WATER - 5914	503,926.10
03-00-110-114	IL FUNDS HOTEL/MOTEL - 5948	76,583.96
04-00-110-116	IL FUNDS MFT - 5443	253,587.05
06-00-110-117	IL FUNDS SSA BOND - 4621	5,075.76
09-00-110-324	IL FUNDS WTR CAP - 1206	382,409.27
10-00-110-115	IL FUNDS CAP PROJECTS - 3133	96,697.99
11-00-110-111	IL FUNDS BOND PROCEEDS DS - 2756	321.88
14-00-110-112	IL FUNDS BOND PROCEEDS LAFER - 2772	3,140,576.96
	ILLINOIS FUNDS	7,557,597.08
IMET		
01-00-120-155	IMET - GENERAL	28.69
	IMET	28.69
MARKET VALUE CONTRA		
07-00-120-900	MARKET VALUE CONTRA	574,194.49
	MARKET VALUE CONTRA	574,194.49
MBFINANCIAL BANK		
07-00-110-335	MONEY MARKET - MB FINANCIAL BANK	292,761.05
07-00-120-250	US TREASURIES	193,070.54
07-00-120-260	US AGENCIES	2,823,412.27
07-00-120-270	MUNICIPAL BONDS	759,501.52
07-00-120-288	CORPORATE BONDS	3,478,373.93
07-00-120-289	EQUITIES	4,369,761.28
07-00-120-290	MUTUAL FUNDS	5,716,654.90
	MBFINANCIAL BANK	17,633,535.49
U.S. BANK		
01-00-110-335	U.S. BANK RED LIGHT - 4216	9,300.00
	U.S. BANK	9,300.00
VILLAGE OF WILLOWBROOK		
01-00-110-911	PETTY CASH REVLVING	950.00
01-00-110-913	CADET PETTY CASH	280.00
	VILLAGE OF WILLOWBROOK	1,230.00

INTERFUND ACTIVITY REPORT FOR WILLOWBROOK
 Period Ending 11/30/2015
 Due To/From Other Funds

GL Number	Description	Balance
Fund 01: GENERAL FUND		
Due From Other Funds		
01-00-140-102	DUE TO/FROM WATER FUND	95,784.28
01-00-140-103	DUE TO/FROM HOTEL/MOTEL TAX FUND	557.52
01-00-140-111	DUE TO/FROM DEBT SERVICE FUND	31,616.00
01-00-140-114	DUE TO/FROM LAND ACQUISITION/FAC EXP/REN	91,734.57
	Total Due From Other Funds	219,692.37
Fund 02: WATER FUND		
Due From Other Funds		
02-00-140-101	DUE TO/FROM GENERAL FUND	(95,784.28)
02-00-140-111	DUE TO/FROM DEBT SERVICE FUND	(31,616.00)
	Total Due From Other Funds	(127,400.28)
Fund 03: HOTEL/MOTEL TAX FUND		
Due From Other Funds		
03-00-140-101	DUE TO/FROM GENERAL FUND	(557.52)
	Total Due From Other Funds	(557.52)
Fund 11: DEBT SERVICE FUND		
Due From Other Funds		
11-00-140-101	DUE TO/FROM GENERAL FUND	(31,616.00)
11-00-140-102	DUE TO/FROM WATER FUND	31,616.00
	Total Due From Other Funds	0.00
Fund 14: LAND ACQUISITION, FACILITY, EXPANSION &		
Due From Other Funds		
14-00-140-101	DUE TO/FROM GENERAL FUND	(91,734.57)
	Total Due From Other Funds	(91,734.57)

REVENUE REPORT FOR WILLOWBROOK
PERIOD ENDING 11/30/2015

GL NUMBER	DESCRIPTION	MONTH 11/30/2015	YTD BALANCE 11/30/2015	2015-16 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE
Fund 01 - GENERAL FUND						
PROPERTY TAX						
01-00-310-101	PROPERTY TAX LEVY - SRA	1,451.20	75,648.67	73,181.00	103.37	(2,467.67)
01-00-310-102	PROPERTY TAX LEVY - ROAD & BRIDGE	1,975.50	104,400.95	101,938.00	102.42	(2,462.95)
		3,426.70	180,049.62	175,119.00	102.82	(4,930.62)
PROPERTY TAX						
OTHER TAXES						
01-00-310-201	MUNICIPAL SALES TAX	337,896.14	2,144,167.55	3,600,000.00	59.56	1,455,832.45
01-00-310-202	ILLINOIS INCOME TAX	99,156.14	595,377.39	634,095.00	93.89	38,717.61
01-00-310-203	AMUSEMENT TAX	11,855.93	42,459.34	69,984.00	60.67	27,524.66
01-00-310-204	REPLACEMENT TAX	0.00	642.26	1,220.00	52.64	577.74
01-00-310-205	UTILITY TAX	77,541.44	551,671.71	1,075,000.00	51.32	523,328.29
01-00-310-208	PLACES OF EATING TAX	40,168.44	307,078.41	460,000.00	66.76	152,921.59
01-00-310-209	WATER TAX	15,490.54	100,467.26	165,800.00	60.60	65,332.74
01-00-310-210	WATER TAX - CLARENDON WATER CO	0.00	567.47	1,000.00	56.75	432.53
		582,108.63	3,742,431.39	6,007,099.00	62.30	2,264,667.61
OTHER TAXES						
LICENSES						
01-00-310-302	LIQUOR LICENSES	66,000.00	84,250.00	60,500.00	139.26	(23,750.00)
01-00-310-303	BUSINESS LICENSES	57,650.00	93,502.50	82,000.00	114.03	(11,502.50)
01-00-310-305	VENDING MACHINE	2,055.00	3,230.00	2,000.00	161.50	(1,230.00)
01-00-310-306	SCAVENGER LICENSES	2,000.00	8,000.00	6,000.00	133.33	(2,000.00)
		127,705.00	188,982.50	150,500.00	125.57	(38,482.50)
PERMITS						
01-00-310-401	BUILDING PERMITS	39,743.04	277,042.18	200,000.00	138.52	(77,042.18)
01-00-310-402	SIGN PERMITS	0.00	714.26	5,000.00	14.29	4,285.74
01-00-310-403	OTHER PERMITS	0.00	294.00	500.00	58.80	206.00
01-00-310-404	COUNTY BMP FEE	1,739.00	18,275.60	2,000.00	913.78	(16,275.60)
		41,482.04	296,326.04	207,500.00	142.81	(88,826.04)
FINES						
01-00-310-501	CIRCUIT COURT FINES	4,702.59	68,539.09	120,000.00	57.12	51,460.91
01-00-310-502	TRAFFIC FINES	1,575.00	12,553.34	25,000.00	50.21	12,446.66
01-00-310-503	RED LIGHT FINES	18,825.00	144,034.00	540,000.00	26.67	395,966.00
		25,102.59	225,126.43	685,000.00	32.87	459,873.57
OVERHEAD REIMBURSEMENT						
01-00-310-601	ADMINISTRATIVE SUPPORT REIMB - WATE	39,184.83	274,293.81	470,218.00	58.33	195,924.19
		39,184.83	274,293.81	470,218.00	58.33	195,924.19
OVERHEAD REIMBURSEMENT						
CHARGES & FEES						
01-00-310-700	PLANNING APPLICATION FEES	0.00	6,750.00	10,000.00	67.50	3,250.00
01-00-310-701	PUBLIC HEARING FEES	0.00	1,700.00	2,550.00	66.67	850.00
01-00-310-702	PLANNING REVIEW FEES	0.00	3,000.00	6,000.00	50.00	3,000.00
01-00-310-703	ANNEXATION FEES	0.00	0.00	500.00	0.00	500.00
01-00-310-704	ACCIDENT REPORT COPIES	195.00	1,125.00	2,000.00	56.25	875.00
01-00-310-705	VIDEO GAMING FEES	0.00	3,961.12	8,300.00	47.72	4,338.88

REVENUE REPORT FOR WILLOWBROOK
PERIOD ENDING 11/30/2015

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 11/30/2015	YTD BALANCE 11/30/2015	2015-16 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE
Fund 01 - GENERAL FUND						
01-00-310-706	COPIES-ORDINANCES & MAPS	0.00	7.00	200.00	3.50	193.00
01-00-310-723	ELEVATOR INSPECTION FEES	150.00	1,725.00	5,000.00	34.50	3,275.00
01-00-310-724	BURGLAR ALARM FEES	0.00	100.00	15,000.00	0.67	14,900.00
	CHARGES & FEES	345.00	18,368.12	49,550.00	37.07	31,181.88
PARK & RECREATION CHARGES						
01-00-310-813	PARK & REC CONTRIBUTION	0.00	75.00	2,250.00	3.33	2,175.00
01-00-310-814	PARK PERMIT FEES	570.00	1,580.00	3,000.00	52.67	1,420.00
01-00-310-815	SUMMER RECREATION FEES	0.00	4,163.00	18,736.00	22.22	14,573.00
01-00-310-816	WINTER RECREATION FEES	0.00	982.00	8,485.00	11.57	7,503.00
01-00-310-817	SPECIAL EVENTS	300.00	1,168.92	5,380.00	21.73	4,211.08
01-00-310-818	FALL RECREATION FEES	0.00	50.00	6,718.00	0.74	6,668.00
01-00-310-819	BURR RIDGE/WILLOWBROOK BASEBALL R	0.00	0.00	6,500.00	0.00	6,500.00
01-00-310-820	HOLIDAY CONTRIBUTION	170.00	2,899.00	1,300.00	223.00	(1,599.00)
01-00-310-822	BRAWB BASEBALL REIMB FACILITY	0.00	0.00	6,600.00	0.00	6,600.00
01-00-310-823	SPRING RECREATION FEES	0.00	0.00	4,689.00	0.00	4,689.00
	PARK & RECREATION CHARGES	1,040.00	10,917.92	63,658.00	17.15	52,740.08
OTHER REVENUE						
01-00-310-901	REIMBURSEMENTS - IRMA	0.00	19,312.95	5,000.00	386.26	(14,312.95)
01-00-310-907	BID PROPOSAL DEPOSIT	0.00	140.00	150.00	93.33	10.00
01-00-310-908	RENTAL INCOME - 825 MIDWAY DRIVE	1,356.00	42,606.00	82,500.00	51.64	39,894.00
01-00-310-909	SALE - FIXED ASSETS	5,000.00	15,176.00	7,500.00	202.35	(7,676.00)
01-00-310-910	REIMBURSEMENTS - TREE PLANTING	0.00	225.00	500.00	45.00	275.00
01-00-310-911	OTHER REIMBURSEMENTS-REFUNDS	108.87	23,753.17	8,000.00	296.91	(15,753.17)
01-00-310-912	REIMBURSEMENTS-BRUSH PICK-UP	0.00	5,940.00	11,600.00	51.21	5,660.00
01-00-310-913	OTHER RECEIPTS	160.00	524.00	500.00	104.80	(24.00)
01-00-310-914	REIMB - PARK & REC MEMORIAL PROGRAM	0.00	0.00	1,000.00	0.00	1,000.00
01-00-310-915	REIMBURSEMENTS - POLICE SPECIAL DET	0.00	130.00	8,000.00	1.63	7,870.00
01-00-310-917	REIMBURSEMENTS - PUBLIC WORKS OTHE	0.00	17,460.47	16,520.00	105.69	(940.47)
01-00-310-919	REIMBURSEMENTS - CD ENGINEERING	0.00	0.00	1,000.00	0.00	1,000.00
01-00-310-920	FEDERAL/STATE GRANTS	0.00	0.00	1,000.00	0.00	1,000.00
01-00-310-922	NICOR GAS ANNUAL PAYMENT	0.00	0.00	451,100.00	0.00	451,100.00
01-00-310-925	CABLE FRANCHISE FEES	0.00	0.00	14,900.00	0.00	14,900.00
01-00-310-926	DRUG FORFEITURES - DEA	0.00	145,440.07	194,000.00	74.97	48,559.93
01-00-310-930	OTHER REVENUE	2.65	2.65	40,000.00	0.01	39,997.35
		23,147.52	270,710.31	843,270.00	32.10	572,559.69
NON-OPERATING						
01-00-320-108	INTEREST INCOME	0.00	959.23	750.00	127.90	(209.23)
		0.00	959.23	750.00	127.90	(209.23)
Fund 01 - GENERAL FUND:						
	TOTAL REVENUES	843,542.31	5,208,165.37	8,652,664.00	60.19	3,444,498.63

REVENUE REPORT FOR WILLOWBROOK
 PERIOD ENDING 11/30/2015

GL NUMBER	DESCRIPTION	MONTH ACTIVITY FOR 11/30/2015	YTD BALANCE 11/30/2015	2015-16 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE
Fund 02 - WATER FUND						
CHARGES & FEES						
02-00-310-712	WATER SALES	310,295.93	1,998,960.32	3,316,000.00	60.28	1,317,039.68
02-00-310-713	WATER PENALTIES	265.19	265.19	0.00	100.00	(265.19)
02-00-310-718	SHUTOFF/NSF FEE	25.00	25.00	0.00	100.00	(25.00)
CHARGES & FEES		310,586.12	1,999,250.51	3,316,000.00	60.29	1,316,749.49
OTHER REVENUE						
02-00-310-714	WATER METER SALES	360.41	7,801.78	2,600.00	300.07	(5,201.78)
02-00-310-716	WATER METER READ SALES	477.00	4,103.83	6,590.00	62.27	2,486.17
02-00-310-717	OTHER REVENUE	150.00	850.00	1,000.00	85.00	150.00
OTHER REVENUE		987.41	12,755.61	10,190.00	125.18	(2,565.61)
NON-OPERATING						
02-00-320-108	INTEREST INCOME	0.00	815.84	1,000.00	81.58	184.16
02-00-320-713	WATER CONNECTION FEES	600.00	8,400.00	3,000.00	280.00	(5,400.00)
NON-OPERATING		600.00	9,215.84	4,000.00	230.40	(5,215.84)
Fund 02 - WATER FUND:						
TOTAL REVENUES		312,173.53	2,021,221.96	3,330,190.00	60.69	1,308,968.04
Fund 03 - HOTEL/MOTEL TAX FUND						
OTHER TAXES						
03-00-310-205	HOTEL/MOTEL TAX	20,112.46	133,971.44	210,000.00	63.80	76,028.56
OTHER TAXES		20,112.46	133,971.44	210,000.00	63.80	76,028.56
NON-OPERATING						
03-00-320-108	INTEREST INCOME	0.00	1.72	0.00	100.00	(1.72)
NON-OPERATING		0.00	1.72	0.00	100.00	(1.72)
Fund 03 - HOTEL/MOTEL TAX FUND:						
TOTAL REVENUES		20,112.46	133,973.16	210,000.00	63.80	76,026.84
Fund 04 - MOTOR FUEL TAX FUND						
OTHER TAXES						
04-00-310-216	MFT RECEIPTS	0.00	50,616.09	203,252.00	24.90	152,635.91
OTHER TAXES		0.00	50,616.09	203,252.00	24.90	152,635.91
NON-OPERATING						
04-00-320-108	INTEREST INCOME	0.00	73.43	45.00	163.18	(28.43)

REVENUE REPORT FOR WILLOWBROOK
 PERIOD ENDING 11/30/2015

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 11/30/2015	YTD BALANCE 11/30/2015	2015-16 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE
Fund 04 - MOTOR FUEL TAX FUND						
NON-OPERATING		0.00	73.43	45.00	163.18	(28.43)
Fund 04 - MOTOR FUEL TAX FUND:						
TOTAL REVENUES		0.00	50,689.52	203,297.00	24.93	152,607.48
Fund 06 - SSA ONE BOND & INTEREST FUND						
PROPERTY TAX		0.00	325,546.56	322,315.00	101.00	(3,231.56)
06-00-310-101	PROPERTY TAX RECEIPTS	0.00	325,546.56	322,315.00	101.00	(3,231.56)
PROPERTY TAX						
NON-OPERATING		0.00	14.20	5.00	284.00	(9.20)
06-00-320-108	INTEREST INCOME	0.00	14.20	5.00	284.00	(9.20)
NON-OPERATING						
Fund 06 - SSA ONE BOND & INTEREST FUND:						
TOTAL REVENUES		0.00	325,560.76	322,320.00	101.01	(3,240.76)
Fund 07 - POLICE PENSION FUND						
OTHER REVENUE		47,271.54	378,172.32	0.00	100.00	(378,172.32)
07-00-310-607	VILLAGE CONTRIBUTION	14,674.43	122,914.49	0.00	100.00	(122,914.49)
07-00-310-906	POLICE CONTRIBUTIONS	61,945.97	501,086.81	0.00	100.00	(501,086.81)
OTHER REVENUE						
NON-OPERATING		0.00	230,293.58	0.00	100.00	(230,293.58)
07-00-320-108	INTEREST INCOME	0.00	(974,575.89)	0.00	100.00	974,575.89
07-00-320-110	UNREALIZED GAIN OR LOSS ON INVESTME	0.00	(221,238.72)	0.00	100.00	221,238.72
07-00-320-111	GAIN/LOSS ON INVESTMENTS	0.00	(965,521.03)	0.00	100.00	965,521.03
NON-OPERATING						
Fund 07 - POLICE PENSION FUND:						
TOTAL REVENUES		61,945.97	(464,434.22)	0.00	100.00	464,434.22
Fund 09 - WATER CAPITAL IMPROVEMENTS FUND						
NON-OPERATING		0.00	119.89	50.00	239.78	(69.89)
09-00-320-108	INTEREST INCOME					

REVENUE REPORT FOR WILLOWBROOK
 PERIOD ENDING 11/30/2015

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 11/30/2015	YTD BALANCE 11/30/2015	2015-16 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE
Fund 09 - WATER CAPITAL IMPROVEMENTS FUND						
NON-OPERATING		0.00	119.89	50.00	239.78	(69.89)
TRANSFERS IN						
09-00-330-102	TRANSFER FROM WATER	0.00	100,000.00	100,000.00	100.00	0.00
TRANSFERS IN		0.00	100,000.00	100,000.00	100.00	0.00
Fund 09 - WATER CAPITAL IMPROVEMENTS FUND:						
TOTAL REVENUES		0.00	100,119.89	100,050.00	100.07	(69.89)
Fund 10 - CAPITAL PROJECT FUND						
NON-OPERATING		0.00	17.05	10.00	170.50	(7.05)
10-00-320-108	INTEREST INCOME	0.00	17.05	10.00	170.50	(7.05)
NON-OPERATING						
Fund 10 - CAPITAL PROJECT FUND:						
TOTAL REVENUES		0.00	17.05	10.00	170.50	(7.05)
Fund 11 - DEBT SERVICE FUND						
NON-OPERATING		0.00	1.32	0.00	100.00	(1.32)
11-00-320-108	INTEREST INCOME	0.00	1.32	0.00	100.00	(1.32)
NON-OPERATING		0.00	1.32	0.00	100.00	(1.32)
TRANSFERS IN						
11-00-330-101	TRANSFER FROM GENERAL FUND	67,184.00	93,695.11	164,029.00	57.12	70,333.89
11-00-330-102	TRANSFER FROM WATER	31,616.00	37,341.42	54,283.00	68.79	16,941.58
TRANSFERS IN		98,800.00	131,036.53	218,312.00	60.02	87,275.47
Fund 11 - DEBT SERVICE FUND:						
TOTAL REVENUES		98,800.00	131,037.85	218,312.00	60.02	87,274.15
Fund 14 - LAND ACQUISITION, FACILITY, EXPANSION & PROPERTY TAX						
14-00-310-101	TRANSFER FROM GENERAL FUND	0.00	51,057.44	0.00	100.00	(51,057.44)
PROPERTY TAX		0.00	51,057.44	0.00	100.00	(51,057.44)

REVENUE REPORT FOR WILLOWBROOK
 PERIOD ENDING 11/30/2015

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 11/30/2015	YTD BALANCE 11/30/2015	2015-16 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE
Fund 14 - LAND ACQUISITION, FACILITY, EXPANSION & NON-OPERATING						
14-00-320-108	INTEREST INCOME	0.00	536.23	100.00	536.23	(436.23)
NON-OPERATING		0.00	536.23	100.00	536.23	(436.23)

Fund 14 - LAND ACQUISITION, FACILITY, EXPANSION &

TOTAL REVENUES		0.00	51,593.67	100.00	51,593.67	(51,493.67)
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TOTAL REVENUES - ALL FUNDS

		1,336,574.27	7,557,945.01	13,036,943.00	57.97	5,478,997.99
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EXPENDITURE REPORT FOR WILLOWBROOK
PERIOD ENDING 11/30/2015

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 11/30/2015	YTD BALANCE 11/30/2015	2015-16 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE	APPROP. USED	APPROP. AVAIL.
Fund 01 - GENERAL FUND								
Dept 05-VILLAGE BOARD & CLERK								
GENERAL MANAGEMENT								
01-05-400-147	EMPLOYEE BENEFITS - MEDICA	55.10	385.70	687.30	56.12	301.60	1,374.60	988.90
01-05-400-161	SOCIAL SECURITY/FICA	235.60	1,649.20	2,939.00	56.11	1,289.80	5,878.00	4,228.80
01-05-410-101	SALARIES PRESIDENT & VILLAG	3,200.00	22,400.00	40,200.00	55.72	17,800.00	80,400.00	58,000.00
01-05-410-125	SALARY - VILLAGE CLERK	600.00	4,200.00	7,200.00	58.33	3,000.00	14,400.00	10,200.00
01-05-410-141	LIFE INS BENEFIT - APPOINTED/	101.77	567.36	905.00	62.69	337.64	1,810.00	1,242.64
01-05-410-201	PHONE - TELEPHONES	59.80	419.25	750.00	55.90	330.75	1,500.00	1,080.75
01-05-410-301	OFFICE SUPPLIES	0.00	0.00	760.00	0.00	760.00	1,520.00	1,520.00
01-05-410-303	FUEL/MILEAGE/WASH	0.00	5.03	100.00	5.03	94.97	200.00	194.97
01-05-410-304	SCHOOLS/CONFERENCES/TRA	29.00	3,939.31	5,190.00	75.90	1,250.69	10,380.00	6,440.69
01-05-410-307	FEES/DUES/SUBSCRIPTIONS	0.00	1,711.30	1,952.00	87.67	240.70	3,904.00	2,192.70
01-05-410-308	WELLNESS	0.00	0.00	1,480.00	0.00	1,480.00	2,960.00	2,960.00
GENERAL MANAGEMENT								
		4,281.27	35,277.15	62,163.30	56.75	26,886.15	124,326.60	89,049.45
COMMUNITY RELATIONS								
01-05-420-365	PUBLIC RELATIONS	0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00
COMMUNITY RELATIONS								
		0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00
Total Dept 05-VILLAGE BOARD & CLERK								
		4,281.27	35,277.15	62,663.30	56.30	27,386.15	125,326.60	90,049.45
Dept 07-BOARD OF POLICE COMMISSIONERS								
ADMINISTRATION								
01-07-435-104	PART TIME - CLERICAL	0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00
01-07-435-148	LIFE INS BENEFIT -APPOINTED/	29.20	175.00	565.00	30.97	390.00	1,130.00	955.00
01-07-435-239	FEES - VILLAGE ATTORNEY	0.00	0.00	10,000.00	0.00	10,000.00	20,000.00	20,000.00
01-07-435-301	OFFICE SUPPLIES	0.00	0.00	100.00	0.00	100.00	200.00	200.00
01-07-435-302	PRINTING & PUBLISHING	0.00	0.00	1,000.00	0.00	1,000.00	2,000.00	2,000.00
01-07-435-304	SCHOOLS/CONFERENCES/TRA	0.00	80.00	0.00	100.00	(80.00)	0.00	(80.00)
01-07-435-307	FEES/DUES/SUBSCRIPTIONS	0.00	605.00	500.00	121.00	(105.00)	1,000.00	395.00
01-07-435-311	POSTAGE & METER RENT	0.00	10.00	500.00	2.00	490.00	1,000.00	990.00
ADMINISTRATION								
		29.20	870.00	13,165.00	6.61	12,295.00	26,330.00	25,460.00
OTHER								
01-07-440-542	EXAMS - WRITTEN	0.00	0.00	4,000.00	0.00	4,000.00	8,000.00	8,000.00
01-07-440-543	EXAMS - PHYSICAL	0.00	540.00	500.00	108.00	(40.00)	1,000.00	460.00
01-07-440-544	EXAMS - PSYCHOLOGICAL	0.00	1,000.00	3,500.00	28.57	2,500.00	7,000.00	6,000.00
01-07-440-545	EXAMS - POLYGRAPH	0.00	560.00	1,000.00	56.00	440.00	2,000.00	1,440.00
OTHER								
		0.00	2,100.00	9,000.00	23.33	6,900.00	18,000.00	15,900.00
Total Dept 07-BOARD OF POLICE COMMISSIONERS								
		29.20	2,970.00	22,165.00	13.40	19,195.00	44,330.00	41,360.00
Dept 10-ADMINISTRATION								
GENERAL MANAGEMENT								
01-10-400-147	EMPLOYEE BENEFITS - MEDICA	249.66	1,956.58	3,202.00	61.10	1,245.42	6,404.00	4,447.42

EXPENDITURE REPORT FOR WILLOWBROOK
PERIOD ENDING 11/30/2015

GL NUMBER	DESCRIPTION	ACTIVITY FOR		YTD BALANCE 11/30/2015	2015-16		% BDGT USED	AVAILABLE BALANCE	APPROP. AVAIL.	APPROP.	APPROP. AVAIL.	
		MONTH 11/30/2015	11/30/2015		ORIGINAL BUDGET	BUDGET						
Fund 01 - GENERAL FUND												
01-10-400-151	IMRF	3,120.87	25,797.82	40,340.00	63.95	14,542.18	80,680.00	54,882.18				
01-10-400-161	SOCIAL SECURITY/FICA	722.34	7,836.47	10,989.00	71.31	3,152.53	21,978.00	14,141.53				
01-10-455-101	SALARIES - MANAGEMENT STA	6,233.44	52,850.64	81,034.00	65.22	28,183.36	162,068.00	109,217.36				
01-10-455-102	OVERTIME	494.05	3,197.97	5,000.00	63.96	1,802.03	10,000.00	6,802.03				
01-10-455-106	MANAGEMENT ANALYST	4,911.04	40,075.35	63,842.00	62.77	23,766.65	127,684.00	87,608.65				
01-10-455-107	ADMINISTRATIVE INTERN	912.00	2,871.00	23,682.00	12.12	20,811.00	47,364.00	44,493.00				
01-10-455-126	SALARIES - CLERICAL	5,456.16	43,589.45	70,930.00	61.45	27,340.55	141,860.00	98,270.55				
01-10-455-131	PERSONNEL RECRUITMENT	0.00	0.00	550.00	0.00	550.00	1,100.00	1,100.00				
01-10-455-141	EMPLOYEE BENEFIT - MEDICAL	1,247.03	8,586.81	15,258.00	56.28	6,671.19	30,516.00	21,929.19				
01-10-455-144	EMPLOYEE BENEFIT - UNEMPL	0.00	5.89	330.00	1.78	324.11	660.00	654.11				
01-10-455-201	PHONE - TELEPHONES	4,800.43	14,027.05	12,500.00	112.22	(1,527.05)	25,000.00	10,972.95				
01-10-455-266	CODIFY ORDINANCES	0.00	513.00	3,000.00	17.10	2,487.00	6,000.00	5,487.00				
01-10-455-301	PRINTING & PUBLISHING	581.95	4,317.29	10,000.00	43.17	5,682.71	20,000.00	15,682.71				
01-10-455-302	FUEL/MILEAGE/WASH	145.00	2,431.24	3,000.00	81.04	568.76	6,000.00	3,568.76				
01-10-455-303	SCHOOLS/CONFERENCES/TRA	143.25	798.48	2,800.00	28.52	2,001.52	5,600.00	4,801.52				
01-10-455-307	FEES/DUES/SUBSCRIPTIONS	0.00	2,557.81	3,340.00	76.58	782.19	6,680.00	4,122.19				
01-10-455-311	POSTAGE & METER RENT	10.00	8,122.37	15,010.00	54.11	6,887.63	30,020.00	21,897.63				
01-10-455-315	COPY SERVICE	1,564.02	3,301.76	6,955.00	47.47	3,653.24	13,910.00	10,608.24				
01-10-455-355	COMMISSARY PROVISION	440.45	2,735.36	4,000.00	68.38	1,264.64	8,000.00	5,264.64				
01-10-455-409	MAINTENANCE - VEHICLES	110.85	273.86	2,000.00	13.69	1,726.14	4,000.00	3,726.14				
01-10-455-411	MAINTENANCE - EQUIPMENT	0.00	0.00	1,000.00	0.00	1,000.00	2,000.00	2,000.00				
01-10-455-505	CASH - OVER OR SHORT	0.00	0.00	750.00	0.00	750.00	1,500.00	1,500.00				
01-10-455-513	SALES TAX REBATE- TOWN CE	285,167.44	285,167.44	285,167.00	100.00	0.83	570,334.00	285,166.56				
GENERAL MANAGEMENT		316,309.98	511,012.81	664,679.00	76.88	153,666.19	1,329,358.00	818,345.19				
COMMUNITY RELATIONS												
01-10-475-365	PUBLIC RELATIONS	813.60	6,775.14	4,250.00	159.42	(2,525.14)	8,500.00	1,724.86				
01-10-475-366	NEWSLETTER	0.00	0.00	3,500.00	0.00	3,500.00	7,000.00	7,000.00				
01-10-475-370	MEALS-ON-WHEELS	0.00	0.00	1,500.00	0.00	1,500.00	3,000.00	3,000.00				
01-10-475-372	SENIOR CITIZEN TAXI PROGRA	0.00	500.00	1,200.00	41.67	700.00	2,400.00	1,900.00				
COMMUNITY RELATIONS		813.60	7,275.14	10,450.00	69.62	3,174.86	20,900.00	13,624.86				
CAPITAL IMPROVEMENTS												
01-10-485-602	BUILDING IMPROVEMENTS	0.00	0.00	15,000.00	0.00	15,000.00	30,000.00	30,000.00				
01-10-485-611	FURNITURE & OFFICE EQUIPME	0.00	16,777.00	18,500.00	90.69	1,723.00	37,000.00	20,223.00				
01-10-485-641	EDP EQUIPMENT	0.00	3,498.00	20,004.00	17.49	16,506.00	40,008.00	36,510.00				
01-10-485-642	PEG CHANNEL EQUIPMENT	0.00	0.00	7,965.00	0.00	7,965.00	15,930.00	15,930.00				
CAPITAL IMPROVEMENTS		0.00	20,275.00	61,469.00	32.98	41,194.00	122,938.00	102,663.00				
DATA PROCESSING												
01-10-460-212	EDP SOFTWARE	127.85	5,341.40	7,473.00	71.48	2,131.60	14,946.00	9,604.60				
01-10-460-305	PERSONNEL TRAINING	0.00	0.00	250.00	0.00	250.00	500.00	500.00				
01-10-460-306	CONSULTING SERVICES	0.00	0.00	3,200.00	0.00	3,200.00	6,400.00	6,400.00				
01-10-460-331	OPERATING SUPPLIES	0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00				
DATA PROCESSING		127.85	5,341.40	11,423.00	46.76	6,081.60	22,846.00	17,504.60				
BUILDINGS												

EXPENDITURE REPORT FOR WILLOWBROOK
PERIOD ENDING 11/30/2015

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 11/30/2015	YTD BALANCE 11/30/2015	2015-16 ORIGINAL BUDGET	% BGD T USED	AVAILABLE BALANCE	APPROP. APPROP. AVAIL.
Fund 01 - GENERAL FUND							
01-10-466-228	MAINTENANCE - BUILDING	11,415.89	42,859.93	58,773.00	72.92	15,913.07	117,546.00
01-10-466-235	NICOR GAS (7760 QUINCY)	193.27	709.76	5,250.00	13.52	4,540.24	10,500.00
01-10-466-236	NICOR GAS (835 MIDWAY)	112.73	275.98	4,000.00	6.90	3,724.02	8,000.00
01-10-466-237	NICOR GAS (825 MIDWAY)	40.61	183.11	1,250.00	14.65	1,066.89	2,500.00
01-10-466-240	ENERGY/COMED (835 MIDWAY)	0.00	978.66	4,250.00	23.03	3,271.34	8,500.00
01-10-466-241	ENERGY/COMED (825 MIDWAY)	0.00	0.00	500.00	0.00	500.00	1,000.00
01-10-466-250	SANITARY (7760 QUINCY)	0.00	0.00	300.00	0.00	300.00	600.00
01-10-466-251	SANITARY (835 MIDWAY)	0.00	128.56	300.00	42.85	171.44	600.00
01-10-466-252	SANITARY (825 MIDWAY)	0.00	53.07	300.00	17.69	246.93	600.00
01-10-466-293	LANDSCAPE - VILLAGE HALL	150.00	1,851.23	7,500.00	24.68	5,648.77	15,000.00
01-10-466-351	BUILDING MAINTENANCE SUPP	617.51	3,682.77	11,400.00	32.31	7,717.23	22,800.00
01-10-466-385	SANITARY USER CHARGE	0.00	108.63	0.00	100.00	(108.63)	0.00
BUILDINGS		12,530.01	50,831.70	93,823.00	54.18	42,991.30	187,646.00
LEGAL							
01-10-470-239	FEES - VILLAGE ATTORNEY	5,943.29	39,087.87	80,000.00	48.86	40,912.13	160,000.00
01-10-470-241	FEES - SPECIAL ATTORNEY	0.00	1,126.05	4,000.00	28.15	2,873.95	8,000.00
01-10-470-242	FEES - LABOR COUNSEL	0.00	0.00	15,000.00	0.00	15,000.00	30,000.00
LEGAL		5,943.29	40,213.92	99,000.00	40.62	58,786.08	198,000.00
RISK MANAGEMENT							
01-10-480-272	INSURANCE - IRMA	0.00	0.00	232,037.00	0.00	232,037.00	464,074.00
01-10-480-273	SELF INSURANCE - DEDUCTIBL	0.00	0.00	2,500.00	0.00	2,500.00	5,000.00
01-10-480-276	WELLNESS	91.00	601.00	14,175.00	4.24	13,574.00	28,350.00
RISK MANAGEMENT		91.00	601.00	248,712.00	0.24	248,111.00	497,424.00
TRANSFERS TO OTHER FUNDS							
01-10-900-111	TRANSFER TO DEBT SERVICE	67,184.00	69,768.00	69,768.00	100.00	0.00	139,536.00
01-10-900-112	TRANSFER TO DEBT SERVICE -	0.00	23,927.11	94,261.00	25.38	70,333.89	188,522.00
01-10-900-114	TRANSFER TO LAFER	0.00	51,057.44	0.00	100.00	(51,057.44)	0.00
TRANSFERS TO OTHER FUNDS		67,184.00	144,752.55	164,029.00	88.25	19,276.45	328,058.00
Total Dept 10-ADMINISTRATION		402,999.73	780,303.52	1,353,585.00	57.65	573,281.48	2,707,170.00
Dept 15-PLANNING & ECONOMIC DEVELOPMENT							
GENERAL MANAGEMENT							
01-15-400-147	EMPLOYEE BENEFITS - MEDICA	31.55	233.03	394.24	59.11	161.21	788.48
01-15-400-151	IMRF	411.37	3,028.78	4,967.00	60.98	1,938.22	9,934.00
01-15-400-161	SOCIAL SECURITY/FICA	134.89	996.39	1,685.72	59.11	689.33	3,371.44
01-15-510-102	OVERTIME	236.10	452.52	500.00	90.50	47.48	1,000.00
01-15-510-126	SALARIES - CLERICAL	2,053.04	16,401.82	26,689.00	61.46	10,287.18	53,378.00
01-15-510-141	EMPLOYEE BENEFITS - MEDICA	695.48	4,641.36	9,096.00	51.03	4,454.64	18,192.00
01-15-510-144	EMPLOYEE BENEFITS - UNEMP	0.00	4.10	55.00	7.45	50.90	110.00
01-15-510-232	CONSULTANTS - DESIGN & OTH	0.00	0.00	31,500.00	0.00	31,500.00	63,000.00
01-15-510-301	OFFICE SUPPLIES	0.00	0.00	200.00	0.00	200.00	400.00
01-15-510-302	PRINTING & PUBLISHING	415.44	1,330.18	3,000.00	44.34	1,669.82	6,000.00
Total Dept 15-PLANNING & ECONOMIC DEVELOPMENT		415.44	1,330.18	3,000.00	44.34	1,669.82	6,000.00
Total Dept 10-ADMINISTRATION		402,999.73	780,303.52	1,353,585.00	57.65	573,281.48	2,707,170.00
Total Dept 15-PLANNING & ECONOMIC DEVELOPMENT		415.44	1,330.18	3,000.00	44.34	1,669.82	6,000.00
Total Dept 10-ADMINISTRATION		402,999.73	780,303.52	1,353,585.00	57.65	573,281.48	2,707,170.00
Total Dept 15-PLANNING & ECONOMIC DEVELOPMENT		415.44	1,330.18	3,000.00	44.34	1,669.82	6,000.00

EXPENDITURE REPORT FOR WILLOWBROOK
PERIOD ENDING 11/30/2015

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 11/30/2015	YTD BALANCE 11/30/2015	2015-16		% BDGT USED	AVAILABLE BALANCE	APPROP.	APPROP. AVAIL.
				ORIGINAL BUDGET	BUDGET				
Fund 01 - GENERAL FUND									
01-15-510-307	FEES/DUES/SUBSCRIPTIONS	0.00	471.75	400.00	117.94	(71.75)	800.00	328.25	
01-15-510-311	POSTAGE & METER RENT	3.63	45.63	750.00	6.08	704.37	1,500.00	1,454.37	
01-15-510-340	PLAN COMMISSION COMPENSA	58.39	349.98	815.00	42.94	465.02	1,630.00	1,280.02	
01-15-510-401	OPERATING EQUIPMENT	0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00	
	GENERAL MANAGEMENT	4,039.89	27,955.54	80,551.96	34.70	52,586.42	161,103.92	133,148.38	
CAPITAL IMPROVEMENTS									
01-15-540-641	EDP NEW EQUIPMENT	0.00	0.00	2.00	0.00	2.00	4.00	4.00	
	CAPITAL IMPROVEMENTS	0.00	0.00	2.00	0.00	2.00	4.00	4.00	
DATA PROCESSING									
01-15-515-305	EDP PERSONNEL TRAINING	0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00	
01-15-515-306	CONSULTING SERVICES	0.00	0.00	1,500.00	0.00	1,500.00	3,000.00	3,000.00	
	DATA PROCESSING	0.00	0.00	2,000.00	0.00	2,000.00	4,000.00	4,000.00	
ENGINEERING									
01-15-520-229	RENT - MEETING ROOM	0.00	0.00	150.00	0.00	150.00	300.00	300.00	
01-15-520-245	FEES - ENGINEERING	0.00	275.00	3,000.00	9.17	2,725.00	6,000.00	5,725.00	
01-15-520-246	FEES - COURT REPORTER	541.48	835.34	2,500.00	33.41	1,664.66	5,000.00	4,164.66	
01-15-520-254	PLAN REVIEW - ENGINEERING	1,950.28	5,756.28	12,500.00	46.05	6,743.72	25,000.00	19,243.72	
01-15-520-257	PLAN REVIEW - PLANNER	7,065.93	54,007.88	68,750.00	78.56	14,742.12	137,500.00	83,492.12	
01-15-520-258	PLAN REVIEW - TRAFFIC CONS	147.60	2,494.75	7,200.00	34.65	4,705.25	14,400.00	11,905.25	
	ENGINEERING	9,705.29	63,369.25	94,100.00	67.34	30,730.75	188,200.00	124,830.75	
RISK MANAGEMENT									
01-15-535-273	SELF INSURANCE - DEDUCTIBL	0.00	0.00	2,500.00	0.00	2,500.00	5,000.00	5,000.00	
	RISK MANAGEMENT	0.00	0.00	2,500.00	0.00	2,500.00	5,000.00	5,000.00	
Total Dept 15-PLANNING & ECONOMIC DEVELOPMEN		13,745.18	91,324.79	179,153.96	50.98	87,829.17	358,307.92	266,983.13	
Dept 20-PARKS & RECREATION									
CAPITAL IMPROVEMENTS									
01-20-595-641	EDP EQUIPMENT	0.00	0.00	1.00	0.00	1.00	2.00	2.00	
01-20-595-695	PARK IMPROVEMENTS - NEIGH	0.00	0.00	820,000.00	0.00	820,000.00	1,640,000.00	1,640,000.00	
	CAPITAL IMPROVEMENTS	0.00	0.00	820,001.00	0.00	820,001.00	1,640,002.00	1,640,002.00	
ADMINISTRATION									
01-20-400-147	EMPLOYEE BENEFITS - MEDICA	36.95	494.22	632.61	78.12	138.39	1,265.22	771.00	
01-20-400-151	IMRF	0.00	1,335.43	5,666.00	23.57	4,330.57	11,332.00	9,996.57	
01-20-400-161	SOCIAL SECURITY/FICA	157.98	2,113.17	2,704.94	78.12	591.77	5,409.88	3,296.71	
01-20-550-101	SALARIES - PERMANENT EMPL	2,373.79	21,043.15	36,128.00	58.25	15,084.85	72,256.00	51,212.85	
01-20-550-103	PART TIME - PROGRAM SUPER	0.00	0.00	7,500.00	0.00	7,500.00	15,000.00	15,000.00	
01-20-550-144	EMPLOYEE BENEFITS - UNEMP	0.00	160.26	217.00	73.85	56.74	434.00	273.74	
01-20-550-148	LIFE INS BENEFIT -APPOINTED/	84.10	511.60	1,420.00	36.03	908.40	2,840.00	2,328.40	
01-20-550-201	EMERGENCY TELEPHONE LINE	0.00	0.00	100.00	0.00	100.00	200.00	200.00	

EXPENDITURE REPORT FOR WILLOWBROOK
PERIOD ENDING 11/30/2015

GL NUMBER	DESCRIPTION	ACTIVITY FOR		YTD BALANCE	2015-16		AVAILABLE	APPROP.	APPROP. AVAIL.
		MONTH	11/30/2015		ORIGINAL	% BDGT			
Fund 01 - GENERAL FUND									
01-20-550-301	OFFICE SUPPLIES	0.00	0.00	0.00	200.00	0.00	200.00	400.00	400.00
01-20-550-302	PRINTING & PUBLISHING	0.00	3,883.87	3,883.87	8,360.00	46.46	4,476.13	16,720.00	12,836.13
01-20-550-303	FUEL/MILEAGE/WASH	6.40	6.40	6.40	266.00	2.41	259.60	532.00	525.60
01-20-550-304	SCHOOLS/CONFERENCES/TRA	0.00	177.58	177.58	325.00	54.64	147.42	650.00	472.42
01-20-550-307	FEES/DUES/SUBSCRIPTIONS	0.00	0.00	0.00	275.00	0.00	275.00	550.00	550.00
01-20-550-311	POSTAGE & METER RENT	1,327.74	3,534.98	3,534.98	5,969.00	59.22	2,434.02	11,938.00	8,403.02
ADMINISTRATION		3,986.96	33,250.66	33,250.66	69,763.55	47.68	36,502.89	139,527.10	106,266.44
DATA PROCESSING									
01-20-555-212	EDP SOFTWARE	0.00	0.00	0.00	200.00	0.00	200.00	400.00	400.00
01-20-555-306	CONSULTING SERVICES	0.00	7,500.00	7,500.00	0.00	100.00	(7,500.00)	400.00	(7,500.00)
DATA PROCESSING		0.00	7,500.00	7,500.00	200.00	3,750.00	(7,300.00)	400.00	(7,100.00)
RISK MANAGEMENT									
01-20-560-273	SELF INSURANCE - DEDUCTIBL	0.00	0.00	0.00	2,500.00	0.00	2,500.00	5,000.00	5,000.00
RISK MANAGEMENT		0.00	0.00	0.00	2,500.00	0.00	2,500.00	5,000.00	5,000.00
LANDSCAPING									
01-20-565-245	FEES - ENGINEERING	0.00	850.00	850.00	1,000.00	85.00	150.00	2,000.00	1,150.00
01-20-565-341	PARK LANDSCAPE SUPPLIES	399.60	4,682.95	4,682.95	15,500.00	30.21	10,817.05	31,000.00	26,317.05
01-20-565-342	LANDSCAPE MAINTENANCE SE	3,442.00	26,376.42	26,376.42	62,983.00	41.88	36,606.58	125,966.00	99,589.58
01-20-565-352	REIMB EXPENSES - MEMORIAL	0.00	0.00	0.00	3,500.00	0.00	3,500.00	7,000.00	7,000.00
LANDSCAPING		3,841.60	31,909.37	31,909.37	82,983.00	38.45	51,073.63	165,966.00	134,056.63
MAINTENANCE									
01-20-570-102	OVERTIME	0.00	7,431.54	7,431.54	7,000.00	106.16	(431.54)	14,000.00	6,568.46
01-20-570-103	PART TIME - LABOR	174.36	3,953.22	3,953.22	10,080.00	39.22	6,126.78	20,160.00	16,206.78
01-20-570-234	RENT - EQUIPMENT	27.20	664.52	664.52	907.00	73.27	242.48	1,814.00	1,149.48
01-20-570-279	TRASH REMOVAL	0.00	0.00	0.00	155.00	0.00	155.00	310.00	310.00
01-20-570-281	CONTRACTED MAINTENANCE	3,904.88	26,091.40	26,091.40	25,132.00	103.82	(959.40)	50,264.00	24,172.60
01-20-570-331	MAINTENANCE SUPPLIES	0.00	4,439.53	4,439.53	11,350.00	39.11	6,910.47	22,700.00	18,260.47
01-20-570-345	UNIFORMS	0.00	0.00	0.00	200.00	0.00	200.00	400.00	400.00
01-20-570-411	MAINTENANCE - EQUIPMENT	0.00	660.18	660.18	0.00	100.00	(660.18)	400.00	(660.18)
MAINTENANCE		4,106.44	43,240.39	43,240.39	54,824.00	78.87	11,583.61	109,648.00	66,407.61
SUMMER PROGRAM									
01-20-575-111	RECREATION INSTRUCTORS	0.00	1,697.69	1,697.69	2,253.00	75.35	555.31	4,506.00	2,808.31
01-20-575-119	SUMMER PROGRAM MATERIAL	108.00	10,606.33	10,606.33	13,949.00	76.04	3,342.67	27,898.00	17,291.67
01-20-575-517	SENIORS PROGRAM	0.00	0.00	0.00	4,542.00	0.00	4,542.00	9,084.00	9,084.00
SUMMER PROGRAM		108.00	12,304.02	12,304.02	20,744.00	59.31	8,439.98	41,488.00	29,183.98
FALL PROGRAM									
01-20-580-111	RECREATION INSTRUCTORS	0.00	0.00	0.00	442.00	0.00	442.00	884.00	884.00
01-20-580-118	FALL PROGRAM MATERIALS & S	0.00	684.00	684.00	5,062.00	13.51	4,378.00	10,124.00	9,440.00
01-20-580-517	SENIORS PROGRAM	0.00	0.00	0.00	4,542.00	0.00	4,542.00	9,084.00	9,084.00
FALL PROGRAM		0.00	684.00	684.00	10,046.00	6.81	9,362.00	20,092.00	19,408.00

EXPENDITURE REPORT FOR WILLOWBROOK
PERIOD ENDING 11/30/2015

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 11/30/2015	YTD BALANCE 11/30/2015	2015-16 ORIGINAL BUDGET	% BGD USED	AVAILABLE BALANCE	APPROP.	APPROP. AVAIL.
Fund 01 - GENERAL FUND								
WINTER PROGRAM								
01-20-585-112	RECREATION INSTRUCTORS	0.00	151.21	500.00	30.24	348.79	1,000.00	848.79
01-20-585-121	WINTER PROGRAM MATERIALS	0.00	837.00	6,429.00	13.02	5,592.00	12,858.00	12,021.00
01-20-585-150	CHILDRENS SPECIAL EVENTS -	1,037.10	1,184.08	2,496.00	47.44	1,311.92	4,992.00	3,807.92
01-20-585-151	FAMILY SPECIAL EVENT - MOVI	0.00	1,248.84	1,321.00	94.54	72.16	2,642.00	1,393.16
01-20-585-152	FAMILY SPECIAL EVENT - TREE	0.00	0.00	7,000.00	0.00	7,000.00	14,000.00	14,000.00
01-20-585-153	FAMILY SPECIAL EVENT - BACK	0.00	0.00	3,181.00	0.00	3,181.00	6,362.00	6,362.00
01-20-585-154	FAMILY SPECIAL EVENT - RACE	0.00	0.00	21,000.00	0.00	21,000.00	42,000.00	42,000.00
01-20-585-232	RENT - FACILITY	0.00	0.00	300.00	0.00	300.00	600.00	600.00
01-20-585-517	SENIORS PROGRAM	0.00	0.00	4,542.00	0.00	4,542.00	9,084.00	9,084.00
	WINTER PROGRAM	1,037.10	3,421.13	46,769.00	7.31	43,347.87	93,538.00	90,116.87
SPRING PROGRAM								
01-20-586-112	RECREATION INSTRUCTORS - S	0.00	0.00	1,800.00	0.00	1,800.00	3,600.00	3,600.00
01-20-586-121	SPRING PROGRAM MATERIALS	0.00	0.00	3,378.00	0.00	3,378.00	6,756.00	6,756.00
	SPRING PROGRAM	0.00	0.00	5,178.00	0.00	5,178.00	10,356.00	10,356.00
SPECIAL RECREATION								
01-20-590-518	SPECIAL RECREATION ASSOC	0.00	18,159.01	35,606.00	51.00	17,446.99	71,212.00	53,052.99
01-20-590-520	ADA RECREATION ACCOMMOD	0.00	0.00	11,175.00	0.00	11,175.00	22,350.00	22,350.00
01-20-590-521	ADA PARK IMPROVEMENTS	0.00	3,360.00	66,492.00	5.05	63,132.00	132,984.00	129,624.00
	SPECIAL RECREATION	0.00	21,519.01	113,273.00	19.00	91,753.99	226,546.00	205,026.99
Total Dept 20-PARKS & RECREATION								
		13,080.10	153,838.58	1,226,281.55	12.55	1,072,442.97	2,452,563.10	2,298,724.52
Dept 25-FINANCE DEPARTMENT								
GENERAL MANAGEMENT								
01-25-400-147	EMPLOYEE BENEFITS - MEDICA	233.28	1,703.52	1,533.00	111.12	(170.52)	3,066.00	1,362.48
01-25-400-151	IMRF	2,648.55	18,786.40	12,636.00	148.67	(6,150.40)	25,272.00	6,485.60
01-25-400-161	SOCIAL SECURITY/FICA	997.45	7,283.93	6,556.50	111.09	(727.43)	13,113.00	5,829.07
01-25-610-101	SALARIES	9,384.64	61,000.16	0.00	100.00	(61,000.16)		(61,000.16)
01-25-610-102	OVERTIME	148.96	1,959.21	1,500.00	130.61	(459.21)	3,000.00	1,040.79
01-25-610-104	PART TIME - CLERICAL	1,842.83	16,049.61	36,585.00	43.87	20,535.39	73,170.00	57,120.39
01-25-610-126	SALARIES - CLERICAL	5,205.12	41,583.79	67,665.00	61.46	26,081.21	135,330.00	93,746.21
01-25-610-141	EMPLOYEE BENEFIT - MEDICAL	1,965.19	11,732.21	18,237.00	64.33	6,504.79	36,474.00	24,741.79
01-25-610-144	EMPLOYEE BENEFIT - UNEMPL	0.00	215.25	421.00	51.13	205.75	842.00	626.75
01-25-610-301	OFFICE SUPPLIES	0.00	1,384.20	3,730.00	37.11	2,345.80	7,460.00	6,075.80
01-25-610-302	PRINTING & PUBLISHING	1,044.48	1,044.48	1,000.00	104.45	(44.48)	2,000.00	955.52
01-25-610-303	FUEL/MILEAGE/WASH	28.44	28.44	0.00	100.00	(28.44)		(28.44)
01-25-610-304	SCHOOLS/CONFERENCES/TRA	0.00	220.00	500.00	44.00	280.00	1,000.00	780.00
01-25-610-307	FEES/DUES/SUBSCRIPTIONS	0.00	8,291.86	7,200.00	115.16	(1,091.86)	14,400.00	6,108.14
01-25-610-311	POSTAGE & METER RENT	60.82	405.69	375.00	108.18	(30.69)	750.00	344.31
	GENERAL MANAGEMENT	23,559.76	171,688.75	157,938.50	108.71	(13,750.25)	315,877.00	144,188.25
CAPITAL IMPROVEMENTS								
01-25-625-641	EDP EQUIPMENT	(1,580.00)	85,676.41	233,503.00	36.69	147,826.59	467,006.00	381,329.59

EXPENDITURE REPORT FOR WILLOWBROOK
PERIOD ENDING 11/30/2015

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 11/30/2015	YTD BALANCE 11/30/2015	ORIGINAL BUDGET 2015-16	% BDDT USED	AVAILABLE BALANCE	APPROP. AVAIL.	APPROP. AVAIL.
Fund 01 - GENERAL FUND								
CAPITAL IMPROVEMENTS								
		(1,580.00)	85,676.41	233,503.00	36.69	147,826.59	467,006.00	381,329.59
DATA PROCESSING								
01-25-615-212	EDP SOFTWARE	266.34	10,778.52	15,135.00	71.22	4,356.48	30,270.00	19,491.48
01-25-615-213	VILLAGE-WIDE IT SOFTWARE/LI	0.00	1,249.71	6,120.00	20.42	4,870.29	12,240.00	10,990.29
01-25-615-263	MAINTENANCE - OFFICE MACHI	0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00
01-25-615-305	PERSONNEL TRAINING	0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00
01-25-615-306	IT - CONSULTING SERVICES	0.00	0.00	25,000.00	0.00	25,000.00	50,000.00	50,000.00
01-25-615-307	ERP CONSULTING SERVICES	0.00	1,600.00	0.00	100.00	(1,600.00)	1,000.00	(1,600.00)
01-25-615-331	OPERATING SUPPLIES	0.00	480.03	500.00	96.01	19.97	1,000.00	519.97
DATA PROCESSING								
		266.34	14,108.26	47,755.00	29.54	33,646.74	95,510.00	81,401.74
FINANCIAL AUDIT								
01-25-620-251	AUDIT SERVICES	4,000.00	23,045.00	23,690.00	97.28	645.00	47,380.00	24,335.00
01-25-620-252	FINANCIAL SERVICES	625.00	21,692.15	165,640.00	13.10	143,947.85	331,280.00	309,587.85
FINANCIAL AUDIT								
		4,625.00	44,737.15	189,330.00	23.63	144,592.85	378,660.00	333,922.85
Total Dept 25-FINANCE DEPARTMENT								
		26,871.10	316,210.57	628,526.50	50.31	312,315.93	1,257,053.00	940,842.43
Dept 30-POLICE DEPARTMENTS								
CAPITAL IMPROVEMENTS								
01-30-680-611	FURNITURE & OFFICE EQUIPME	0.00	13,560.00	18,430.00	73.58	4,870.00	36,860.00	23,300.00
01-30-680-625	NEW VEHICLES	0.00	125,470.73	130,000.00	96.52	4,529.27	260,000.00	134,529.27
01-30-680-641	EDP NEW EQUIPMENT	0.00	0.00	13.00	0.00	13.00	26.00	26.00
CAPITAL IMPROVEMENTS								
		0.00	139,030.73	148,443.00	93.66	9,412.27	296,886.00	157,855.27
ADMINISTRATION								
01-30-400-147	EMPLOYEE BENEFITS - MEDICA	2,648.44	23,430.47	37,026.00	63.28	13,595.53	74,052.00	50,621.53
01-30-400-151	IMRF	2,247.74	18,121.42	31,070.00	58.32	12,948.58	62,140.00	44,018.58
01-30-400-161	SOCIAL SECURITY/FICA	888.06	6,945.08	12,068.00	57.55	5,122.92	24,136.00	17,190.92
01-30-630-101	SALARIES - PERMANENT EMPL	151,761.56	1,474,743.67	2,142,037.00	68.85	667,293.33	4,284,074.00	2,809,330.33
01-30-630-102	OVERTIME	16,716.05	115,453.03	285,000.00	40.51	169,546.97	570,000.00	454,546.97
01-30-630-103	OVERTIME - SPECIAL DETAIL &	1,421.13	7,044.23	23,000.00	30.63	15,955.77	46,000.00	38,955.77
01-30-630-104	PART TIME - CLERICAL	1,836.16	12,487.08	24,587.00	50.79	12,099.92	49,174.00	36,686.92
01-30-630-106	SALARIES - CLERICAL	12,235.84	97,694.62	159,063.00	61.42	61,368.38	318,126.00	220,431.38
01-30-630-127	OVERTIME - CLERICAL	0.00	1,153.54	11,000.00	10.49	9,846.46	22,000.00	20,846.46
01-30-630-141	EMPLOYEE BENEFIT - MEDICAL	26,213.07	179,158.29	348,030.00	51.48	168,871.71	696,060.00	516,901.71
01-30-630-144	EMPLOYEE BENEFIT - UNEMPL	0.00	129.31	3,069.00	4.21	2,939.69	6,138.00	6,008.69
01-30-630-155	POLICE PENSION	47,271.54	378,172.32	614,530.00	61.54	236,357.68	1,229,060.00	850,887.68
01-30-630-201	PHONE - TELEPHONES	1,999.36	12,981.27	28,000.00	46.36	15,018.73	56,000.00	43,018.73
01-30-630-202	ACCREDITATION	4,065.00	4,065.00	5,000.00	81.30	935.00	10,000.00	5,935.00
01-30-630-238	FIAT	0.00	3,500.00	3,500.00	100.00	0.00	7,000.00	3,500.00
01-30-630-241	FEES - SPECIAL ATTORNEY	0.00	0.00	12,000.00	0.00	12,000.00	24,000.00	24,000.00
01-30-630-242	DUPAGE CHILDREN'S CENTER	0.00	3,000.00	3,000.00	100.00	0.00	6,000.00	3,000.00
01-30-630-245	FIRING RANGE	98.74	864.61	2,000.00	43.23	1,135.39	4,000.00	3,135.39
01-30-630-246	RED LIGHT - ADJUDICATOR	0.00	1,147.50	7,000.00	16.39	5,852.50	14,000.00	12,852.50
01-30-630-247	RED LIGHT - CAMERA FEES	16,373.72	74,316.22	269,700.00	27.56	195,383.78	539,400.00	465,083.78

EXPENDITURE REPORT FOR WILLOWBROOK
PERIOD ENDING 11/30/2015

GL NUMBER	DESCRIPTION	ACTIVITY FOR		YTD BALANCE 11/30/2015	2015-16		% BDGT USED	AVAILABLE BALANCE	APPROP.	APPROP. AVAIL.
		MONTH 11/30/2015	ORIGINAL BUDGET		ORIGINAL BUDGET					
Fund 01 - GENERAL FUND										
01-30-630-248	RED LIGHT - COMED	113.52	2,400.00	881.92	2,400.00	36.75	1,518.08	4,800.00	3,918.08	
01-30-630-249	RED LIGHT - MISC FEE	483.00	14,000.00	7,480.65	14,000.00	53.29	6,539.35	28,000.00	20,539.35	
01-30-630-301	OFFICE SUPPLIES	477.16	6,600.00	2,496.87	6,600.00	37.83	4,103.13	13,200.00	10,703.13	
01-30-630-302	PRINTING & PUBLISHING	0.00	5,450.00	451.77	5,450.00	8.29	4,998.23	10,900.00	10,448.23	
01-30-630-303	FUEL/MILEAGE/WASH	5,366.24	92,300.00	36,862.52	92,300.00	39.94	55,437.48	184,600.00	147,737.48	
01-30-630-304	SCHOOLS/CONFERENCES/TRA	634.18	25,000.00	4,851.12	25,000.00	19.40	20,148.88	50,000.00	45,148.88	
01-30-630-305	TUITION REIMBURSEMENT	0.00	3,000.00	0.00	3,000.00	0.00	3,000.00	6,000.00	6,000.00	
01-30-630-307	FEES/DUES/SUBSCRIPTIONS	552.90	12,500.00	8,326.28	12,500.00	66.61	4,173.72	25,000.00	16,673.72	
01-30-630-308	CADET PROGRAM	111.00	4,000.00	111.00	4,000.00	2.78	3,889.00	8,000.00	7,889.00	
01-30-630-311	POSTAGE & METER RENT	1,000.65	4,000.00	1,774.15	4,000.00	44.35	2,225.85	8,000.00	6,225.85	
01-30-630-315	COPY SERVICE	137.21	4,000.00	1,343.83	4,000.00	33.60	2,656.17	8,000.00	6,656.17	
01-30-630-331	OPERATING SUPPLIES	59.13	6,000.00	639.77	6,000.00	10.66	5,360.23	12,000.00	11,360.23	
01-30-630-345	UNIFORMS	56.88	29,000.00	10,927.36	29,000.00	37.68	18,072.64	58,000.00	47,072.64	
01-30-630-346	AMMUNITION	0.00	12,000.00	0.00	12,000.00	0.00	12,000.00	24,000.00	24,000.00	
01-30-630-401	OPERATING EQUIPMENT	920.61	23,000.00	6,904.88	23,000.00	30.02	16,095.12	46,000.00	39,095.12	
01-30-630-405	FURNITURE & OFFICE EQUIPME	0.00	500.00	219.00	500.00	43.80	281.00	1,000.00	781.00	
01-30-630-409	MAINTENANCE - VEHICLES	17,338.50	72,000.00	34,092.54	72,000.00	47.35	37,907.46	144,000.00	109,907.46	
01-30-630-421	MAINTENANCE - RADIO EQUIPM	0.00	6,300.00	0.00	6,300.00	0.00	6,300.00	12,600.00	12,600.00	
ADMINISTRATION		313,027.39	4,342,730.00	2,531,751.32	4,342,730.00	58.30	1,810,978.68	8,685,460.00	6,153,708.68	
DATA PROCESSING										
01-30-640-212	EDP SOFTWARE	750.00	6,600.00	2,116.53	6,600.00	32.07	4,483.47	13,200.00	11,083.47	
01-30-640-263	EDP EQUIPMENT MAINTENANC	0.00	11,000.00	0.00	11,000.00	0.00	11,000.00	22,000.00	22,000.00	
01-30-640-306	CONSULTING SERVICES	0.00	1,500.00	0.00	1,500.00	0.00	1,500.00	3,000.00	3,000.00	
DATA PROCESSING		750.00	19,100.00	2,116.53	19,100.00	11.08	16,983.47	38,200.00	36,083.47	
RISK MANAGEMENT										
01-30-645-273	SELF INSURANCE - DEDUCTIBL	0.00	12,500.00	2,500.00	12,500.00	20.00	10,000.00	25,000.00	22,500.00	
01-30-645-275	BONDS - SELF INSURANCE	0.00	0.00	1,460.62	0.00	100.00	(1,460.62)	25,000.00	(1,460.62)	
RISK MANAGEMENT		0.00	12,500.00	3,960.62	12,500.00	31.68	8,539.38	25,000.00	21,039.38	
PATROL										
01-30-650-268	ANIMAL CONTROL	190.00	800.00	435.00	800.00	54.38	365.00	1,600.00	1,165.00	
01-30-650-343	JAIL SUPPLIES	0.00	1,000.00	159.00	1,000.00	15.90	841.00	2,000.00	1,841.00	
01-30-650-349	DRUG FORFEITURE EXP - FEDE	1,105.68	40,000.00	20,438.76	40,000.00	51.10	19,561.24	80,000.00	59,561.24	
PATROL		1,295.68	41,800.00	21,032.76	41,800.00	50.32	20,767.24	83,600.00	62,567.24	
INVESTIGATIVE										
01-30-655-335	CAMERA SUPPLIES	0.00	400.00	0.00	400.00	0.00	400.00	800.00	800.00	
01-30-655-339	CONFIDENTIAL FUNDS	0.00	1,000.00	0.00	1,000.00	0.00	1,000.00	2,000.00	2,000.00	
INVESTIGATIVE		0.00	1,400.00	0.00	1,400.00	0.00	1,400.00	2,800.00	2,800.00	
TRAFFIC SAFETY										
01-30-660-105	PART TIME - CROSSING GUARD	551.08	4,950.00	2,786.66	4,950.00	56.30	2,163.34	9,900.00	7,113.34	
TRAFFIC SAFETY		551.08	4,950.00	2,786.66	4,950.00	56.30	2,163.34	9,900.00	7,113.34	
ESDA COORDINATOR										

EXPENDITURE REPORT FOR WILLOWBROOK
PERIOD ENDING 11/30/2015

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 11/30/2015	YTD BALANCE 11/30/2015	2015-16 ORIGINAL BUDGET	% BGD T USED	AVAILABLE BALANCE	APPROP. AVAIL	APPROP. AVAIL
Fund 01 - GENERAL FUND								
01-30-665-263	SIREN MAINTENANCE	0.00	550.00	750.00	73.33	200.00	1,500.00	950.00
ESDA COORDINATOR		0.00	550.00	750.00	73.33	200.00	1,500.00	950.00
CRIME PREVENTION								
01-30-670-302	PRINTING & PUBLISHING	0.00	0.00	1,000.00	0.00	1,000.00	2,000.00	2,000.00
01-30-670-331	COMMODITIES	749.61	4,147.82	4,500.00	92.17	352.18	9,000.00	4,852.18
CRIME PREVENTION		749.61	4,147.82	5,500.00	75.41	1,352.18	11,000.00	6,852.18
TELECOMMUNICATIONS								
01-30-675-235	RADIO DISPATCHING	0.00	155,441.30	269,500.00	57.68	114,058.70	539,000.00	383,558.70
TELECOMMUNICATIONS		0.00	155,441.30	269,500.00	57.68	114,058.70	539,000.00	383,558.70
Total Dept 30-POLICE DEPARTMENT		316,373.76	2,860,817.74	4,846,673.00	59.03	1,985,855.26	9,693,346.00	6,832,528.26
Dept 35-PUBLIC WORKS DEPARTMENT								
CAPITAL IMPROVEMENTS								
01-35-765-625	VEHICLES - NEW & OTHER	0.00	0.00	16,000.00	0.00	16,000.00	32,000.00	32,000.00
01-35-765-626	EQUIPMENT - LOADER	0.00	9,835.70	10,000.00	98.36	164.30	20,000.00	10,164.30
01-35-765-641	EDP NEW EQUIPMENT	0.00	0.00	3.00	0.00	3.00	6.00	6.00
01-35-765-685	STREET IMPROVEMENTS	0.00	137,398.25	46,131.00	297.84	(91,267.25)	92,262.00	(45,136.25)
CAPITAL IMPROVEMENTS		0.00	147,233.95	72,134.00	204.11	(75,099.95)	144,268.00	(2,965.95)
ADMINISTRATION								
01-35-400-147	EMPLOYEE BENEFITS - MEDICA	193.96	1,708.48	2,636.38	64.80	927.90	5,272.76	3,564.28
01-35-400-151	IMRF	2,278.54	18,449.55	29,278.00	63.02	10,828.45	58,556.00	40,106.45
01-35-400-161	SOCIAL SECURITY/FICA	637.20	6,742.36	11,272.78	59.81	4,530.42	22,545.56	15,803.20
01-35-710-101	SALARIES - PERMANENT EMPL	7,388.16	74,382.72	119,945.00	62.01	45,562.28	239,890.00	165,507.28
01-35-710-102	OVERTIME	3,350.28	11,355.82	18,620.00	60.99	7,264.18	37,240.00	25,884.18
01-35-710-103	PART TIME - LABOR	848.75	16,891.21	21,560.00	78.35	4,668.79	43,120.00	26,228.79
01-35-710-126	SALARIES - CLERICAL	1,668.80	13,332.04	21,694.00	61.45	8,361.96	43,388.00	30,055.96
01-35-710-141	EMPLOYEE BENEFITS - MEDICA	1,240.43	10,305.04	13,170.00	78.25	2,864.96	26,340.00	16,034.96
01-35-710-144	EMPLOYEE BENEFITS - UNEMP	0.00	160.44	220.00	72.93	59.56	440.00	279.56
01-35-710-201	TELEPHONES	141.36	1,421.39	2,500.00	56.86	1,078.61	5,000.00	3,578.61
01-35-710-301	OFFICE SUPPLIES	0.00	187.44	750.00	24.99	562.56	1,500.00	1,312.56
01-35-710-302	PRINTING & PUBLISHING	345.00	615.00	1,544.00	39.83	929.00	3,088.00	2,473.00
01-35-710-303	FUEL/MILEAGE/WASH	1,111.62	8,007.23	17,873.00	44.80	9,865.77	35,746.00	27,738.77
01-35-710-304	SCHOOLS/CONFERENCES/TRA	0.00	96.00	3,500.00	2.74	3,404.00	7,000.00	6,904.00
01-35-710-306	REIMB PERSONAL EXPENSE	0.00	0.00	300.00	0.00	300.00	600.00	600.00
01-35-710-307	FEES/DUES/SUBSCRIPTIONS	66.53	245.53	300.00	81.84	54.47	600.00	354.47
01-35-710-311	POSTAGE & METER RENT	28.55	1,230.56	1,500.00	82.04	269.44	3,000.00	1,769.44
01-35-710-345	UNIFORMS	646.17	2,662.57	4,500.00	59.17	1,837.43	9,000.00	6,337.43
01-35-710-405	FURNITURE & OFFICE EQUIPME	0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00
ADMINISTRATION		19,945.35	167,793.38	271,663.16	61.77	103,869.78	543,326.32	375,532.94
DATA PROCESSING								
01-35-715-263	EQUIPMENT MAINTENANCE	102.85	617.10	750.00	82.28	132.90	1,500.00	882.90

EXPENDITURE REPORT FOR WILLOWBROOK
PERIOD ENDING 11/30/2015

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 11/30/2015	YTD BALANCE 11/30/2015	2015-16 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE	APPROP. AVAIL.	APPROP. AVAIL.
Fund 01 - GENERAL FUND								
01-35-755-279	TRASH REMOVAL	0.00	0.00	2,125.00	0.00	2,125.00	4,250.00	4,250.00
01-35-755-281	ROUTE 83 BEAUTIFICATION	5,046.12	30,404.60	48,000.00	63.34	17,595.40	96,000.00	65,595.40
01-35-755-282	REIMB EXP - CONSTRUCTION	0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00
01-35-755-283	REIMB EXP - OTHER	0.00	0.00	1,800.00	0.00	1,800.00	3,600.00	3,600.00
01-35-755-284	REIMB EXP - BRUSH PICKUP	600.00	10,100.00	23,750.00	42.53	13,650.00	47,500.00	37,400.00
01-35-755-290	EQUIPMENT RENTAL	0.00	0.00	750.00	0.00	750.00	1,500.00	1,500.00
01-35-755-328	STREET & ROW MAINTENANCE	0.00	750.00	20,000.00	3.75	19,250.00	40,000.00	39,250.00
01-35-755-331	OPERATING SUPPLIES	0.00	0.00	80,000.00	0.00	80,000.00	160,000.00	160,000.00
01-35-755-332	J.U.L.I.E.	0.00	954.12	1,909.00	49.98	954.88	3,818.00	2,863.88
01-35-755-333	ROAD SIGNS	1,675.00	6,928.70	9,000.00	76.99	2,071.30	18,000.00	11,071.30
01-35-755-401	OPERATING EQUIPMENT	0.00	0.00	5,000.00	0.00	5,000.00	10,000.00	10,000.00
	STREET MAINTENANCE	7,321.12	49,137.42	192,834.00	25.48	143,696.58	385,668.00	336,530.58
NUISANCE CONTROL								
01-35-760-258	PEST CONTROL	0.00	900.00	1,000.00	90.00	100.00	2,000.00	1,100.00
01-35-760-259	MOSQUITO ABATEMENT	0.00	28,869.55	32,100.00	89.94	3,230.45	64,200.00	35,330.45
	NUISANCE CONTROL	0.00	29,769.55	33,100.00	89.94	3,330.45	66,200.00	36,430.45
Total Dept 35-PUBLIC WORKS DEPARTMENT								
		84,742.20	719,318.09	1,186,302.16	60.64	466,984.07	2,372,604.32	1,653,286.23
Dept 40-BUILDING & ZONING DEPARTMENT								
GENERAL MANAGEMENT								
01-40-400-147	EMPLOYEE BENEFITS - MEDICA	142.44	1,081.72	1,650.46	65.54	568.74	3,300.92	2,219.20
01-40-400-151	IMRF	1,831.54	13,914.46	20,795.00	66.91	6,880.54	41,590.00	27,675.54
01-40-400-161	SOCIAL SECURITY/FICA	609.04	4,625.30	7,057.15	65.54	2,431.85	14,114.30	9,489.00
01-40-810-101	SALARIES - PERMANENT EMPL	5,517.28	44,077.62	71,723.00	61.46	27,645.38	143,446.00	99,368.38
01-40-810-102	OVERTIME	2,621.83	16,951.71	15,413.00	109.98	(1,538.71)	30,826.00	13,874.29
01-40-810-126	SALARIES - CLERICAL	2,053.04	16,401.82	26,689.00	61.46	10,287.18	53,378.00	36,976.18
01-40-810-141	EMPLOYEE BENEFITS - MEDICA	0.00	14,066.74	27,346.00	51.44	13,279.26	54,692.00	40,625.26
01-40-810-144	EMPLOYEE BENEFITS - UNEMP	0.00	4.10	165.00	2.48	160.90	330.00	325.90
01-40-810-201	TELEPHONES	108.05	653.39	1,000.00	65.34	346.61	2,000.00	1,346.61
01-40-810-301	OFFICE SUPPLIES	20.27	502.55	750.00	67.01	247.45	1,500.00	997.45
01-40-810-302	PRINTING & PUBLISHING	0.00	137.00	1,000.00	13.70	863.00	2,000.00	1,863.00
01-40-810-303	FUEL/MILEAGE/WASH	45.78	501.93	1,500.00	33.46	998.07	3,000.00	2,498.07
01-40-810-304	SCHOOLS/CONFERENCES/TRA	20.00	90.00	1,000.00	9.00	500.00	2,000.00	1,910.00
01-40-810-307	FEES/DUES/SUBSCRIPTIONS	0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00
01-40-810-311	POSTAGE & METER RENT	77.81	258.73	400.00	64.68	141.27	800.00	541.27
01-40-810-401	OPERATING EQUIPMENT	134.99	146.92	200.00	73.46	53.08	400.00	253.08
01-40-810-409	MAINTENANCE - VEHICLES	0.00	0.00	1,000.00	0.00	1,000.00	2,000.00	2,000.00
	GENERAL MANAGEMENT	15,292.50	113,413.99	178,188.61	63.65	64,774.62	356,377.22	242,963.23
DATA PROCESSING								
01-40-815-263	EDP EQUIPMENT MAINTENANC	0.00	0.00	250.00	0.00	250.00	500.00	500.00
01-40-815-305	EDP PERSONNEL TRAINING	0.00	264.48	400.00	66.12	135.52	800.00	535.52
01-40-815-306	CONSULTING SERVICES	0.00	0.00	750.00	0.00	750.00	1,500.00	1,500.00
01-40-815-401	EDP OPERATING EQUIPMENT	0.00	0.00	2.00	0.00	2.00	4.00	4.00
	DATA PROCESSING	0.00	264.48	1,402.00	18.86	1,137.52	2,804.00	2,539.52

EXPENDITURE REPORT FOR WILLOWBROOK
PERIOD ENDING 11/30/2015

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 11/30/2015	YTD BALANCE 11/30/2015	2015-16 ORIGINAL BUDGET	% BGD T USED	AVAILABLE BALANCE	APPROP. AVAIL.	APPROP. AVAIL.
Fund 02 - WATER FUND								
Dept 50-WATER DEPARTMENTS								
CAPITAL IMPROVEMENTS								
02-50-440-626	VEHICLES - NEW AND OTHER	0.00	0.00	16,000.00	0.00	16,000.00	32,000.00	32,000.00
02-50-440-694	DISTRIBUTION SYSTEM REPLA	0.00	2,128.86	10,000.00	21.29	7,871.14	20,000.00	17,871.14
	CAPITAL IMPROVEMENTS	0.00	2,128.86	26,000.00	8.19	23,871.14	52,000.00	49,871.14
ADMINISTRATION								
02-50-400-147	EMPLOYEE BENEFITS - MEDICA	198.31	1,818.79	2,894.00	62.85	1,075.21	5,788.00	3,969.21
02-50-400-151	IMRF	2,334.78	19,852.22	31,895.00	62.24	12,042.78	63,790.00	43,937.78
02-50-400-161	SOCIAL SECURITY/FICA	655.81	7,193.10	12,374.00	58.13	5,180.90	24,748.00	17,554.90
02-50-401-101	SALARIES - PERMANENT EMPL	7,388.16	74,382.71	119,945.00	62.01	45,562.29	239,890.00	165,507.29
02-50-401-102	OVERTIME	3,935.70	22,759.60	32,944.00	69.09	10,184.40	65,888.00	43,128.40
02-50-401-103	PART TIME - LABOR	848.75	16,841.68	25,000.00	67.37	8,158.32	50,000.00	33,158.32
02-50-401-126	SALARIES - CLERICAL	1,668.80	13,332.04	21,694.00	61.45	8,361.96	43,388.00	30,055.96
02-50-401-141	EMPLOYEE BENEFITS - MEDICA	1,023.28	7,325.66	13,170.00	55.62	5,844.34	26,340.00	19,014.34
02-50-401-144	EMPLOYEE BENEFITS - UNEMP	0.00	93.48	220.00	42.49	126.52	440.00	346.52
02-50-401-201	PHONE - TELEPHONES	883.48	6,535.45	9,600.00	68.08	3,064.55	19,200.00	12,664.55
02-50-401-239	FEES - VILLAGE ATTORNEY	0.00	0.00	1,000.00	0.00	1,000.00	2,000.00	2,000.00
02-50-401-301	OFFICE SUPPLIES	259.00	852.00	1,639.00	51.98	787.00	3,278.00	2,426.00
02-50-401-302	PRINTING & PUBLISHING	0.00	5,393.97	3,194.00	168.88	(2,199.97)	6,388.00	994.03
02-50-401-303	FUEL/MILEAGE/WASH	0.00	2,066.71	4,500.00	45.93	2,433.29	9,000.00	6,933.29
02-50-401-304	SCHOOLS/CONFERENCES/TRA	10.00	544.00	2,250.00	24.18	1,706.00	4,500.00	3,956.00
02-50-401-306	REIMBURSE PERSONAL EXPEN	0.00	0.00	150.00	0.00	150.00	300.00	300.00
02-50-401-307	FEES/DUES/SUBSCRIPTIONS	0.00	335.00	750.00	44.67	415.00	1,500.00	1,165.00
02-50-401-311	POSTAGE & METER RENT	267.99	5,909.07	6,160.00	95.93	250.93	12,320.00	6,410.93
02-50-401-405	FURNITURE & OFFICE EQUIPME	0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00
	ADMINISTRATION	19,474.06	185,235.48	289,879.00	63.90	104,643.52	579,758.00	394,522.52
DATA PROCESSING								
02-50-417-212	EDP SOFTWARE	2,500.00	8,481.88	15,650.00	54.20	7,168.12	31,300.00	22,818.12
02-50-417-263	EDP EQUIPMENT MAINTENANC	0.00	545.00	2,000.00	27.25	1,455.00	4,000.00	3,455.00
02-50-417-305	EDP PERSONNEL TRAINING	0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00
02-50-417-401	EDP OPERATING EQUIPMENT	0.00	0.00	4.00	0.00	4.00	8.00	8.00
	DATA PROCESSING	2,500.00	9,026.88	18,154.00	49.72	9,127.12	36,308.00	27,281.12
ENGINEERING								
02-50-405-245	FEES - ENGINEERING	0.00	584.50	2,575.00	22.70	1,990.50	5,150.00	4,565.50
	ENGINEERING	0.00	584.50	2,575.00	22.70	1,990.50	5,150.00	4,565.50
TRANSFERS TO OTHER FUNDS								
02-50-410-501	REIMBURSE OVERHEAD GENER	39,184.83	274,293.81	470,218.00	58.33	195,924.19	940,436.00	666,142.19
02-50-900-109	TRANSFER TO WATER CAPITAL	0.00	100,000.00	100,000.00	100.00	0.00	200,000.00	100,000.00
02-50-900-111	TRANSFER TO DEBT SERVICE	31,616.00	32,832.00	32,832.00	100.00	0.00	65,664.00	32,832.00
02-50-900-112	TRANSFER TO DEBT SERVICE -	0.00	4,509.42	21,451.00	21.02	16,941.58	42,902.00	38,392.58
	TRANSFERS TO OTHER FUNDS	70,800.83	411,635.23	624,501.00	65.91	212,865.77	1,249,002.00	837,366.77
WATER PRODUCTION								
02-50-420-206	ENERGY - ELECTRIC PUMP	977.93	6,092.77	16,000.00	38.08	9,907.23	32,000.00	25,907.23

EXPENDITURE REPORT FOR WILLOWBROOK
PERIOD ENDING 11/30/2015

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 11/30/2015	YTD BALANCE 11/30/2015	2015-16 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE	APPROP. AVAIL.	APPROP. AVAIL.
Fund 02 - WATER FUND								
02-50-420-294	LANDSCAPING - WELLS 1 & 3	0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00
02-50-420-297	LANDSCAPING - STANDPIPE	0.00	0.00	1,000.00	0.00	1,000.00	2,000.00	2,000.00
02-50-420-361	CHEMICALS	0.00	991.47	1,750.00	56.66	758.53	3,500.00	2,508.53
02-50-420-362	SAMPLING ANALYSIS	184.50	995.75	2,678.00	36.81	1,692.25	5,356.00	4,370.25
02-50-420-488	MAINTENANCE - PUMPS & WELL	0.00	435.00	500.00	87.00	65.00	1,000.00	565.00
02-50-420-491	PUMP INSPECTION REPAIR MAI	0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00
02-50-420-575	PURCHASE OF WATER	145,209.00	1,048,362.86	1,788,287.00	58.62	739,924.14	3,576,574.00	2,528,211.14
WATER PRODUCTION		146,371.43	1,056,867.85	1,811,215.00	58.35	754,347.15	3,622,430.00	2,565,562.15
WATER STORAGE								
02-50-425-473	WELLHOUSE REPAIRS & MAINT	0.00	2,183.79	1,000.00	218.38	(1,183.79)	2,000.00	(183.79)
02-50-425-474	WELLHOUSE REPAIRS & MAIN -	0.00	720.00	1,000.00	72.00	280.00	2,000.00	1,280.00
02-50-425-475	MATERIALS & SUPPLIES- STAN	0.00	0.00	1,500.00	0.00	1,500.00	3,000.00	3,000.00
02-50-425-485	REPAIRS & MAINTENANCE-STA	1,322.00	2,795.09	5,985.00	46.70	3,189.91	11,970.00	9,174.91
WATER STORAGE		1,322.00	5,698.88	9,485.00	60.08	3,786.12	18,970.00	13,271.12
TRANSPORTATION/DISTRIBUTION								
02-50-430-276	LEAK SURVEYS	0.00	10,602.67	7,500.00	141.37	(3,102.67)	15,000.00	4,397.33
02-50-430-277	WATER DISTRIBUTION REPAIRS	26,319.65	78,628.17	95,000.00	82.77	16,371.83	190,000.00	111,371.83
02-50-430-299	LANDSCAPING - OTHER	0.00	5,203.58	4,000.00	130.09	(1,203.58)	8,000.00	2,796.42
02-50-430-401	OPERATING EQUIPMENT	0.00	0.00	1,000.00	0.00	1,000.00	2,000.00	2,000.00
02-50-430-425	J. U. L. I. E. MAINTENANCE & SU	0.00	12.88	750.00	1.72	737.12	1,500.00	1,487.12
02-50-430-476	MATERIAL & SUPPLIES - DISTRI	1,071.11	14,528.12	10,000.00	145.28	(4,528.12)	20,000.00	5,471.88
TRANSPORTATION/DISTRIBUTION		27,390.76	108,975.42	118,250.00	92.16	9,274.58	236,500.00	127,524.58
METERS & BILLING								
02-50-435-278	METERS FLOW TESTING	0.00	604.60	12,000.00	5.04	11,395.40	24,000.00	23,395.40
02-50-435-461	NEW METERING EQUIPMENT	0.00	335.15	10,000.00	3.35	9,664.85	20,000.00	19,664.85
02-50-435-462	METER REPLACEMENT	0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00
02-50-435-463	MAINTENANCE - METER EQUIP	0.00	0.00	5,000.00	0.00	5,000.00	10,000.00	10,000.00
METERS & BILLING		0.00	939.75	27,500.00	3.42	26,560.25	55,000.00	54,060.25
Total Dept 50-WATER DEPARTMENT		267,859.08	1,781,092.85	2,927,559.00	60.84	1,146,466.15	5,855,118.00	4,074,025.15
Fund 02 - WATER FUND:								
TOTAL EXPENDITURES		267,859.08	1,781,092.85	2,927,559.00	60.84	1,146,466.15	5,855,118.00	4,074,025.15

EXPENDITURE REPORT FOR WILLOWBROOK
PERIOD ENDING 11/30/2015

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 11/30/2015	YTD BALANCE 11/30/2015	2015-16 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE	APPROP. APPROP. AVAIL.
Fund 03 - HOTEL/MOTEL TAX FUND							
Dept 53-HOTEL/MOTEL							
COMMUNITY RELATIONS							
03-53-435-303	WILLOWBROOK MOBILE PHONE	0.00	2,750.00	2,750.00	100.00	0.00	2,750.00
03-53-435-316	LANDSCAPE BEAUTIFICATION	62.10	277.60	3,000.00	9.25	2,722.40	5,722.40
03-53-435-317	ADVERTISING	4,510.61	31,562.18	60,450.00	52.21	28,887.82	89,337.82
03-53-435-319	CHAMBER DIRECTORY	0.00	3,000.00	3,000.00	100.00	0.00	3,000.00
	COMMUNITY RELATIONS	4,572.71	37,589.78	69,200.00	54.32	31,610.22	100,810.22
ADMINISTRATION							
03-53-401-307	FEES/DUES/SUBSCRIPTIONS	3,000.00	5,625.00	9,000.00	62.50	3,375.00	12,375.00
03-53-401-311	POSTAGE & METER RENT	19.73	19.73	125.00	15.78	105.27	230.27
	ADMINISTRATION	3,019.73	5,644.73	9,125.00	61.86	3,480.27	12,605.27
SPECIAL EVENTS							
03-53-436-378	WINE & DINE INTELLIGENTLY	87.12	87.12	2,000.00	4.36	1,912.88	3,912.88
03-53-436-379	SPECIAL PROMOTIONAL EVENT	0.00	2,500.00	2,500.00	100.00	0.00	2,500.00
	SPECIAL EVENTS	87.12	2,587.12	4,500.00	57.49	1,912.88	6,412.88
	Total Dept 53-HOTEL/MOTEL	7,679.56	45,821.63	82,825.00	55.32	37,003.37	119,828.37
Fund 03 - HOTEL/MOTEL TAX FUND:							
	TOTAL EXPENDITURES	7,679.56	45,821.63	82,825.00	55.32	37,003.37	119,828.37

EXPENDITURE REPORT FOR WILLOWBROOK
 PERIOD ENDING 11/30/2015

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 11/30/2015	YTD BALANCE 11/30/2015	2015-16 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE	APPROP. APPROP. AVAIL.
Fund 04 - MOTOR FUEL TAX FUND							
Dept 56-MOTOR FUEL TAX							
CAPITAL IMPROVEMENTS							
04-56-430-684	STREET MAINTENANCE CONTR	9,105.62	184,854.19	225,000.00	82.16	40,145.81	265,145.81
CAPITAL IMPROVEMENTS		9,105.62	184,854.19	225,000.00	82.16	40,145.81	265,145.81
	Total Dept 56-MOTOR FUEL TAX	9,105.62	184,854.19	225,000.00	82.16	40,145.81	265,145.81
	Fund 04 - MOTOR FUEL TAX FUND:						
	TOTAL EXPENDITURES	9,105.62	184,854.19	225,000.00	82.16	40,145.81	265,145.81

EXPENDITURE REPORT FOR WILLOWBROOK
 PERIOD ENDING 11/30/2015

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 11/30/2015	YTD BALANCE 11/30/2015	2015-16 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE	APPROP. APPROP. AVAIL.
Fund 06 - SSA ONE BOND & INTEREST FUND							
Dept 60-SSA BOND							
OTHER							
06-60-550-401	BOND PRINCIPAL EXPENSE	135,000.00	135,000.00	135,000.00	100.00	0.00	270,000.00
06-60-550-402	BOND INTEREST EXPENSE	93,657.50	187,315.00	187,315.00	100.00	0.00	374,630.00
OTHER		228,657.50	322,315.00	322,315.00	100.00	0.00	644,630.00
Total Dept 60-SSA BOND		228,657.50	322,315.00	322,315.00	100.00	0.00	644,630.00
Fund 06 - SSA ONE BOND & INTEREST FUND:							
TOTAL EXPENDITURES		228,657.50	322,315.00	322,315.00	100.00	0.00	644,630.00
							322,315.00

EXPENDITURE REPORT FOR WILLOWBROOK
PERIOD ENDING 11/30/2015

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 11/30/2015	YTD BALANCE 11/30/2015	2015-16 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE	APPROP. AVAIL.
Fund 07 - POLICE PENSION FUND							
Dept 62							
ADMINISTRATION							
07-62-401-242	LEGAL FEES	0.00	200.00	0.00	100.00	(200.00)	(200.00)
07-62-401-251	AUDIT FEES	0.00	4,455.00	0.00	100.00	(4,455.00)	(4,455.00)
07-62-401-252	ACTUARY SERVICES	4,400.00	4,400.00	0.00	100.00	(4,400.00)	(4,400.00)
07-62-401-253	FINANCIAL ADVISORY FEES	0.00	16,363.75	0.00	100.00	(16,363.75)	(16,363.75)
07-62-401-304	SCHOOL/CONFERENCES/TRAV	0.00	2,903.25	0.00	100.00	(2,903.25)	(2,903.25)
07-62-401-531	FILING FEE - IL DEPT OF INSUR	0.00	3,630.56	0.00	100.00	(3,630.56)	(3,630.56)
ADMINISTRATION		4,400.00	31,952.56	0.00	100.00	(31,952.56)	(31,952.56)
PENSION BENEFITS							
07-62-401-581	PENSION BENEFITS	63,333.51	413,566.39	0.00	100.00	(413,566.39)	(413,566.39)
07-62-401-582	WIDOW'S PENSION	3,209.37	22,465.59	0.00	100.00	(22,465.59)	(22,465.59)
07-62-401-583	DISABILITY BENEFITS	4,446.08	31,122.56	0.00	100.00	(31,122.56)	(31,122.56)
PENSION BENEFITS		70,988.96	467,154.54	0.00	100.00	(467,154.54)	(467,154.54)
Total Dept 62		75,388.96	499,107.10	0.00	100.00	(499,107.10)	(499,107.10)
Fund 07 - POLICE PENSION FUND:							
TOTAL EXPENDITURES		75,388.96	499,107.10	0.00	100.00	(499,107.10)	(499,107.10)

EXPENDITURE REPORT FOR WILLOWBROOK
PERIOD ENDING 11/30/2015

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 11/30/2015	YTD BALANCE 11/30/2015	2015-16 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE	APPROP. 826,800.00	APPROP. AVAIL. 776,756.84
Fund 09 - WATER CAPITAL IMPROVEMENTS FUND								
Dept 65-WATER CAPITAL IMPROVEMENTS								
CAPITAL IMPROVEMENTS								
09-65-440-600	WATER SYSTEM IMPROVEMEN	0.00	0.00	15,000.00	0.00	15,000.00	30,000.00	30,000.00
09-65-440-602	MTU REPLACEMENT	0.00	11,694.98	0.00	100.00	(11,694.98)		(11,694.98)
09-65-440-603	VALVE INSERTION PROGRAM	0.00	0.00	6,000.00	0.00	6,000.00	12,000.00	12,000.00
09-65-440-604	WATER TANK REPAIRS	(372,226.60)	38,348.18	392,400.00	9.77	354,051.82	784,800.00	746,451.82
CAPITAL IMPROVEMENTS		(372,226.60)	50,043.16	413,400.00	12.11	363,356.84	826,800.00	776,756.84
Total Dept 65-WATER CAPITAL IMPROVEMENTS		(372,226.60)	50,043.16	413,400.00	12.11	363,356.84	826,800.00	776,756.84
Fund 09 - WATER CAPITAL IMPROVEMENTS FUND:								
TOTAL EXPENDITURES		(372,226.60)	50,043.16	413,400.00	12.11	363,356.84	826,800.00	776,756.84

EXPENDITURE REPORT FOR WILLOWBROOK
PERIOD ENDING 11/30/2015

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 11/30/2015	YTD BALANCE 11/30/2015	2015-16 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE	APPROP. AVAIL.	APPROP. AVAIL.
Fund 10 - CAPITAL PROJECT FUND								
Dept 68-CAPITAL PROJECTS								
CAPITAL IMPROVEMENTS								
10-68-540-422	BORSE COMMUNITY PARK IMP	0.00	0.00	84,698.00	0.00	84,698.00	169,396.00	169,396.00
	CAPITAL IMPROVEMENTS	0.00	0.00	84,698.00	0.00	84,698.00	169,396.00	169,396.00
OTHER								
10-68-550-404	BOND ISSUANCE COSTS	0.00	0.00	800.00	0.00	800.00	1,600.00	1,600.00
	OTHER	0.00	0.00	800.00	0.00	800.00	1,600.00	1,600.00
	Total Dept 68-CAPITAL PROJECTS	0.00	0.00	85,498.00	0.00	85,498.00	170,996.00	170,996.00
	Fund 10 - CAPITAL PROJECT FUND:							
	TOTAL EXPENDITURES	0.00	0.00	85,498.00	0.00	85,498.00	170,996.00	170,996.00

EXPENDITURE REPORT FOR WILLOWBROOK
PERIOD ENDING 11/30/2015

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 11/30/2015	YTD BALANCE 11/30/2015	2015-16		% BDGT USED	AVAILABLE BALANCE	APPROP. AVAIL.	APPROP. AVAIL.
				ORIGINAL BUDGET	BUDGET				
Fund 11 - DEBT SERVICE FUND									
Dept.70-DEBT SERVICE FUND									
OTHER									
11-70-550-401	BOND PRINCIPAL EXPENSE	95,000.00	95,000.00	115,000.00	82.61	20,000.00	230,000.00	135,000.00	
11-70-550-402	BOND INTEREST EXPENSE	3,800.00	36,036.53	102,512.00	35.15	66,475.47	205,024.00	168,987.47	
11-70-550-404	BOND ISSUANCE COSTS	0.00	(191.04)	800.00	(23.88)	991.04	1,600.00	1,791.04	
OTHER		98,800.00	130,845.49	218,312.00	59.94	87,466.51	436,624.00	305,778.51	
Total Dept 70-DEBT SERVICE FUND		98,800.00	130,845.49	218,312.00	59.94	87,466.51	436,624.00	305,778.51	
Fund 11 - DEBT SERVICE FUND:									
TOTAL EXPENDITURES		98,800.00	130,845.49	218,312.00	59.94	87,466.51	436,624.00	305,778.51	

EXPENDITURE REPORT FOR WILLOWBROOK
PERIOD ENDING 11/30/2015

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 11/30/2015	YTD BALANCE 11/30/2015	2015-16		% BDGT USED	AVAILABLE BALANCE	APPROP. AVAIL.	APPROP. AVAIL.
				ORIGINAL BUDGET	BUDGET				
Fund 14 - LAND ACQUISITION, FACILITY, EXPANSION & Dept 75									
CAPITAL IMPROVEMENTS									
14-75-920-245	ENGINEERING	0.00	0.00	20,000.00	20,000.00	0.00	20,000.00	40,000.00	40,000.00
14-75-930-410	VILLAGE HALL REMODEL (635 M	0.00	398,433.41	20,000.00	20,000.00	1,992.17	(378,433.41)	40,000.00	(358,433.41)
14-75-930-411	POLICE DEPT REMODEL (7760	2,020.00	42,002.17	3,140,000.00	3,140,000.00	1.34	3,097,997.83	6,280,000.00	6,237,997.83
14-75-930-412	CRC REMODEL (825 MIDWAY D	0.00	1,426.97	12,500.00	12,500.00	11.42	11,073.03	25,000.00	23,573.03
CAPITAL IMPROVEMENTS									
		2,020.00	441,862.55	3,192,500.00	3,192,500.00	13.84	2,750,637.45	6,385,000.00	5,943,137.45
Total Dept 75									
		2,020.00	441,862.55	3,192,500.00	3,192,500.00	13.84	2,750,637.45	6,385,000.00	5,943,137.45
Fund 14 - LAND ACQUISITION, FACILITY, EXPANSION									
TOTAL EXPENDITURES									
		2,020.00	441,862.55	3,192,500.00	3,192,500.00	13.84	2,750,637.45	6,385,000.00	5,943,137.45
TOTAL EXPENDITURES - ALL FUNDS									
		1,212,011.96	8,601,029.24	17,269,850.08	17,269,850.08	49.80	8,668,820.84	25,000.00	23,573.03

**VILLAGE OF WILLOWBROOK
FINANCIAL REPORT
MUNICIPAL SALES AND USE TAXES**

MONTH SALE						
DIST	MADE	11-12	12-13	13-14	14-15	15-16
MAY	FEB	\$ 254,811	\$ 261,216	\$ 250,138	\$ 245,589	\$ 253,282
JUNE	MAR	296,840	308,159	304,370	293,285	301,469
JULY	APR	281,808	288,609	295,557	293,319	267,013
AUG	MAY	276,985	316,487	334,102	342,029	328,251
SEPT	JUNE	318,524	336,664	338,139	330,203	349,847
OCT	JULY	300,424	291,508	300,405	318,631	306,409
NOV	AUG	326,134	330,699	332,925	349,800	337,896
DEC	SEPT	296,490	300,348	288,422	287,860	
JAN	OCT	272,291	282,374	283,164	303,324	
FEB	NOV	296,763	306,325	295,860	296,349	
MARCH	DEC	387,223	377,505	387,074	365,874	
APRIL	JAN	253,944	277,850	234,816	253,532	
TOTAL		\$ 3,562,238	\$ 3,677,745	\$ 3,644,970	\$ 3,679,794	\$ 2,144,167
MTH AVG		\$ 296,853	\$ 306,479	\$ 303,747	\$ 306,650	\$ 306,310
BUDGET		\$ 3,217,250	\$ 3,493,374	\$ 3,447,000	\$ 3,450,000	\$ 3,600,000

YEAR TO DATE LAST YEAR : \$ 2,172,856
YEAR TO DATE THIS YEAR : \$ 2,144,167
DIFFERENCE : \$ (28,689)

PERCENTAGE CHANGE : **-1.32%**

CURRENT FISCAL YEAR :

BUDGETED REVENUE: \$ 3,600,000
PERCENTAGE OF YEAR COMPLETED : 58.33%
PERCENTAGE OF REVENUE TO DATE : 59.56%
PROJECTION OF ANNUAL REVENUE : \$ 3,631,209
EST. DOLLAR DIFF ACTUAL TO BUDGET \$ 31,209
EST. PERCENT DIFF ACTUAL TO BUDGET **0.9%**

VILLAGE OF WILLOWBROOK

BOARD MEETING

AGENDA ITEM - HISTORY/COMMENTARY

ITEM TITLE:

A RESOLUTION OF THE VILLAGE OF WILLOWBROOK SETTING THE 2016 CALENDAR YEAR SCHEDULE OF REGULAR MEETINGS OF THE MAYOR AND BOARD OF TRUSTEES AND THE SCHEDULE OF REGULAR MEETINGS OF COMMISSIONS AND COMMITTEES OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS

AGENDA NO.**5e****AGENDA DATE:** 12/14/15**STAFF REVIEW:** Cindy Stuchl, Executive Secretary**SIGNATURE:** Cindy Stuchl**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 PERTINENT HISTORY)**

Due to the renovations of the Police Department Building, 7760 Quincy Street, set to begin in December, it is necessary to find a temporary location to hold all Village Board meetings, Committee meetings, and Commission meetings at a new location until the new Council Chambers in the Community Resource Center, 825 Midway Drive, is completed later next year.

The new location must be easily accessible for the public.

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

Discussions were conducted with the Village of Burr Ridge and they have agreed to allow the use of their Training Room located in the Burr Ridge Police Department, 7700 County Line Road, Burr Ridge, Illinois, for Calendar Year 2016 to hold all Village Mayor and Board of Trustees meetings.

The Plan Commission meetings will be held at Hinsdale South High School, 7401 Clarendon Hills Road, Darien, Illinois; and Public Safety Committee meetings will be held at the Willowbrook Police Department, 7760 Quincy Street, Willowbrook, Illinois.

All other Committee and Commission meetings will be held at the Willowbrook Village Hall, 835 Midway Drive, Willowbrook, Illinois.

ACTION PROPOSED:

Adopt the Resolution.

RESOLUTION NO. 15-R-_____

**A RESOLUTION OF THE VILLAGE OF WILLOWBROOK
SETTING THE 2016 CALENDAR YEAR SCHEDULE OF
REGULAR MEETINGS OF THE MAYOR AND BOARD OF TRUSTEES
AND THE SCHEDULE OF REGULAR MEETINGS OF
COMMISSIONS AND COMMITTEES OF THE
VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS**

WHEREAS, section 2.02 of the Illinois Open Meetings Act (5 ILCS 120/2.02) requires that every public body shall give public notice of the schedule of its regular meetings at the beginning of each calendar year and shall state the regular dates, times and places of such meetings; and

WHEREAS, section 2.02 of the Illinois Open Meetings Act further requires that the public body shall supply copies of the notice of its regular meetings, and notice of any special, emergency, rescheduled or reconvened meeting to any news medium that has filed an annual request for such notice; and

WHEREAS, section 2.02 of the Illinois Open Meetings Act further requires that the notice of the annual schedule of meetings of the Village of Willowbrook be posted on the Village website and remain so posted until a new public notice of the schedule of regular meetings is approved.

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

Section 1. That the schedule of regular meetings of the Mayor and Board of Trustees and the schedule of regular meetings of all commissions and committees of the Village of Willowbrook, DuPage County, Illinois for the calendar year 2016, attached hereto as Exhibit "A", be and is hereby approved and adopted.

Section 2. That all said regular meetings of the Mayor and Board of Trustees, unless otherwise noted, for the 2016 calendar year shall take place at 6:30 p.m. at the Village of Burr Ridge Police Department Training Room, 7700 County Line Road, Burr Ridge, Illinois 60527.

Section 3. The Village Clerk or his designee is hereby directed to give notice of the dates, times and places of all such regular meetings of the Village of Willowbrook, as well as any special, emergency, rescheduled or reconvened meeting to any news medium that has filed a request for such notice.

Section 4. Notice of the scheduled times and place of all regular meetings for the calendar year 2016 shall be further made available to any member of the public and any news medium requesting a schedule of meetings.

PASSED and APPROVED this 14th day of December, 2015.

APPROVED:

Frank A. Trilla, Mayor

ATTEST:

Leroy Hansen, Village Clerk

ROLL CALL VOTE:

AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

EXHIBIT "A"

VILLAGE OF WILLOWBROOK - REGULAR MEETINGS 2016

PAGE 1

The Village of Willowbrook Council Chambers will be going under renovations during 2016. Meeting locations listed are temporary. Please view the Village website, www.willowbrookil.org, for updates.

MAYOR AND BOARD OF TRUSTEES - All meetings of the Mayor and Board of Trustees of the Village of Willowbrook will be held at the Burr Ridge Police Department Training Room, 7700 County Line Road, Burr Ridge, Illinois

Monday, January 11, 2016 @ 6:30 p.m.	Monday, July 11, 2016 @ 6:30 p.m.
Monday, January 25, 2016 @ 6:30 p.m.	Monday, July 25, 2016 @ 6:30 p.m.
Monday, February 8, 2016 @ 6:30 p.m.	Monday, August 8, 2016 @ 6:30 p.m.
Monday, February 22, 2016 @ 6:30 p.m.	Monday, August 22, 2016 @ 6:30 p.m.
Monday, March 14, 2016 @ 6:30 p.m.	Monday, September 12, 2016 @ 6:30 p.m.
Monday, March 21, 2016 @ 5:30 p.m. (Budget Workshop)	Monday, September 26, 2016 @ 6:30 p.m.
Monday, March 28, 2016 @ 6:30 p.m.	Monday, October 10, 2016 @ 6:30 p.m.
Monday, April 11, 2016 @ 6:30 p.m.	Monday, October 24, 2016 @ 6:30 p.m.
Monday, April 25, 2016 @ 6:30 p.m.	Monday, November 14, 2016 @ 6:30 p.m.
Monday, May 9, 2016 @ 6:30 p.m.	Monday, November 28, 2016 @ 6:30 p.m.
Monday, May 23, 2016 @ 6:30 p.m.	Monday, December 12, 2016 @ 6:30 p.m.
Monday, June 13, 2016 @ 6:30 p.m.	
Monday, June 27, 2016 @ 6:30 p.m.	

Exceptions:

- Additional meeting on the 3rd Monday in March at 5:30 p.m.
(Budget Workshop)

PLAN COMMISSION - All meetings will be held at Hinsdale South High School, Little Theater, 7401 Clarendon Hills Road, Darien, Illinois (Parking is located on the north side of the building, enter through Door #8)

Wednesday, January 13, 2016 @ 7:00 p.m.
Wednesday, February 3, 2016 @ 7:00 p.m.
Wednesday, March 2, 2016 @ 7:00 p.m.
Wednesday, April 6, 2016 @ 7:00 p.m.
Wednesday, May 4, 2016 @ 7:00 p.m.
Wednesday, June 1, 2016 @ 7:00 p.m.
Wednesday, July 6, 2016 @ 7:00 p.m.
Wednesday, August 3, 2016 @ 7:00 p.m.
Wednesday, September 7, 2016 @ 7:00 p.m.
Wednesday, October 5, 2016 @ 7:00 p.m.
Wednesday, November 2, 2016 @ 7:00 p.m.
Wednesday, December 7, 2016 @ 7:00 p.m.

VILLAGE OF WILLOWBROOK - REGULAR MEETINGS 2016

PAGE 2

All of the following meetings will be held at the Willowbrook Village Hall, 835 Midway Drive, Willowbrook, Illinois:

BOARD OF POLICE COMMISSIONERS

3rd Friday of every month - 7:00 a.m.

FINANCE/ADMINISTRATION COMMITTEE

2nd Monday of every month - 5:30 p.m.

Exception - no meeting in December

HOTEL/MOTEL TAX ADVISORY COMMITTEE

4th Wednesday, January - 4:00 p.m.

4th Wednesday, October - 4:00 p.m.

LAWS & ORDINANCE COMMITTEE

Meets as needed.

MUNICIPAL SERVICES COMMITTEE

2nd Monday of every month - 5:30 p.m.

Exception - no meeting in December

PARKS AND RECREATION COMMISSION

1st Tuesday of every month - 7:00 p.m.

POLICE PENSION FUND-BOARD OF TRUSTEES

January, April, July and October

PUBLIC SAFETY COMMITTEE - All meetings will be held at the Willowbrook Police Department, 7760 Quincy Street, Willowbrook, Illinois

2nd Monday of every month - 5:30 p.m.

Exception - no meeting in December

NOTE: Please view the Village website for updates or changes on meeting locations, www.willowbrookil.org.

VILLAGE OF WILLOWBROOK

BOARD MEETING AGENDA ITEM - HISTORY/COMMENTARY

ITEM TITLE: PC 15-06: (ROC Willowbrook, LLC): An ordinance approving a Preliminary and Final Plat of Subdivision and Granting a Special Use Permit for Preliminary and Final Plat of PUD, including waivers from the Zoning Ordinance.	AGENDA NO. 7 AGENDA DATE: <u>12/14/15</u>
--	--

STAFF REVIEW: Jo Ellen Charlton,
Planning Consultant

SIGNATURE: 

LEGAL REVIEW: Tom Bastian

SIGNATURE: 

RECOMMENDED BY VILLAGE ADMIN.:

SIGNATURE: 

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

On November 4, 2015, the Plan Commission held the public hearing to consider a request for a special use that includes approval of a plat of subdivision, a special use for a Planned Unit Development and other relief to allow the construction of two new buildings on vacant property located on the northeast corner of Quincy and Executive Drive. On November 23, 2015, the Village Board remanded the case back to the Plan Commission and requested a new recommendation that included necessary findings of fact. The Plan Commission discussed this request again at their December 2, 2015 meeting, including the concerns raised by the Village Board.

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

The recommendation made by the Plan Commission includes the necessary findings of fact. Additionally, the Plan Commission provided direction on issues relating appearance, signage, and garbage as outlined in the staff report prepared for that meeting. A copy of that report is attached along with staff's summary of that meeting. The Plan Commission likes the architecture and the color and does not see a need for more architectural detail, although they agreed that a condition was necessary that requires confirmation of material colors prior to issuing construction permits. They also discussed the color of the doors behind the storefront windows utilized in Building A and agreed that they should be limited to one color, and that the color must be approved by the Village Administrator prior to the issuance of construction permits. There was considerable discussion on where reveals with painted strips would be utilized on the pre-cast panels or just painted stripes. In the end, the Plan Commission recommended the reveals only be required on the sides of the elevations along the street frontages, meaning the west elevation of Building A and the west and south elevations of Building B. Other elevations will just use painted stripes with no reveals. With regard to density and setbacks, the Plan Commission commented that the setbacks were consistent with setbacks on nearby properties. With regard to garbage, the Plan Commission agreed with the request to allow the garbage to be stored inside Building A and wheeled out on pick-up day. They did not discuss removing the condition that was included in the staff report that requires the later construction of a masonry enclosure if the owner fails to move it inside at the end of pick-up day on more than 3 occasions. The condition is in the ordinance, however the applicant informed staff that he intends to ask the Village Board to remove that condition. Removing the condition might make it difficult to enforce if it later becomes a problem given that it was not included on the approved PUD.

ACTION PROPOSED:

Consider the attached ordinance as recommended by the Plan Commission.

VILLAGE OF WILLOWBROOK

STAFF REPORT TO THE VILLAGE BOARD

Village Board

Ordinance Consideration: December 14, 2015

Receive and Remand: November 23, 2015

2nd PC Meeting Date: December 2, 2015

Public Hearing Date: November 4, 2015

Prepared By: Jo Ellen Charlton, Planning Consultant

Case Number and Title: PC 15-06: 7501-7601 Quincy. ROC PUD

Petitioner: ROC Willowbrook LLC.

Action Requested: Approval of a special use for a Planned Unit Development and approval of a Preliminary and Final Plat of Subdivision and Preliminary and Final Plat of PUD

Location: East side of Quincy between Willowbrook Center Parkway (75h Street extended) on the north and Executive Drive on the south

PINs: 09-28-403-28 and part of 09-28-403-027

Existing Zoning: M1

Existing Land Use: The north property is currently improved with a multi-use industrial building. The south property is vacant.

Property Size: 15.434 Acres

Surrounding Land Use:

	<i>Use</i>	<i>Zoning</i>
<i>North</i>	Vacant Property North of 75th	M1
<i>South</i>	Stone Wheel	M1
<i>East</i>	Multi-Tenant Industrial	M1 & OR
<i>West</i>	5 Lots/Buildings	M1 & OR

Necessary Action by Village Board:

Consider of attached ordinance approving petition with conditions recommended

Background/History:

The attached report to the Plan Commission was provided for their December 2, 2015 meeting after the Village Board voted on November 23, 2015 to remand the case back to the Plan Commission after their November 4, 2015 recommendation failed to include necessary findings. All seven members of the Plan Commission were in attendance, however Chairman Kopp recused himself from the discussion as he represents the company on legal matters.

The staff report to the Plan Commission included a discussion and request for direction from the Plan Commission on several issues. Additionally, the Plan Commission discussed the concerns raised by the Village Board on November 23rd with regard to density, setbacks, and appearance. A full transcript of the hearing is on file in Village Hall, but a summary of issues discussed by the Plan Commission at the December 2, 2015 meeting is as follows:

1. The parking number in the north parking lot was corrected from 29 spaces to 53 parking spaces in the documents. The applicant understands that the uses in the existing building on Lot 2 will have to comply with Ordinance requirements for parking after considering the existing spaces on Lot 2 plus the 53 new spaces in the north lot that will be constructed on Lot 1.
2. The Plan Commission feels the setbacks are appropriate given similar existing setbacks on nearby properties. The Plan Commission likes the appearance and colors proposed on the building and does not see a need for additional architectural features. The Plan Commission did recommend that a condition that it would be necessary to provide details on colors before construction documents are approved to show consistency with the approved elevation drawings.
3. Painted "Reveals", which are changes in relief in the exterior pre-cast panels, will only be required on the west elevation of the north building (Building A), and the west and south elevations of the south building (Building B)...or those elevations that are parallel to Quincy and Executive, instead of all the way around the building. Other sides of the buildings will utilize painted stripes only (without the reveals) as the Plan Commission agreed with the applicant that the elevations without the reveals would not be seen.
4. The storage unit doors located behind the storefront windows in Building A can only be one color, and that color is subject to the approval of the Village Administrator. There was considerable discussion on this topic. Because an end user is not known, the colors have not been provided by the applicant. Many storage businesses use their "branding" color on the doors, which serves to advertise their business behind the storefront windows. The intent of this recommendation is to restrict extreme colors from being used.
5. Lighting behind the storefront windows in Building A must comply with the requirements of the Zoning Ordinance. This will be done to make sure the windows aren't overly lit to display the colored doors behind the windows.
6. The Monument sign has been relocated and landscaped pursuant to the Plan Commission's December 2, 2015 discussion.
7. Garbage will be stored inside Building A, wheeled outside the drive-in entrance door (northeast corner) to Building A on garbage pick-up day, and wheeled back inside at the end of the day. Failure to comply on three separate occasions will result in a requirement to construct a code compliant masonry dumpster enclosure. The Plan Commission did not discuss removing the "failure to comply" condition, so it has been included in the ordinance prepared for the Village Board's consideration. The applicant has advised staff that they will be requesting that the Village Board remove this condition. Removing the condition might make it difficult to enforce if it later becomes a problem given that it was not included on the approved PUD

The following sample motion was provided in the staff report for the Plan Commission:

Based on the submitted petition and testimony and presented, I move that the Plan Commission forward its findings for special use and planned unit development referenced in the staff report for PC 15-06 prepared for the December 2, 2015 meeting and recommend to the Village Board approval of the relief associated with PC 15-06 including a preliminary and final Plat of Subdivision, approval of a special use for a Planned Unit Development, including exceptions outlined in Exhibit 2 of the December 2, 2015 staff report, and other relief as may be necessary to accommodate proposed project, subject to the following conditions:

1. That the approval be in substantial compliance with the List of Documents Approved for PC 15-06 handed out by staff at the December 2, 2015 staff report for PC 15-06, except as modified or required by all Required Changes or Proposed Conditions of Approval identified in Sections 2 and 3, and except as may be required for compliance with the requirements of the Village Engineer or the Building Inspector as part of the Building Permit review process.
2. Compliance at all times with the Conditions of Approval identified in Section 3 of the December 2, 2015 staff report for PC 15-06.

The conditions included in the staff report were as follows:

1. Development shall be in substantial compliance with the "List of Documents Approved for PC 15-06" outlined in Exhibit 3 of the staff report prepared for the Plan Commission's December 2, 2015 meeting, except as noted in Section 2 "Required Changes" in the staff report.
2. Approval for two self-storage use buildings only (one for household goods and one for automobiles). Any other alternate use is subject to the approval of a Major Change to a PUD by the Village Board pursuant to the Zoning Ordinance
3. The overhead doors visible on Building A from Quincy and on Building B from Executive Drive shall only be used as a means of egress out of the buildings with no ability to activate these doors from outside the buildings. Ingress into the buildings shall only be allowed from the opposite side of the building.
4. The Parking Easement Agreement shall add language that the easement may not be modified without the written consent of the Village of Willowbrook, and it should be recorded prior to the plat of subdivision. The plat of subdivision should be revised to reference the easement and the date granted.
5. Tenant parking requirements for the building on Lot 2 shall be measured to include the 237 parking spaces on Lot 2 plus the 29 parking spaces in the northern most parking lot on Lot 1 only as long as the use on Lot 1 is for self-storage.
6. Elevations and elevation plan details shall specify the use of "10" pre-cast panels with painted reveal accent stripes."
7. No building permits shall be issued unless final plan documents provide details that show color in substantial compliance with the colors provided in the color renders as determined by the Village Administrator.
8. Storefront windows along the Quincy Frontage of Building A shall be lit so as not to exceed lighting standards in the Zoning Ordinance and the color of doors visible through these windows shall be only one color, to be approved by the Village Administrator.
9. There shall be no outdoor storage of any kind.
10. There shall be no retail sales except for retail sales of moving boxes or other moving/storage supplies that are stored inside from the office located in the southwest corner of Building A.

11. There shall be no dispensing of gasoline.
12. There shall be no servicing of vehicles on the site.
13. Exterior lighting fixtures shall be shaded wherever necessary to avoid casting excessive glare upon adjacent property, in compliance with the requirements of section [9-9-8](#) of this title.
14. The dumpster shall be located inside Building A, and shall be serviced inside the building by allowing garbage trucks access to and through the building. OR The dumpster shall be rolled out for service day only (WHERE?), and rolled back inside immediately after being serviced. Failure to successfully perform this requirement on three separate occasions will require the construction of a code compliant masonry dumpster enclosure with locking gates in a location approved by the Village Administrator.
15. All mechanical equipment shall be located on the roof, and except for the area above the proposed office area in Building A, no mechanical equipment shall be located closer than 30' to a building edge. Any mechanical equipment above the office area in Building A that is taller than the parapet extension in that area shall be screened as approved by the Village Administrator.
16. The monument sign shall be relocated north as far as possible, the setback dimensions from the property line and the driveway added to the plans, a minimum 87 square feet of signage landscape area designated on the plans, and mix of evergreen, deciduous and flowering plant materials with a variety of heights utilized for the sign.
17. Wall signs shall conform to Ordinance requirements.

The following motion by Remkus was seconded by Lacayo and approved by a unanimous 6-0 roll call vote of the members present (Kopp recused):

Based on the submitted petition and testimony presented, I move that the Plan Commission forward its findings for special use and planned unit development referenced in the staff report for PC 15-06 prepared for the December 2, 2015 meeting and recommend to the Village Board approval of the relief associated with PC 15-06 including a preliminary and final plat of subdivision, approval of a special use for a preliminary and final planned unit development, including exceptions outlined in Exhibit 2 of the December 2, 2015 staff report, and other relief as may be necessary to accommodate proposed project, subject to the following conditions:

1. **That the approval be in substantial compliance with the list of documents approved for PC 15-06 on December 2, 2015 meeting for PC 15-06, except as modified or required by all required changes or proposed conditions of approval identified in sections 2 and 3 respectively of the staff report for PC 15-06 except that Required Change Number 1 in Section 2 will not require a shade tree in the one island that contains a light pole, and except as may be required for compliance with the requirements of the village engineer or the building inspector as part of the building permit review process.**
2. **Compliance at all times with the conditions of approval identified in Section 3 of the December 2, 2015 staff report for PC 15-06, except as discussed at the meeting, which is as follows:**
 - a. **Condition Number 5 shall be revised to identify 53 instead of 29 parking spaces in Lot 2, and eliminate the words "only as long as the use on Lot 1 is for self-storage".**
 - b. **Condition Number 6 shall be revised to require the 10" pre-cast panels with painted reveal accent stripes only on the west elevation of Building A and**

only on the west and south elevations of Building B, which are the elevations visible to Quincy and Executive Drive.

- c. Condition Number 18 is removed as it was a run-on error in the staff report.**

The attached ordinance is consistent with the Plan Commission's recommendation.

**ATTACHMENT TO VILLAGE BOARD REPORT (EXHIBITS NOT ATTACHED)
VILLAGE OF WILLOWBROOK**

STAFF REPORT TO THE PLAN COMMISSION

2nd PC Meeting Date: December 2, 2015

Public Hearing Date: November 4, 2015

Prepared By: Jo Ellen Charlton, Planning Consultant

Case Number and Title: PC 15-06: 7501-7601 Quincy. ROC PUD

Petitioner: ROC Willowbrook LLC.

Action Requested: Approval of a special use for a Planned Unit Development and approval of a Preliminary and Final Plat of Subdivision and Preliminary and Final Plat of PUD

Location: East side of Quincy between Willowbrook Center Parkway (75h Street extended) on the north and Executive Drive on the south

PINs: 09-28-403-28 and part of 09-28-403-027

Existing Zoning: M1

Existing Land Use: The north property is currently improved with a multi-use industrial building. The south property is vacant.

Property Size: 15.434 Acres

Surrounding Land Use:

	<i>Use</i>	<i>Zoning</i>
<i>North</i>	Vacant Property North of 75th	M1
<i>South</i>	Stone Wheel	M1
<i>East</i>	Multi-Tenant Industrial	M1 & OR
<i>West</i>	5 Lots/Buildings	M1 & OR

Documents Attached:

- Exhibit 1. November 4, 2015 Staff Report
- Exhibit 2. Exceptions of PC 15-06
- Exhibit 3. List of Documents Approved for PC 15-06
 - 3a. Color Elevations (2 Sheets on file)
 - 3b. ROC Industrial Subdivision (2 Sheets attached)
 - 3c. Landscape Plan (2 Sheets on file)
 - 3d. Photometric Plans (3 Sheets attached)
 - 3e. Building A details (10 Sheets on file)
 - 3f. Building B details (14 pages on file)
 - 3g. Final Engineering (14 pages, attached, Sheet C12 on file)

Necessary Action by Plan Commission: Consider sample motion provided on pages 13 and 14 of this report.

Background/History:

At the regular November 4, 2015 meeting, the Plan Commission approved a motion recommending approval of this project. After consulting with legal counsel after the meeting, it was determined that certain statutory requirements were lacking in the public hearing record and the recommendation made by the Plan Commission. Specifically, State Statutes and local codes require the Plan Commission make "findings" with regard to certain "standards" in their recommendations. These standards are typically included in staff reports and referenced in sample motions provided by staff when recommendations are anticipated. They were not provided or referenced in the staff report for this case since a recommendation was not anticipated. The applicant was informed of this deficiency after the hearing and advised that it would be necessary to remand the case back to the Plan Commission so that they could consider a motion that, at a minimum, made the required findings on the required standards and ensure an accurate record for this case. The applicant agreed that the Village Board should remand the case back to the Plan Commission to allow them an opportunity to receive a recommendation from the Plan Commission that ensures an accurate record. The Village Board approved a motion remanding this case back to the Plan Commission at their November 23, 2015 meeting.

This report has been prepared as a follow-up and supplement to the November 4, 2015 staff report for this case and from the discussions during and after the public hearing on this topic. A copy of the November 4, 2015 staff report is attached as Exhibit 1 (minus all exhibits). Staff also met with the applicant on November 16th to discuss some of the necessary changes, and received the following revised full size documents from the applicant on Friday November 20th:

1. Undated revised colored elevations provided by Williams Architects (2 Sheets).
2. Sheet C-12 of the Engineering Plans, although the date was not revised from the previous date.
3. Sheets L-1 ad L-2 (Landscape Plan), although the dates were not revised from the previous dates.
4. Quincy Street Storage Building A, although the dates were not revised from the previous dates.
5. Quincy Street Storage Building B, although the dates were not revised from the previous dates.

Digital copies of these documents were not provided so they are not attached to this report, but will be available for inspection at the meeting.

The remainder of this report is broken up into 5 sections as follows:

Section 1: Clarification and Direction on Issues.

Section 2. Required Changes.

Section 3. Proposed Conditions of Approval

Section 4: A list of Special Use and Planned Development Standards and how the proposed project meets those standards. This represents the "findings" of the Plan Commission.

Section 5. Sample Motion

Section 1. Clarification and Direction on Issues.

- A. Parking.** Parking was again discussed with the applicant after the last meeting. According to the information provided by staff in the November report, the existing northern building is deficient 32 parking spaces, when utilizing the tenant and square footage data provided the

applicant and calculating the cumulative requirements as required by the Zoning Ordinance. This number is reduced to a deficiency of only 3 parking spaces when the 29 parking spaces in Lot 1 to the south are included. Knowing now that the applicant does not wish to take advantage of the PUD to better address the way parking is calculated, the 29 parking spaces in Lot 1 will be regulated and available to the north building by a Parking Easement Agreement between the two properties, to be executed in the format shown in Exhibit 2. A condition is included that the existing building on Lot 2 can utilize the 29 parking spaces on the north side of the northern building on Lot 1 only as long as the use on Lot 1 is for self-storage.

- B. Elevations.** As noted in the November staff report, the Comprehensive Plan designates this area for industrial uses. So, while the area has begun to embrace non-industrial uses, care must be taken to ensure the area continues to appear and operate like an industrial park. Indoor self-storage facilities are becoming popular, and there is evidence to suggest the industry guiding this use likes to capitalize on an overly commercial outward appearance.

The images below were provided in the last staff report as an example of what would not be appropriate in this industrial park.



While the applicants colored elevations provided in the November staff report are shown to include appropriate colors in this industrial park, there were no details in the plan documents for Buildings A and B that would regulate these colors. Typically, PUDs provide sample materials and color details that are tied to the approval, however after speaking with the applicant further last week, these details are not available. The only alternative staff can offer given the applicant's desire for a quick recommendation is that the no building permits shall be issued unless final plan documents provide details that show colors in substantial compliance with the colors provided in the color renderings as determined by the Village Administrator. This has been included as a Condition of Approval.



Another element of the design that was discussed in the staff report that was not discussed at the last meeting was a lack of architectural details on the buildings. Both buildings include very long, very flat walls at the same height, except for near the office area on Building A, which is taller. The change in building material on the southwest corner of Building B also serves to distinguish that corner, but the opposite ends of both buildings are fairly featureless in terms of building articulation or varying roofline heights. A change in color is used at the east end of Building B as shown on the elevations and is somewhat helpful.

In contrasting this design with the building to the north which is also part of the PUD, the colors are somewhat consistent, as is the use of windows along the street frontages. The northern building further breaks up the horizontal expanses with varying building setbacks, as shown in the image on the next page. This is not possible/practical in the new buildings at this point, so what isn't achieved with color and windows can only be achieved with additional variations in building height, similar to the higher elevation near the office in Building A.



As read by the applicant during the hearing, Section 9-8-4I(c) of the Zoning Ordinance allows the use of these precast panels in the M-1 district “provided adequate contrasting architectural accents and/or features are used. Such accents and/or features may include painted reveals, masonry bands, built-out cornices or quoins, decorative masonry copings, protruding soffits, and exterior trim of a similar nature.” How many of these features are required to determine “adequate” is subjective. The applicant has chosen the use of “painted reveals” from this list, although the plans do not reference reveals. Instead they indicate “10” insulated pre-cast panels with painted accent stripes (typ.)”. At a minimum a condition adding the “reveal” requirement is included in the conditions. Please note that the applicant proposes no reveals on the northeast corner of Building A, which backs to the pond, with an explanation that this part of the building is not visible because of the heavy trees surrounding the pond.

The Plan Commission did discuss the windows along the Quincy Street frontage of Building A. Staff noted for the applicant that the details for the windows shown on the Building A elevation details showed window size and spacing that was not consistent with the colored elevation in the plan view drawings. This has since been changed on the latest set of plans received.

The Plan Commission also discussed lighting in the windows and the color of the storage unit doors behind the windows in Building A along the Quincy Street elevation. The applicant showed the picture on the next page during the November meeting, to demonstrate the how the lighting in their facility in Lisle appears at night. The proposed Willowbrook facility will appear somewhat different given that the windows and the spacing between the windows are both about 18’. In a separate discussion with staff, the applicant noted that the lighting in this hall is the same as the lighting in the rest of the building, but that these lights stay on all the time. Other lights in the facility are intended to be motion activated and/or turned off when the facility is closed at night. A condition that the amount of lighting in these windows be regulated is included in the list of conditions.



Appearance is a subjective matter, so it is important that the Plan Commission provide direction about what, if any, changes are necessary to make a finding that the proposed project design is compatible with its industrial environment and therefore consistent with the Comprehensive Plan.

It would be helpful if the Plan Commission addressed the following design issues described in more detail above:

1. Are building color(s)/reveals appropriate?
2. Should additional building cornices/elevation heights be utilized?
3. Is it OK to eliminate building details on the northeast corner of Building A given proximity to existing trees? What if trees die back?
4. What details, if any should be discussed for the two sides of both buildings not shown in the colored elevations?

Additional "Conditions of Approval" are required for any changes other than the change listed in Number 1 above.

C. Landscaping. Several changes required in the Landscape Plan were enumerated in the staff report that are not reflected in the revised plans. These changes are noted again in this staff report in Section 2, Required Changes.

D. Monument Sign. Since the last meeting, the applicant has changed the location of the proposed monument sign in front of Building A, and has moved it to within approximately 1 foot of the drive way. If possible, the sign should be relocated further from the drive (at least 5 feet), and the setback dimensions from the property line and the driveway should be

indicated on the plans. Additionally, the ordinance requires a landscaped area consisting of a minimum 87 square feet surrounding the sign, separate from lawn and rain garden area. This area should be shown on the plan and the landscape plan revised to provide improved signage landscaping in this. Specifically, it is common that these types of signs be landscaped with more than just 6 small deciduous shrubs and 8 flowers. A combination of evergreen and deciduous shrubs should be utilized, that also incorporate differing heights, with taller materials on the building side of the sign to help draw attention to the sign.

- E. Wall Signs.** The applicant testified at the hearing that he intended to comply with Sign Code regulations with regard to wall signs. Therefore, given that the end user is not known, staff recommended all signage be removed from drawings and that the ordinance will indicate compliance with the Sign Code regulations.
- F. Garbage:** As indicated in the last report, the new construction site does not provide for any outside enclosed dumpster area. The owner contends that providing any kind of dumpster outside is an invitation for everyone who leases space to use them for more than just their residual garbage. Furthermore, the owner says its office use will produce very little garbage, and testified during the hearing that it might be possible to allow the garbage truck access to and through Building A to pick up garbage inside the building. While this provides the most assured way that dumpsters will never be left outside, after further review, staff has concerns whether this is a viable solution. First, the overhead door is only 14' in height, which may not accommodate a garbage truck moving through the door. This should be confirmed if this alternative is ultimately required as a condition. The alternative to driving through the building is rolling the dumpsters outside, however at the last hearing it was determined it would be impractical for a garbage truck to pick up the dumpster outside the northeast door of Building A, only to have to back up down the driveway it took to get to the dumpster in order to exit the property.

When staff met with the applicant after the meeting, he noted that it may be possible to roll garbage out a man door on the southeast corner of Building A, from the room marked "Mechanical/Fire Equipment". Approval of that location may be subject to building and/or fire code restrictions and would require the installation of a different kind of door in that location, as a dumpster would likely not fit through the door shown on the plans.

Staff recommends the garbage truck driving through Building A be required if it can be accommodated, as that option is least likely to require any follow-up enforcement work on behalf of Village Staff. If a different "roll-out" location is requested, staff has no objection as long as the location is defined and there is a provision that requires the later construction of an enclosed dumpster if it becomes an enforcement problem. An either/or condition is provided for consideration by the Plan Commission in the proposed conditions of approval section.

- G. Mechanical Equipment.** The applicant informed staff after the hearing that with the exception of mechanical equipment above the office area in the southwest corner of Building A, no mechanical equipment would be located closer than 30' from any edge of the building. Given that these details are not on the plans, this will be incorporated as a condition of approval and shall note that any equipment that extends higher than the parapet near the office area shall be screened as approved by the Village Administrator.
- H. Subdivision Plat.** There was no discussion on the Subdivision Plat at the last meeting, but it was determined at the meeting between the applicant and staff after the meeting that the

timing of the recording of the document as it relates to the Parking Easement agreement was important. A condition is included that references that requirement.

Section 2. Required Changes

Landscape Changes, to be submitted prior to consideration by the Village Board

1. Two landscape islands shall be added and landscaped with 1 shade tree and sod each where the parking lots connect between Lots 1 and 2. All relevant engineering and landscape documents shall be revised.
2. The Landscape Plan shall be revised to require a 50 percent mix of seeds and planted plugs in the rain gardens.
3. The Landscape Plan shall be revised to show disturbed areas on the north and west sides of Building A, and all parkway areas to be sodded (not seeded).
4. The Landscape Plan shall be revised to modify Note Number 5 to indicate substitutions must also be approved in writing by the Village of Willowbrook prior to delivery of material.
5. The Landscape Plan shall be revised to modify Note Number 7 to indicate the Village must also inspect and approve the material prior to installation.

Section 3. Proposed Conditions of Approval

1. Development shall be in substantial compliance with the "List of Documents Approved for PC 15-06" outlined in Exhibit 3 of the staff report prepared for the Plan Commission's December 2, 2015 meeting, except as noted in Section 2 "Required Changes" in the staff report.
2. Approval for two self-storage use buildings only (one for household goods and one for automobiles). Any other alternate use is subject to the approval of a Major Change to a PUD by the Village Board pursuant to the Zoning Ordinance
3. The overhead doors visible on Building A from Quincy and on Building B from Executive Drive shall only be used as a means of egress out of the buildings with no ability to activate these doors from outside the buildings. Ingress into the buildings shall only be allowed from the opposite side of the building.
4. The Parking Easement Agreement shall add language that the easement may not be modified without the written consent of the Village of Willowbrook, and it should be recorded prior to the plat of subdivision. The plat of subdivision should be revised to reference the easement and the date granted.
5. Tenant parking requirements for the building on Lot 2 shall be measured to include the 237 parking spaces on Lot 2 plus the 29 parking spaces in the northern most parking lot on Lot 1 only as long as the use on Lot 1 is for self-storage.
6. Elevations and elevation plan details shall specify the use of "10" pre-cast panels with painted reveal accent stripes."
7. No building permits shall be issued unless final plan documents provide details that show color in substantial compliance with the colors provided in the color renders as determined by the Village Administrator.
8. Storefront windows along the Quincy Frontage of Building A shall be lit so as not to exceed lighting standards in the Zoning Ordinance and the color of doors visible through these windows shall be only one color, to be approved by the Village Administrator.
9. There shall be no outdoor storage of any kind.
10. There shall be no retail sales except for retail sales of moving boxes or other moving/storage supplies that are stored inside from the office located in the southwest corner of Building A.
11. There shall be no dispensing of gasoline.
12. There shall be no servicing of vehicles on the site.

13. Exterior lighting fixtures shall be shaded wherever necessary to avoid casting excessive glare upon adjacent property, in compliance with the requirements of section 9-9-8 of this title.
14. The dumpster shall be located inside Building A, and shall be serviced inside the building by allowing garbage trucks access to and through the building. OR The dumpster shall be rolled out for service day only (WHERE?), and rolled back inside immediately after being serviced. Failure to successfully perform this requirement on three separate occasions will require the construction of a code compliant masonry dumpster enclosure with locking gates in a location approved by the Village Administrator.
15. All mechanical equipment shall be located on the roof, and except for the area above the proposed office are in Building A, no mechanical equipment shall be located closer than 30' to a building edge. Any mechanical equipment above the office area in Building A that is taller than the parapet extension in that area shall be screened as approved by the Village Administrator.
16. The monument sign shall be relocated north as far as possible, the setback dimensions from the property line and the driveway added to the plans, a minimum 87 square feet of signage landscape area designated on the plans, and mix of evergreen, deciduous and flowering plant materials with a variety of heights utilized for the sign.
17. Wall signs shall conform to Ordinance requirements.
18. Given that these details are not on the plans, this will be incorporated as a condition of approval and shall note that any equipment that extends higher than the parapet near the office area shall be screened as approved by the Village Administrator.

Section 4. Special Use and Planned Development Standards

State Statutes and local ordinances require findings be made with regard to special use and planned development standards. A list of the standards is provided below, along with a "finding" that can be referenced in the Plan Commission's motion. Please note that the "findings" assume acceptance of the required changes and proposed conditions in this report. Modifying a required change or proposed condition may require changing a listed finding.

Special Use Standards.

- (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.

Access to and from the proposed project has been designed so as to minimize back-ups and congestion on the streets. The traffic generated by this use is relatively minor compared to other industrial users, and this use will not generate semi-truck traffic.

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

The proposed project functions in a way that will not diminish or impair property values within the neighborhood. It is important that this project also be designed to appear as an industrial project. Careful consideration has been given to the appearance of this project in order to protect the property values of nearby properties.

- (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.

This project represents one of the last development opportunities in the area. Everything immediately adjoining this site has already been developed, so the allowance of this special use will not impede orderly development.

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

The proposed project is already served by both Quincy and Executive Drives which are adequate for the project and the surrounding area. A new public sidewalk has been required along Quincy, to be consistent with the recommendations of the Comprehensive Plan.

- (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.

Access to both buildings has been designed to minimize traffic congestion in the streets. Conditions of approval are included that prohibit the use of the proposed exits as entrances. Additionally, conditions restrict any other use other than a self-storage facility without amending the PUD so that issues such as traffic, circulation could be evaluated. Given the unique characteristics of this use, a major change to the PUD would be required to evaluate how to add parking and loading facilities for almost any other type of use with this much square footage.

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

Except as modified in the list of exceptions outlined in Exhibit 2 of the Staff Report prepared for the December 2, 2015 meeting, the project will comply with the applicable regulations of the M-1 Zoning District.

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

The Village Board has not considered any special use permit on this property in the last year.

Planned Unit Development 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.

If designed as recommended by the Plan Commission, the proposed development complies with the Comprehensive Plan which recommends industrial uses. Careful consideration has been given to the appearance of this project in order to protect the property values of nearby properties. The project minimizes traffic in the area and accommodates traffic to and within the site. Additionally, a pedestrian sidewalk along Quincy is added to be consistent with the Comprehensive Plan.

- (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 15.434 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.

Building setbacks along Quincy and Executive Drive have been reduced from the required 40' to a minimum of 30' to accommodate the necessary building layout given the location of the pond at the rear of the property. This building setback is not inconsistent with existing building setbacks on Executive drive east of the subject property or on the west side of Quincy in the vicinity of this project. Parking lot setbacks all meet minimum requirements. The use of a storage facility, while not specifically regulated in the Zoning Ordinance, is consistent in terms of its "storage" function with common industrial uses. Design has been regulated to control an overly commercialized appearance, which may have a negative influence on surrounding industrial properties.

- (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 this site was completed when the applicant made previous improvements to the adjoining pond to increase detention volume. The ordinance has since change to require BMPs, which is why the rain gardens are incorporated into the design of this project. The project has been fully evaluated by the Village Engineer for compliance with stormwater requirements.

- (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 32.74' 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 the specific type of tenant planned on Lot 1 (the storage buildings). Tenants in Lot 2 will have expanded parking opportunities pursuant to an easement allowing access and parking to 29 parking spaces on Lot 1.

- (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 Quincy. Only emergency access is allowed to Executive Drive.

- (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.

While none of the existing plant material in the middle of the site is being preserved, there are materials along the boundary between proposed lots 1 and 2 that will be preserved. A large number of trees are also being preserved that are close to the pond. These will be staked and protected during construction. Supplementing the preserved material with the additional new materials 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 use is greater than 5 acres and will recognize "self-storage" as a permitted use for this project, with the restrictions recommended.

- (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 December 2, 2015 meeting, however the development does comply with standards A, B, C, D, H, I and K as required.

Planned Unit Development 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 to provide access to the interior in a manner that does not interfere with traffic on either Quincy or Executive Drive. The development incorporates the required BMPs to filter and purify stormwater before it enters the detention basin. Uses on Lot 2 will be regulated so that the 29 parking spaces on Lot 1 can be used to satisfy parking requirements, and the self-storage use on Lot 1 cannot be changed without approval of a major change to a PUD, as regulated by the Zoning Ordinance.

- (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 December 2, 2015 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. Garbage trucks will collect garbage that is stored inside Building A by entering and exiting the building via a code that is provided to the garbage company. The site has also been evaluated for its ability to accommodate turning movements of fire and emergency vehicles.

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

The proposed project will be marketed to people who have household goods that need to be stored, or to those who wish to store vehicles off site. Once occupied, the "tenants" of the household good storage have infrequent reasons to visit the site. It is anticipated that those who store their vehicles at this project will primarily come to the site on weekends and holidays, when other businesses in the area are likely closed or on reduced shifts.

- (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. Very little sales tax will be generated by the site. Some utility tax revenues will be added by the site.

- (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 if developed as recommended by the Plan Commission.

Section 5. Recommendation/Sample Motion.

Staff has prepared the following sample motion in an effort to provide the applicant and Plan Commission with an opportunity to finalize their recommendation if they wish. It will be up to the applicant to decide whether to forward as recommended or to clean up the documents based on the recommendations before forwarding to the Village Board for their consideration.

Based on the submitted petition and testimony and presented, I move that the Plan Commission forward its findings for special use and planned unit development referenced in the staff report for PC 15-06 prepared for the December 2, 2015 meeting (except as the PC may modify during meeting) and recommend to the Village Board approval of the relief associated with PC 15-06 including a preliminary and final Plat of Subdivision, approval of a special use for a Planned Unit Development, including exceptions outlined in Exhibit 2 of the December 2, 2015 staff report, and other relief as may be necessary to accommodate proposed project, subject to the following conditions:

1. List any additional design changes.
2. That the approval be in substantial compliance with the List of Documents Approved for PC 15-06 included in the December 2, 2015 staff report for PC 15-06, except as modified or required by all Required Changes identified in Section 2 and except as may be required for compliance with the requirements of the Village Engineer or the Building Inspector as part of the Building Permit review process.

3. Compliance at all times with the Conditions of Approval identified in Section 3 of the December 2, 2015 staff report for PC 15-06.

ORDINANCE NUMBER 15-O-_____
AN ORDINANCE APPROVING A PRELIMINARY AND FINAL
PLAT OF SUBDIVISION, AND
GRANTING A SPECIAL USE PERMIT FOR A PRELIMINARY AND FINAL
PLAT OF PUD,
INCLUDING WAIVERS FROM THE ZONING ORDINANCE

PC 15-06: 7501-7601 Quincy/ROC PUD

WHEREAS, on or about March 4, 2015, Doug Riccolo and Mike Siurek as applicants ("APPLICANTS") and authorized agents for ROC WBCS LLC as owners ("OWNERS") 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 approve a Preliminary and Final Plat of Subdivision, grant a special use permit for a Preliminary and Final Plat of Planned Unit Development, and grant certain waivers from the requirements of the Zoning Ordinance of the Village; and

WHEREAS, Notice of Public Hearing on said application was published on or about October 16, 2015, 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

November 4, 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 December 2, 2015, 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 approve the Preliminary and Final Plat of Subdivision and grant a special use for a Preliminary and Final Planned Unit Development, including certain waivers from the requirements of the Zoning Ordinance, 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 9-8-2(A) of the

Zoning Ordinance of the Village of Willowbrook, for a Planned Unit Development.

SECTION TWO: That pursuant to Section 9-13-6(K), the Mayor and Board of Trustees hereby finds that the construction of a self-storage facility in two (2) buildings on Lot 1 on the SUBJECT REALTY is consistent with the objectives of the Planned Unit Development provisions of the Zoning Ordinance and is hereby approved.

SECTION THREE: 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. An exception from Section 98-3D3 for a reduction in the required exterior side yard building setback from Quincy on Lot 1 from forty feet (40') to thirty feet (30').
- B. An exception from Section 9-8-3D1 for a reduction in the required front yard building setback from Executive on Lot 1 from forty feet (40') to thirty feet (30').
- C. An exception from Section 9-10-5(G) for a reduction in the interior side yard parking setback from ten feet (10') to five feet (5') on the east side of Lot 1 between a fire lane and the east property line.
- D. An exception from Section 9-10-5(G) for a reduction in the interior side yard parking setback from ten feet (10') to zero feet (0') along the common lot line between Lot 1 and Lot 2.
- E. An exception from Section 9-10-5L2(B)(2)(C) for a reduction in the minimum distance between a driveway and a lot line from seventy feet (70') to five feet (5') between the proposed fire lane and the east lot line of Lot 1.

- F. An exception from Section 9-14-2.23(B)3(d) for a reduction in the amount of foundation landscaping.
- G. An exception from Section 9-10-4(h) for a reduction in the number of loading spaces on Lot 1 from two (2) to zero (0).
- H. An exception from Section 9-12-11 to waive a requirement for the construction of a masonry dumpster enclosure and landscaping.
- I. An exception from Section 9-10-5L2(B)(2)(C) for a reduction in the distance between a driveway center line and a lot line from seventy feet (70') to twenty-two and one half feet (22.5') for the fire lane as it relates to the east line of Lot 1.
- J. An exception from the landscaping provisions of Title 9 for a reduction in the landscaping requirements per the Approved Plans.

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

SECTION FIVE: That a Parking Easement Agreement, substantially in the form as attached hereto as Exhibit "C", is hereby approved and shall be recorded by the APPLICANTS prior to the issuance of any construction permits.

SECTION SIX: That passage of this Ordinance shall constitute approval of the Preliminary and Final Plat of Subdivision for "ROC Industrial Subdivision", as prepared by Harrington Land Surveying Ltd and attached hereto as Exhibit "D", consisting of 2 sheets,

subject to said plat being revised prior to recording by the Village of Willowbrook to include the recorded Parking Easement Agreement approved in Section Five of this Ordinance.

SECTION SEVEN: That passage of this Ordinance shall constitute approval of the Preliminary and Final Plat of Planned Unit Development for "ROC Industrial PUD", as prepared by Harrington Land Surveying Ltd and attached hereto as Exhibit "E", consisting of 2 sheets, subject to said plat being revised prior to recording by the Village of Willowbrook to include the recorded Parking Easement Agreement approved in Section Five of this Ordinance.

SECTION EIGHT: That the approvals granted in Sections 1, 2, 3, and 7 of this Ordinance are 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 approved plans ("APPROVED PLANS"), attached hereto as Exhibit "F", except as may be modified by the conditions infra, or as required by the Village Engineer or Village Administrator for compliance with Village Codes prior to the issuance of any construction permits:

1. Color Elevations (2 Sheets) hand dated November 20, 2015.

2. Landscape Plan, prepared by Upland Design, Ltd., consisting of two (2) sheets, latest revision dated December 2, 2015
 3. Photometric Plan, prepared by Helsel-Jepperson, consisting of three (3) sheets, not dated.
 4. Building A Details, prepared by Koziol Engineering Services, consisting of ten (10) sheets and latest hand revision dated November 20, 2015.
 5. Building B details, prepared by Koziol Engineering Services, consisting of fourteen (14) sheets, and latest hand revision dated November 20, 2015.
 6. Final Engineering, prepared by Koziol Engineering Services, consisting of fourteen (14) sheets, and latest revision dated November 20, 2015.
- B. Approved uses on Lot 1 are restricted to self-storage uses only, except as may be further authorized by the Village Board pursuant to Section 9-13-4(C)6(a) regulating Major Changes to a PUD.
- C. The overhead doors visible on Building A from Quincy and on Building B from Executive Drive shall only be used as a means of egress out of the buildings, with no ability for customer to activate these doors from outside the buildings. Ingress into Building A shall only be from the east side of the building, and ingress into Building B shall only be from the north side of the building.
- D. Tenant parking requirements for the building on Lot 2 shall be measured to include the 237 parking spaces on Lot 2 plus the 53 parking spaces in the northern most parking lot on Lot 1.
- E. Elevations and elevation plan details shall be revised prior to the issuance of construction permits to specify the use of "10" pre-cast panels with painted reveal accent stripes" only on the west elevations of Building A and only on the west and south elevations of Building B.
- F. No building permits shall be issued unless final plan documents provide details that show building material colors in substantial compliance with the colors provided

in the color renderings as determined by the Village Administrator.

- G. Storefront windows along the Quincy Frontage of Building A shall be lit so as not to exceed lighting standards in the Zoning Ordinance, and the color of doors visible through these windows shall be only one color, to be approved by the Village Administrator.
- H. There shall be no outdoor storage of any kind.
- I. There shall be no retail sales except for retail sales of moving boxes or other moving/storage supplies that are stored inside from the office located in the southwest corner of Building A.
- J. There shall be no dispensing of gasoline.
- K. There shall be no servicing of vehicles on the site.
- L. Exterior lighting fixtures shall be shaded wherever necessary to avoid casting excessive glare upon adjacent property, in compliance with the requirements of section 9-9-8 of this title.
- M. The dumpster shall be located inside Building A, except for pickup, when it may be rolled outside near the northeast drive through door until picked up by the garbage truck and rolled back inside no later than 11:59 PM on the day of pickup. Failure to successfully perform this requirement on three separate occasions will require the Applicant to construct a code compliant masonry dumpster enclosure with locking gates in a location approved by the Village Administrator.
- N. All mechanical equipment shall be located on the roof, and except for the area above the proposed office area in Building A, no mechanical equipment shall be located closer than 30' to a building edge. Any mechanical equipment above the office area in Building A that is taller than the parapet extension in that area shall be screened as approved by the Village Administrator.

- O. Wall signs shall conform to the requirements of Title 9, Chapter 11 of the Village Code.
- P. Construction permits may not be issued prior to the recording of the ROC Industrial Subdivision and ROC Industrial PUD plats.
- Q. Prior to the recording of the ROC Industrial Subdivision and ROC Industrial PUD plats, the APPLICANT shall supply the Village with a letter of credit in the amount equal to 125% of the engineer's estimate of cost to be approved by the Village Engineer on a form approved by the Village Attorney.

SECTION NINE: 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 TEN: 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 14TH day of December, 2015.

APPROVED:

Mayor

ATTEST:

Village Clerk

ROLL CALL VOTE:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

EXHIBIT "A"

LEGAL DESCRIPTION

LOTS 1 AND 2 IN PLAZA COURT ASSESSMENT PLAT, BEING AN ASSESSMENT DIVISION OF LOT 4 IN PLAZA COURT RESUBDIVISION, IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAZA COURT ASSESSMENT PLAT RECORDED FEBRUARY 26, 2004 AS DOCUMENT R2004-052460, IN DUPAGE COUNTY, ILLINOIS.

PINS: 09-26-403-027-0000 and 09-26-403-028-0000

COMMONLY KNOWN AS: 7501 and 7601 S. Quincy St., Willowbrook, IL 60527

EXHIBIT "B"

PLAN COMMISSION RECOMMENDATION
AND
FINDINGS OF FACT

M E M O R A N D U M

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

MEMO FROM: Chairman Daniel Kopp, Plan Commission

DATE: December 2, 2015

SUBJECT: Zoning Hearing Case 15-06: (ROC WILLOWBROOK LLC - 7501-7601 Quincy) Consideration of a motion to approve a special use for a Planned Unit Development and approval of a Preliminary and Final Plat of Subdivision and Preliminary and Final Plat of PUD.

At the regular meeting of the Plan Commission held on December 2, 2015, the above referenced application was discussed and the following motion was made:

MOTION: Made by Commissioner Remkus, seconded by Commissioner Lacayo that based on the submitted petition and testimony presented, I move that the Plan Commission forward its findings for special use and planned unit development referenced in the staff report for PC 15-06 prepared for the December 2, 2015 meeting (attached to the end of this memo) and recommend to the Village Board approval of the relief associated with PC 15-06 including a preliminary and final plat of subdivision, approval of a special use for a preliminary and final planned unit development, including exceptions outlined in exhibit 2 of the December 2, 2015 staff report, and other relief as may be necessary to accommodate proposed project, subject to the following conditions:

1. That the approval be in substantial compliance with the list of documents approved for PC 15-06 on December 2, 2015 meeting

for PC 15-06, except as modified or required by all required changes or proposed conditions of approval identified in sections 2 and 3 respectively of the staff report for PC 15-06 except that Required Change Number 1 in Section 2 will not require a shade tree in the one island that contains a light pole, and except as may be required for compliance with the requirements of the village engineer or the building inspector as part of the building permit review process.

2. Compliance at all times with the conditions of approval identified in Section 3 of the December 2, 2015 staff report for PC 15-06, except as discussed at the meeting, which is as follows:

- a. Condition Number 5 shall be revised to identify 53 instead of 29 parking spaces in Lot 2, and eliminate the words "only as long as the use on Lot 1 is for self-storage".
- b. Condition Number 6 shall be revised to require the 10" pre-cast panels with painted reveal accent stripes only on the west elevation of Building A and only on the west and south elevations of Building B, which are the elevations visible to Quincy and Executive Drive.
- c. Condition Number 18 is removed as it was a run-on error in the staff report.

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

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 OF FACT

State Statutes and local ordinances require findings be made with regard to special use and planned development standards. A list of the required standards is provided below, along with "findings" provided in *italics*.

Special Use Standards.

- (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.

Access to and from the proposed project has been designed so as to minimize back-ups and congestion on the streets. The traffic generated by this use is relatively minor compared to other industrial users, and this use will not generate semi-truck traffic.

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

The proposed project functions in a way that will not diminish or impair property values within the neighborhood. It is important that this project also be designed to appear as an industrial project. Careful consideration has been given to the appearance of this project in order to protect the property values of nearby properties.

- (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.

This project represents one of the last development opportunities in the area. Everything immediately adjoining this site has already been developed, so the allowance of this special use will not impede orderly development.

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

The proposed project is already served by both Quincy and Executive Drives which are adequate for the project and the surrounding area. A new public sidewalk has been required along Quincy, to be consistent with the recommendations of the Comprehensive Plan.

- (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.

Access to both buildings has been designed to minimize traffic congestion in the streets. Conditions of approval are included that prohibit the use of the proposed exits as entrances. Additionally, conditions restrict any other use other than a self-storage facility without amending the PUD so that issues such as traffic, circulation could be evaluated. Given the unique characteristics of this use, a major change to the PUD would be required to evaluate how to add parking and loading facilities for almost any other type of use with this much square footage.

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

Except as modified in Section 3 of this Ordinance, the project will comply with the applicable regulations of the M-1 Zoning District.

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

The Village Board has not considered any special use permit on this property in the last year.

Planned Unit Development 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.

If designed with the conditions included in Section 8 of this Ordinance, the proposed development complies with the Comprehensive Plan which recommends industrial uses. Careful consideration has been given to the appearance of this project in order to protect the property values of nearby properties. The project minimizes traffic in the area and accommodates traffic to and within the site. Additionally, a pedestrian sidewalk along Quincy is added to be consistent with the Comprehensive Plan.

- (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 15.434 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.

Building setbacks along Quincy and Executive Drive have been reduced from the required 40' to a minimum of 30' to accommodate the necessary building layout given the location of the pond at the rear of the property. This building setback is not inconsistent with existing building setbacks on Executive drive east of the subject property or on the west side of Quincy in the vicinity of this project. Parking lot setbacks all meet minimum requirements. The use of a storage facility, while not specifically regulated in the Zoning Ordinance, is consistent in terms of its "storage" function with common industrial uses. Design has been regulated to control an overly commercialized appearance, which may have a negative influence on surrounding industrial properties.

- (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 this site was completed when the applicant made previous improvements to the adjoining pond to increase detention volume. The ordinance has since change to require BMPs, which is why the rain gardens are incorporated into the design of this project. The project has been fully evaluated by the Village Engineer for compliance with stormwater requirements.

- (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 32.74' 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 the specific type of tenant planned on Lot 1 (the storage buildings). Tenants in Lot 2 will have expanded parking opportunities pursuant to an easement allowing access and parking to 53 parking spaces on Lot 1.

- (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 Quincy. Only emergency access is allowed to Executive Drive.

- (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.*

While none of the existing plant material in the middle of the site is being preserved, there are materials along the boundary between proposed lots 1 and 2 that will be preserved. A large number of trees are also being preserved that are close to the pond. These will be staked and protected during construction. Supplementing the preserved material with the additional new materials 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 use is greater than 5 acres and will recognize "self-storage" as a permitted use for this project, with the conditions outlined in Section 8 of this Ordinance.

- (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 December 2, 2015 meeting, however the development does comply with standards A, B, C, D, H, I and K as required.

Planned Unit Development 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 to provide access to the interior in a manner that does not interfere with traffic on either Quincy or Executive Drive. The development incorporates the required BMPs to filter and purify stormwater before it enters the detention basin. Uses on Lot 2 will be regulated so that the 53 parking spaces on Lot 1 can be used to satisfy parking requirements, and the self-storage use on Lot 1 cannot be changed without approval of a major change to a PUD, as regulated by the Zoning Ordinance.

- (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 Section 3 of this Ordinance.

- (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. Garbage trucks will collect garbage that is stored inside Building A by entering and exiting the building via a code that is provided to the garbage company. The site has also been evaluated for its ability to accommodate turning movements of fire and emergency vehicles.

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

The proposed project will be marketed to people who have household goods that need to be stored, or to those who wish to store vehicles off site. Once occupied, the "tenants" of the household good storage have infrequent reasons to visit the site. It is anticipated that those who store their vehicles at this project will primarily come to the site on weekends and holidays, when other businesses in the area are likely closed or on reduced shifts.

- (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. Very little sales tax will be generated by the site. Some utility tax revenues will be added by the site.

- (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 if developed as recommended by the Plan Commission.

EXHIBIT A

TRACT 1:

LOT 1 IN ROC INDUSTRIAL SUBDIVISION, BEING A RESUBDIVISION OF PART OF THE
SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED _____,
2015 AS DOCUMENT NO. _____, IN DUPAGE COUNTY, ILLINOIS.

TRACT 2:

LOT 2 IN ROC INDUSTRIAL SUBDIVISION, BEING A RESUBDIVISION OF PART OF THE
SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED _____,
2015 AS DOCUMENT NO. _____, IN DUPAGE COUNTY, ILLINOIS.

EXHIBIT B

Easement Area

THAT PART OF LOT 1 IN ROC INDUSTRIAL SUBDIVISION, BEING A RESUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED _____, 2015 AS DOCUMENT NO. _____, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 51 MINUTES 33 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 223.13 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 51 MINUTES 33 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 140.66 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 27 SECONDS WEST, A DISTANCE OF 41.84 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 17.75 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 18.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 73.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 18.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 33.42 FEET; THENCE SOUTH 34 DEGREES 21 MINUTES 36 SECONDS EAST, A DISTANCE OF 16.93 FEET; THENCE SOUTH 55 DEGREES 38 MINUTES 24 SECONDS WEST, A DISTANCE OF 163.00 FEET; THENCE NORTH 34 DEGREES 21 MINUTES 36 SECONDS WEST, A DISTANCE OF 61.00 FEET; THENCE NORTH 55 DEGREES 38 MINUTES 24 SECONDS EAST, A DISTANCE OF 173.29 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

EXHIBIT "C"
PARKING EASEMENT AGREEMENT

RECEIVED

JUL 29 2015
VILLAGE OF WILLOWBROOK
BUILDING & ZONING DIVISION

**PARKING
EASEMENT AGREEMENT**

THIS PARKING EASEMENT AGREEMENT ("Agreement") is made as of June ____, 2015 by and between ROC Willowbrook LLC, an Illinois limited liability company ("Tract 1 Owner"), and ROC WBCS II LLC, a Delaware limited liability company ("Tract 2 Owner").

RECITALS:

A. Tract 1 Owner is the owner of that certain tract of land known as Lot 1 in ROC Industrial Subdivision, Willowbrook, Illinois ("Tract 1"), as more particularly described on Exhibit A.

B. Tract 2 Owner is the owner of that certain tract of land known as Lot 2 in ROC Industrial Subdivision, Willowbrook, Illinois ("Tract 2"), as more particularly described on Exhibit A.

C. Tract 2 Owner desires to receive from Tract 1 Owner and Tract 1 Owner is willing to grant to Tract 2 Owner a nonexclusive easement over, across and upon that portion of Tract 1 (the "Easement Area") cross-hatched on the site plan attached hereto as Exhibit B and made a part hereof, as the same may exist from time to time, upon and subject to the conditions and limitations herein contained.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Tract 1 Owner and Tract 2 Owner hereby agree as follows:

1. **Easement Grant.** Tract 1 Owner hereby grants to Tract 2 Owner a non-exclusive, perpetual, irrevocable easement for the benefit of Tract 2 Owner for the use of the Easement Area for the sole and exclusive purposes of the passage and parking of passenger automobiles and passage of pedestrians, by Tract 2 Owner, all tenants and other occupants of Tract 2 or portions thereof, and the respective employees, agents, contractors, customers, visitors, invitees, licensees, subtenants and concessionaires of Tract 2 Owner or such tenants and occupants. Notwithstanding the foregoing, in no event shall Tract 2 Owner have the right use more than fifty-three (53) parking spaces in the Easement Area at any time.

2. **Insurance.** Tract 2 Owner shall at all times obtain and maintain commercial general liability insurance for bodily injury, personal injury and property damage for the mutual benefit of the owner of Tract 1 and Tract 2, with limits of not less than \$2,000,000.00 in Constant Dollars (as defined below) per occurrence, which policy or policies shall:

- (a) name as an additional insured Tract 1 Owner;
- (b) be written by solvent insurance companies licensed in the State of Illinois; and
- (c) include contractual liability coverage insuring Tract 2 Owner's indemnity obligations provided for herein.

Tract 2 Owner shall deliver certificates evidencing such policies of insurance to Tract 1 Owner upon demand. Nothing herein contained shall prevent Tract 2 Owner from taking out insurance of the kind and in the amount provided for hereunder under a blanket insurance policy or policies which may cover other properties owned or operated by Tract 2 Owner.

For purposes of this Agreement, the term "Constant Dollars" shall mean the value of the U.S. dollar to which such phrase refers, as adjusted from time to time. An adjustment shall occur on the 1st day of January of the fifth (5th) full calendar year following the date of this Agreement, and thereafter at five (5)

year intervals. Constant Dollars shall be determined by multiplying the dollar amount to be adjusted by a fraction, the numerator of which is the Current Index Number and the denominator of which is the Base Index Number. The "Base Index Number" shall be the level of the Index for the year in which this Agreement is executed; the "Current Index Number" shall be the level of the Index for the year preceding the adjustment year; the "Index" shall be the Consumer Price Index for All Urban Consumers, published by the Bureau of Labor Statistics of the United States Department of Labor for U.S. City Average, All Items (1982-84=100), or any successor index thereto as hereinafter provided. If publication of the Index is discontinued, or if the basis of calculating the Index is materially changed, then Tract 1 Owner and Tract 2 Owner shall substitute for the Index comparable statistics as computed by an agency of the United States Government or, if none, by a substantial and responsible periodical or publication of recognized authority most closely approximating the result which would have been achieved by the Index.

3. **Maintenance.** Tract 1 Owner shall keep the improvements located within the Easement Area neat, orderly in condition and appearance, and in good repair and in compliance with all applicable laws. Except as otherwise provided herein, the improvements located within the Easement Area shall not be obstructed in any way but shall be kept open at all times for the free use thereof.

4. **Indemnification.** Tract 2 Owner (as an "indemnitor") shall defend, indemnify and hold harmless Tract 1 Owner (as an "indemnitee") from and against all claims, damages, liabilities and expenses (including reasonable attorneys fees, court costs and expenses) which are incurred by the indemnitee in connection with loss of life, personal injury and/or property damage arising from the indemnitor's exercise of the indemnitor's easement rights granted herein, except to the extent caused by willful or negligent acts of the indemnitee or to the extent covered by insurance. The indemnitee shall tender defense of any claim subject to the indemnitor's indemnity to the indemnitor in sufficient time to avoid prejudice, and the indemnitor shall be entitled to defend the same with counsel of its selection and reasonably acceptable to the indemnitee.

5. **Rights Reserved.** Tract 1 Owner reserves and shall continue to enjoy the use of Tract 1 for any purpose which does not interfere in any material respect with or prevent the use by Tract 2 Owner of the easements herein granted, including the right to locate and relocate buildings, driveways, parking areas and other improvements to be located upon Tract 1, provided there is no material and adverse impact to the quality or quantity of the parking or access provided hereunder, and provided further that no buildings or permanent structures shall be located within the Easement Area.

6. **Duration.** The easements, covenants, conditions and restrictions contained herein shall exist at all times hereafter, shall create mutual benefits and covenants running with the land, and shall be binding upon any owner, tenant or occupant of Tract 1 or Tract 2 and their respective legal representatives, heirs, successors and assigns.

7. **Not a Public Dedication.** Nothing herein contained shall be deemed to be a grant or dedication of any portion of Tract 1 to or for the general public or for any public purposes whatsoever, it being the intention of Tract 1 Owner and Tract 2 Owner that this Agreement shall be strictly limited to and for the purposes herein expressed.

8. **Sole Agreement.** This Agreement may not be amended or modified in any respect whatsoever except by an instrument in writing signed by all parties. This Agreement constitutes the entire agreement between the parties with respect to the matters set forth herein and supersedes all prior negotiations, discussions, writings and agreements between them in connection therewith other than the Declaration.

9. **Applicable Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois.

10. **Partial Invalidity.** Should any one or more of the provisions of this Agreement be determined to be invalid, unlawful or unenforceable in any respect, the validity, legality and enforceability of the remaining provisions hereof shall not in any way be affected or impaired thereby unless as a result the purpose and intent of this Agreement shall thereby be substantially and essentially impaired. In such event, the parties shall diligently proceed to revise this Agreement in order to memorialize such purpose and intent.

11. **Miscellaneous.** This Agreement shall be binding upon and inure to the benefit of each of: (a) Tract 1 Owner and all successor owners of Tract 1; and (b) Tract 2 Owner and all successor owners of Tract 2, each of whom shall accept and undertake, and shall be deemed to have accepted and undertaken, all rights and obligations of Tract 1 Owner or Tract 2 Owner, respectively, upon transfer of ownership in Tract 1 or Tract 2, respectively. Wherever a transfer occurs in the ownership of either Tract 1 or Tract 2, the transferor shall have no further liability for breach of covenant occurring thereafter. Each owner agrees to look solely to the interest of the other owner in its respective Tract for the recovery of any judgment from such Tract owner, it being agreed that the owner of any such Tract and its partners, directors, officers, members, managers or shareholders shall never be personally liable for such judgment.

[Signature Page Follows]

IN WITNESS WHEREOF, Tract 1 Owner and Tract 2 Owner have executed this Agreement as of the day and year first above written.

TRACT 1 OWNER:

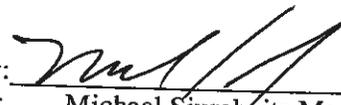
ROC WILLOWBROOK LLC,
an Illinois limited liability company

By: 
Michael Siurek, its Manager

TRACT 2 OWNER:

ROC WBCS II LLC,
a Delaware limited liability company

By: ROC WBCS LLC, an Illinois limited liability company, its Manager

By: 
Its: Michael Siurek, its Manager

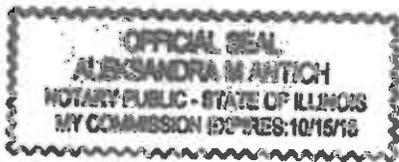
This instrument was prepared by
and after recording return to:

Daniel J. Kopp
Daspin & Aument, LLP
227 West Monroe Street
Suite 3500
Chicago, IL 60606

STATE OF ILLINOIS)
) SS
COUNTY OF DuPage)

I, Aleksandra Antich, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Surell, personally known to me to be the Manager of ROC WBCS LLC, an Illinois limited liability company, as Manager of ROC WBCS II LLC, a Delaware limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as Manager of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability companies, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 20th day of July, 2015.



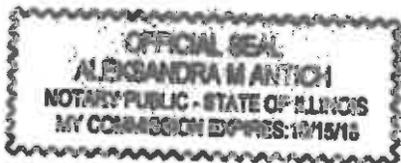
[Signature]
Notary Public

My Commission Expires: 10/15/16

STATE OF ILLINOIS)
) SS
COUNTY OF DuPage)

I, Aleksandra Antich, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Surell personally known to me to be the Manager of ROC WBCS LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as Manager of said limited liability partnership, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 20th day of July, 2015.



[Signature]
Notary Public

My Commission Expires: 10/15/16

EXHIBIT A

TRACT 1:

LOT 1 IN ROC INDUSTRIAL SUBDIVISION, BEING A RESUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED _____, 2015 AS DOCUMENT NO. _____, IN DUPAGE COUNTY, ILLINOIS.

TRACT 2:

LOT 2 IN ROC INDUSTRIAL SUBDIVISION, BEING A RESUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED _____, 2015 AS DOCUMENT NO. _____, IN DUPAGE COUNTY, ILLINOIS.

EXHIBIT B

Easement Area

THAT PART OF LOT 1 IN ROC INDUSTRIAL SUBDIVISION, BEING A RESUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED _____, 2015 AS DOCUMENT NO. _____, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 51 MINUTES 33 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 223.13 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 51 MINUTES 33 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 140.66 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 27 SECONDS WEST, A DISTANCE OF 41.84 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 17.75 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 18.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 73.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 18.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 33.42 FEET; THENCE SOUTH 34 DEGREES 21 MINUTES 36 SECONDS EAST, A DISTANCE OF 16.93 FEET; THENCE SOUTH 55 DEGREES 38 MINUTES 24 SECONDS WEST, A DISTANCE OF 163.00 FEET; THENCE NORTH 34 DEGREES 21 MINUTES 36 SECONDS WEST, A DISTANCE OF 61.00 FEET; THENCE NORTH 55 DEGREES 38 MINUTES 24 SECONDS EAST, A DISTANCE OF 173.29 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

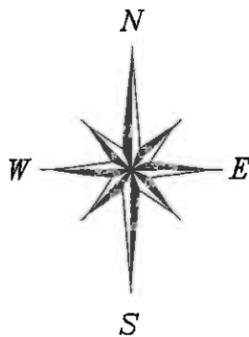
EXHIBIT "D"
ROC INDUSTRIAL SUBDIVISION PLAT

FINAL PLAT ROC INDUSTRIAL SUBDIVISION

BEING A RESUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 36 NORTH,
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 09-26-403-027
09-26-403-028

SUBMITTED BY AND RETURN TO:
VILLAGE OF WILLOWBROOK
835 MIDWAY DRIVE
WILLOWBROOK, ILLINOIS 60527

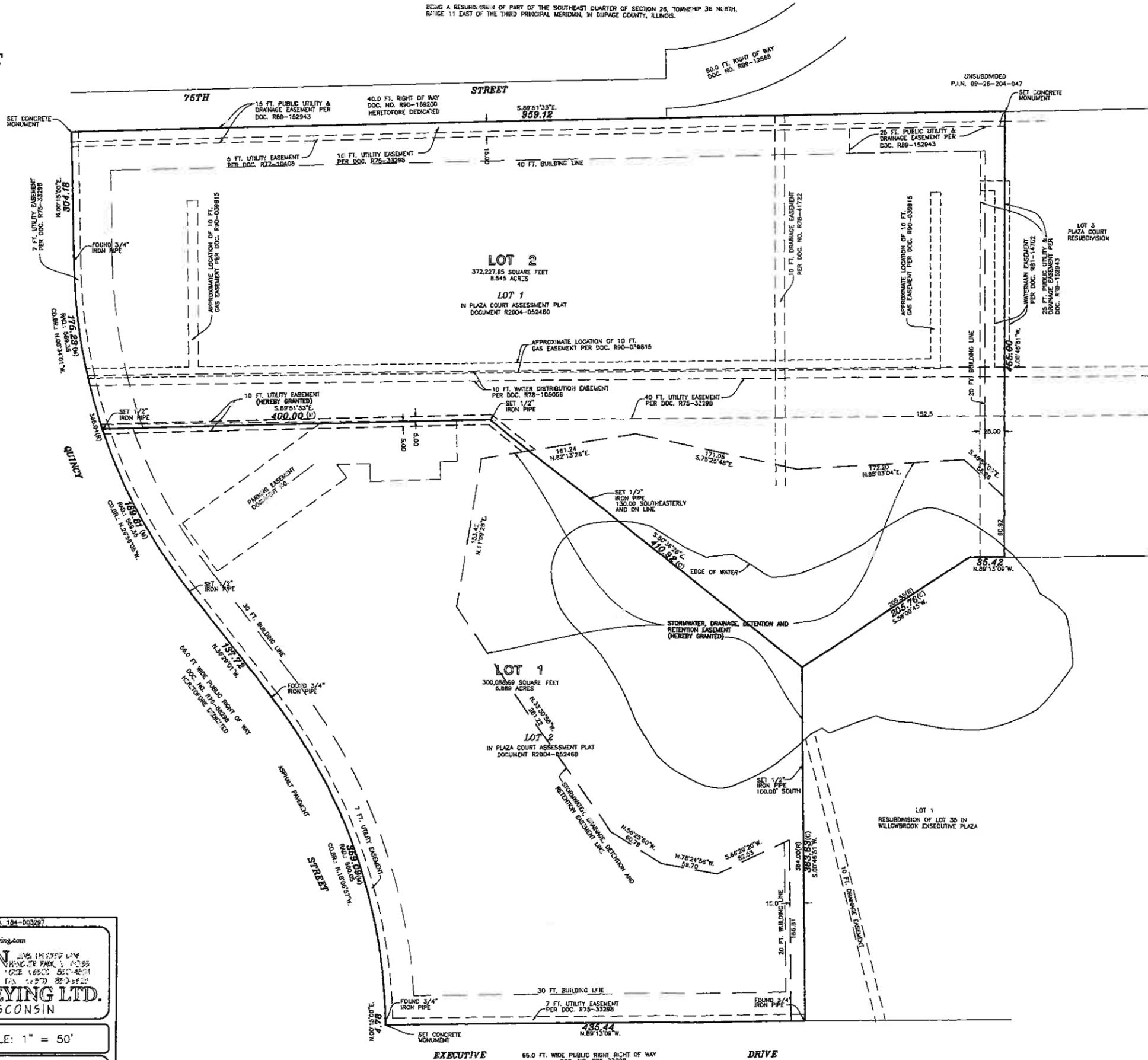


50 25 0 50

BASIS OF BEARINGS
BEARINGS ARE BASED ON THE
NORTH LINE OF EXECUTIVE DRIVE
AS SHOWN ON THE RECORDED PLAT
OF PLAZA COURT RESUBDIVISION
AS S.89°13'09"E.

(R) INDICATES RECORDED DIMENSION
(M) INDICATES MEASURED DIMENSION
(C) INDICATES CALCULATED DIMENSION

AREA IS EQUAL TO:
672,316.24 SQUARE FEET OR 15.434
ACRES



SHEET 1 OF 2

PROFESSIONAL DESIGN FIRM REGISTRATION NO. 184-003297

www.HarringtonLandSurveying.com
HARRINGTON
LAND SURVEYING LTD.
ILLINOIS & WISCONSIN

ORDERED BY:
KOZIOL ENGINEERING

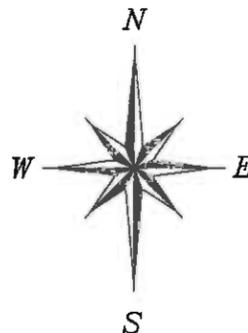
SCALE: 1" = 50'

SURVEY NO.: 082-13WEST
DRAWN BY: FJM

COMMON ADDRESS:
7601 QUINCY STREET
WILLOWBROOK, ILLINOIS.

FINAL PLAT
ROC INDUSTRIAL SUBDIVISION

P.L.N. 09-26-403-027
09-26-403-028



FLOOD ZONE CERTIFICATE

UPON INSPECTION OF FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 17000 0000 B
REVISED DATE, DECEMBER 14, 2004, THE PARCEL SHOWN HEREON IS LOCATED IN ZONE "A", AREA OF 100-YEAR FLOOD.

GIVEN UNDER MY HAND AND SEAL AT MANOVER PARK, ILLINOIS, THIS _____ DAY OF _____, A.D., 2015.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 0.2496

SCHOOL DISTRICT CERTIFICATE

THIS IS TO CERTIFY THAT I, _____, OWNER OF THE PROPERTY DESCRIBED AS THE
SUBDIVISION AND EQUALLY DESCRIBED ON THE PLAT OF THE SAME, HAVE DETERMINED TO
THE BEST OF MY KNOWLEDGE THE SCHOOL DISTRICTS IN WHICH SAID SUBDIVISION IS SITUATED WITHIN:

ELEMENTARY SCHOOL DISTRICT _____ HIGH SCHOOL DISTRICT _____

OWNER
DATED THIS _____ DAY OF _____, A.D., 2015.

STATE OF ILLINOIS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT
I AM PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE AFORESAID
INSTRUMENT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/ THEY SIGNED
THE ANNEXED PLAT AS HIS/HER/THEIR OWN FREE AND VOLUNTARY ACT(S) FOR THE PURPOSES THEREIN SET FORTH.

NOTARY PUBLIC
COMMISSION EXPIRES: _____

STATE OF ILLINOIS
COUNTY OF DUPAGE

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY,
ILLINOIS, AT A MEETING HELD THIS _____ DAY OF _____, A.D., 2015.

By: _____
PRESIDENT
ATTEN: _____
VILLAGE CLERK

VILLAGE ENGINEER CERTIFICATE
STATE OF ILLINOIS
COUNTY OF DUPAGE

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF WILLOWBROOK, ILLINOIS, DO HEREBY CERTIFY THAT
THE PUBLIC IMPROVEMENTS FOR THIS SUBDIVISION AS SHOWN BY THE PLANS AND SPECIFICATIONS THEREFOR, MEET THE
MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION
THEREOF.

DATED AT WILLOWBROOK, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 2015.

VILLAGE ENGINEER

DUPAGE COUNTY SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DUPAGE

APPROVED BY THE DIRECTOR OF PUBLIC WORKS FOR THE COUNTY OF DUPAGE, ILLINOIS, DATED THIS _____ DAY OF _____, A.D., 2015.

DIRECTOR

VILLAGE COLLECTOR CERTIFICATE

I, _____, COLLECTOR FOR THE VILLAGE OF WILLOWBROOK, DO HEREBY
CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS
OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPOINTED AGAINST THE TRACT OF
LAND INCLUDED IN THIS PLAT.

VILLAGE COLLECTOR

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF WILLOWBROOK, DUPAGE
COUNTY, ILLINOIS, THIS _____ DAY OF _____, 2015.

SIGNED _____
CHAIRMAN

ATTEN: _____
RECORDING SECRETARY

UTILITY EASEMENT PROVISIONS

PERPETUAL EASEMENTS FOR PROVIDING UTILITY SERVICES TO THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAT AND OTHER
PROPERTY ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF WILLOWBROOK, AND TO UNITS OF LOCAL GOVERNMENT,
PROVIDING SERVICE TO THE PROPERTY, INCLUDING BUT NOT LIMITED TO AMETECH, NORTHERN ILLINOIS GAS COMPANY,
COMMONWEALTH EDISON COMPANY, DUPAGE COUNTY WORKS, THE COUNTY OF DUPAGE DEPARTMENT OF ENVIRONMENTAL CONCERNS,
AND THEIR SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, IN OVER, UNDER, ACROSS, ALONG, THROUGH AND UPON THE AREAS
BOUNDED BY THE LOT LINE AND DOTTED LINES ON THIS PLAT AND INDICATED AS PUBLIC UTILITY EASEMENT AND/OR PUBLIC UTILITY
AND DRAINAGE EASEMENT, FOR THE PURPOSES OF THIS PLAT, PROVIDING UTILITY SERVICES SHALL INCLUDE THE RIGHT, BUT NOT THE
OBLIGATION, FROM TIME TO TIME TO INSTALL, CONSTRUCT, RECONSTRUCT, IMPROVE, KEEP, OPERATE, INSPECT, MAINTAIN, REPAIR,
REPLACE, ENLARGE, RENEW, RELOCATE, REMOVE AND/OR INCREASE THE SIZE, NUMBER AND/OR TYPE OF FACILITIES USED IN
CONNECTION WITH TRANSMISSION AND DISTRIBUTION OF GAS AND WATER, ELECTRICITY AND TELECOMMUNICATIONS AND CABLE
TELEVISION SERVICES, SANITARY SEWER AND ANY OTHER FACILITIES USED IN THE TRANSMISSION, DISTRIBUTION, OR TRANSPORTATION
OF AND COMMONITY IN A LIQUID OR GASEOUS STATE, THROUGH ANY AND ALL APURTANCES AS MAY BE DEEMED NECESSARY BY
SAID VILLAGE, IN, OVER, UNDER, ACROSS, ALONG, THROUGH AND UPON SUCH EASEMENT AREAS, AND THE PROPERTY DESCRIBED ON
THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT, BUT NOT THE OBLIGATION, TO INSTALL, REQUIRED SERVICE
CONNECTIONS ON EACH LOT TO SERVE IMPROVEMENTS THEREON, OR IN ADJACENT LOTS, THE RIGHT, BUT NOT THE OBLIGATION, TO CUT,
TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE
RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES, OBSTRUCTIONS SHALL NOT BE PLACED
OVER GRANTEES FACILITIES OR IN, OVER, UNDER, ACROSS, ALONG, THROUGH OR UPON SUCH EASEMENT AREAS WITHOUT THE PRIOR
WRITTEN CONSENT OF GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED
IN A MANNER AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF OR THE EXERCISE OF GRANTEE'S OTHER
RIGHT PROVIDED HEREIN. EASEMENTS FOR STORM WATER DRAINAGE, DETENTION AND OR RETENTION PURPOSES ARE GRANTED UNDER
A SEPARATE PROVISION OF THIS PLAT, AND FACILITIES FOR SAID PURPOSES AND APPURTENANCES THERE TO, SHALL BE CONTROLLED BY
SAID PROVISION.

STORM WATER DRAINAGE, DETENTION AND RETENTION RESTRICTIONS AND EASEMENTS

FOR THE PURPOSE OF PROMOTING SUFFICIENT DRAINAGE AND FLOOD CONTROL FOR THE BENEFIT OF THE SUBDIVISION AND PUBLIC
GENERALLY, THE FOLLOWING EASEMENTS AND RESTRICTIONS ARE HEREBY DECLARED TO RUN WITH THE LAND AND BE BINDING UPON
THE OWNERS OF THE SUBDIVISION AND ITS SUCCESSORS, HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS:

1. A PERPETUAL EASEMENT FOR STORM WATER DRAINAGE, DETENTION AND RETENTION PURPOSES IS HEREBY GRANTED TO THE
VILLAGE OF WILLOWBROOK, AND THE PUBLIC GENERALLY, IN, OVER, UNDER, ACROSS, ALONG, THROUGH AND UPON THE AREAS
BOUNDED BY THE LOT LINES AND DOTTED LINES SHOWN ON THIS PLAT AND INDICATED AS DRAINAGE EASEMENT AND/OR PUBLIC
UTILITY AND DRAINAGE EASEMENT. SAID GRANT OF EASEMENT SHALL INCLUDE THE RIGHT, BUT NOT THE OBLIGATION, FROM
TIME TO TIME TO CONSTRUCT, RECONSTRUCT, IMPROVE, KEEP, OPERATE, INSPECT, MAINTAIN, REPAIR, REPLACE, ENLARGE,
RENEW, RELOCATE, REMOVE AND/OR INCREASE THE SIZE, NUMBER AND/OR TYPE OF DRAINAGE FACILITIES AND APPURTENANCES
THERE TO, IN, OVER, UNDER, THROUGH AND UPON SAID EASEMENT AREAS, AND TO ENTER UPON SAID EASEMENT AREAS FOR THESE
PURPOSES.
2. NOTWITHSTANDING THE FOREGOING, THE OWNER(S) OF EACH LOT UPON WHICH SAID EASEMENT AREAS ARE LOCATED, AND/OR
THEIR SUCCESSORS, HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, SHALL MAINTAIN SAID EASEMENT AREAS, AND ANY
AND ALL DRAINAGE FACILITIES AND APPURTENANCES THERE TO, LOCATED IN, OVER THROUGH AND/OR UPON SUCH LOT
INCLUDING, BUT NOT LIMITED TO, TREE ROOT AND VEGETATION REMOVAL, SOIL EROSION CONTROL, DITCH PROFILES, STORM
SEWER CLEARING, BLOCKAGE REMOVAL AND REPLACEMENT OF STORM GRATES. NO OBSTRUCTIONS SHALL BE PLACED, NOR
ALTERATIONS MADE, WHICH IN ANY MANNER IMPROVE OR DIMINISH STORM WATER DRAINAGE, DETENTION OR RETENTION. IN,
OVER, UNDER, THROUGH OR UPON SAID EASEMENT AREAS AS A MATTER OF RIGHT, BUT NOT OBLIGATION, THE VILLAGE OF
WILLOWBROOK IS HEREBY GRANTED THE RIGHT TO ENTER UPON SAID EASEMENT AREAS AND PERFORM ANY SUCH
MAINTENANCE, REMOVE ANY SUCH OBSTRUCTIONS AND/OR CORRECT ANY SUCH ALTERATIONS ON SAID EASEMENT AREAS, AND
ANY EXPENSES INCURRED BY THE VILLAGE IN THE EXERCISE OF SAID RIGHT SHALL BE A LIEN UPON THE PROPERTY WHEREON
SUCH MAINTENANCE IS PERFORMED, SUCH OBSTRUCTIONS ARE REMOVED AND/OR SUCH ALTERATIONS ARE CORRECTED.

STATE OF ILLINOIS
COUNTY OF DUPAGE

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY
CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES,
UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND
INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL
STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS, THIS _____ DAY OF _____, 2015.

BY: _____
COUNTY CLERK

STATE OF ILLINOIS
COUNTY OF DUPAGE

TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE
CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH
SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR
COLLECTION AND DIVERSION OF SUCH SURFACE WATERS ONTO PUBLIC AREAS, OR DRAINS WHICH
THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLACED FOR IN
ACCORDANCE WITH BEST ACCEPTED ENGINEERING PRACTICES AS TO REDUCE THE
LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE
SUBDIVISION.

DATED THIS _____ DAY OF _____, 2015.

BY: _____
ENGINEER

BY: _____
OWNER OR ATTORNEY

OWNER'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF _____) S.S.

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE LAND DESCRIBED
IN THE ANNEXED PLAT AND THAT NO OTHER PERSON HAS ANY RIGHT, TITLE, OR INTEREST IN
SAID LAND, AND THAT SAID OWNER(S) HAS (HAVE) CAUSED THE SAME TO BE SURVEYED AND
RESUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH,
AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE
THEREIN INDICATED.

DATED THIS _____ DAY OF _____, A.D., 2015.

ROC WILLOWBROOK, LLC
1804 N. MAPER BOULEVARD
SUITE 460
N. ARLINGHAMS, ILLINOIS
MANAGING MEMBER

NOTARY CERTIFICATE

STATE OF ILLINOIS
COUNTY OF _____) S.S.

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE
STATE AFORESAID, DO HEREBY

CERTIFY THAT
PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED
TO THE FOREGOING INSTRUMENT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN
PERSON AND ACKNOWLEDGED THAT HE (THEY) SIGNED AND DELIVERED THE ANNEXED PLAT
AS HIS (THEIR) OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET
FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 2015.

NOTARY PUBLIC

OWNER'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF _____) S.S.

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE LAND
DESCRIBED IN THE ANNEXED PLAT AND THAT NO OTHER PERSON HAS ANY RIGHT, TITLE, OR
INTEREST IN SAID LAND, AND THAT SAID OWNER(S) HAS (HAVE) CAUSED THE SAME TO BE
SURVEYED AND RESUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES
THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE
STYLE AND TITLE THEREIN INDICATED.

DATED THIS _____ DAY OF _____, A.D., 2015.

ROC WCBLS LLC
1804 N. MAPER BOULEVARD
SUITE 460
N. ARLINGHAMS, ILLINOIS

MANAGING MEMBER

NOTARY CERTIFICATE

STATE OF ILLINOIS
COUNTY OF _____) S.S.

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE
STATE AFORESAID, DO HEREBY

CERTIFY THAT
PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS (ARE)
SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER(S), APPEARED BEFORE ME
THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE (THEY) SIGNED AND DELIVERED THE
ANNEXED PLAT AS HIS (THEIR) OWN FREE AND VOLUNTARY ACT FOR THE USES AND
PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 2015.

NOTARY PUBLIC

MORTGAGE CERTIFICATE

STATE OF _____)
COUNTY OF _____) S.S.

THE UNDERSIGNED SHELBA FINANCIAL TRUST AS MORTGAGEE UNDER MORTGAGE
RECORDED IN THE RECORDER'S OFFICE OF _____ COUNTY,
ILLINOIS, ON _____ DAY OF _____, A.D.,
AS DOCUMENT NO. _____ HEREBY CONSENTS TO AND APPROVES
THE RESUBDIVISION AND THE PLAT HEREOF DRAWN.

RAIT FINANCIAL TRUST

BY: _____
ATTEN: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DUPAGE) S.S.

THE UNDERSIGNED, A NOTARY PUBLIC IN THIS COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY
THAT _____ OF _____

WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO
THE FOREGOING INSTRUMENT AS SUCH _____ AND
RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED
AND DELIVERED THE INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE
AND VOLUNTARY ACT OF SAID _____ AS MORTGAGEE, FOR THE USES AND PURPOSES
THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D., 2015.

NOTARY PUBLIC

STATE OF ILLINOIS
COUNTY OF DUPAGE) S.S.

THIS IS TO CERTIFY THAT I, RALPH J. MARUGO, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 024, HAVE SURVEYED
AND RESUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY: LOT 4 IN PLAZA COURT RESUBDIVISION, BEING A
RESUBDIVISION OF LOTS 7, 8, 9 AND 10 IN WILLOWBROOK EXECUTIVE PLAZA, A SUBDIVISION OF PART OF THE SOUTHWEST
QUARTER OF SECTION 24, TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOT 2 IN
THE RESUBDIVISION OF LOT 33 IN WILLOWBROOK EXECUTIVE PLAZA AFOREMENTIONED, ACCORDING TO THE PLAT
OF SAID PLAZA COURT RESUBDIVISION RECORDED MAY 22, 1976 AS DOCUMENT X99-1122 IN DUPAGE COUNTY, ILLINOIS.

AS SHOWN ON THIS SUBDIVISION PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION,
ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED
BY THE BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK, A MUNICIPAL CORPORATION IN DUPAGE COUNTY,
ILLINOIS, RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLETED WITH THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF SAID VILLAGE OF WILLOWBROOK
OR WITHIN ONE AND ONE HALF MILES OF THE CORPORATE LIMITS OF SAID VILLAGE WHICH HAS ADOPTED A CITY
PLANNING COMMISSION'S SPECIAL POWERS AUTHORIZED BY ARTICLE 11, DIVISION 12 OF THE ILLINOIS MUNICIPAL
CODE AS NOW OR HEREAFTER AMENDED.

I FURTHER CERTIFY THAT UPON COMPLETION OF MASS GRADING, IRON PIPES AND CONCRETE MONUMENTS WILL BE
SET AT ALL LOT CORNERS. FURTHERMORE, I DESIGNATE THE VILLAGE OF WILLOWBROOK, OR ITS AGENTS, TO ACT AS
MY AGENT FOR THE PURPOSES OF RECORDING THIS DOCUMENT.

GIVEN UNDER MY HAND AND SEAL AT MANOVER PARK, ILLINOIS, THIS _____ DAY OF _____, A.D., 2015.

RALPH J. MARUGO
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 024
291 LEBANON LANE
MANOVER PARK, ILLINOIS

SHEET 2 OF 2

PROFESSIONAL DESIGN FIRM REGISTRATION NO. 184-03227

HARRINGTON
LAND SURVEYING LTD.
ILLINOIS & WISCONSIN

ORDERED BY:
KOZIOI ENGINEERING

SCALE: NONE

SURVEY NO.: 062-13WEST
DRAWN BY: RJM
FILE NAME: 062-13.DWG

COMMON ADDRESS:
7601 QUINCY STREET
WILLOWBROOK, ILLINOIS.

STATE OF ILLINOIS
COUNTY OF DUPAGE

THIS INSTRUMENT NO. _____ WAS FILED IN THE RECORDER'S OFFICE OF DUPAGE
COUNTY, ILLINOIS AFORESAID, THIS _____ DAY OF _____, A.D., 2015,
O'CLOCK _____.

BY: _____
IN WITNESS OF DEED.

EXHIBIT "E"
ROC INDUSTRIAL PUD

FINAL PLAT ROC INDUSTRIAL P.U.D.

P.L.N. 09-26-403-027
09-26-403-028

SUBMITTED BY AND RETURN TO:
VILLAGE OF WILLOWBROOK
833 MIDWAY DRIVE
WILLOWBROOK, ILLINOIS 60527

BEING A RESUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH,
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.



BASE OF BEARINGS
BEARINGS ARE BASED ON THE
NORTH LINE OF EXECUTIVE DRIVE
AS SHOWN ON THE RECORDED
PLAT OF PLAZA COURT
RESUBDIVISION AS S.89°13'08"E.

(R) INDICATES RECORD DIMENSION
(M) INDICATES MEASURED DIMENSION

AREA IS EQUAL TO:
872,318.24 SQUARE FEET OR 19.434
ACRES

P.U. INDICATES PUBLIC UTILITY EASEMENT
D.E. INDICATES DRAINAGE EASEMENT

LINE DIMENSIONS

NO.	BEARING	DISTANCE
L1	N.84°15'13"E	60.06
L2	S.66°11'13"E	28.83
L3	N.88°27'29"E	84.27
L4	S.35°00'00"E	6.80
L5	S.55°00'00"W	49.94
L6	N.87°11'01"E	109.00
L7	S.54°07'36"E	24.88
L8	N.89°21'36"E	79.08
L9	S.00°43'03"W	22.57
L10	S.10°18'40"W	31.70
L11	S.54°07'36"E	25.29
L12	S.10°31'04"W	11.07
L13	N.54°07'36"E	25.05
L14	S.10°18'40"W	21.67
L15	S.48°21'18"W	25.25
L16	N.35°00'00"W	128.82
L17	S.87°11'01"W	118.42
L18	S.55°00'00"W	14.52
L19	S.05°15'47"W	87.81
L20	S.35°00'00"E	122.70
L21	S.55°00'00"W	10.77
L22	S.36°17'40"E	33.76

LINE DIMENSIONS

NO.	BEARING	DISTANCE
M1	N.55°00'00"E	10.01
M2	S.55°00'00"E	181.34
M3	S.73°37'00"W	53.72
M4	N.52°52'27"E	30.89
M5	S.35°00'00"E	6.23
M6	N.05°15'47"E	87.81
M7	S.55°00'00"W	61.17
M8	N.25°00'52"W	107.83
M9	N.00°08'27"W	17.33
M10	N.55°00'00"E	37.84
M11	S.57°04'14"E	58.86
M12	S.78°03'20"E	23.18
M13	S.10°56'40"W	3.00
M14	N.89°51'33"W	102.71
M15	N.24°08'04"W	20.00
M16	N.85°50'56"E	35.55
M17	S.00°08'27"W	32.85
M18	N.89°51'33"W	24.18
M19	N.56°47'21"E	86.43
M20	N.51°21'15"E	60.89
M21	N.53°58'34"E	174.41

CURVE DIMENSIONS

NO.	ARC LENGTH	RADIUS	CHORD BEARING
C1	191.70	560.05	N.27°19'06"W
C2	14.53	569.35	N.27°19'06"W
C3	25.42	560.05	N.13°23'18"W
C4	114.27	560.05	N.08°14'17"W

USE AREA TABULATION

LAND AREA:
NO. OF BUILDINGS - 2
NO. OF DWELLING UNITS - NONE
NO. OF DWELLING UNITS PER ACRE - NONE

SHEET 1 OF 2

PROFESSIONAL DESIGN FIRM REGISTRATION NO. 184-003297

www.HarringtonLandSurveying.com

HARRINGTON
LAND SURVEYING LTD.
ILLINOIS & WISCONSIN

ORDERED BY:
KOZIOL ENGINEERING

SCALE: 1" = 50'

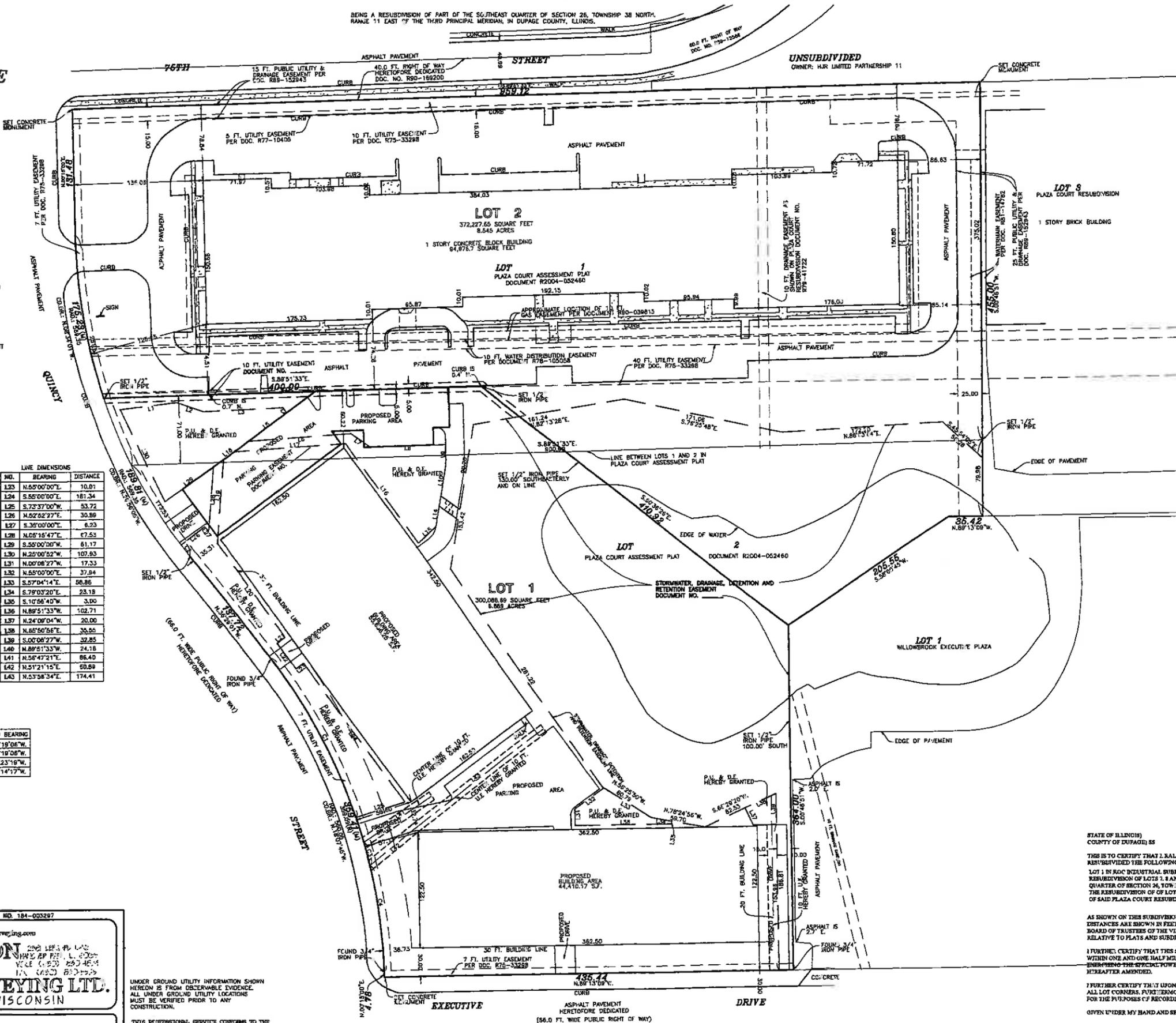
SURVEY NO.: 062-13PUD
DRAWN BY: RJM
FILE NAME: 062-13.DWG

COMMON ADDRESS:
7601 QUINCY STREET
WILLOWBROOK, ILLINOIS

UNDER GROUND UTILITY INFORMATION SHOWN
HEREON IS FROM OBSERVABLE EVIDENCE.
ALL UNDER GROUND UTILITY LOCATIONS
MUST BE VERIFIED PRIOR TO ANY
CONSTRUCTION.

THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS MEASUREMENT STANDARDS FOR A
SECONDARY SURVEY.

For Building Restrictions and Easements refer to your
Abstract Deed, Guaranty Policy and Local Ordinances.
COMPARE ALL POINTS BEFORE BUILDING
AND AT ONCE REPORT ANY DIFFERENCE.



STATE OF ILLINOIS
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT I, RALPH J. MARUGG, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2406, HAVE SURVEYED AND
RESUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:
LOT 1 IN ROC INDUSTRIAL RESUBDIVISION, BEING A RESUBDIVISION OF LOT 4 IN PLAZA COURT RESUBDIVISION, BEING A
RESUBDIVISION OF LOTS 1, 8 AND 9 IN WILLOWBROOK EXECUTIVE PLAZA, A RESUBDIVISION OF PART OF THE SOUTHEAST
QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOT 2 IN
THE RESUBDIVISION OF LOT 3 IN WILLOWBROOK EXECUTIVE PLAZA AFORESAID, ACCORDING TO THE PLAT OF
SAID PLAZA COURT RESUBDIVISION RECORDED MAY 22, 1979 AS DOCUMENT 879-41722 IN DUPAGE COUNTY, ILLINOIS.

AS SHOWN ON THIS SUBDIVISION PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND RESUBDIVISION, ALL
DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE
BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK, A MUNICIPAL CORPORATION IN DUPAGE COUNTY, ILLINOIS,
RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLETED WITH THE PREPARATION OF THIS PLAT.

I FURTHER CERTIFY THAT THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF SAID VILLAGE OF WILLOWBROOK OR
WITHIN ONE AND ONE HALF MILES OF THE CORPORATE LIMITS OF SAID VILLAGE WHICH HAS ADOPTED A CITY PLANNED ZONING
ORDINANCE AND THAT THE POWERS AUTHORIZED BY ARTICLE 11, DIVISION 12 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR
HEREAFTER AMENDED.

I FURTHER CERTIFY THAT UPON COMPLETION OF MASS GRADING, IRON PIPES AND CONCRETE MONUMENTS WILL BE SET AT
ALL LOT CORNERS. FURTHERMORE, I DESIGNATE THE VILLAGE OF WILLOWBROOK, OR ITS AGENTS, TO ACT AS MY AGENT
FOR THE PURPOSES OF RECORDING THIS DOCUMENT.

GIVEN UNDER MY HAND AND SEAL AT HANOVER PARK, ILLINOIS, THIS _____ DAY OF _____, A.D. 2013

RALPH J. MARUGG
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2406
281 LEEVAD LANE
HANOVER PARK, ILLINOIS

EXHIBIT "F"
APPROVED PLANS

1. Color Elevations (2 Sheets) hand dated November 20, 2015.
2. Landscape Plan, prepared by Upland Design, Ltd., consisting of two (2) sheets, latest revision dated December 2, 2015
3. Photometric Plan, prepared by Helsel-Jepperson, consisting of three (3) sheets, not dated.
4. Building A Details, prepared by Koziol Engineering Services, consisting of ten (10) sheets and latest hand revision dated November 20, 2015.
5. Building B details, prepared by Koziol Engineering Services, consisting of fourteen (14) sheets, and latest hand revision dated November 20, 2015.
6. Final Engineering, prepared by Koziol Engineering Services, consisting of fourteen (14) sheets, and latest revision dated November 20, 2015.



RECEIVED
DEC 04 2015
VILLAGE OF YELLOWBROOK
BUILDING & ZONING DIVISION

11-20-15



RECEIVED
DEC 04 2015
VILLAGE OF WILLOW BROOK
BUILDING & ZONING DEPARTMENT

11-23-15

GENERAL NOTES: LANDSCAPE

- Notes indicated on grading plans shall pertain to landscape plan. Final grade of planting beds shall be as per grading plan.
- The landscape contractor shall be responsible for making themselves familiar with all underground utilities and structures.
- All existing plant material and trees shall be saved and protected unless otherwise noted. Contractor to protect new and existing trees and landscaping from damage and shall restore all areas disturbed as a result of construction.
- Plant material shall be supplied from Northern Illinois nursery stock, shall be dug the planting season it is installed, and shall conform to the American Association of Nurserymen's standards.
- Plant material shall be size and type specified. Substitution of plant material shall be on a case by case basis and approved in writing by the Owner's Representative and the Village of Willowbrook prior to delivery of material. In no case shall plant material be smaller than indicated in the plans.
- Do not willfully proceed with plantings as designed when it is obvious that obstructions and/or grade differences exist that may not have been known during the design process. Such conditions shall be immediately brought to the attention of the Owner's Representative.
- All plant material shall be inspected and approved by the Owner's Representative and Village of Willowbrook prior to the installation of any and all plant material. Plant locations shall be flagged in field with Owner's Rep. The landscape contractor is responsible for providing the Owner's Representative with 48 hour minimum advance notice prior to planting.
- Plants shall be watered on the day they are planted and maintained with watering until final acceptance of the project.
- Apply a pre-emergent as per manufacturer's specification prior to installing mulch.
- Beds and tree rings (6" diameter) shall have 4" of premium hardwood shredded mulch applied and a 4" deep spade edge at lawn. Trees that are not located in beds, shall have a tree ring.
- Landscape plant material shall be guaranteed for 12 months from final acceptance. Any plant 1/3 dead or more shall be replaced under the guarantee.
- Contractor to prepare landscape beds by rototilling 2" of Mushroom Compost into new beds. Do not add compost nor rototill within drip line of existing trees.
- Lawn seeding and sodding shall be under favorable weather conditions, and shall follow dates in specification.
- Turf mixes shall be installed and lawn established at all disturbed areas. See plans.
- Do not overseed into mulch beds and paving.
- Nursery shall email copy of the number, names, and sizes of all plant materials being delivered to the site 48 hours prior to delivery. Material delivered to the site may not be planted until authorized in writing by the Village of Willowbrook.
- Contractor shall restore all areas disturbed as a result of construction.

PLANT LIST

QTY	SIZE	BOTANICAL NAME	COMMON NAME	Spacing	NOTES
Shade Trees - Balled and Burlap					
7	2.5" Cal.	Acer nyctaginia 'Morton'	State Street Myabel Maple		
8	2.5" Cal.	Cedrela tricanthos var. inermis 'Shademaster'	Shademaster Honeylocust		
4	2.5" Cal.	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo		Male only
10	2.5" Cal.	Tilia cordata 'Greenspire'	Greenspire Linden		
28					
Evergreen Trees - Balled and Burlap					
5	6" ht.	Picea omorica	Serbian Spruce		
3	6" ht.	Picea pungens	Colorado Blue Spruce		
8					
Ornamental Trees - Balled and Burlap					
8	6" ht.	Amelanchier canadensis	Serviceberry		Mult. Stem
14	2" Cal.	Malus 'Donald Wyman'	Donald Wyman Crab		
22					
Evergreen Shrubs - Pot					
83	#3 cont.	Buxus 'Green Mountain'	Green Mountain Boxwood		
12	#3 cont.	Buxus 'Green Velvet'	Green Velvet Boxwood		
78	#3 cont.	Taxus x media 'Densiflora'	Dense Yew		
173					
Deciduous Shrubs - Pot					
34	#5 cont.	Physocarpus opulifolius 'Dorina May'	Little Devil Ninebark	3' o.c.	
48	#5 cont.	Rosa x 'Radikopink'	Double Pink Knockout Rose	3' o.c.	
82	#5 cont.	Spiraea betulifolia 'Tor'	Birchleaf Spiraea	3' o.c.	
4	#3 cont.	Weigela florida 'Verweij'	My Monet Weigela		
144					
Perennials - Pt					
42	#1 cont.	Hemerocallis 'Going Bananas'	Going Bananas Daylily		50% Mix-18" o.c.
41	#1 cont.	Hemerocallis 'Little Wine Cup'	Little Wine Cup Daylily		50% Mix-18" o.c.
83					
Groundcovers - Flat					
158	#10 Flat	Vinca minor 'Atropurpurea'	Purple Periwinkle		1' o.c.

WILLOWBROOK REQUIREMENTS CHART

Location	Distance In Feet	Ordinance	Required	Provided
Quincy Street	535	1 shade tree per 50'	11	11
Executive Drive	435	1 shade tree per 50'	9	8
Lot planting		1 Tree per 725 sq ft		
		10% shade, 10% conifers	26	26/8
		20% Ornamental	52	23

uplandDesign Ltd
Landscape Architecture & Park Planning
564 W Randolph St, Chicago, Illinois 60641
24042 Lockport St, Plainfield, Illinois 60543
815-254-0091 | www.uplanddesign.com

REMOVE two ash trees. One located in parking island on 75th street in the northern parking lot and the second in the Quincy Parkway at the north entrance.
REPLACE with 2 State Street Maples

3-Donald Wyman Crab
1-Princeton Sentry Ginkgo
5-Birchleaf Spiraea
5-Serbian Spruce

5-Dense Yew
3-Birchleaf Spiraea
1-State Street Maple
Protect existing tree to remain

1-State Street Maple
5-Green Mountain Boxwood
2-Shademaster Honeylocust
5-Little Devil Ninebark
10-Dense Yew
5-Knockout Pink Double Rose
5-Green Mountain Boxwood

7-Dense Yew
Protect existing tree to remain
7-Knockout Pink Double Rose
7-Dense Yew

Topsoil and Sod all Disturbed Areas
1-Princeton Sentry Ginkgo
7-Birchleaf Spiraea
8-Dense Yew
2-Greenspire Linden

1-Greenspire Linden
Protect existing light pole
2-Donald Wyman Crab
1-Princeton Sentry Ginkgo
Sod Landscape islands typical.

Stormwater Seed Mix with Blanket and plug inserts, Typical

3-Birchleaf Spiraea
32-Purple Periwinkle
39-Daylily Mix
47-Purple Periwinkle
5-Little Devil Ninebark

3-Birchleaf Spiraea
32-Purple Periwinkle
39-Daylily Mix
47-Purple Periwinkle
3-Birchleaf Spiraea

3-Shademaster Honeylocust
5-Little Devil Ninebark
3-Birchleaf Spiraea

3-Birchleaf Spiraea
5-Dense Yew
5-Knockout Pink Double Rose
9-Green Mountain Boxwood
5-Daylily Mix
4-My Monet Weigela

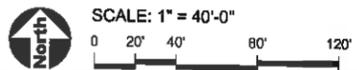
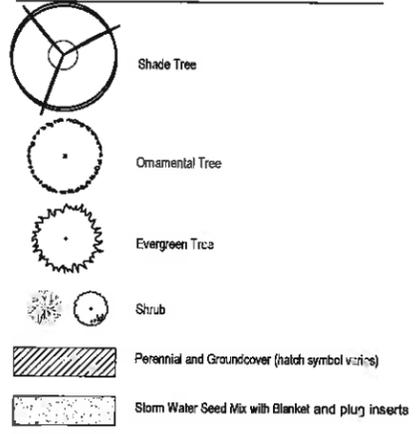
Topsoil & Sod parkways and all Disturbed Areas
3-Green Mountain Boxwood
3-Greenspire Linden
4-Knockout Pink Double Rose
3-Donald Wyman Crab
5-Dense Yew

5-Little Devil Ninebark
5-Dense Yew
3-Colorado Blue Spruce
3-Knockout Pink Double Rose
6-Green Mountain Boxwood
Sod all areas disturbed around Building B

3-Donald Wyman Crab
3-Shademaster Honeylocust
5-Green Mountain Boxwood
1-Serviceberry
5-Green Mountain Boxwood
2-Greenspire Linden

5-Green Mountain Boxwood
7-Knockout Pink Double Rose
5-Dense Yew
3-Donald Wyman Crab
3-State Street Maple

LEGEND



KOZLO ENGINEERING SERVICES
PROFESSIONAL ENGINEERS
1127 S. Ogden Avenue
P.O. Box 1080633
Chicago, IL 60688



REV	DATE	DESCRIPTION
0	03/20/15	CONCEPT PLAN
1	03/27/15	FINAL ENGINEERING
0	03/27/15	LANDSCAPE PLAN
0	03/27/15	REVISED LANDSCAPE PLAN
1	11/2/15	REVISED LANDSCAPE PLAN

LANDSCAPING PLAN
7601 S. QUINCY ST.
WILLOWBROOK, IL

Stormwater Seed Mix

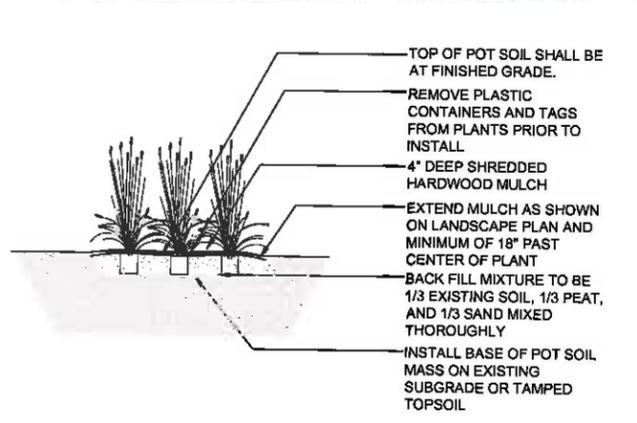
Notes:

- Seed mix shall be by Pizzo Native Plant Nursery, LLC 10729 Pine Road Leland, IL 60531 or approved equal.
- After seeding, install blanket - North American Green Straw Blanket #S150BN.
- For spring planting, provide Seed Oats Avena sativa - Seed Oats cover crop at 40 lbs/acre. Or for fall planting, provide ReGreen Winter Wheat x Wheat hybrid at 50lbs/acre
- Provide Seed and plug mix as specified below. Seed mix shall be applied at 30.31 lbs/acre. 550 flats of plugs/acre at 38 plugs per flat.

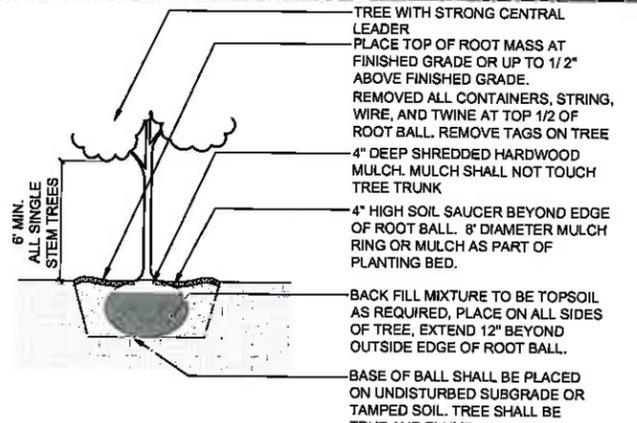
ACRONYM	SCIENTIFIC NAME	COMMON NAME	SEEDS/OZ	OZ/ACRE	LB/ACRE	by Weight	by Seed Count
ANDGR	<i>Andropogon gerardi</i>	BIG BLUESTEM GRASS	10,000	54.0000	4.00	13.20%	4.91%
CBEBB	<i>Carex bebbii</i>	BEBB'S OVAL SEDGE	34,000	1,0000	0.13	0.41%	0.52%
CBREV	<i>Carex brevifolia</i>	PLAIN'S OVAL SEDGE	29,000	4,0000	0.25	0.82%	0.89%
CBHYST	<i>Carex hystericina</i>	PORCUPINE SEDGE	30,000	4,0000	0.25	0.82%	0.87%
CBVUP	<i>Carex vulpinoidea</i>	BROWN FOX SEDGE	100,000	8,0000	0.50	1.65%	6.13%
ELEPAL	<i>Elymus patens</i>	GREAT SPIKE RUSH	51,000	4,0000	0.25	0.82%	1.96%
ELYCAN	<i>Elymus canadensis</i>	CANADA WILD RYE	5,200	32,0000	2.00	6.60%	1.28%
ELYVIR	<i>Elymus virginicus</i>	VIRGINIA WILD RYE	4,200	48,0000	3.00	9.90%	1.55%
JUNIND	<i>Juncus distachyoides</i>	SLIPPER RUSH	3,200,000	1,0000	0.06	0.21%	24.54%
PANVIR	<i>Panicum virgatum</i>	SWITCH GRASS	14,000	80,0000	5.00	16.49%	8.59%
SCHSCO	<i>Schizachyrium scoparium</i>	LITTLE BLUESTEM GRASS	15,000	84,0000	4.00	13.20%	7.36%
SORIND	<i>Sorghastrum nutans</i>	INDIAN GRASS	12,000	16,0000	1.00	3.30%	1.47%
Grass/Sedge Subtotal					20.44	67.42%	59.72%

ACRONYM	SCIENTIFIC NAME	COMMON NAME	SEEDS/OZ	OZ/ACRE	LB/ACRE	by Weight	by Seed Count
ALLGER	<i>Allium cernuum</i>	WOODING WILD ONION	7,500	4,0000	0.25	0.82%	0.23%
ASCINC	<i>Asteriscus incarnatus</i>	SWAMP MILWEED	4,800	24,0000	1.50	4.95%	0.80%
CHAPAS	<i>Chamaecrista fasciculata</i>	PARTRIDGE PEA	2,700	16,0000	1.00	3.30%	0.33%
CONTRP	<i>Conium maculatum</i>	TALL COREOPSIS	14,000	6,0000	0.38	1.24%	0.64%
DESCSA	<i>Desmodium illinoense</i>	SHOWY TICK TREF	5,500	4,0000	0.25	0.82%	0.17%
ECHPUR	<i>Echinops purpureus</i>	PURPLE CONEFLOWER	6,500	16,0000	1.00	3.30%	0.81%
ERYVLC	<i>Eryngium yuccifolium</i>	BATTLESTAR MASTER	7,500	12,0000	0.75	2.47%	0.69%
EUPPER	<i>Eupatorium perfoliatum</i>	COMMON BONESET	160,000	8,5000	0.03	0.10%	0.61%
EUTGRA	<i>Euthamia graminifolia</i>	COMMON GRASS-LEAVED GOLDENROD	350,000	1,0000	0.06	0.21%	2.68%
EUTMAC	<i>Euthamia maculata</i>	SPOTTED JOE PEE WEEED	95,000	2,0000	0.13	0.41%	2.89%
NELAUT	<i>Nelumbo auriculata</i>	SWEDEWEED	130,000	3,0000	0.19	0.62%	0.98%
KULHEC	<i>Helianthus scaberrimus</i>	FALSE BONESET	32,000	4,0000	0.25	0.82%	0.98%
MIDNIS	<i>Mimulus lewisii</i>	WILD BERGAMOT	70,000	4,0000	0.25	0.82%	2.15%
PENDIG	<i>Penstemon digitalis</i>	ROCKLOVE BEARD TONGUE	130,000	4,0000	0.25	0.82%	5.90%
PTCVR	<i>Pycnanthemum virginianum</i>	COMMON MOUNTAIN MINT	220,000	2,0000	0.13	0.41%	3.27%
RUDSIL	<i>Rudbeckia hirta</i>	BLACK-EYED SUSAN	92,000	8,0000	0.50	1.65%	5.64%
RUDTRI	<i>Rudbeckia triloba</i>	SWEET BLACK-EYED SUSAN	45,000	4,0000	0.25	0.82%	1.32%
SILCAC	<i>Silphium laciniatum</i>	COMBPS PLANT	34,000	3,0000	0.19	0.62%	0.78%
SOLRID	<i>Solidago rigida</i>	RIDGELL'S GOLDENROD	660	2,0000	0.06	0.21%	0.01%
SOLRIG	<i>Solidago rigida</i>	STIFF GOLDENROD	41,000	2,0000	0.13	0.41%	1.43%
SYMNIV	<i>Symphoricarpos racemosa</i>	NEW ENGLAND ASTER	65,000	6,0000	0.38	1.24%	2.99%
THADAD	<i>Thalictrum dasycarpum</i>	PURPLE MEADOW RUE	11,000	1,0000	0.25	0.82%	0.34%
VERFAS	<i>Veronica fasciculata</i>	COMMON IRONWEED	24,000	5,0000	0.38	1.24%	1.10%
VERHAS	<i>Verbena hastata</i>	BLUE VERVAIN	35,000	4,0000	0.25	0.82%	2.85%
ZIZALR	<i>Zizia aurea</i>	GOLDEN ALEXANDERS	11,000	16,0000	1.00	3.30%	1.55%
Broadleaf Subtotal					9.88	32.58%	40.28%
SEED MIX TOTALS					30.31	100.00%	100.00%

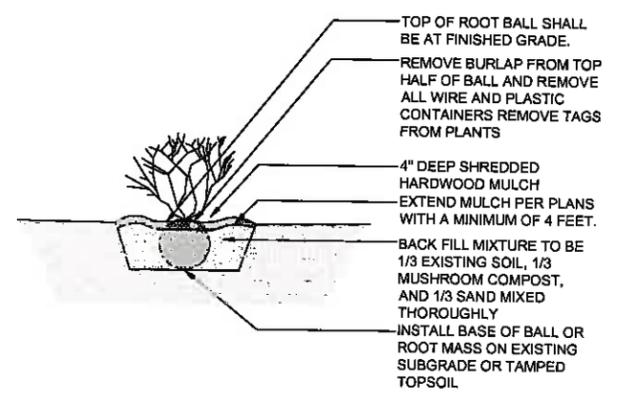
ACRONYM	SCIENTIFIC NAME	COMMON NAME	PLUGS/FLAT	FLATS/ACRE	PLUGS/ACRE	PLUGS/SF	% OF TOTAL PLUGS	
ELEAO	<i>Elychnia asperula</i>	NEEDLE SPIKE RUSH (5)	38	43.0	1,834.00	0.04	8.41%	
ELERY	<i>Elychnia asperula</i>	RED-ROOTED SPIKE RUSH (5)	38	43.0	760.00	0.02	3.91%	
FILRUB	<i>Filipendula rubra</i>	QUEEN OF THE PRAIRIE (1, 2, 5)	38	43.0	1,834.00	0.04	8.41%	
GALBOR	<i>Galium boreale</i>	NORTHERN BEDSTRAW	38	43.0	760.00	0.02	3.91%	
BENAND	<i>Gentiana andrewsii</i>	BOTTLE GENTIAN (1, 2, 4)	38	43.0	760.00	0.02	3.91%	
HEURIC	<i>Heuchera richardsonii</i>	PRAIRIE ALLUM ROOT (1, 2)	38	43.0	760.00	0.02	3.91%	
LUAPIC	<i>Liatris pycnostachya</i>	PRAIRIE BLAZING STAR (1, 2)	38	43.0	760.00	0.02	3.91%	
LUASPI	<i>Liatris spicata</i>	MARSH BLAZING STAR (1, 2)	38	43.0	760.00	0.02	3.91%	
PHVIV	<i>Phlox virginiana</i>	OBEDIENT PLANT (2, 3)	38	43.0	760.00	0.02	3.91%	
ROSET	<i>Rosa setigera</i>	ILLINOIS ROSE (1, 2, 3, 5)	1	20.0	20.00	0.00	0.10%	
RUDRUS	<i>Rudbeckia fulgida</i> var. <i>serotina</i> (5)	SHOWY BLACK-EYED SUSAN (5)	1	20.0	20.00	0.00	0.10%	
VERVIR	<i>Veronica virginiana</i>	QUEEN'S ROOT (1)	38	43.0	760.00	0.02	3.91%	
Subtotal					5900	19,420.00	0.45	100.00%



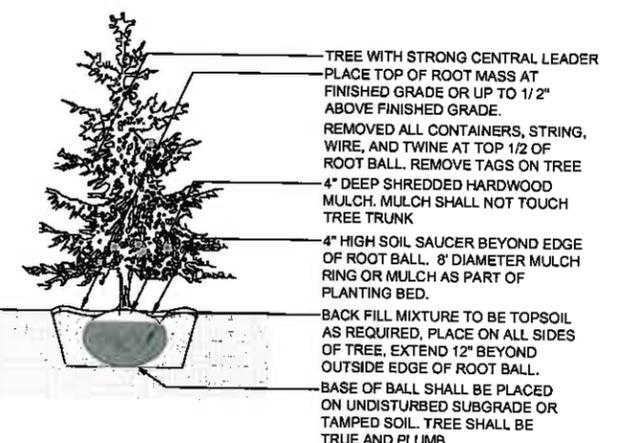
Perennial or Ornamental Grass Installation
SCALE: Not to Scale
465-planimetric.dwg



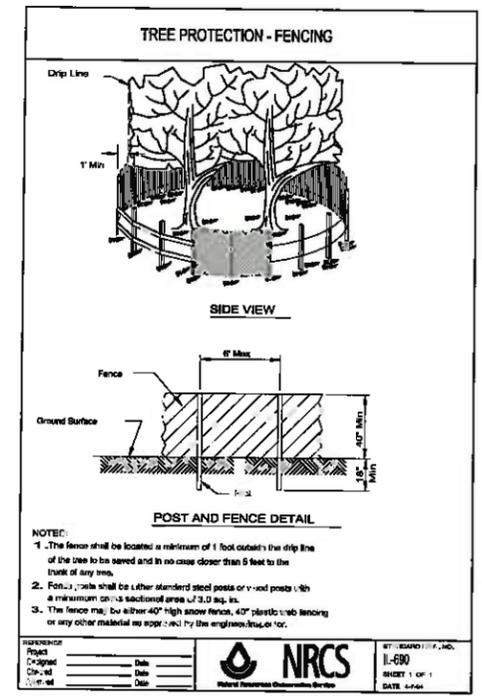
Tree Installation
SCALE: N.T.S.
d-plant-tree_12



Shrub Installation
SCALE: N.T.S.
d-plant-shrub_12



Evergreen Installation
SCALE: N.T.S.
d-plant-evergreen_12



Tree Protection Fence
SCALE: N.T.S.
d-NRCS-IL690-tree protection fence_12

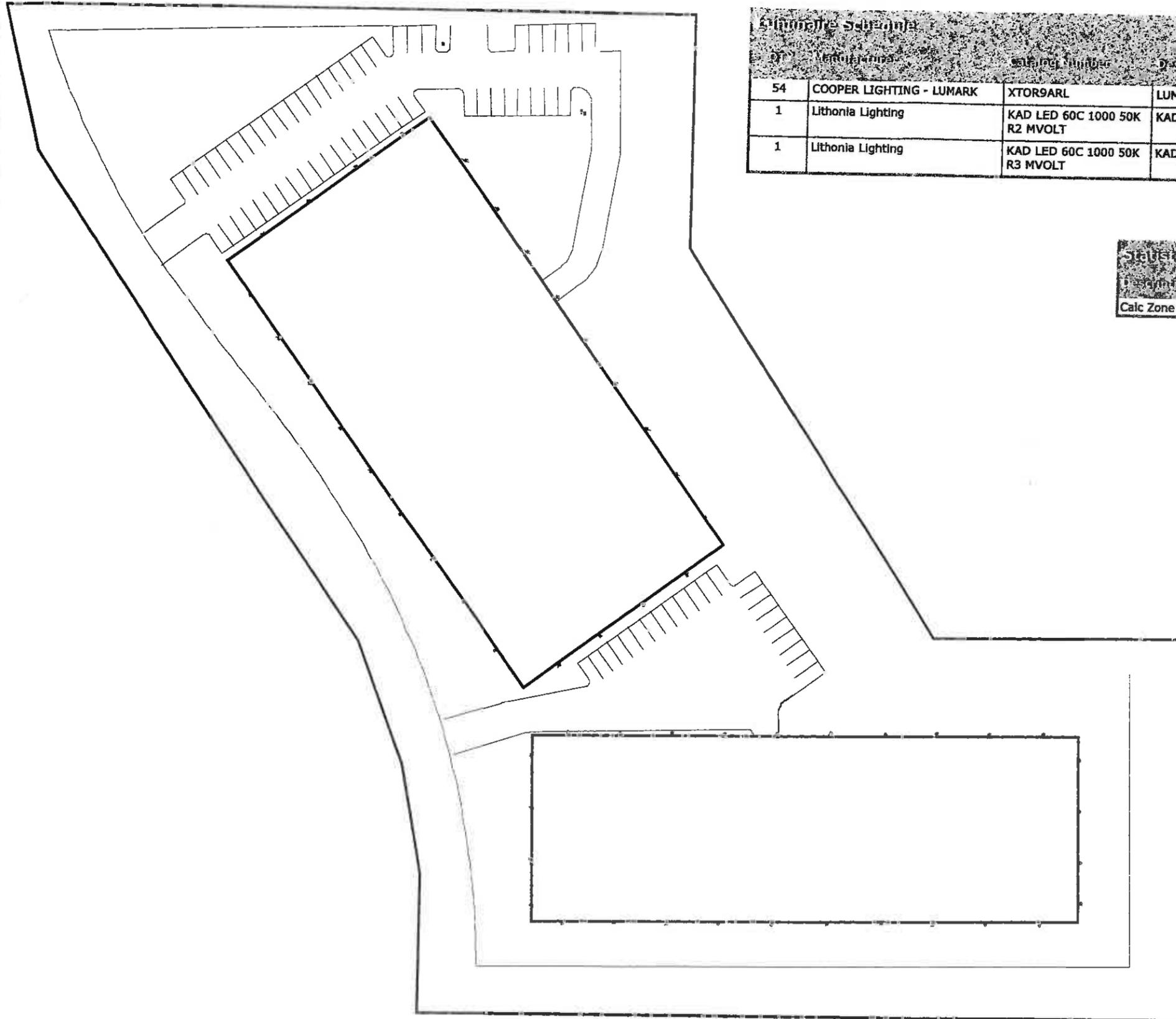
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KOZIOL ENGINEERING SERVICES
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1821 Ogden Avenue
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Chicago, IL 60615
F: (773) 452-8888

REV	DATE	DESCRIPTION
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LANDSCAPING PLAN
7601 S. QUINCY ST.
WILLOWBROOK, IL

DESIGNED BY: MKM DRAWN BY: MKM SCALE: FILE NAME: 14109
DRAWINGS ARE NOT AUTHORIZED FOR SUBMITTAL UNLESS SIGNED AND SEALED



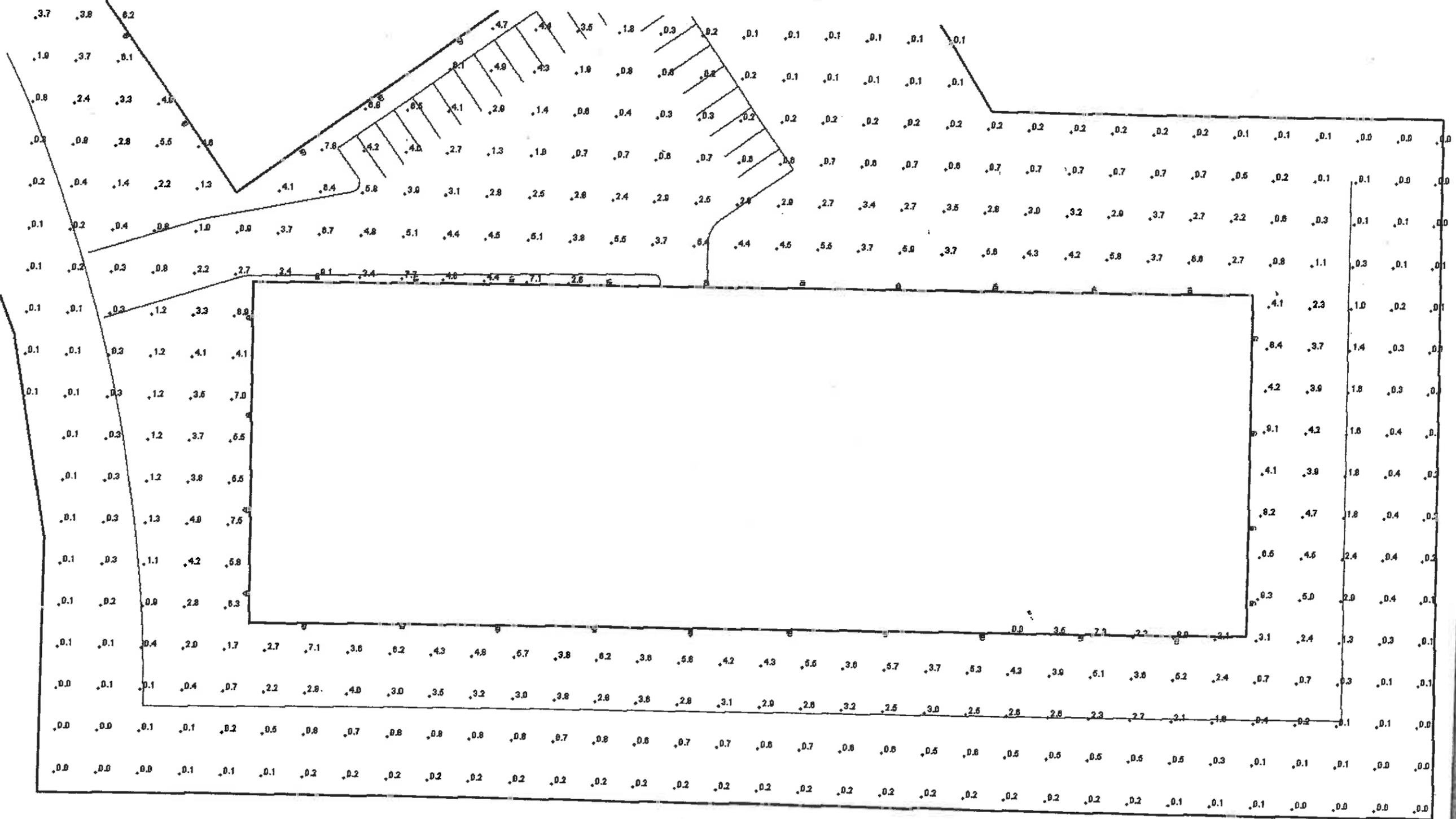
Plan View

Qty	Description	Manufacturer	Notes	Value
54	COOPER LIGHTING - LUMARK	XTOR9ARL	LUMARK CROSSTOUR MAXX LED 85W - 5000K, REFRACTIVE LENS	84.6
1	Lithonia Lighting	KAD LED 60C 1000 50K R2 MVOLT	KAD LED, 60 LED, 1 AMP MVOLT DRIVER, 5000K, TYPE 2 OPTICS.	432
1	Lithonia Lighting	KAD LED 60C 1000 50K R3 MVOLT	KAD LED, 60 LED, 1 AMP MVOLT DRIVER, 5000K, TYPE 3 OPTICS.	216

Calc Zone #	+	1.8 fc	9.3 fc	0.0 fc	N/A	N/A	0.2:1
Calc Zone #1	+	1.8 fc	9.3 fc	0.0 fc	N/A	N/A	0.2:1

7601 Quincy St
Willowbrook, IL
LED Wall Packs

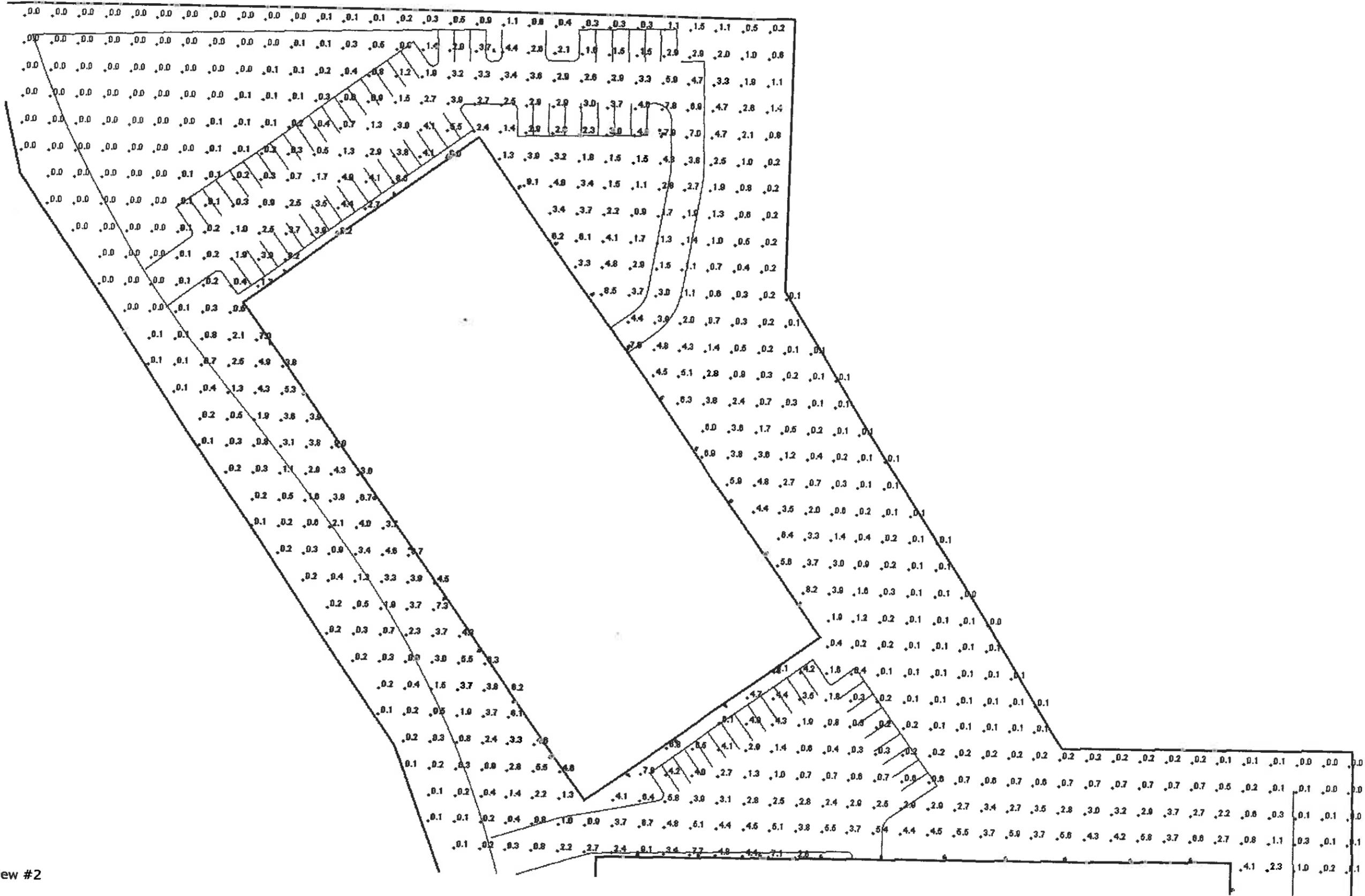
Designer
Josh Helsel
Date
6/4/2015
Scale
Not to Scale
Drawing No.
Summary



View #1

7601 Quincy St
Willowbrook, IL
LED Wall Packs

Designer
Josh Helsel
Date
6/4/2015
Scale
Not to Scale
Drawing No.
Summary



View #2

7601 Quincy St
Willowbrook, IL
LED Wall Packs

Designer
Josh Helsel
Date
6/4/2015
Scale
Not to Scale
Drawing No.
Summary

QUINCY STREET STORAGE

7601 QUINCY STREET, Bldg. A WILLOWBROOK, ILLINOIS

PROJECT DIRECTORY:

OWNER:

ARCHITECT:

KOZIOL AND BROWN
ARCHITECTS AND ENGINEERS
1621 OGDEN AVENUE
LISLE, IL 60532
630/435-8686
DESIGN FIRM #184-003978

ENGINEER:

KOZIOL ENGINEERING SERVICES
1621 OGDEN AVENUE
LISLE, IL 60532
630/435-8686
DESIGN FIRM #184-000988

VILLAGE OF PLAINFIELD:

BUILDING DEPARTMENT
24401 LOCKPORT ST
PLAINFIELD, IL 60541
815/439-2937

SHEET INDEX:

ARCHITECTURAL

AD COVER PAGE
A1.0 FRONT AND REAR ELEVATIONS
A2.0 LEFT AND RIGHT ELEVATIONS
A3.0 FLOOR PLAN
A4.0 BUILDING SECTION
A5.0 ROOF PLAN
A6.0 BUILDING SECTION
A7.0 WALL SECTION, DETAILS & SCHEDULES

STRUCTURAL

S1.0 FOUNDATION PLAN
S2.0 FRAMING PLAN
S3.0 FRAMING DETAILS

PROJECT INFORMATION

PROJECT ADDRESS: 7600 QUINCY STREET
WILLOWBROOK, ILLINOIS

USE GROUP: S-1 (MODERATE HAZARD)
ONE-STORY
SPRINKLERED

CONSTRUCTION TYPE: II

PROJECT DESCRIPTION: EXTERIOR ALTERATION

SITE ZONING: I-1 INDUSTRIAL DISTRICT

LOADS:

FIRST FLOOR LOADS:
DEAD 56 PSF (INCLUDES 5" CONC. S.O.C.)
DEAD 10 PSF (PARTITIONS/ FINISHES)
LIVE 100 PSF

ROOF LOADS:
DEAD 25 PSF (10 PSF ROOF)
(10 PSF BOTTOM CHORD-MECH)
(5 PSF TRUSS)

LIVE:
ROOF: 30 PSF
SNOW (Pg): 25 PSF
Ce= 0.90
Ct= 1.00

WIND LOADS: BASED ON A BASIC WIND SPEED OF 90MPH,
EXPOSURE B

LIVE:
WIND: 25 PSF
Iw: 1.00

CONSTRUCTION:
DEAD 15 PSF
LIVE 20 PSF
WIND 8.4 PSF 1 YEAR DURATION

SEISMIC DATA:
IMPORTANCE FACTOR 1.0
OCCUPANCY CATEGORY II
Ss 0.16
SI 0.05
SITE CLAS: D
Sds 0.17
Sd1 0.08
SEISMIC DESIGN CATEGORY B

LOCATION MAP:



QUINCY STREET STORAGE
7600 QUINCY STREET
WILLOWBROOK, IL

RECEIVED

DEC 04 2015

VILLAGE OF WILLOWBROOK

VILLAGE OF WILLOWBROOK ADOPTED BUILDING CODES

- 2009 EDITION OF THE INTERNATIONAL BUILDING CODE
- 2009 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE
- 2008 EDITION OF THE NATIONAL ELECTRICAL CODE (NEC)
- 2009 EDITION OF THE INTERNATIONAL MECHANICAL CODE
- 2009 EDITION OF THE INTERNATIONAL PLUMBING CODE
- 2004 ILLINOIS STATE PLUMBING CODE
- 2012 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE
- ILLINOIS ENERGY CONSERVATION CODE
- 2009 EDITION OF THE INTERNATIONAL FIRE CODE
- 2009 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE
- 1997 ILLINOIS STATE HANDICAP ACCESSIBILITY CODE

I HEREBY CERTIFY THAT APPLICABLE SECTIONS
OF THESE PLANS WERE PREPARED UNDER ME
OR UNDER MY SUPERVISION AND TO THE BEST
OF MY KNOWLEDGE COMPLIES WITH ALL
APPLICABLE CODES.

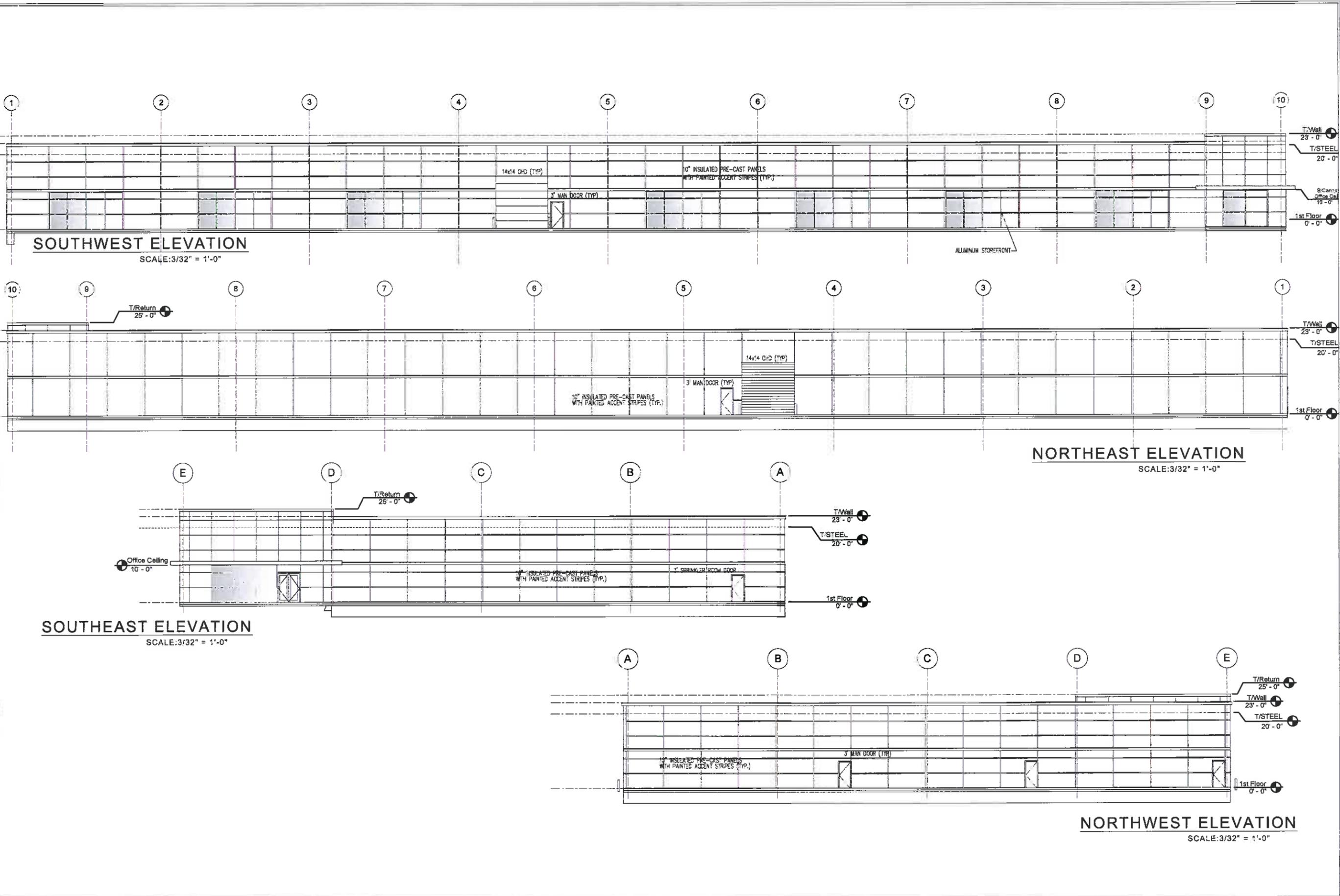
JAMES E. KOZIOL, P.E. EXP 11-30-15
PAGES M1.0 THROUGH E2.0

I HEREBY CERTIFY THAT APPLICABLE SECTIONS
OF THESE PLANS WERE PREPARED UNDER ME
OR UNDER MY SUPERVISION AND TO THE BEST
OF MY KNOWLEDGE COMPLIES WITH ALL
APPLICABLE CODES.

PHYLLIS C. BROWN, REGISTERED ARCHITECT
EXP 11/30/16
PAGES A1.0 THROUGH



SCALE AS NOTED	PROJECT NUMBER 14289
DATE 11/25/15	DESCRIPTION BUILDING A CONCEPT PLANS
REV 0	DRAWN BY JRB
COVER SHEET	
7601 Quincy Street, Bldg A WILLOWBROOK, ILLINOIS	
Page	20



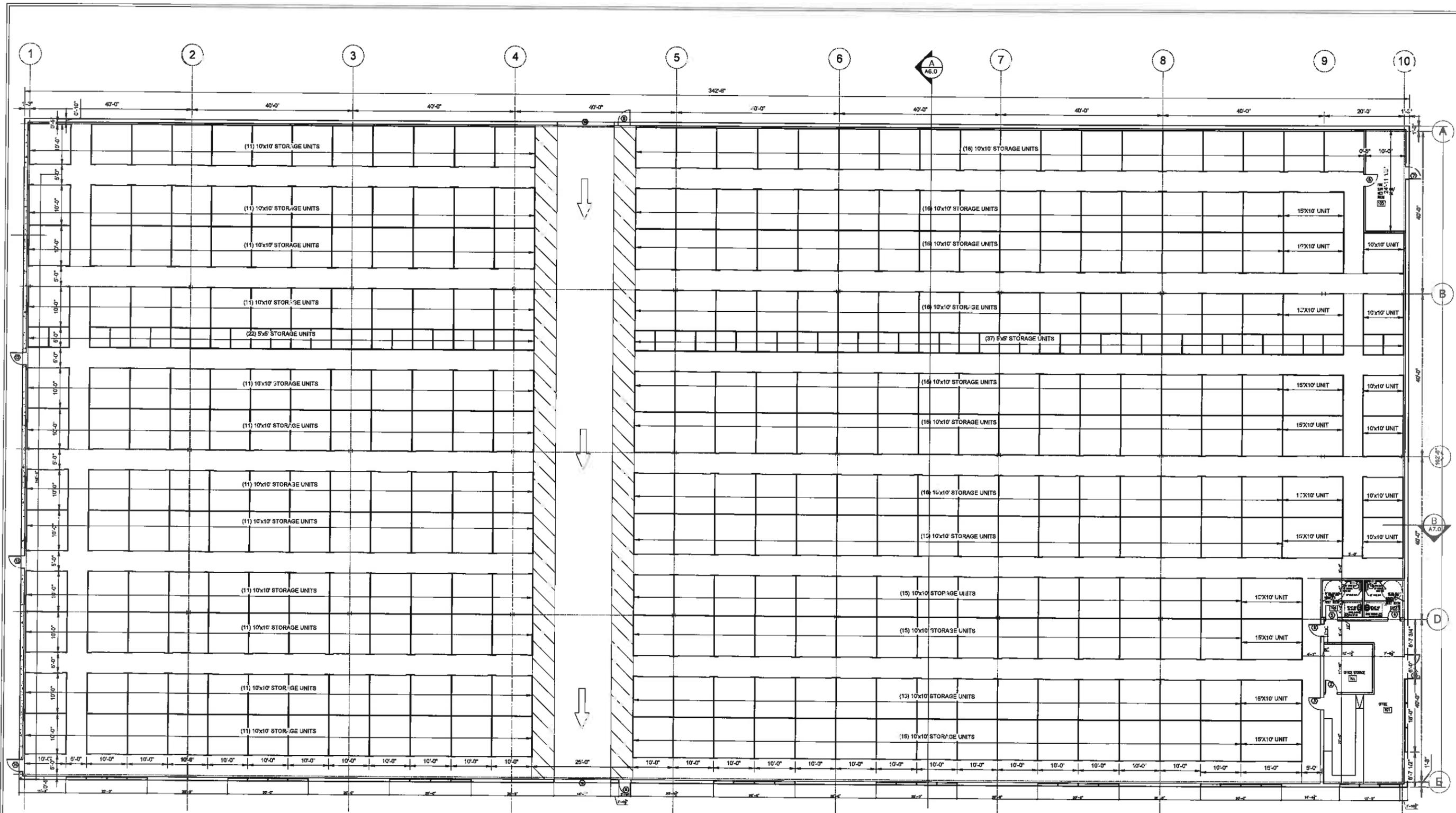
DATE	DESCRIPTION	DRAWN BY
TBD	BUILDING CONCEPT PLANS	JBT

REV	DATE	DESCRIPTION
0	TBD	

SCALE	AS NOTED	PROJECT NUMBER
		1026

7601 Quincy Street, Bldg A
 WILLOWBROOK, ILLINOIS

Page A1.0



BUILDING SQUARE FOOTAGE	
OFFICE SPACE	1000 SF
MECHANICAL	264 SF
STORAGE UNIT SPACE	54,392.25 SF
TOTAL BUILDING SQUARE FOOTAGE	55,656.25 SF
NUMBER OF STORAGE UNITS	
10'x10'	317
5'x5'	59
10'x15'	11
TOTAL NUMBER OF UNITS	387

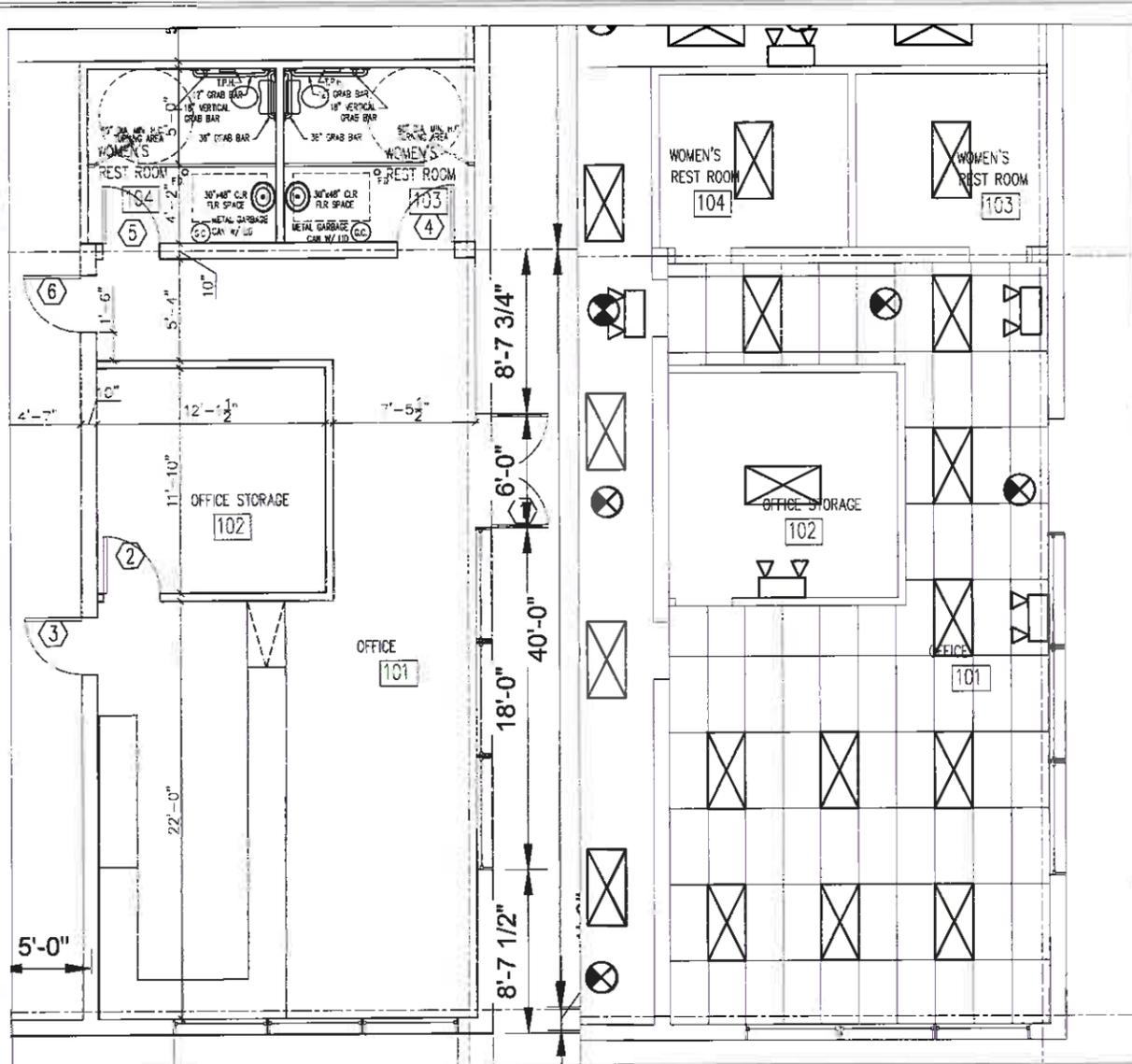
OVERALL FLOOR PLAN

SCALE: 3/32" = 1'-0"



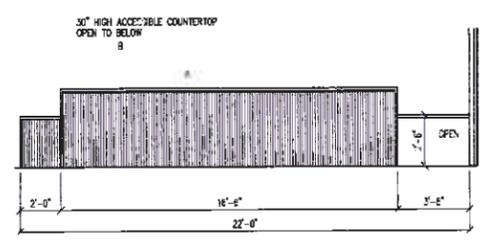
SCALE	AS NOTED	PROJECT NUMBER	14-19
REV	DATE	DESCRIPTION	
0	10/15/13	BUILDING A CONCEPT PLANS	1-1
1	11/22/13		
DRAWN BY:		JRH	
CHECKED BY:		A7.0	

PROPOSED FLOOR PLAN
 7601 Quincy Street, Bldg A
 WILLOWBROOK, ILLINOIS

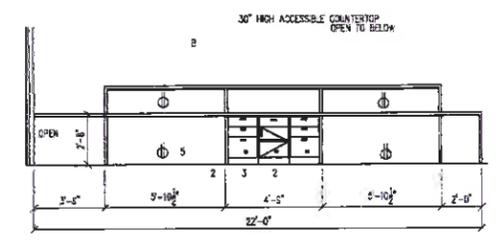


- OFFICE LEGEND**
- ① LATERAL FILE, 2 DRAWERS 28 1/4" x 14 1/2" x 24 1/2"
 - ② FILE & 2 DRAWERS 28 1/4" x 19 1/2" x 22"
 - ③ DRAWER & 1-DOOR CABINET 28 1/4" x 18 1/2" x 22"
 - ④ 2-DRAWER & 2-DOOR CABINET 28 1/4" x 30 1/2" x 22"
 - ⑤ PROVIDE SUPPORT BEAMS AS REQUIRED
 - ⑥ 4" BACKSPLASH
 - ⑦ WALL MTD. PLASMA T.V. 42" HD. PANASONIC TR 42PH08UK W/ HEAVY DUTY WALL MOUNTS - PROVIDE POWER SUPPLY IN WALL BEHIND T.V. (REFER TO ELECTRICAL DWGS.)
 - ⑧ VINYL BASE
 - ⑨ DISPLAY AREA
 - ⑩ EXIST. STRUCTURE

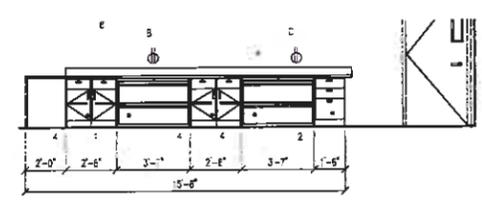
- FINISH LEGEND**
- ① PLASTIC LAMINATE
 - ② SOLID SURFACE COUNTERTOP
 - ③ PAINTED GYP. BD. - FOR COLOR, REFER TO ROOM FINISH SCHEDULE
 - ④ TYP. XCC, DETAIL - BLACK FINISH
 - ⑤ EXISTING CEILING GRID W/ NEW CEILING TILES
 - ⑥ SALVAGED CEILING GRID W/ NEW CEILING TILES
 - ⑦ SIGNAGE - BY OTHERS



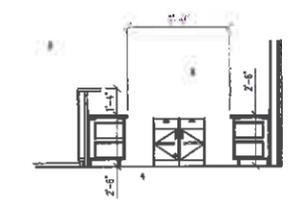
FRONT COUNTER ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"



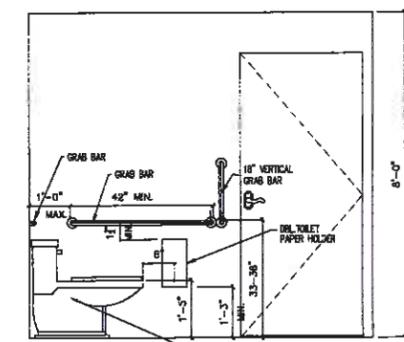
FRONT COUNTER ELEVATION (BACK)
SCALE: 1/4" = 1'-0"



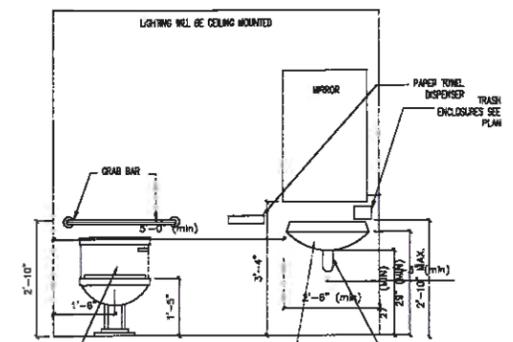
REAR COUNTER
SCALE: 1/4" = 1'-0"



SIDE VIEW
SCALE: 1/4" = 1'-0"



SIDE RESTROOM ELEV.



FRONT RESTROOM ELEV.

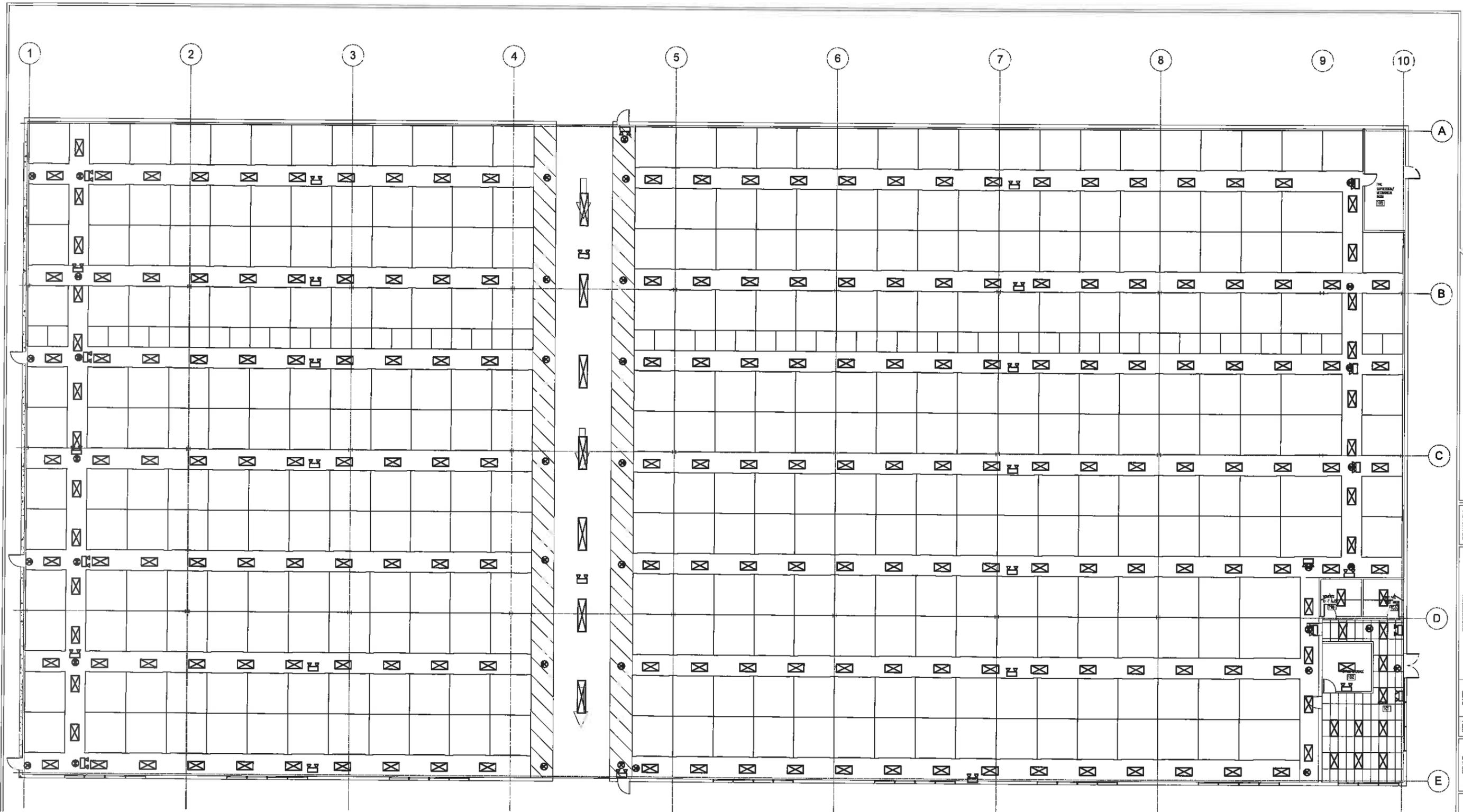
OFFICE FLOOR PLAN
SCALE: 1/4" = 1'-0"

OFFICE REFLECTED
CEILING PLAN
SCALE: 1/4" = 1'-0"



NO.	DATE	DESCRIPTION	BY	CHECKED
0	10/15/08	BUILDING & CONCEPT PLANS		

OFFICE PLANS
7601 Quincy Street, Bldg A
WILLOWBROOK, ILLINOIS



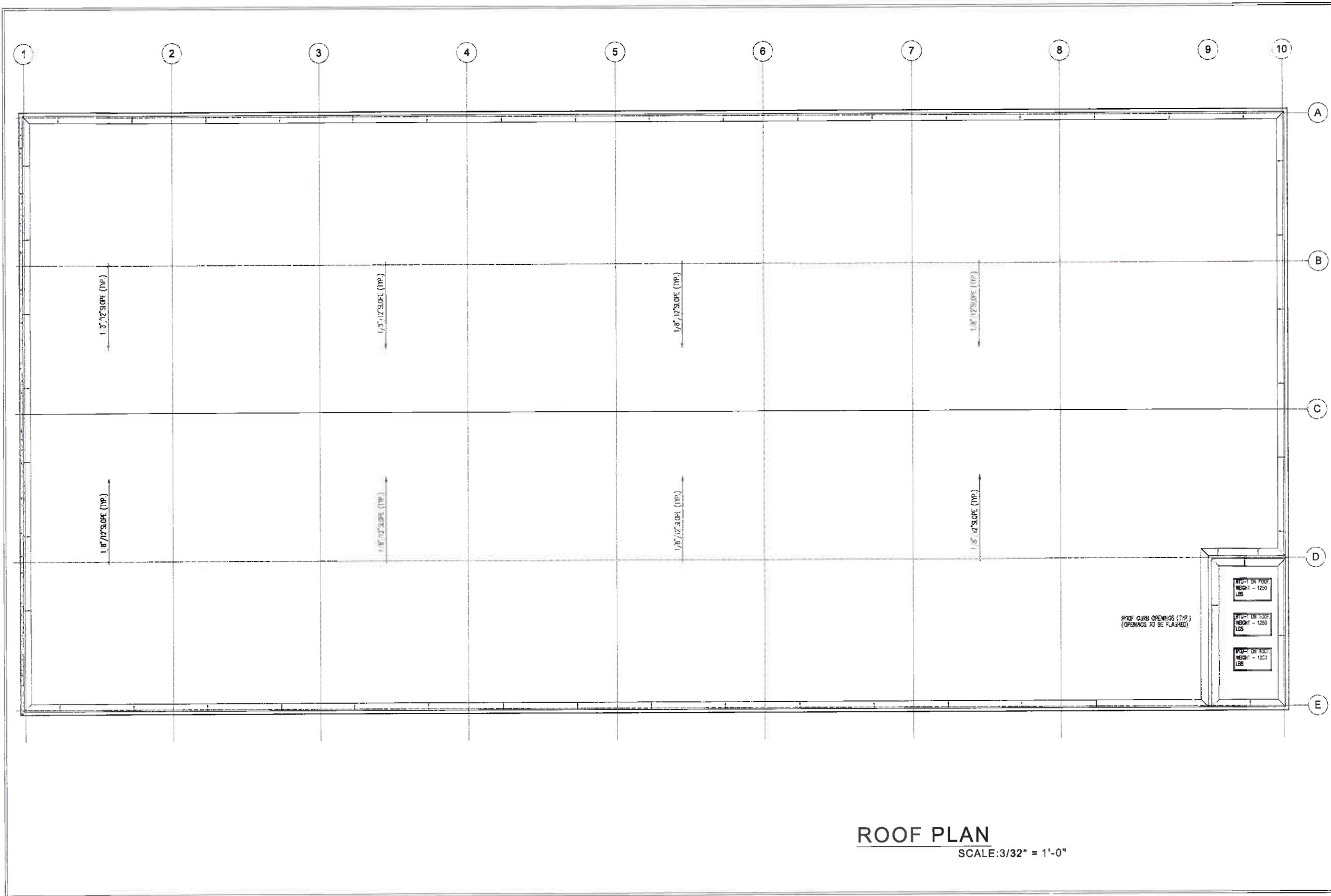
CEILING PLAN

SCALE: 3/32" = 1'-0"



SCALE	AS NOTED	PROJECT NUMBER	14710
REF.	0	DATE	10/2015
DESCRIPTION	BUILDING CONCEPT PLANS		
DRAWN BY	JRH	DATE	11/2015

CEILING PLAN PLAN
 7601 Quincy Street, Bldg A
 WILLOWBROOK, ILLINOIS



ROOF PLAN
SCALE: 3/32" = 1'-0"

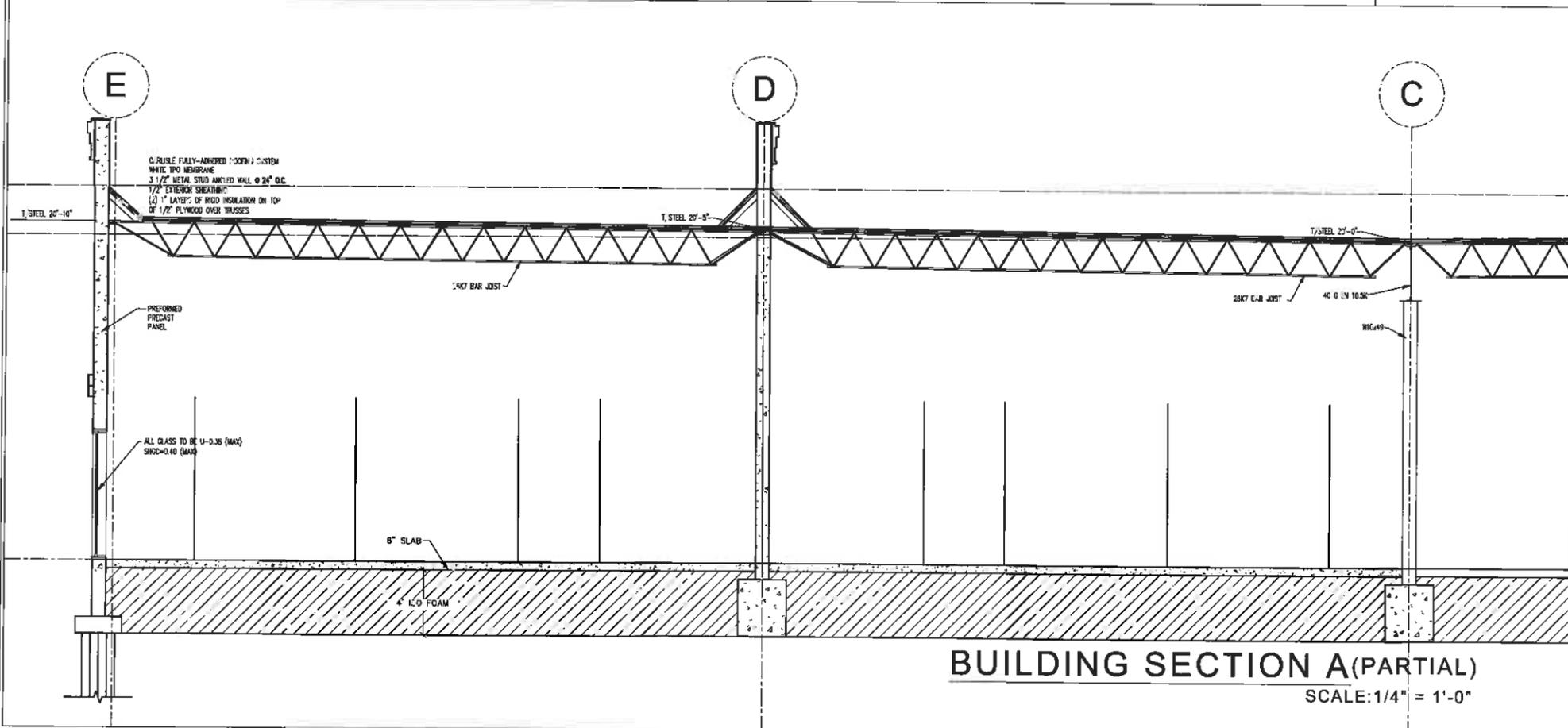
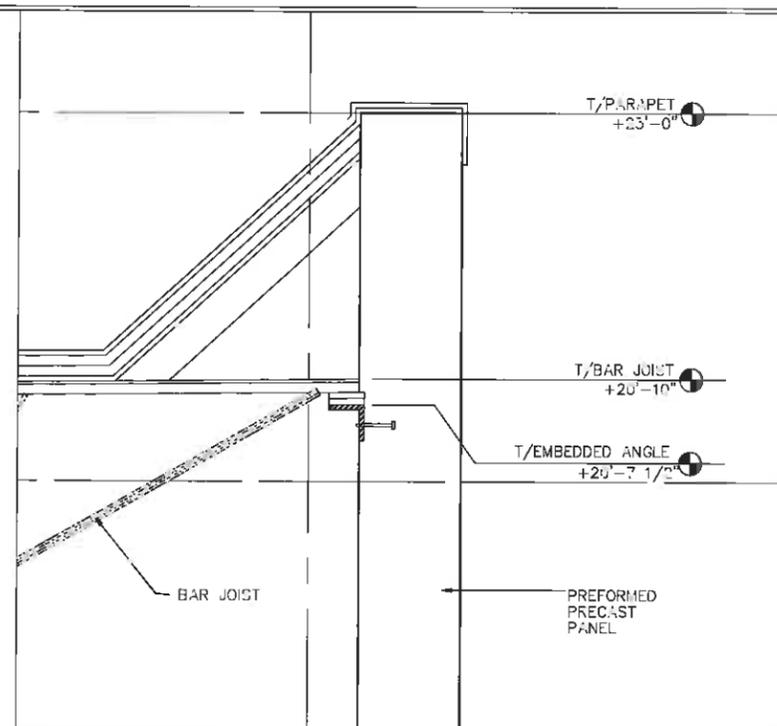
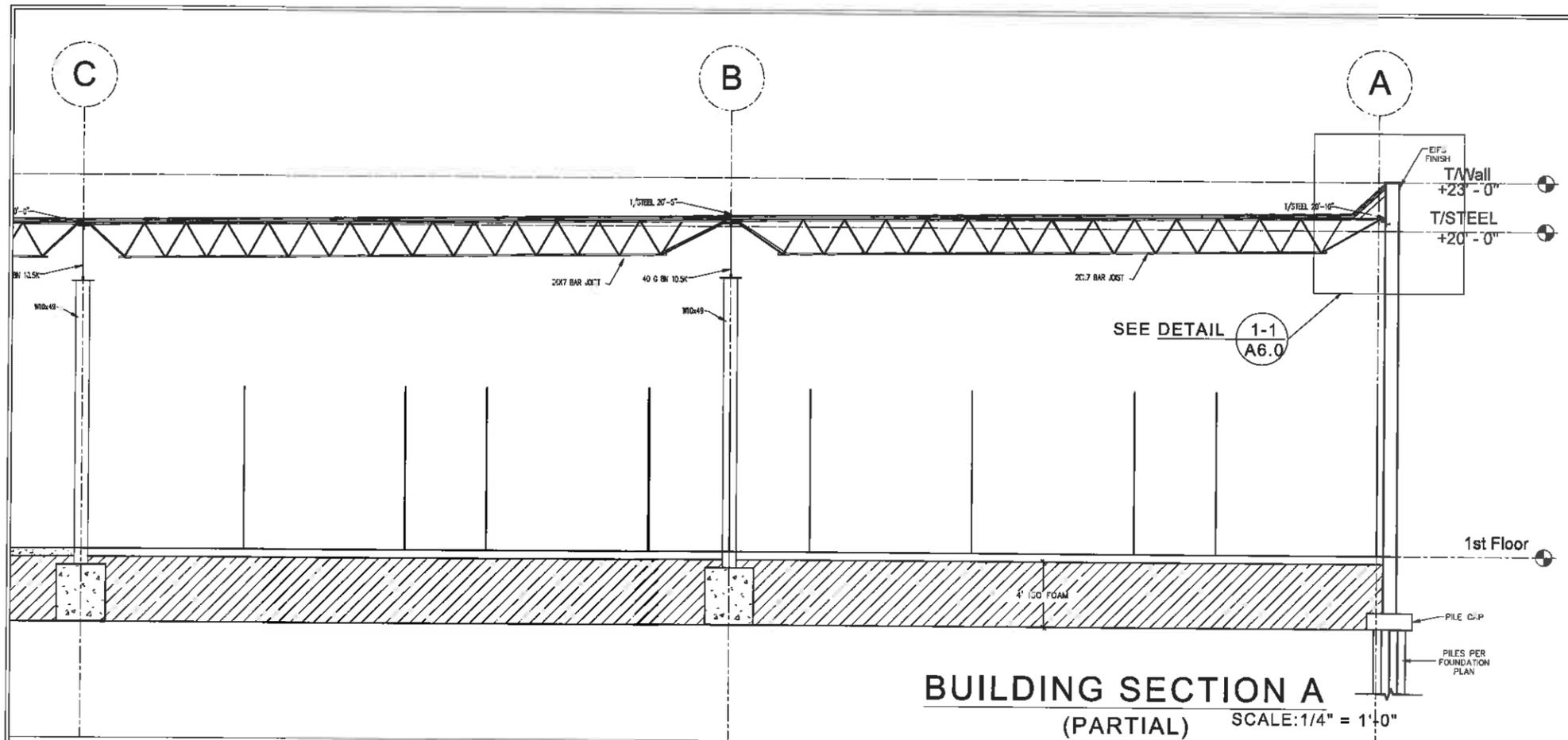
KOZIOL ENGINEERING SERVICES
1021 Ogden Avenue
Lisle, Illinois 60532
PH: (630) 455-8886 F: (630) 455-8888
www.KozioleEngineering.com



ROOF PLAN		SCALE	AS NOTED	PROJECT NUMBER	1419
7601 Quincy Street, Bldg A WILLOWBROOK, ILLINOIS		REV	0	DATE	10/8/15
		DESCRIPTION	BUILDING - CONCEPT PLANS		
		DRAWN BY:	JRL		

W/HT ON ROOF	HEIGHT - 1250
W/HT ON ROOF	HEIGHT - 1250
W/HT ON ROOF	HEIGHT - 1250

ROOF CURB OPENINGS (TYP.)
(OPENINGS TO BE FLASHED)



KOZIOL ENGINEERING SERVICES
1621 Ogden Avenue
P.O. Box 458-6686
Ft. (630) 458-6686
www.koziolengineering.com

KS

DRAWN BY:	JPH
DATE:	11/20/15
DESCRIPTION:	BUILDING A CONCEPT PLANS
SCALE:	AS NOTED
PROJECT NUMBER:	14288

BUILDING CROSS SECTION
7601 Quincy Street, Bldg A
WILLOWBROOK, ILLINOIS



ROOM FINISH KEY

FLOORS		BASES		WALLS		CEILING'S	
KEY	FINISH DESCRIPTION	KEY	FINISH DESCRIPTION	KEY	FINISH DESCRIPTION	KEY	FINISH DESCRIPTION
F-1	CONCRETE-SEALED AND PAINTED	B-1	CERAMIC COVERED BASE	W-1	CONCRETE BLOCK - PAINTED	C-1	EXPOSED CONSTRUCTION
F-2	VINYL COMPOSITION TILE	B-2	4" VINYL CORNER	W-2	GYPSON BOARD - PAINTED	C-2	GYPSON BOARD - PAINTED
F-3	CERAMIC TILE, NON-SLIPpery	B-3	RUBBER STRIP-T	W-3	WALL COVERING - STAINLESS STEEL	C-3	2x4 ACoustic TILE
F-4	HARDWOOD	B-4	WOOD (1/2")	W-4	WOOD PANELING	C-4	2x4 ACoustic TILE AND VIB SYSTEM
F-5	CARPET			W-5	CERAMIC TILE - FULL HEIGHT	C-5	STAINLESS STEEL
				W-6	GLASS AND GYPSON BOARD	C-6	VINYL CLAD RECYCLABLE 2x4 CEILING TILE
				W-7	GYPSON BOARD - POP COVERED		

NOTE: ALL FINISH COLORS, TILE AND CARPET GRADES BY OWNER.

DOOR SCHEDULE

DOOR NO.	DATE	DOOR			FRAME		DETAILS			HUR	HUR ALT NO.	REMARKS	
		WIDTH	HEIGHT	THICK.	MATERIAL	GRADE	TYPE	#	#				MATERIAL
FIRST FLOOR													
21	1	3'-0"	7'-0"	1-1/2"	METAL	H.C.	A						INSULATED METAL DOOR W/ COMMERCIAL LOCK SET & CLOSER
22	2	3'-0"	7'-0"	1-1/2"	METAL	H.C.	A						INSULATED METAL DOOR W/ COMMERCIAL LOCK SET
23	1	3'-0"	7'-0"	1-1/2"	METAL	H.C.	A						INSULATED METAL DOOR W/ PRIVACY LOCK SET & CLOSER
24	1	3'-0"	7'-0"	1-1/2"	METAL	H.C.	A						INSULATED METAL DOOR W/ COMMERCIAL LOCK SET
25	2	3'-0"	7'-0"	1-1/2"	STEEL	GLASS	B						A.D.A. APPROVED PANIC HARDWARE W/ CLOSURES COMMERCIAL LOCK SET 1/4" TEMPERED GLASS

NOTE: OWNER OR CONTRACTOR SHALL SUBMIT MANUFACTURER'S SPECIFICATIONS FOR OTHER HARDWARE. THE OPERATING DEVICE SHALL BE CAPABLE OF OPERATION WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. EXCEPT DOORS SHALL OPEN REARLY FROM THE EXTERIOR SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OF HOW TO.

GENERAL NOTES:

- THESE NOTES SHALL APPLY WHERE NOT OTHERWISE INDICATED ON DRAWINGS OR IN SPECIFICATIONS.
- A DETAIL SHOWN FOR ONE CONDITION SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS WHETHER OR NOT SPECIFICALLY INDICATED BY THE DRAWINGS.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS TO ENSURE COMPLIANCE WITH ALL GOVERNING RULES, REGULATIONS, CODES, ORDINANCES, AND CURRENT STANDARDS OF PRACTICE.
- ALL WORK SHALL BE PERFORMED BY QUALIFIED CONTRACTORS FAMILIAR WITH THESE DRAWINGS AND EACH TYPE OF WORK REQUIRED.
- WHILE EVERY ATTEMPT HAS BEEN MADE TO AVOID ERRORS IN THE PREPARATION OF THESE DRAWINGS, THE READER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR AND HIS SUBCONTRACTORS ON THE JOB MUST CHECK ALL DIMENSIONS AND DETAILS, AND BE RESPONSIBLE FOR THE SAME.
- APPROPRIATE SUBCONTRACTORS SHALL BE RESPONSIBLE FOR LAYOUT OF HVAC, PLUMBING, AND ELECTRICAL SYSTEMS. SUBCONTRACTORS SHALL VERIFY AND ENSURE CONFORMANCE WITH OWNER'S REQUIREMENTS, BUT IN NO CASE SHALL SYSTEMS BE SUBSTANDARD TO REQUIREMENTS OF GOVERNING RULES, REGULATIONS, CODES, ORDINANCES, AND CURRENT STANDARDS OF PRACTICE.
- INTERIOR AND EXTERIOR WALL DIMENSIONS ARE NOMINAL UNLESS OTHERWISE NOTED.
- CERTIFICATE OF OCCUPANCY IS REQUIRED PRIOR TO OCCUPANCY.
- ALL CONTRACTORS SHALL HAVE A CERTIFICATE OF INSURANCE AND A \$10,000 SURETY BOND. THE ELECTRICAL CONTRACTOR SHALL PROVIDE A LICENSE THAT HAS A COMMISSION AND ONES A TEST. THE ROOF CONTRACTOR SHALL HAVE A STATE LICENSE. THE PLUMBING CONTRACTOR SHALL HAVE A STATE LICENSE. ALL OTHER CONTRACTORS SHALL SECURE A CONTRACTOR'S LICENSE FROM THE VILLAGE OF JUSTICE, BEFORE THE PERMIT WILL BE ISSUED.

GENERAL EQUIPMENT NOTES:

- WRIST BLADE TYPE HANDLES ARE REQUIRED ON ALL SINKS.
- IF STAINLESS STEEL SPLASH GUARDS ARE PROVIDED AT ALL HANDSINKS.
- ANY EXISTING AND/OR LEGAL EQUIPMENT INCLUDING SHALL HAVE WILL BE REFINISHED, CLEAN, OPERABLE AND CHECKED TO FINAL APPROVAL BY THE DYK COUNTY HEALTH DEPARTMENT.
- COUNTER TOPS TO BE STAINLESS STEEL OR SOLID SURFACE (NO PLASTIC LAMINATE).
- CABINET SHELVES TO BE STAINLESS STEEL OR WIRE (NO PLASTIC LAMINATE OR WOOD) NSF APPROVED RESTROOM COUNTER TOPS, IF APPLICABLE, TO REFLECT COOL SURFACE (NO PLASTIC LAMINATE OR CERAMIC).

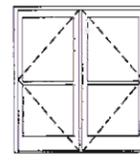
GENERAL PUBLIC HEALTH NOTES:

- COVERED WASTE CANS ARE REQUIRED IN ALL RESTROOMS.
- TOILET URINALS, HAND SINKS, URINALS, MOP SINKS, PREP SINKS, AND PERMANENT COUNTERS; COUNTERS MUST BE SEALED TO FLOORS AND WALLS WITH SILICONE GROUT SEAL.
- ANTI-SIPHON DEVICES ARE REQ. ON ALL TOILET TANKS, URINALS, AND FAUCETS WITH ROSE CONNECTIONS.
- SOAP AND PAPER TOWELS ARE REQ. AT ALL HAND SINKS.

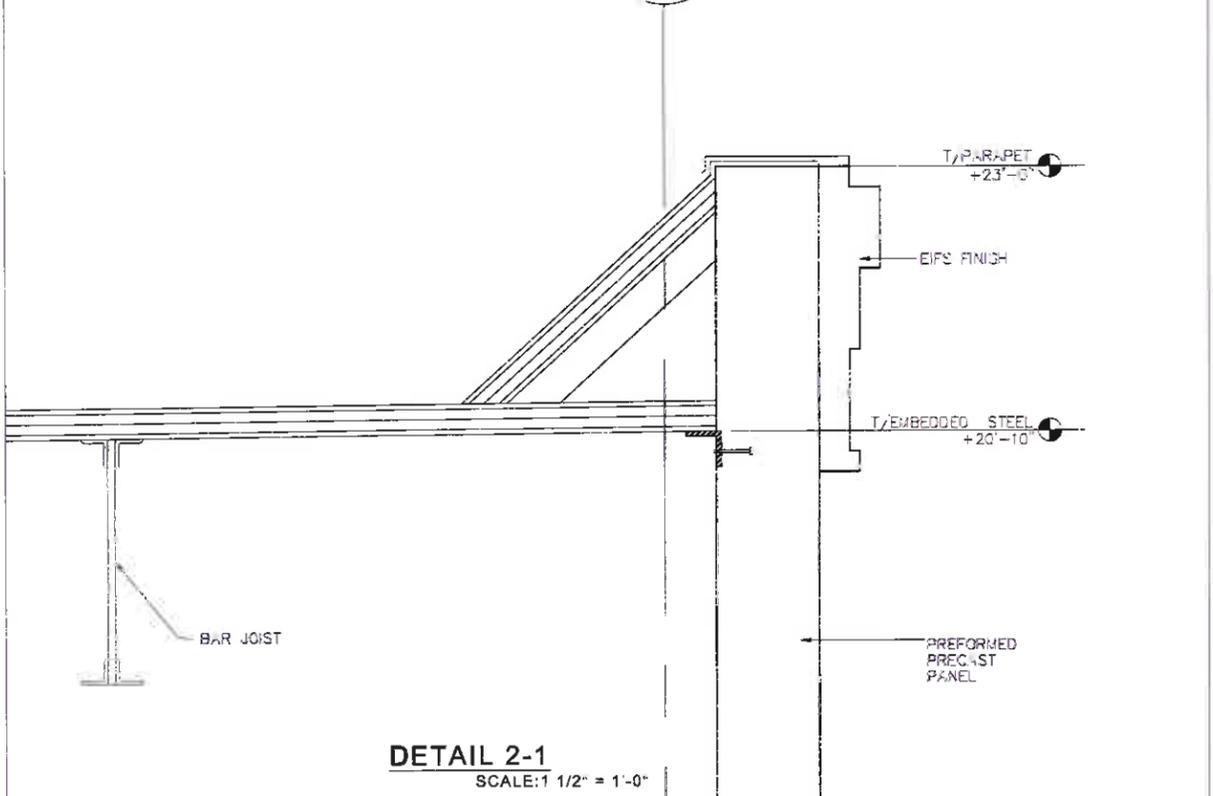
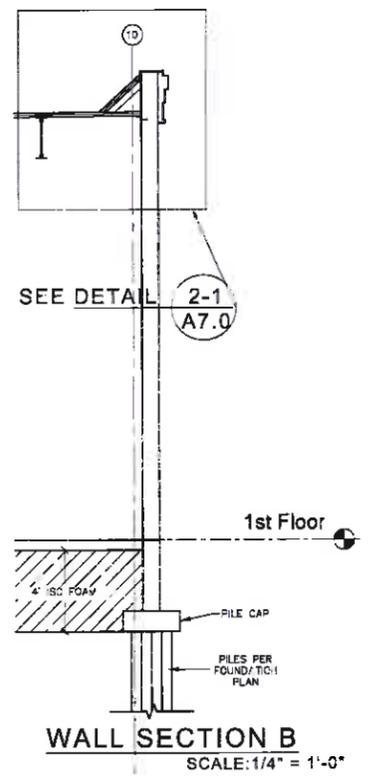
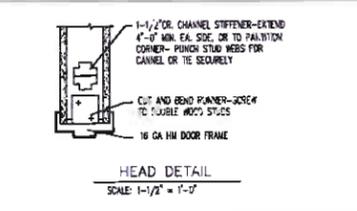
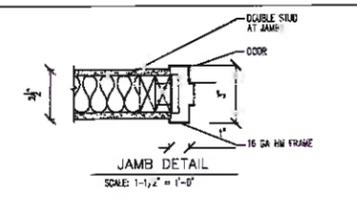
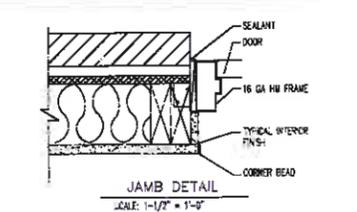
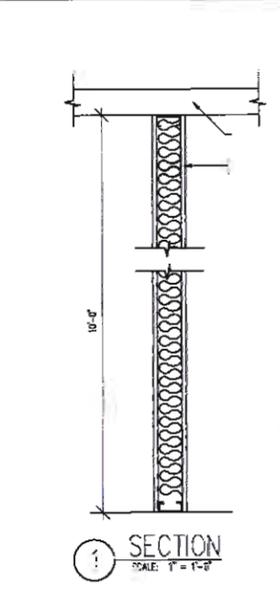
FIRE PROTECTION NOTES:

- THE FLAME SPREAD & SMOKE DEVELOPED RATINGS OF ALL INSULATION MATERIALS & INTERIOR FINISHES SHALL CONFORM TO ASTM OR
- PORTABLE FIRE EXTINGUISHERS FOR THIS BUILD-OUT SHALL BE IN COMPLIANCE WITH SECTION 505 OF THE 2009 INTERNATIONAL FIRE CODE (IFC) AND NFPA 10. PER TABLE 505.3(1) OF THE 2009 IFC, THE MAXIMUM TRAVEL DISTANCE TO A FIRE EXTINGUISHER SHALL NOT EXCEED 75 FEET. IN ADDITION, THE PORTABLE FIRE EXTINGUISHERS SHALL BE LOCATED IN "STRATEGIC LOCATIONS" WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE AND SHALL NOT BE OBSTRUCTED OR OCCUPIED FROM VIEW. THESE LOCATIONS SHALL BE ALONG NORMAL PATHS OF TRAVEL.
- FIRE SUPPRESSION SYSTEM (SPRINKLER SYSTEM) TO BE DESIGNED BY OTHERS.
- FIRE ALARM AND DETECTION SYSTEM TO BE DESIGNED BY OTHERS.

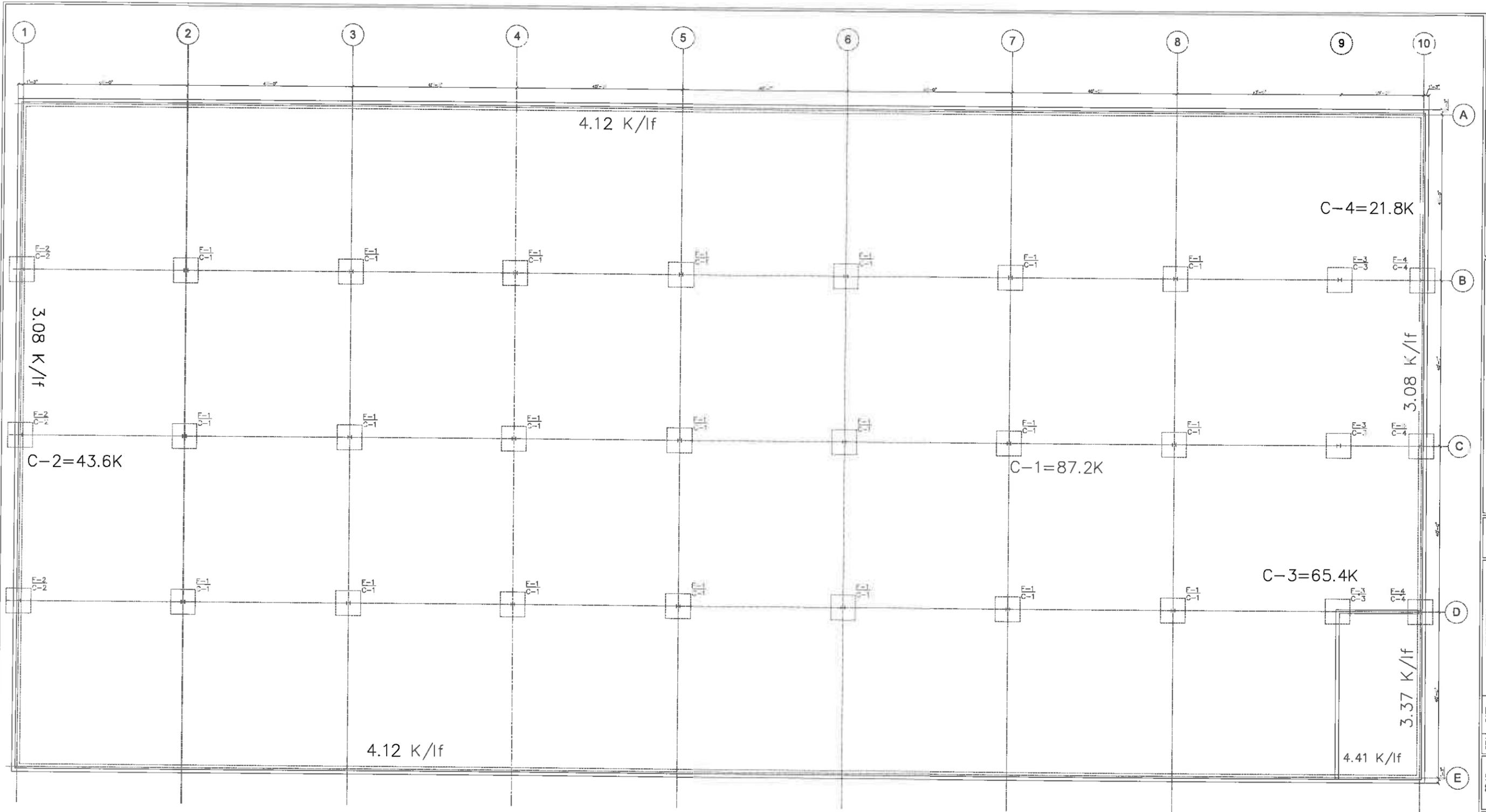
DOOR TYPES:



- ALL GLASS DOORS TO HAVE APPROVED PANIC HARDWARE
- ALL FIRE RATED GLASS TO RECEIVE PANIC HARDWARE, MIN. 3 HOURS, WINDRESISTED, AUTOMATIC DOOR CLOSER.
- ALL DOORS SWING TO BE FIELD VERIFIED PRIOR TO QUALIFYING
- ALL DOOR HARDWARE TO BE A.D.A. APPROVED
- THE PROPOSED DOOR OPERATING HARDWARE SHALL BE OPERATED BY SINGLE HAND WITH OUT MEANS OF TWIST GRASPING, LIGHT PINCHING OR TWISTING OF THE WRIST.



DESIGNER	JRH
DESCRIPTION	BUILDING CONCEPT PLANS
DATE	
REV	0
SCALE	AS NOTED
PROJECT NUMBER	14240
SCHEDULES & DETAILS	7601 Quincy Street, Bldg A WILLOWBROOK, ILLINOIS



FOUNDATION PLAN
SCALE: 3/32" = 1'-0"

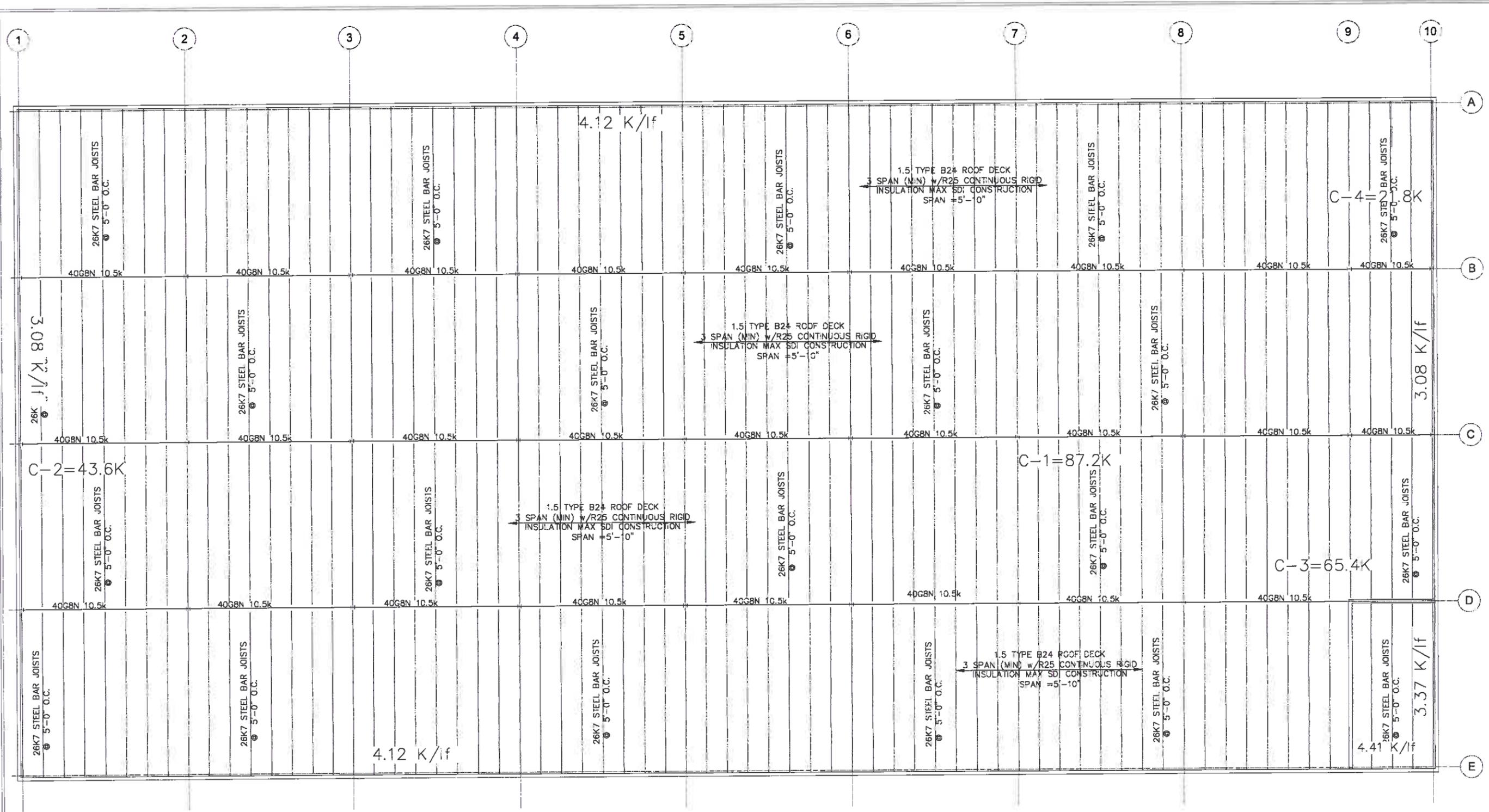
FOOTING SCHEDULE						
MAX	SIZE	REINFORCING	PIERS	SIZE	BASE PLATE	REMARKS
F-1	-	-	-	-	-	VERTICAL PATTERNS AT ALL COLUMN LOCATIONS
F-2	-	-	-	-	-	VERTICAL PATTERNS AT ALL COLUMN LOCATIONS
F-3	-	-	-	-	-	VERTICAL PATTERNS AT ALL COLUMN LOCATIONS

COLUMN SCHEDULE				
CALL OUT	LENGTH	BASE PLATE	TOP PLATE	TYPE
C-1				
C-2				
C-3				



SCALE	AS NOTED	PROJECT NUMBER	1626
REV	0	DATE	11/20/15
DESCRIPTION	BUILDING A CONCEPT PLAN		
DRAWN BY	UPH	DATE	11/20/15

FOUNDATION PLAN
 7601 Quincy Street, Bldg A
 WILLOWBROOK, ILLINOIS



FRAMING PLAN
SCALE: 3/32" = 1'-0"

KOZIOI ENGINEERING SERVICES
www.KozioiEngineering.com
1821 Chatham Avenue | Oak Brook, IL 60521
PH: (708) 435-8568 | F: (708) 435-2669

SCALE	AS NOTED	PROJECT NUMBER	1439	DATE	10/16	DESCRIPTION	BUILDING CONCEPT PLANS
DRAWN BY		JEP		REV		0	

FRAMING PLAN
7601 Quincy Street, Bldg A
WILLOWBROOK, ILLINOIS

QUINCY STREET STORAGE BUILDING B

7600 QUINCY STREET WILLOWBROOK, ILLINOIS

LOCATION MAP:



QUINCY STREET STORAGE
7600 QUINCY STREET
WILLOWBROOK, IL

RECEIVED
DEC 04 2015
VILLAGE OF WILLOWBROOK
BUILDING & ZONING DIVISION

PROJECT DIRECTORY:

OWNER:

ARCHITECT:

KOZIOL AND BROWN
ARCHITECTS AND ENGINEERS
1621 OGDEN AVENUE
LISLE, IL 60532
630/435-8688
DESIGN FIRM #184-003978

ENGINEER:

KOZIOL ENGINEERING SERVICES
1621 OGDEN AVENUE
LISLE, IL 60532
630/435-8686
DESIGN FIRM #184-000988

VILLAGE OF PLAINFIELD:

BUILDING DEPARTMENT
24-01 LOCKPORT ST
PLAINFIELD, IL 60554
815/439-2937

SHEET INDEX:

ARCHITECTURAL

A0 COVER PAGE
A1.0 FRONT AND REAR ELEVATIONS
A2.0 LEFT AND RIGHT ELEVATIONS
A3.0 FLOOR PLAN
A4.0 BUILDING SECTION

STRUCTURAL

S1.0 FOUNDATION PLAN
S2.0 FRAMING PLAN
S3.0 FRAMING DETAILS

PROJECT INFORMATION

PROJECT ADDRESS: 7600 QUINCY STREET
WILLOWBROOK, ILLINOIS

USE GROUP: S-1 (MODERATE HAZARD)
ONE-STORY
SPRINKLERED

CONSTRUCTION TYPE II-B

PROJECT DESCRIPTION: EXTERIOR ALTERATION

SITE ZONING: I-1 INDUSTRIAL DISTRICT

LOADS:

FIRST FLOOR LOADS:
DEAD 56 PSF (INCLUDES 5" CONC. S.O.G.)
DEAD 10 PSF (PARTITIONS/ FINISHES)
LIVE 100 PSF

ROOF LOADS:
DEAD 25 PSF (10 PSF ROOF)
(10 PSF BOTTOM CHORD-MECH)
(5 PSF TRUSS)

LIVE:
ROOF: 30 PSF
SNOW (Pg): 25 PSF
Ce= 0.90
Ct= 1.00

WIND LOADS: BASED ON A BASIC WIND SPEED OF 90MPH,
EXPOSURE B

LIVE:
WIND: 25 PSF
Iw= 1.00

CONSTRUCTION:
DEAD 15 PSF
LIVE 20 PSF
WIND 8.4 PSF 1 YEAR DURATION

SEISMIC DATA:
IMPORTANCE FACTOR 1.0
OCCUPANCY CATEGORY II
Ss 0.16
S1 0.05
SITE CLASS D
Sds 0.17
Sd1 0.08
SEISMIC DESIGN CATEGORY B

VILLAGE OF WILLOWBROOK ADOPTED BUILDING CODES

2009 EDITION OF THE INTERNATIONAL BUILDING CODE
2009 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE
2008 EDITION OF THE NATIONAL ELECTRICAL CODE (NEC)
2009 EDITION OF THE INTERNATIONAL MECHANICAL CODE
2009 EDITION OF THE INTERNATIONAL PLUMBING CODE
2004 ILLINOIS STATE PLUMBING CODE
2012 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE
ILLINOIS ENERGY CONSERVATION CODE
2009 EDITION OF THE INTERNATIONAL FIRE CODE
2009 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE
1997 ILLINOIS STATE HANDICAP ACCESSIBILITY CODE

I HEREBY CERTIFY THAT APPLICABLE SECTIONS
OF THESE PLANS WERE PREPARED UNDER ME
OR UNDER MY SUPERVISION AND TO THE BEST
OF MY KNOWLEDGE COMPLIES WITH ALL
APPLICABLE CODES.

JAMES E. KOZIOL, P.E. EXP 11-30-15
PAGES M1.0 THROUGH E2.0

I HEREBY CERTIFY THAT APPLICABLE SECTIONS
OF THESE PLANS WERE PREPARED UNDER ME
OR UNDER MY SUPERVISION AND TO THE BEST
OF MY KNOWLEDGE COMPLIES WITH ALL
APPLICABLE CODES.

PHILLIS G. BROWN, REGISTERED ARCHITECT
EXP 11/30/16
PAGES A1.0 THROUGH



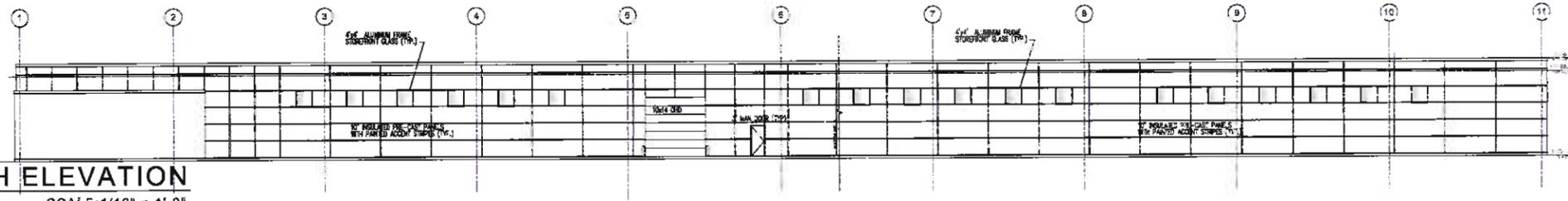
SCALE	AS NOTED	PROJECT NUMBER	14249
REVISION	DATE	DESCRIPTION	DRAWN BY
0	10/15/15	BUILDING B CONCEPT PLANS	JRH
1	11/20/15		

COVER SHEET

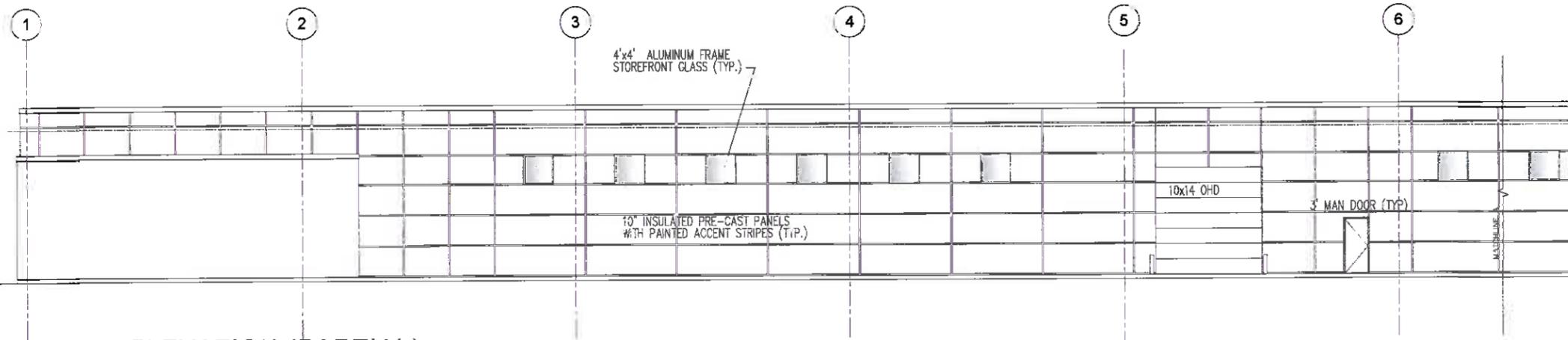
7601 Quincy Street, BLDG B
WILLOWBROOK, ILLINOIS

Page

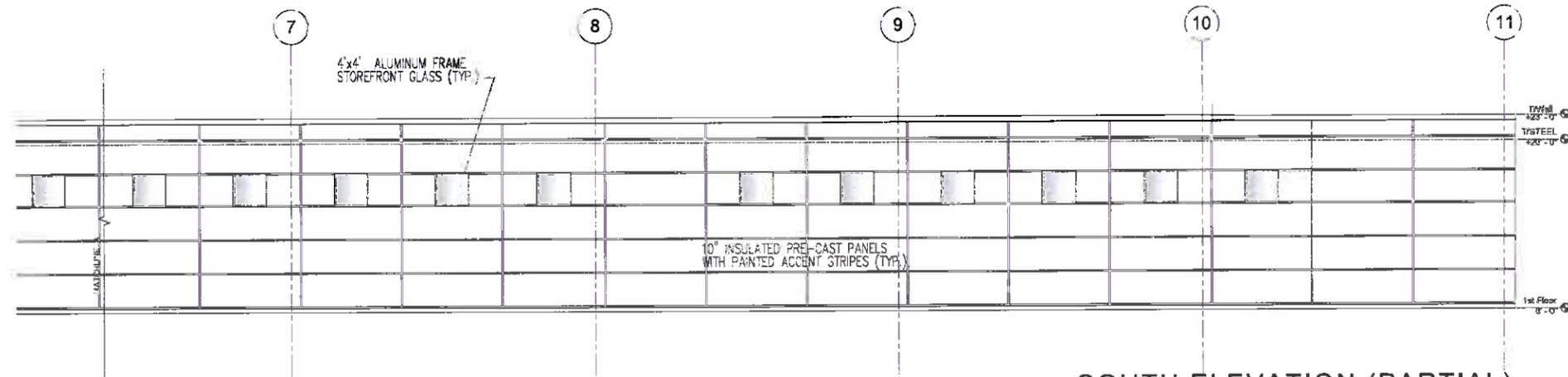
SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



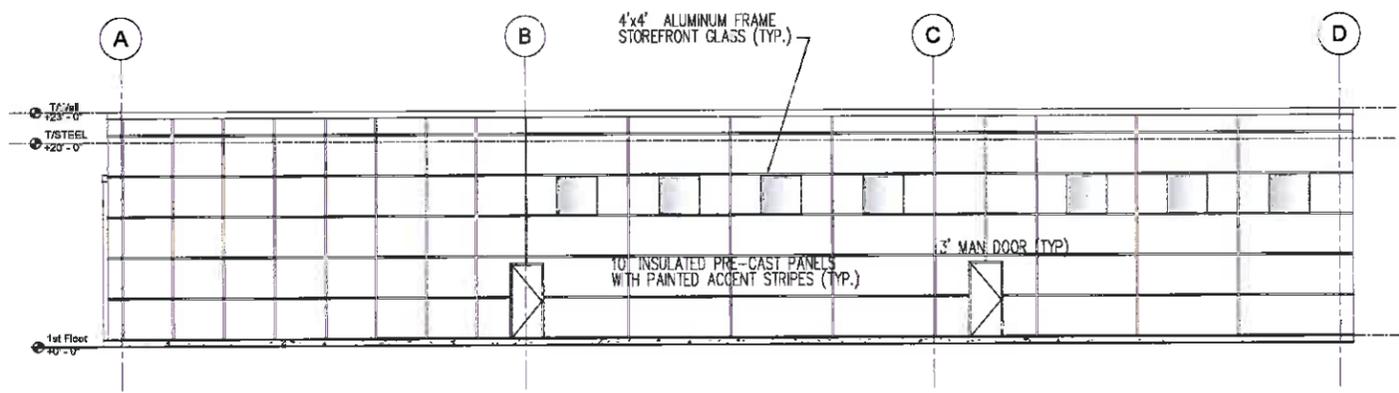
SOUTH ELEVATION (PARTIAL)
SCALE: 1/8" = 1'-0"



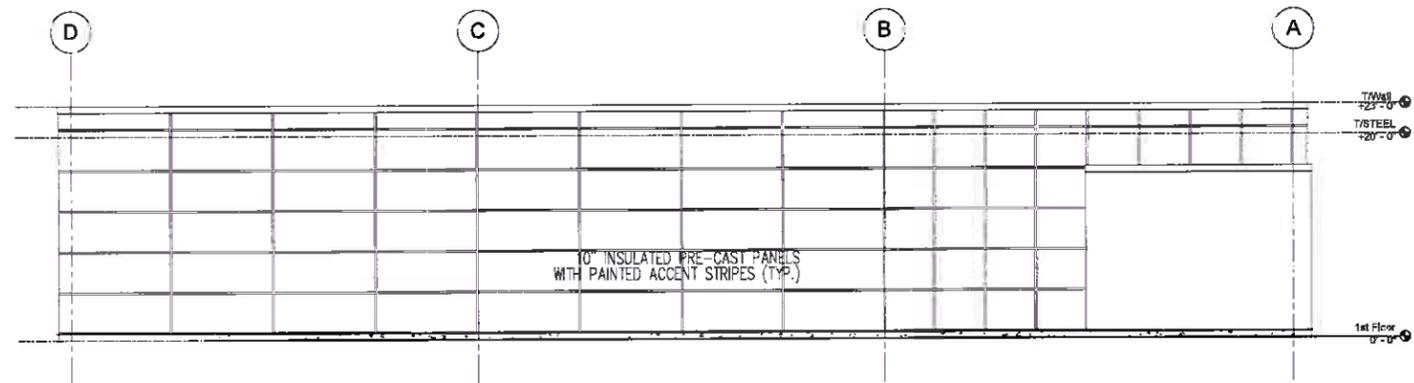
SOUTH ELEVATION (PARTIAL)
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION	SCALE	AS NOTED	PROJECT NUMBER	1426
	REV	0	DATE	10/15
	DESCRIPTION	BUILDING CONCEPT PLANS		
DRAWN BY:		JRH		
7601 Quincy Street, BLDG B WILLOWBROOK, ILLINOIS				



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

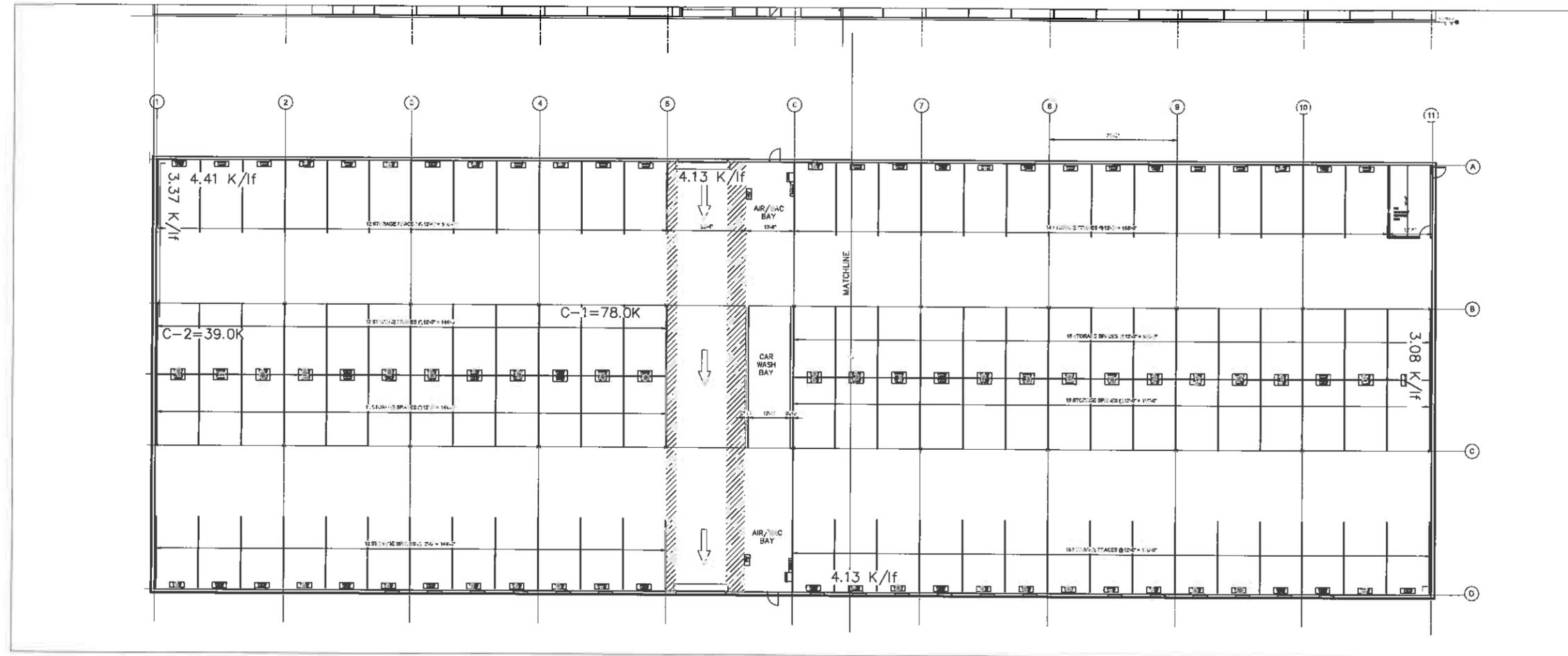


WEST ELEVATION
SCALE: 1/8" = 1'-0"

KOZIOL ENGINEERING SERVICES
www.koziolengineering.com
1821 Ogden Avenue
P.O. Box 45888
Chicago, IL 60645
Tel: (773) 452-8888



ELEVATIONS EAST & WEST	SCALE AS NOTED	DATE	DESCRIPTION	DRAWN BY:
	PROJECT NUMBER 1428	08/15	BUILDING CONCEPT PLANS	JRH
7601 Quincy Street, BLDG B WILLOWBROOK, ILLINOIS		REV 0		



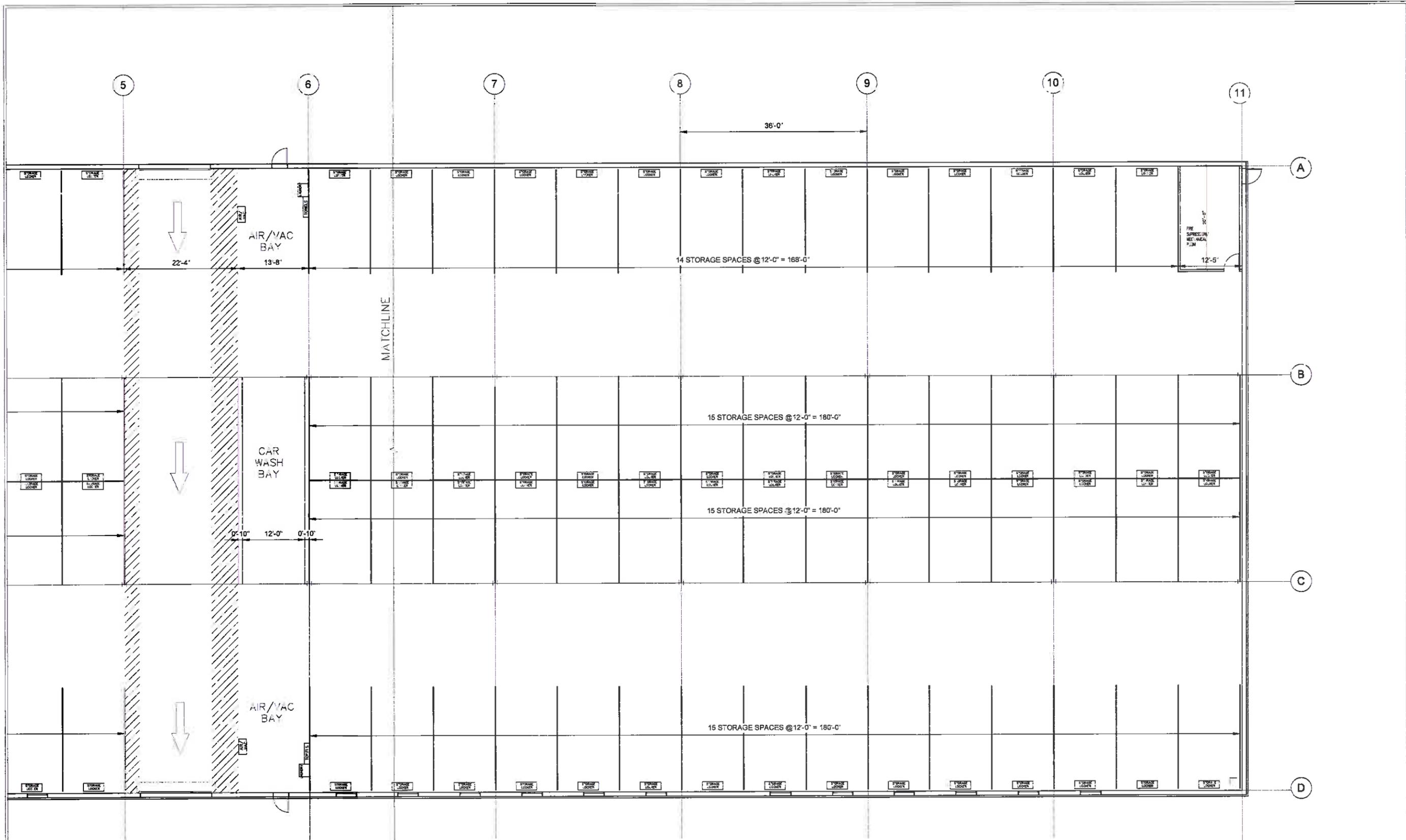
BUILDING SQUARE FOOTAGE	
TOTAL BUILDING SQUARE FOOTAGE	44,406.25 SF
NUMBER OF STORAGE UNITS	108
12'x18'	108
TOTAL NUMBER OF UNITS	108

OVERALL FLOOR PLAN

SCALE: 3/32" = 1'-0"



PROPOSED FLOOR PLAN	SCALE	AS NOTED	PROJECT NUMBER	14249
	REV	DATE	DESCRIPTION	DRAWN BY
	0	11/20/11	BUILDING B CONCEPT PLANS	JRH
	1			

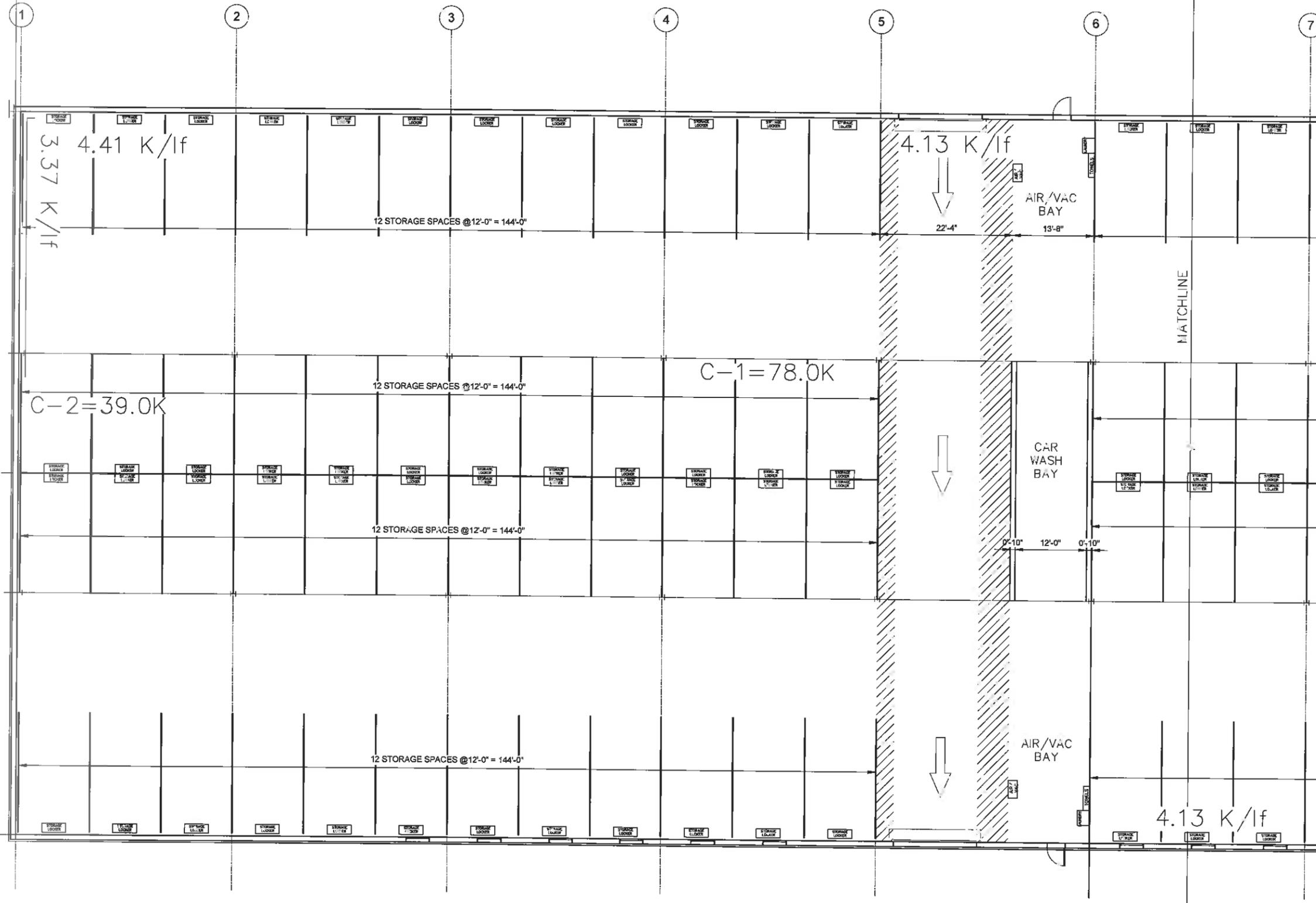


FLOOR PLAN (partial)

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

KOZIOL ENGINEERING SERVICES
 www.koziolengineering.com
 Leah, Mircea 90532
 P.O. (815) 455-0995 F. (815) 417-8888

PROPOSED FLOOR PLAN	DESCRIPTION BUILDING CONCEPT PLANS
SCALE AS NOTED	DATE 10/9/15
REV 0	PROJECT NUMBER 1649
DRAWN BY: JRU	
7601 Quincy Street, BLDG B WILLOWBROOK, ILLINOIS	



FLOOR PLAN (partial)

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



PROPOSED FLOOR PLAN	SCALE	1/8" NOTED	PROJECT NUMBER	14249
DATE	10/2015	REV	0	11/22/15
DESCRIPTION	BUILDING CONCEPT PLANS	1		
DRAWN BY:	JRH			
7601 Quincy Street, BLDG B WILLOWBROOK, ILLINOIS				

FINAL ENGINEERING

for
7601 S. QUINCY ST.
WILLOWBROOK, IL
LEGAL DESCRIPTION

OF PART OF LOT 4 IN PLAZA COURT RESUBDIVISION, BEING A RESUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 22, 1979 AS DOCUMENT R78-41722, IN DUPAGE COUNTY, ILLINOIS.



DRAWING INDEX

PAGE C-0	TITLE BLOCK AND SPECIFICATIONS
PAGE C-1	EXISTING CONDITIONS/DEMOLITION/SWPPP
PAGE C-2	OVERALL PLAN
PAGE C-3	GEOMETRIC PLAN NORTH
PAGE C-4	GEOMETRIC PLAN SOUTH
PAGE C-5	UTILITY PLAN NORTH
PAGE C-6	UTILITY PLAN SOUTH
PAGE C-7	GRADING PLAN NORTH
PAGE C-8	GRADING PLAN SOUTH
PAGE C-9	BMP-OVERLAND FLOOD ROUTE
PAGE C-10	DETAILS
PAGE C-11	DETAILS
PAGE C-12	SIGN LOCATION PLAN
PAGE C-13	SIGN DETAILS
PAGE L-1	LANDSCAPE PLAN
PAGE L-2	LANDSCAPE DETAILS

LEGEND

---	EXISTING DRIVE
---	PROPOSED DRIVE
---	STORM SEWER
---	SEWAGE SEWER
---	WATER MAIN
---	EXISTING SPOT GRADE
---	PROPOSED SPOT GRADE
---	SEWER MANHOLE
---	STORM SEWER MANHOLE
---	SEWAGE SEWER MANHOLE
---	WATER METER
---	WATER VALVE
---	CONCRETE MANHOLE
---	UTILITY POLE
---	WATER VALVE
---	WATER METER
---	WOOD FENCE

BENCHMARKS

BENCH MARK NO.1	DUPAGE COUNTY GEODETIC SURVEY MONUMENT DON26002, DISK LOCATED IN THE PIER ON THE SOUTHEASTERN SIDE OF THE BRIDGE FOR INTERSTATE 55 OVER MADISON STREET. ELEV. = 714.55 (NAD 88)
BENCH MARK NO.2	DUPAGE COUNTY GEODETIC SURVEY MONUMENT DON36002, DISK LOCATED AT THE NORTHWEST CORNER OF MADISON STREET AND 83RD STREET. ELEV. = 732.93 (NAD 88)

Call Before You Dig
JULIE
800-882-0123
ILLINOIS-01123

I, JAMES E. KOZIOL, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS, HEREBY CERTIFY THAT THIS SITE AND GRADING PLAN HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION AND THE DEVELOPMENT OF THIS SITE MEETS THE MINIMUM CRITERIA FOR STORM WATER MANAGEMENT IN ACCORDANCE WITH THE DUPAGE COUNTY ORDINANCE AND WATER COMMUNITY ORDINANCE AND AS SHOWN WILL NOT INCREASE RUN-OFF SO AS TO ADVERSELY AFFECT THE QUALITY OF RUN-OFF OR DAMAGE ADJACENT PROPERTIES.

NO FLOODPLAIN, WETLANDS OR BUFFERS EXIST ON THIS PARCEL.
DATED THIS _____ DAY OF _____, 20____ A.D.

JAMES E. KOZIOL, P.E.
682-41329
EXP. 11/30/15

- ### GENERAL NOTES
- (JULI.E. (P)0 892-0123)
- Definition of terms:
 - The CONTRACTOR is the individual, firm, partnership or corporation contracting with the OWNER for performance of the prescribed work.
 - The OWNER is the individual, firm, partnership or corporation having the authority to award the contract for the prescribed work.
 - The ENGINEER shall be the OWNER'S representative, and/or the designated representative from the local jurisdictional agency having authority over the prosecution of the prescribed work.
 - All CONTRACTORS shall be responsible for the following, which shall also be incidental to the cost of construction:
 - Examination of the Engineering Plans and Specifications prior to submitting a bid, and notifying the ENGINEER of any discrepancies.
 - The obtaining of any necessary permits not previously applied for by the OWNER, and posting of the necessary bonds.
 - The notification of the start of construction to all jurisdictional agencies, utility companies, and the ENGINEER, shall be at least two (2) working days prior to start. All existing utilities must be staked by JULI.E. prior to construction.
 - Calling attention to the OWNER of any errors or discrepancies which may be suspected on lines and grades which are established by the owner. The CONTRACTOR shall not proceed with the work until the lines and grades which are believed to be in error have been verified or corrected by the OWNER. Additional staking that may be required due to CONTRACTOR'S negligence, shall be paid for by the CONTRACTOR.
 - The contractor is responsible for providing safe and healthful work conditions throughout the prosecution of the construction work. This shall include, but not be limited to the removal of debris, the protection of construction hazards with barricades, and the keeping of public street pavement clean of construction dirt and debris.
 - The restoration to the original condition or better of any off-site areas that are damaged by CONTRACTOR during construction.
 - The testing of materials, if required by the jurisdictional agencies.
 - The guarantee of all materials and workmanship for a period of one (1) year upon final acceptance by the OWNER and the jurisdictional agencies.
 - The OWNER shall be responsible for the following:
 - Scheduling the necessary pre-construction meeting(s) with the jurisdictional agencies with or SUB-CONTRACTORS present.
 - Providing the CONTRACTOR with one (1) set of control line and grade stakes (at offsets mutually agreed upon) for the proper prosecution and control of the work.

- ### GENERAL SPECIFICATION
- The General Specifications which apply to the construction work as shown on the Engineering Plans, are contained in the following documents:
 - Standard Specifications for Road and Bridge Construction latest edition as adopted by the State of Illinois, Department of Transportation.
 - Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition as adopted by the Illinois Society of Professional Engineers, et al.
 - Standards and Specifications of the Village of Willowbrook, IL.

- ### EARTHWORK IMPROVEMENTS
- Topsoil Excavation**—All topsoil is to be stripped and stockpiled in the location shown on the plan. All excess is to be removed from the site by the contractor.
 - Earth Excavation**
 - Excavation of earth and other materials which are suitable for use as structural fill. The excavation shall be to within the tolerance of 0.3 feet (plus or minus) of the plan sub-grade elevations. The (plus or minus) tolerance within pavement areas shall be such that the earth material shall "balance" as part of the final grading operation.
 - Placement of the earth and other suitable materials shall be within those areas requiring structural fill in order to achieve the plan sub-grade elevations to within a tolerance of 0.3 feet (plus or minus). The fill material shall be placed in loose lifts that shall not exceed eight (8) inches in thickness, and the water content shall be adjusted in order to achieve the required compaction. Earth material may be placed within those portions of the building site not requiring structural fill, to within six (6) inches of the plan finished grade elevation. In areas requiring structural fill, however, the earth material shall not be placed on topsoil or other unsuitable materials unless specifically directed by the Soils Engineer with the concurrence of the OWNER.
 - Compaction of the earth and other suitable materials, shall be to at least 95% of the Standard Proctor Dry density, ASTM 698 within proposed pavement and building areas. Moderate compaction is required elsewhere.
 - Excess materials, if not utilized as fill, shall be completely removed from the construction site and disposed of by the CONTRACTOR.
 - Unsuitable Material**
 - Unsuitable material shall be considered as material which is not suitable for the support of pavement and building construction, and is to be removed from the site by the contractor.

- ### CONSTRUCTION ENTRANCE
- A stabilized construction entrance shall be constructed in accordance with NRCS Detail 8-63D as shown on the Detail Sheet.
- ### GENERAL
- The Grading CONTRACTOR shall:
- Maintain proper site drainage at all times during the course of construction, and prevent storm water from running into or standing in excavated areas.
 - Spread and compact uniformly to the degree specified all access trench soil after completion of the underground improvements. (Earthwork CONTRACTOR to make appropriate adjustments in his rough grading to accommodate trench spoil).
 - Stiffen and compact to the degree specified the upper twelve (12) inches of the suitable sub-grade material, in all areas that may be soft due to excess moisture content. This applies to cut areas as well as fill areas.
 - Provide water to add to dry material in order to adjust the moisture content for the purpose of achieving the specified compaction.
 - Backfill the curb and gutter after its construction and prior to the placement of the base course material.

- ### TESTING AND FINAL ACCEPTANCE
- The CONTRACTOR shall provide as a minimum, a fully loaded six-wheel truck for proof rolling the pavement sub-grade prior to the placement of the curb and gutter and the base material.
 - Specific compaction testing may be required by the OWNER in selected fill areas. The CONTRACTOR shall bear the cost of compaction testing as well as the responsibility for the necessary corrections.
 - Approval of the pavement sub-grade by the jurisdictional agency shall be required prior to the placement of the pavement materials.

- ### PAVING IMPROVEMENTS
- #### A. Final Grading
- Prior to the construction of the barrier curb and the placement of the base material, the streets shall be fine graded to within 0.1 feet plus or minus of final sub-grade elevation, to a point two (2) feet beyond the back of curb.
- #### B. Curb and Gutter
- The curb and gutter shall be the type as detailed on the Engineering Plans.
 - The curbs shall be backfilled after their construction and prior to the placement of the base course.
 - All water services shall be stamped on the curb with a "W" and a "S" for sewer.
- #### C. Pavement
- The pavement material shall be as detailed on the Engineering Plans.
- #### D. Striping/Signage
- All parking areas shall be striped as shown using 4" white painted striping.
 - Handicapped parking signs w/BS30 fine to be provided.
 - Other signage to be provided as noted on plans.

- ### UNDERGROUND IMPROVEMENTS
- #### A. Water Main and Services
- Material**—The water service shall be ductile iron pipe, which shall meet or exceed the performance requirements of AWWA A21.51, Class 52 cement-lined. The domestic water service material shall be type "K" copper.
 - Joints** for the ductile iron pipe shall be the push-on (bell-tie) type. All gaskets and fittings shall be mechanical joint with retainer glands.
 - Cover** over the pipe shall be a minimum of 5.5 feet.
 - Post-Install Encasement** conforming to AWWA C109A21.5-89 shall be provided for all ductile iron pipe not in steel casing pipe.
 - Services** shall extend to within five (5) feet of the face of the proposed building and be clearly isolated with a blue-topped 4 inch x 4 inch stake.
 - Size** shall be as indicated on the Engineering Plans.
 - New water main valves, including pressure tap valves, adjacent to an existing water main, and existing water main valves shall only be operated by the Village of Willowbrook, Department of Public Utilities CEE/OM Division personnel with 48-hour notice (Monday-Friday), (630) 420-4122.
 - The contractor shall rotate and/or adjust any existing and/or new hydrant to the satisfaction of the Department of Public Utilities.
 - All retainer glands when required to restrain valves, fittings, hydrants and pipe joints shall be mechanical joint wedge cushion type MEGALUG 1130 Series as manufactured by ESEA Iron, Inc. or UNI-FLANG BLOCKBUSTER 1400 SERIES as manufactured by Ford Meter Box Co. and shall be for use on ductile iron pipe conforming to ANSI/AWWA C151/A21.51, for nominal pipe sizes 3-inches through 48-inches.
 - Stakes as listed with bell/T-bolts, and washers, Type 304 or better, will be required on all water main installations. This would apply to hydrants, tapping, sleeves, valves, fittings, restraint and other appurtenances buried or in valve vaults. Mechanical joints and restraint glands require 304 stainless steel T-bolts. An anti-seize compound shall be factory applied to nuts or bolts - any damage to this coating shall be repaired with field applied approved anti-seize compound that is molybdenum-base lubricant, Boskik Never-Seez or approved equal.

- Fire hydrants shall be bugged "NOT IN SERVICE" until all testing and disinfection has been completed and new water main section is serviced.
- Water main shall be pressure tested at a pressure of 150 psi for 4 hours. Disinfection of water main shall be performed in accordance with Village of Willowbrook Specifications.
- All valve boxes, vaults, hydrants, and manholes shall not be covered with construction spoils and shall remain accessible to the respective utility company.
- Water service line smaller than 3" shall be type K copper, if joints are required due to length of service, then only compression type coupling shall be permitted. No soldered or flared type joints are allowed.

- ### SUPPLEMENTAL SPECIFICATIONS
- #### A. Street Lighting
- Street/Parking Lot lighting shall be moved/constructed in accordance with the current service rules and policies of the Electric Utility Company, and accepted local ordinances.
 - All electric underground surfaces will be installed in rigid galvanized steel conduit of size required by the Electric Utility Company to accommodate conductor.
 - Conduit shall extend a minimum of four (4) feet beyond the back of curb on each side of surface.
 - Conduit shall be laid at an absolute minimum of 30 inches below the bottom of the curb.
 - Conduit shall be capped at both ends.
 - Expense to locate inadequately marked crossings and to extend crossings that end up under the street, will be the responsibility of the CONTRACTOR.
 - Yellow standard warning tape shall be installed one (1) foot above the street light conductor wire for the full length of all trenches.
 - Electrical contractor will submit specifications, drawings and catalog cuts for all materials to the OWNER for approval before ordering.
 - The electrical CONTRACTOR shall furnish one set of record drawings to the OWNER upon completion of the street lighting. The drawings shall show the location of the lights along the street relative to property corners and also the location of all underground wiring.

- #### B. Soil Erosion and Sedimentation Control Measures
- All work shall be done in general accordance with the "Illinois Urban Manual".
 - Sediment and erosion control devices shall be functional before land is otherwise disturbed on the site.
 - Vehicle access to the site shall be restricted to a gravel drive after the foundation is backfilled. Said gravel drive shall be installed within 7 days of the backfilling of the foundation and before any construction begins above the top of foundation.
 - Any soil, mud or debris that is washed, trucked or deposited on to the street shall be removed immediately.
 - The surface of stopped area shall be permanently or temporarily protected from soil erosion within 15 days after the final grade is reached. Stripped areas not at final grade that will remain undisturbed for more than 15 days after initial disturbance shall be protected from erosion.
 - If a stockpile is to remain in place for more than 3 days, then sediment and erosion control shall be provided for such stockpile.
 - Storm sewer inlets shall be protected with sediment trapping or filter control devices during construction.
 - Water pumped or otherwise discharged from the site during construction dewatering shall be filtered.

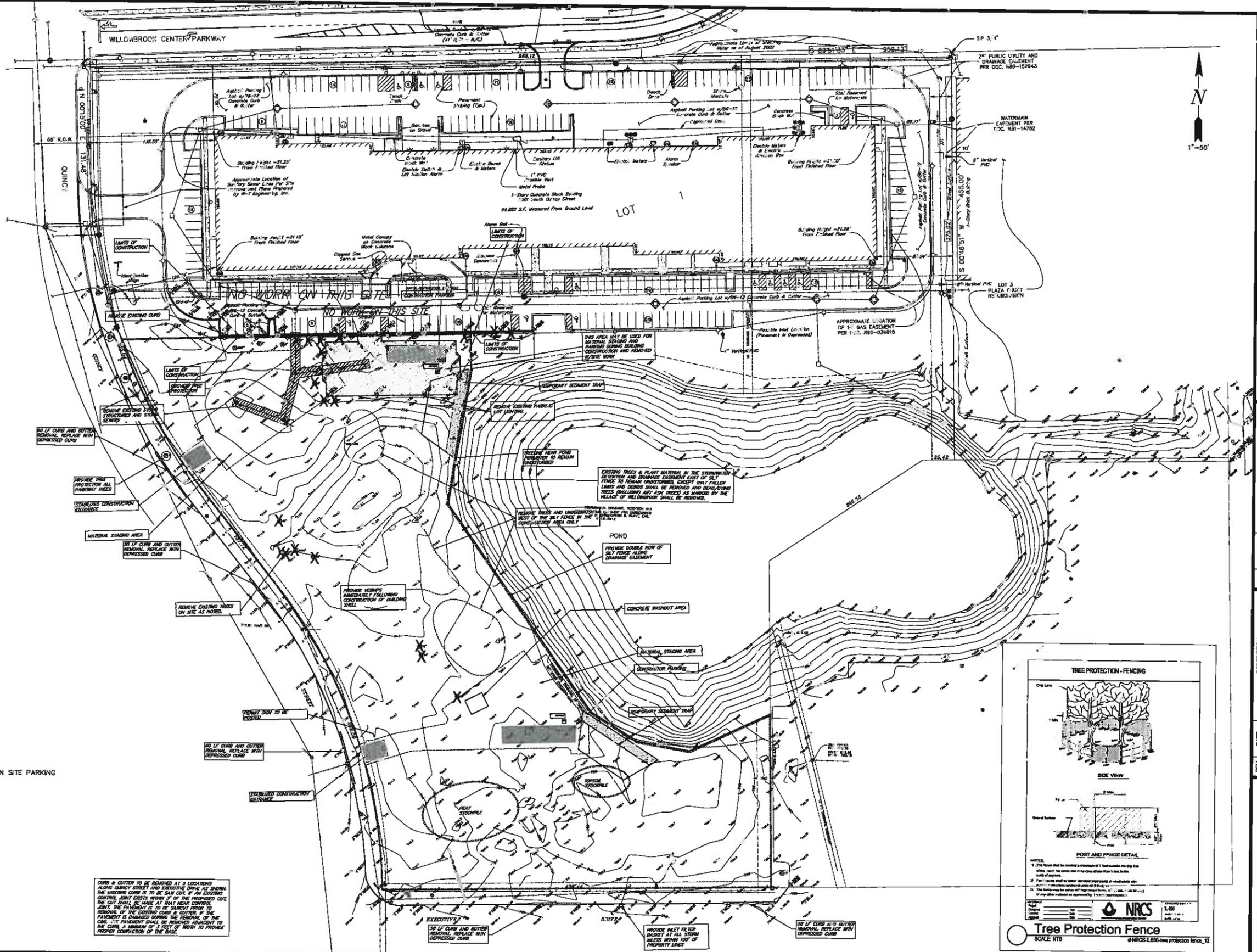
- #### C. Traffic Control and Protection
- All work conducted within public right-of-way shall be governed by the following specifications for traffic control. Traffic Control shall be in accordance with the applicable articles of section 107 and 801 of the "Standard Specifications for Road and Bridge Construction", the latest edition of the Illinois Manual on Uniform Traffic Control Devices for Streets and Highways and special details of Illinois Highway Standards listed herein.
 - All traffic control devices used on this project shall conform to the plans, special arrangements, traffic control standards, "Standard Specifications for Traffic Control Devices" and the Illinois Manual on Uniform Traffic Control Devices for Streets and Highways". No modification of these requirements will be allowed without prior written approval of the ENGINEER.
 - Traffic control devices include: signs and their supports, signals, pavement markings, barricades with sand bags, channelizing devices, warning lights, arrow boards, flagger, or any other device used for the purpose of regulating, warning or guiding traffic through the construction zone.
 - The CONTRACTOR shall be responsible for the proper location, installation, and warning signs during construction operations in order to keep lanes continuous consistent with barricade placement at all times. The CONTRACTOR shall cover all traffic control devices which are inconsistent with detour or lane assignment patterns during the transition from one construction stage to another.
 - Construction signs referring to daytime lane closures during working hours shall be removed or covered during non-working hours.
 - The CONTRACTOR shall ensure that all traffic control devices installed by him are operational 24 hours a day, including Saturdays and Holidays.

KOZIOL ENGINEERING SERVICES
 PROFESSIONAL ENGINEERS
 www.koziol-engineering.com
 1801 Ogden Avenue
 Lake, Illinois 60522
 PH: (815) 455-8888



REV	DATE	DESCRIPTION
0	03/04/15	CONCEPT PLAN
1	03/27/15	FINAL ENGINEERING
2	07/07/15	FINAL ENGINEERING
3	10/07/15	FINAL ENGINEERING
4	11/03/15	FINAL ENGINEERING

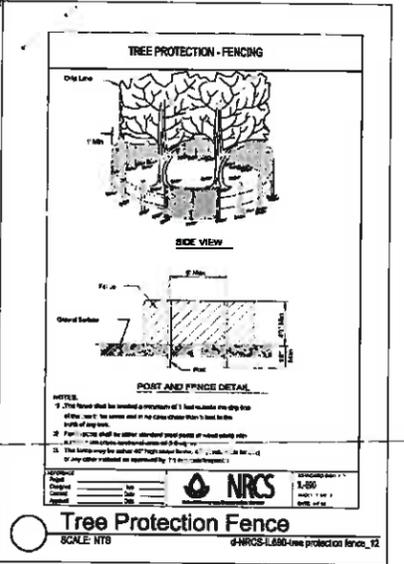
COVER SHEET
7601 S. QUINCY ST.
WILLOWBROOK, IL
 SHEET NUMBER



X TREES TO BE REMOVED

PROPOSED CONTRACTOR ON SITE PARKING

CURB & GUTTER TO BE REMOVED AT 5 LOCATIONS ALONG QUINCT STREET AND EXISTING DRIVE AT SHOWN. THE EXISTING CURB IS TO BE SAW CUT. IF AN EXISTING CURB, JOINT SHOULD BE REMOVED AT THE PROPOSED CUT. THE CUT SHALL BE MADE AT HALF BEAK CORNER. JOINTS THE PAVEMENT IS TO BE SAWCUT PRIOR TO REMOVAL OF THE EXISTING CURB & GUTTER. IF THE PAVEMENT IS DAMAGED DURING THE REMOVAL OF THE CURB, THE PAVEMENT SHALL BE REPAIRED ADJACENT TO THE CURB, A MINIMUM OF 3 FEET OF WIDTH TO PROVIDE PROPER COMPACTION OF THE BASE.



KOZIOL ENGINEERING SERVICES
 PROFESSIONAL ENGINEERS
 www.kozeengineering.com
 1821 Ogden Avenue
 PH. (630) 455-8888
 FAX (630) 455-8888



REV	DATE	DESCRIPTION
0	03/04/15	CONCEPT PLAN
1	03/05/15	FINAL ENGINEERING
2	03/10/15	FINAL ENGINEERING
3	10/07/15	FINAL ENGINEERING
4	11/20/15	FINAL ENGINEERING

EXIST COND./ DEMO / SWPPP PLAN
 7601 S. QUINCT ST.
 WILLOWBROOK, IL



2 BUILDINGS
 A - 55,638.25 SF
 B - 44,110.17 SF
 TOTAL SF - 100,008.42 SF

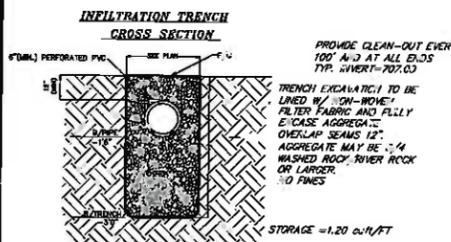
PARKING
 72 TOTAL SPACES
 (INCLUDING 2 H.C. SPACES)

IMPERVIOUS AREAS
 NORTH LOT DRIVE FROM BLDG A 54,813
 SOUTH LOT DRIVE FROM BLDG B 8,308
 PINE LAKE 4,687.79
 TOTALS 67,808.59

LOT AREA
 TOTAL DISTURBED AREA - 208,365.25 SF (4.805ac)
 PERMITS - 41,404.91 SF
 IMPERVIOUS - 100,008.42 SF
 TOTAL IMPERVIOUS - 141,413.33 SF
 PERMITS - 67,808.59 SF

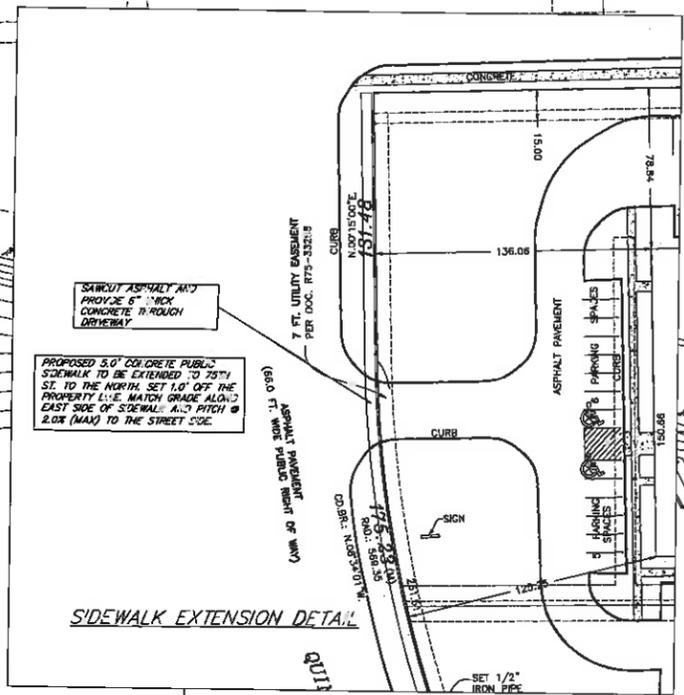
141,471.33 x 1.35/12 = 4,738.6
 CUBIC STORAGE

TRASH ENCLOSURES
 THE TRASH ENCLOSURE IN BUILDING A WILL BE A SMALL DUMPSTER (2 YD MAX) AND WILL BE AVAILABLE TO THE MANAGEMENT FOR OFFICE USES AND AS NEEDED FOR CLEANUP OUT STORAGE UNITS AFTER A TENANT HAS MOVED OUT. THE DUMPSTER WILL BE PUT OUT BY THE MANAGEMENT ON A SCHEDULED DAY TO BE PICKED UP BY THE CONTRACTED REFUSE HAULER. THE DUMPSTER WILL THEN BE PUT AWAY BY THE MANAGEMENT THE SAME DAY AS IT IS PICKED UP.
 THE TRASH ENCLOSURE IN BUILDING B WILL BE LIMITED TO A LARGE CARGO CAN THAT WILL BE EMPLOYED BY THE MANAGEMENT INTO THE BUILDING A TRASH ENCLOSURE PRIOR TO THE PICK UP DAY.



GENERAL MAINTENANCE AND MONITORING: THE INFILTRATION TRENCH SHOULD BE INSPECTED AT LEAST 4 TIMES ANNUALLY AND AFTER EVERY 1" RAIN EVENT. THE CLEAN-OUT WILL BE THE PRIMARY MEANS OF MEASURING INFILTRATION RATES AND DRAIN THRESHOLD. PUMPED STORAGE FROM AN IMPAIRED OR FAILED INFILTRATION TRENCH CAN BE ACCOMPLISHED THROUGH THE CLEAN-OUT. ADEQUATE INSPECTION AND MAINTENANCE ACCESS TO THE TRENCH MUST BE PROVIDED. DISPOSAL OF DEBRIS FROM THE INFILTRATION TRENCH SHOULD BE DONE AT A SUITABLE LOCAL RECYCLING SITE AND IN COMPLIANCE WITH LOCAL STATE AND FEDERAL WASTE REGULATIONS.

TYPICAL VCBMP SECTION ALONG QUINCY ST.



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 FAX: (630) 456-8888
 www.kozolengineering.com



REV	DATE	DESCRIPTION
0		CONCEPT PLAN
1	02/05/15	FINAL ENGINEERING
2	02/16/15	FINAL ENGINEERING
3	10/07/15	FINAL ENGINEERING
4	10/20/15	FINAL ENGINEERING

OVERALL PLAN
 7601 S. QUINCY ST.
 WILLOWBROOK, IL



PROPOSED 5.0' CONCRETE PUBLIC SIDEWALK TO BE EXTENDED TO 75TH ST. TO THE NORTH. SET 1.0' OFF THE PROPERTY LINE. MATCH GRADE ALONG EAST SIDE OF SIDEWALK AND RICH 2.0% (MAX) TO THE STREET SIDE.

5' WIDE DEPRESSED CURB TYP. 2 PLCS G=709.50

3' WIDE DEPRESSED CURB TYP. 3 PLCS

15'x10' 4" R.P. RAP 18" DEEP OVER NON-WOVEN FILTER FABRIC FOLLOW EXISTING GRADE

9'x0.5' DEPRESSED CURB G=709.60

15' WIDE DEPRESSED CURB TYP. 2 PLCS G=709.46(E) G=709.66(W)

SGN TYPE 'F'
FACILITY ENTRANCE AHEAD OFFICE ENTRANCE 400'

ALL SIGNS TO BE SETBACK 5.0' (MIN) FROM PROPERTY LINE

4" RIP-RAP 2" DEEP NON-WOVEN FILTER FABRIC. FITCH SUBGRADE 4:1 FROM BUILDING

8" PCC OVER 6" COMPACTED CA-6 DRIVE AND APPROX NOTE: ALL DEPRESSED CURBS FITCH BACK TO VCBMP/PCBMP

BE A SMALL DUMPSTER TO THE MANAGEMENT CLEANING OUT STORAGE THE DUMPSTER WILL BE LARLY SCHEDULED DAY TO E HAULER. THE DUMPSTER ENT THE SAME DAY AS BE LIMITED TO A LARGE THE MANAGEMENT INTO THE HE PICK UP DAY.

PROPOSED 5.0' CONCRETE PUBLIC SIDEWALK w/ DETECTABLE WARNING SURFACES AT ALL INTERSECTIONS WITH DRIVEWAYS AND STREET SET T/WALK = EXISTING GRADE. THICKEN SLAB THROUGH DRIVEWAY

SIGN TYPE 'A' "DO NOT ENTER" EXIT ONLY

6' WIDE DEPRESSED CURB TYP. 2 PLCS G=711.50

5' SIDEWALK

TRASH ENCLOSURES ARE TO BE PROVIDED INSIDE OF BUILDINGS AND REMOVED BY A CONTRACTED SERVICE

6" CONCRETE FILLED PIPE BOLLARD

BUILDING MOUNTED "HANDICAPPED SIGN w/ \$350 FINE" SIGN TYPE 'D'

55,656.25 S.F. BUILDING A FIN. FLR. = 712.0

SPRINKLER ROOM

FDC

BUILDING MOUNTED "NO PARKING FIRE LANE"

DESIGNED BY: JEK DRAWN BY: JEK SCALE: 1/20 FILE NAME: 14180 DRAWINGS ARE NOT AUTHORIZED FOR SUBMITTAL UNLESS SIGNED AND SEALED

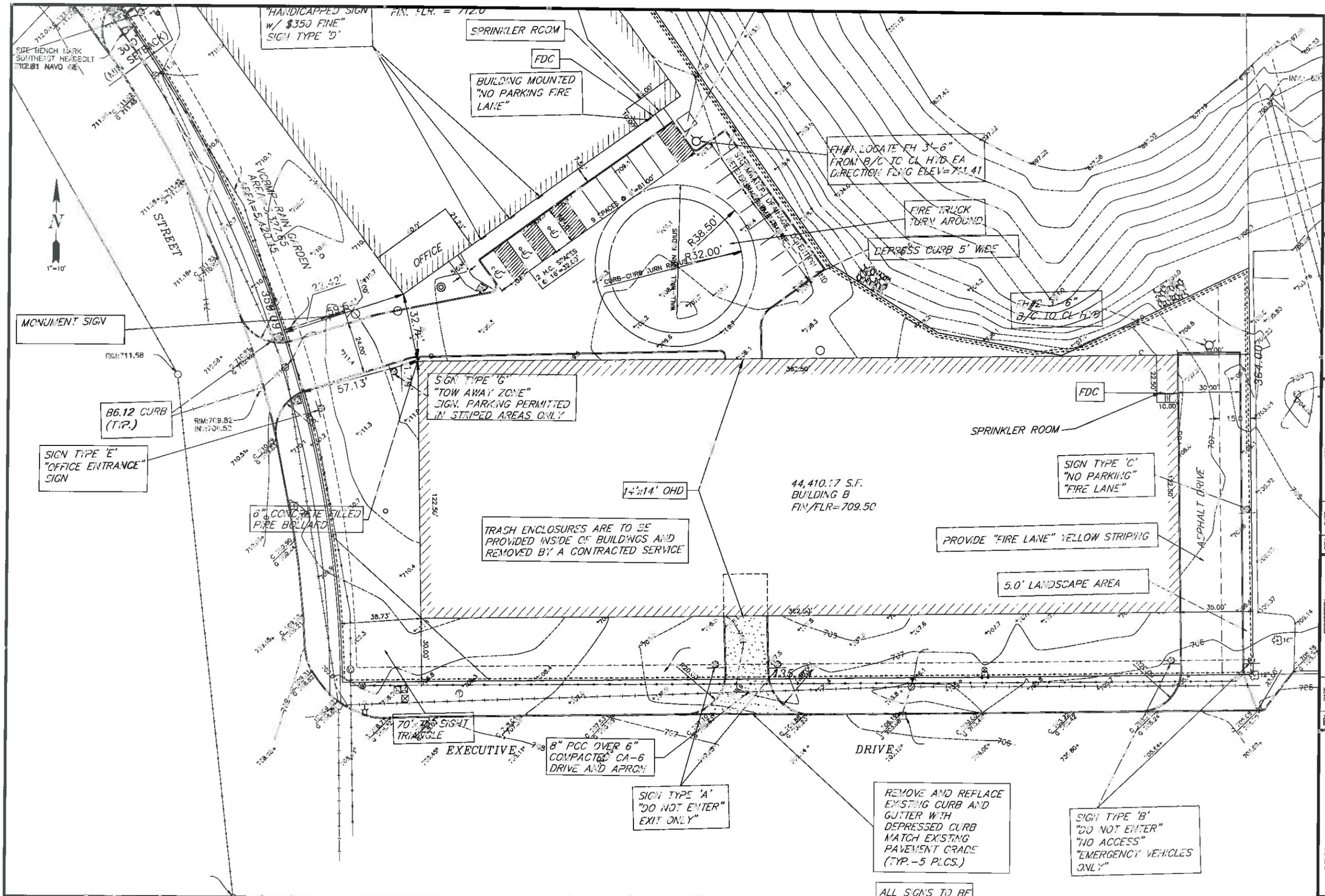
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1881 Cayan Avenue
P.O. Box 10203
Ft. Lauderdale, FL 33315-0203
F: (305) 459-8489



REV	DATE	DESCRIPTION
0	03/04/15	CONCEPT PLAN
1	03/04/15	FINAL ENGINEERING
2	07/11/15	FINAL ENGINEERING
3	10/01/15	FINAL ENGINEERING
4	11/02/15	FINAL ENGINEERING

GEOMETRIC PLAN-NORTH
7601 S. QUINCT ST.
WILLOWBROOK, IL

SHEET NUMBER 2-3

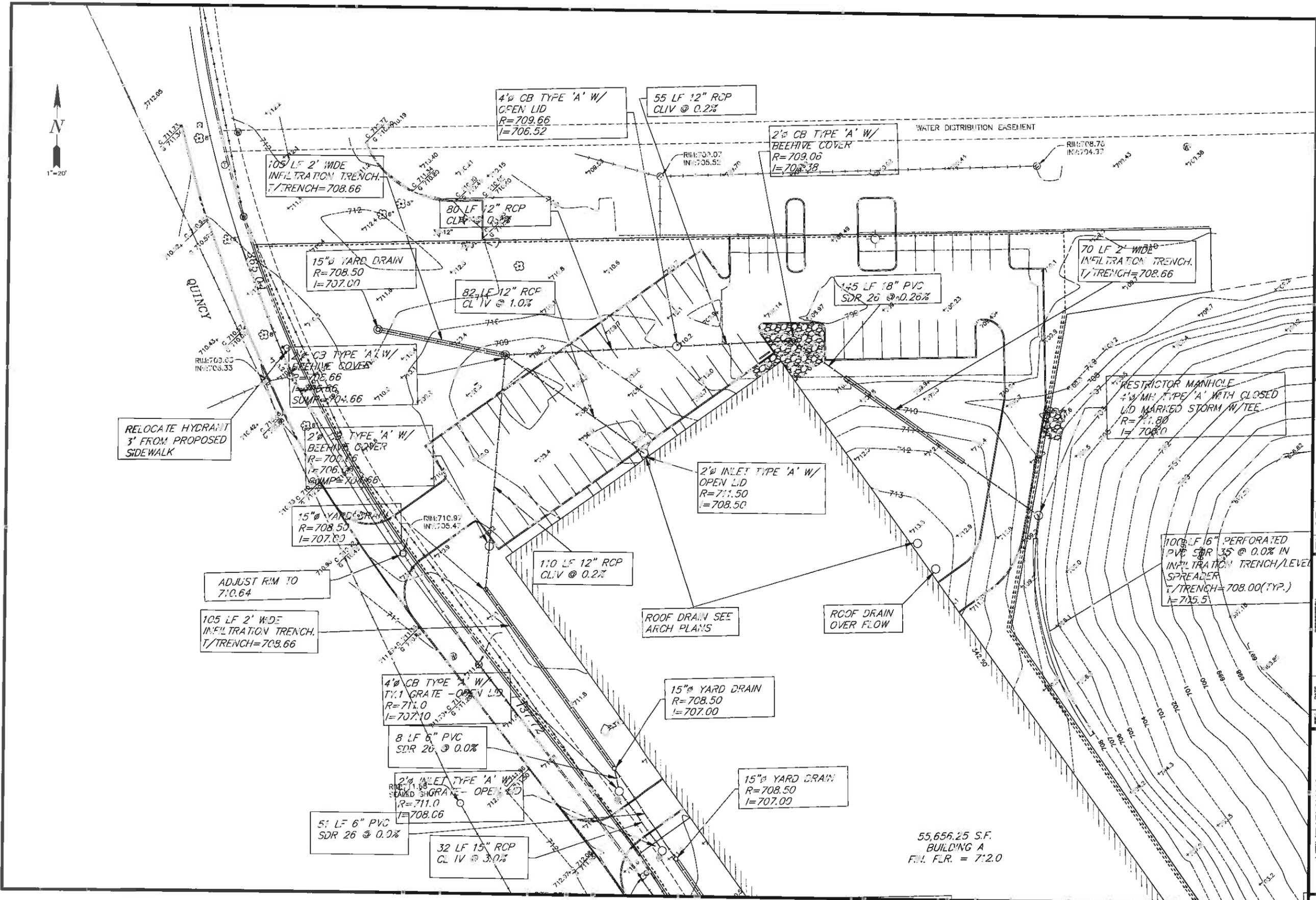


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REV	DATE	DESCRIPTION
0	08/27/15	CONCEPT PLAN
1	08/28/15	FINAL ENGINEERING
2	07/16/15	FINAL ENGINEERING
3	10/07/15	FINAL ENGINEERING
4	11/02/15	FINAL ENGINEERING

GEOMETRIC PLAN-SOUTH
 7601 S. QUINCT ST.
 WILLOWBROOK, IL



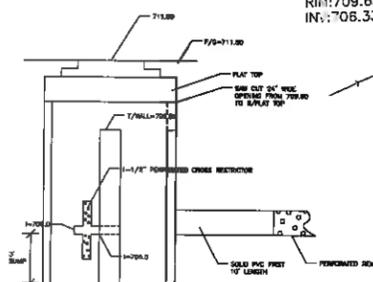
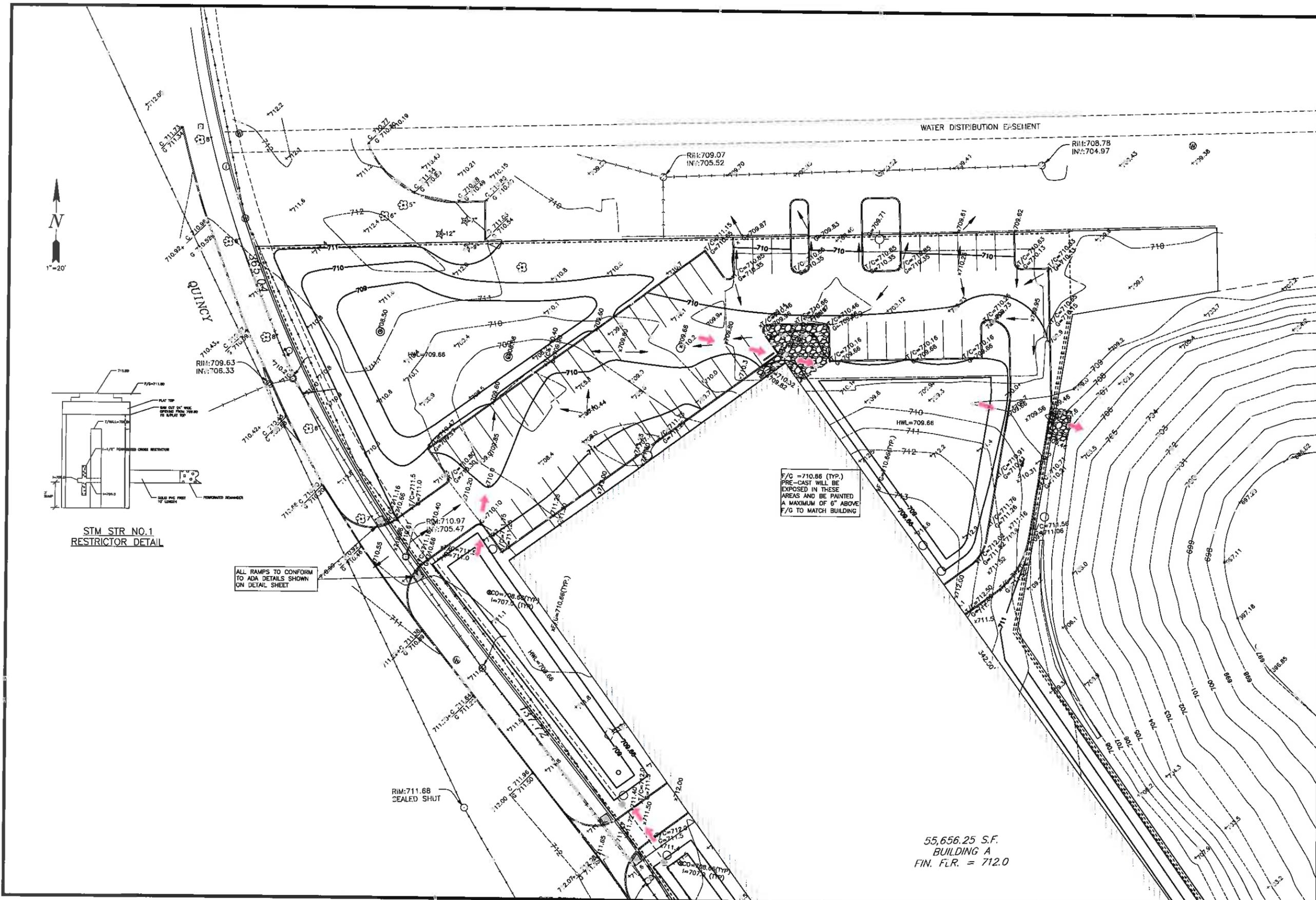
55,656.25 S.F.
BUILDING A
F.L. F.L.R. = 7:2.0

KCS
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F: (815) 456-9897



REV	DATE	DESCRIPTION
0	08/20/15	CONCEPT PLAN
1	08/20/15	FINAL ENGINEERING
2	08/20/15	FINAL ENGINEERING
3	10/07/15	FINAL ENGINEERING
4	11/23/15	FINAL ENGINEERING

UTILITY PLAN NORTH
7601 S. QUINCY ST.
WILLOWBROOK, IL



STM STR NO.1
RESTRICTOR DETAIL

ALL RAMPS TO CONFORM
TO ADA DETAILS SHOWN
ON DETAIL SHEET

F/G = 710.66 (TYP.)
PRE-CAST WILL BE
EXPOSED IN THESE
AREAS AND BE PAINTED
A MAXIMUM OF 6" ABOVE
F/G TO MATCH BUILDING

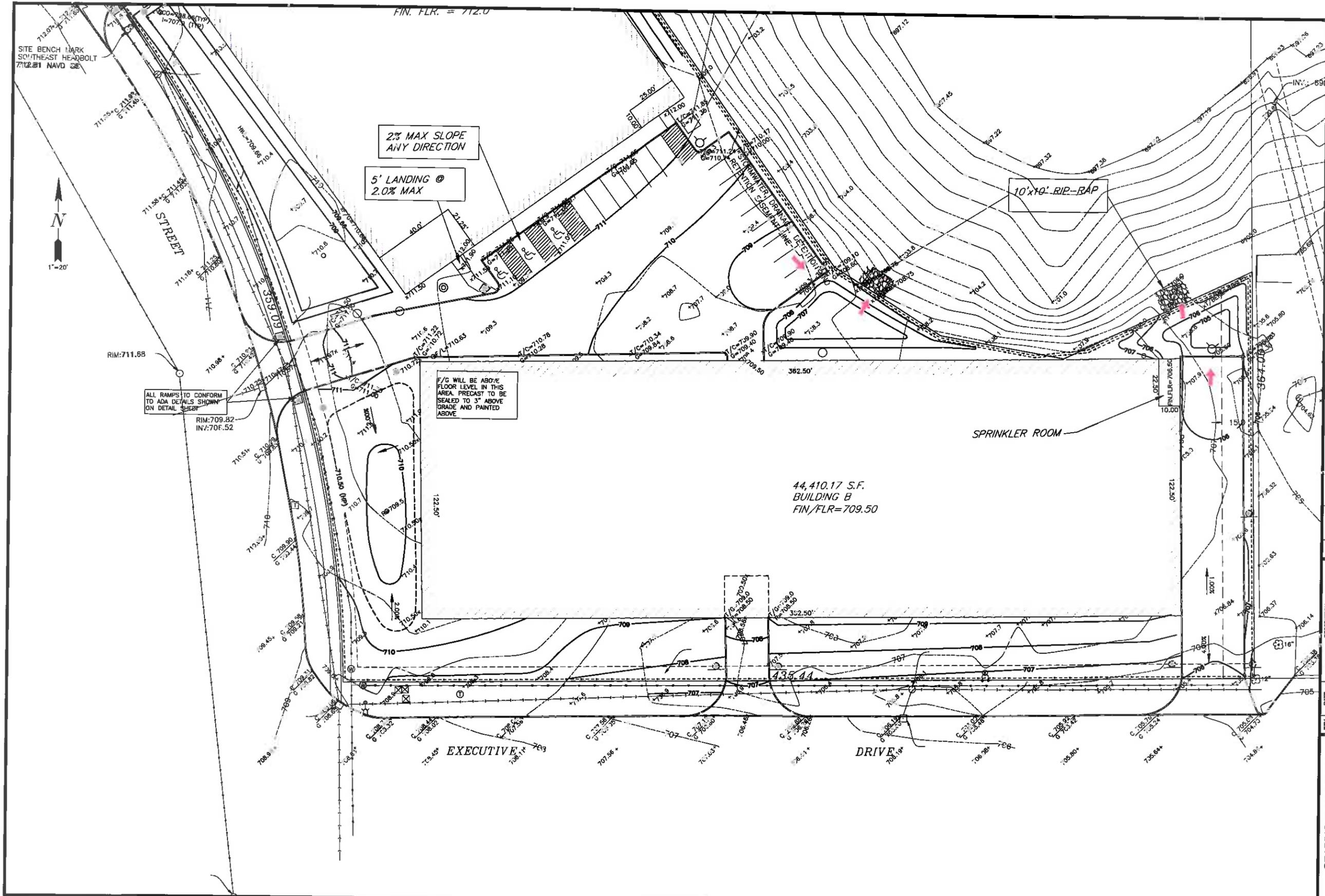
55,656.25 S.F.
BUILDING A
FIN. F.L.R. = 712.0

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REV	DATE	DESCRIPTION	REV	DATE	DESCRIPTION
0	08/14/15	CONCEPT PLAN			
1	08/25/15	FINAL ENGINEERING			
2	08/16/15	FINAL ENGINEERING			
3	10/07/15	FINAL ENGINEERING			
4	11/02/15	FINAL ENGINEERING			

GRADING PLAN-NORTH
7601 S. QUINCY ST.
WILLOWBROOK, IL



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 PROFESSIONAL ENGINEERS
 1821 Ogden Avenue
 Willowbrook, IL 60182
 Phone: (630) 435-8888
 Fax: (630) 435-8888
 www.kozdol.com

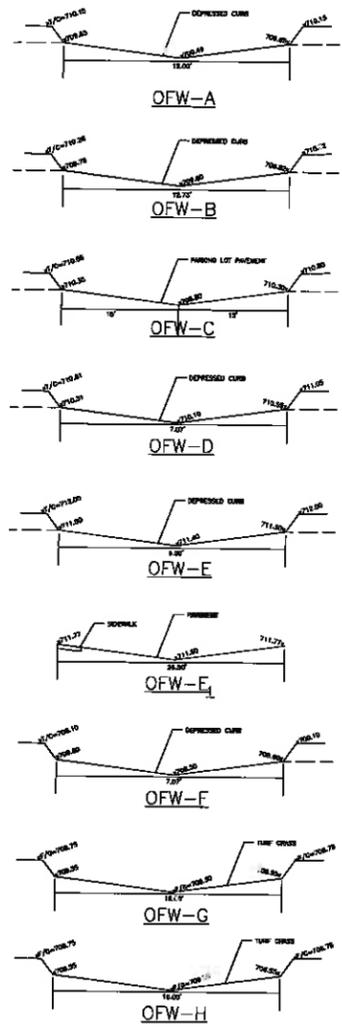


REV	DATE	DESCRIPTION
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1	02/20/15	FINAL ENGINEERING
2	02/17/15	FINAL ENGINEERING
3	10/07/15	FINAL ENGINEERING
4	11/20/15	FINAL ENGINEERING

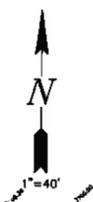
GRADING PLAN-SOUTH
 7601 S. QUINCT ST.
 WILLOWBROOK, IL

SHEET NUMBER

PROVIDE SEED MIX IN RAIN GARDENS PER LANDSCAPE PLANS



ALL RUN-OFF FROM IMPERVIOUS AREAS A-F TO BE ROUTED TO RAIN GARDENS A-F RESPECTIVELY.



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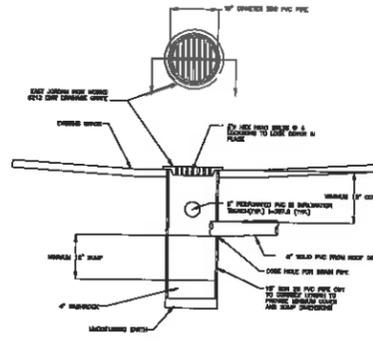
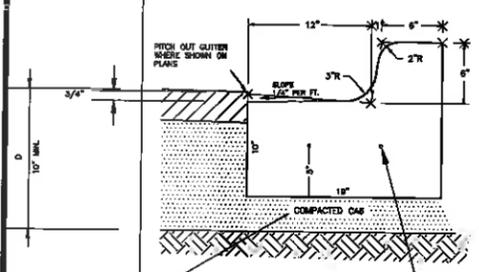


REV	DATE	DESCRIPTION
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1	08/26/15	FINAL ENGINEERING
2	09/15/15	FINAL ENGINEERING
3	10/07/15	FINAL ENGINEERING
4	11/20/15	FINAL ENGINEERING

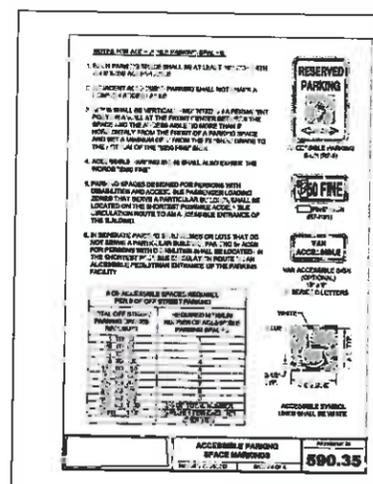
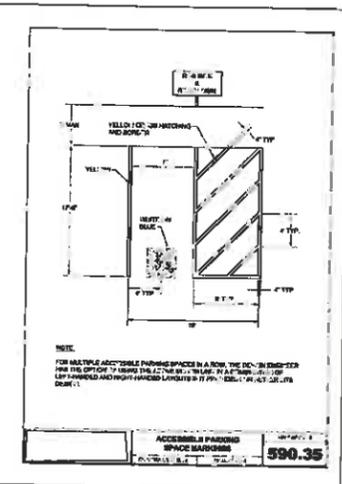
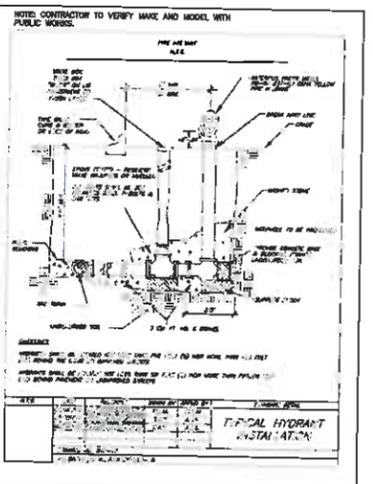
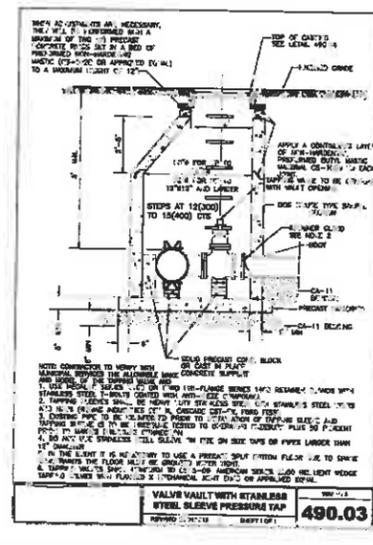
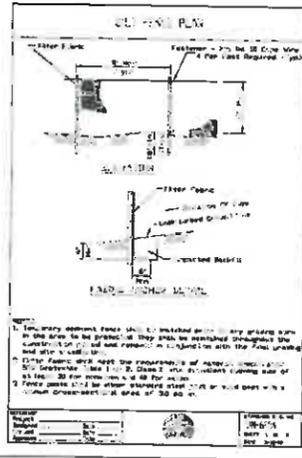
BMP OVERLAND FLOOD ROUTE
7601 S. QUINCT ST.
WILLOWBROOK, IL

DETAILS

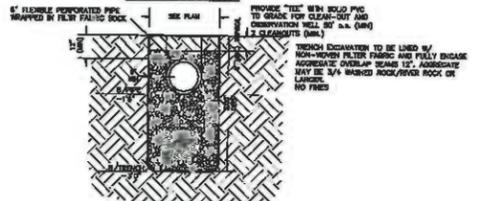
B6.12 CURB & GUTTER



PVC YARD DRAIN DETAIL IN VCBMP/PCBMP

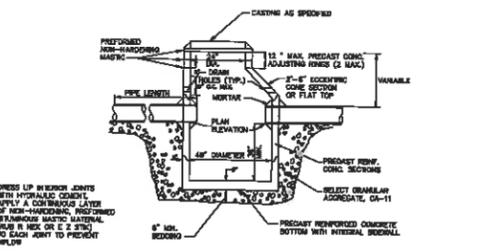


INFILTRATION TRENCH CROSS SECTION

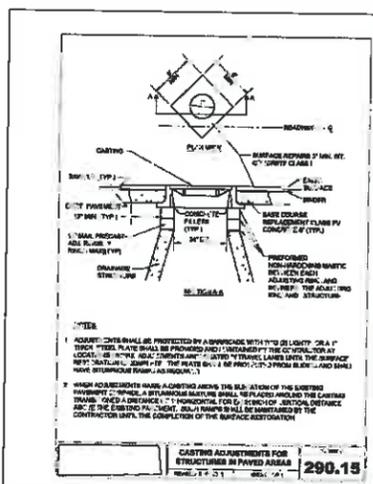
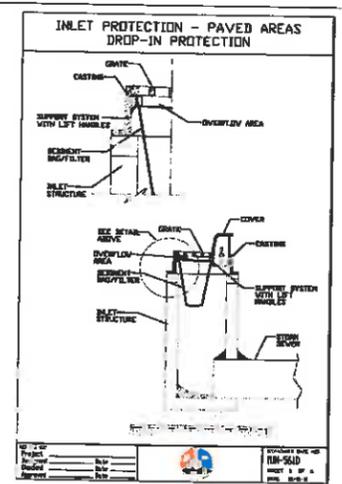
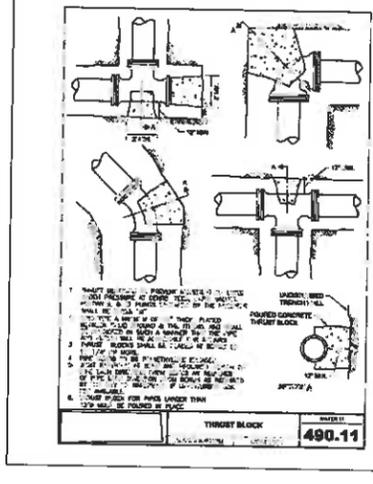
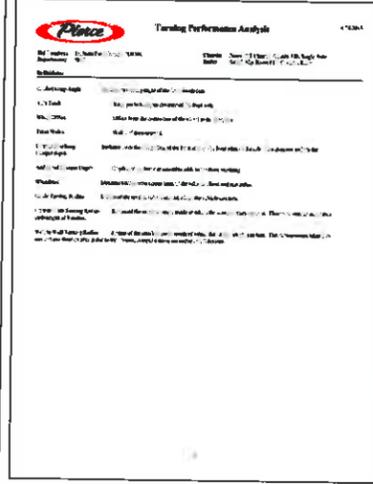
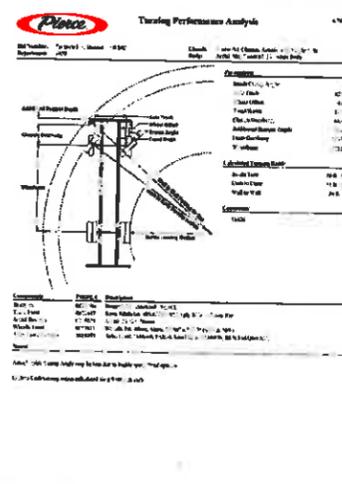
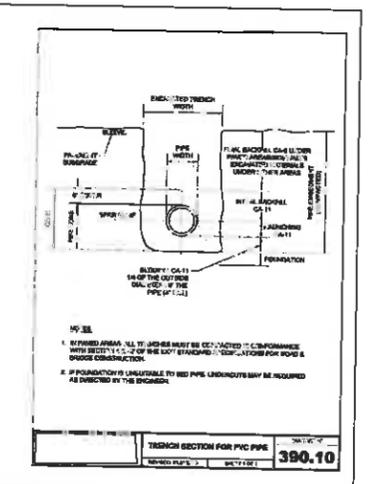
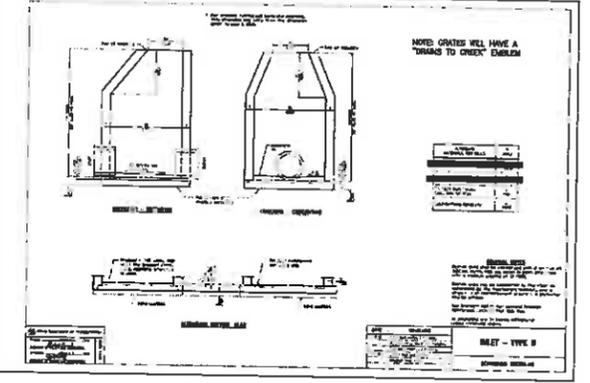
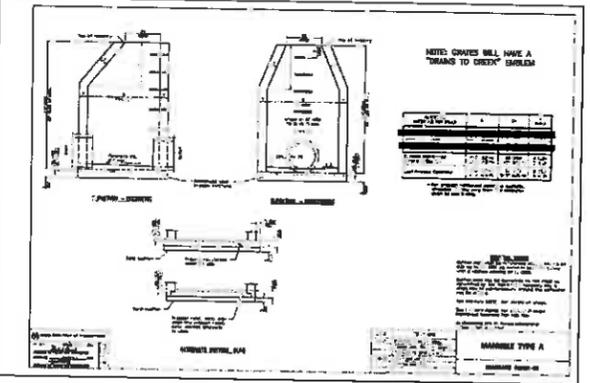


GENERAL MAINTENANCE AND MONITORING OF THE INFILTRATION TRENCH SHOULD BE INSPECTED AT LEAST 4 TIMES ANNUALLY AND AFTER EVERY 1" RAIN EVENT. THE CLEAN-OUT WILL BE THE WELL IN THE PRIMARY MEANS OF REMOVING SOLIDS FROM THE TRENCH. THE CLEAN-OUT SHOULD BE PERFORMED FROM AN APPROVED ACCESS POINT. THE CLEAN-OUT SHOULD BE PERFORMED FROM AN APPROVED ACCESS POINT. THE CLEAN-OUT SHOULD BE PERFORMED FROM AN APPROVED ACCESS POINT.

CATCH BASIN TYPE A



- NOTES
1. PROVIDE SELECT GRANULAR INFILL (CA-11) AROUND CATCH BASIN TO SUBGRADE ELEVATION IN PAVED AREAS.
 2. ALWAYS CHAIN BASIN WITHIN - PRECAST REINFORCED CONCRETE BASE.
 3. CONCRETE FILLETS SHALL BE MADE WITH NON-SHEDDING MATERIAL TO PROVIDE A SMOOTH TRANSITION BETWEEN THE CURB AND ADJACENT ROAD (ON TOP OF STRUCTURE). SEE STORM 8 & 7.
 4. WHEN ADJUSTERS ARE NECESSARY, THEY SHALL BE PROVIDED WITH A NUMBER OF TWO PRECAST CONCRETE RINGS SET IN A BED OF PRECAST NON-SHEDDING INFILL (ON-BASE OR APPROVED EQUAL) TO A MINIMUM HEIGHT OF THREE RINGS. TWO RING RINGS SHALL ONLY BE USED WHEN ADJUSTMENT IS LESS THAN THREE RINGS.
 5. NO SPIDER SHALL BE USED TO DRIVE UP INSIDE ADJUSTING RING.
 6. CATCH BASIN ARE TO BE USED IN PAVED AREAS ONLY.
 7. A MINIMUM OF FOUR (4) TWO (2) RING DIAMETER HOLES SHALL BE PROVIDED WITHIN ONE (1) FOOT OF THE CORNER OF THE STRUCTURE. A ONE (1) FOOT BY ONE (1) FOOT SECTION OF CONCRETE FLEX CURB MATERIAL SHALL BE SUFFICIENTLY TIGHT TO THE CENTER OF THE HOLE WITH MASTIC MATERIALS TO PREVENT SURFACE RUNOFF BACKFLOW. THE HOLES SHALL BE EITHER PRE-CAST OR DRILLED. DRIVEN HOLES ARE REQUIRED FOR ALL CATCH BASINS IN PAVED AREAS.
 8. SEE STORM 19 FOR STEP DETAIL.



RESERVED PARKING

590.35

ACCESSIBLE PARKING SPACE BARBERS

590.35



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1027 Ogden Avenue
Lisle, Illinois 60532
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REV	DATE	DESCRIPTION
0		CONCEPT PLAN
1		CONCEPT PLAN
2		FINAL ENGINEERING
3		FINAL ENGINEERING
4		FINAL ENGINEERING

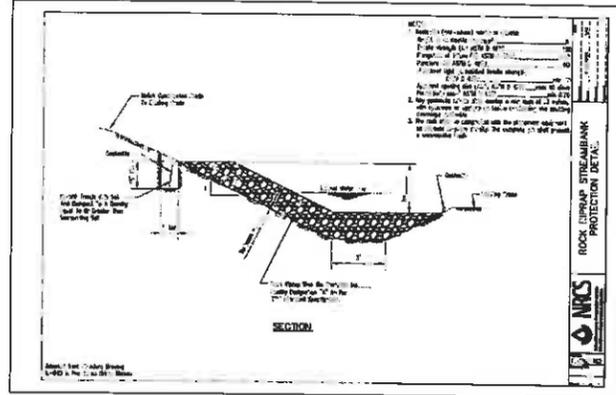
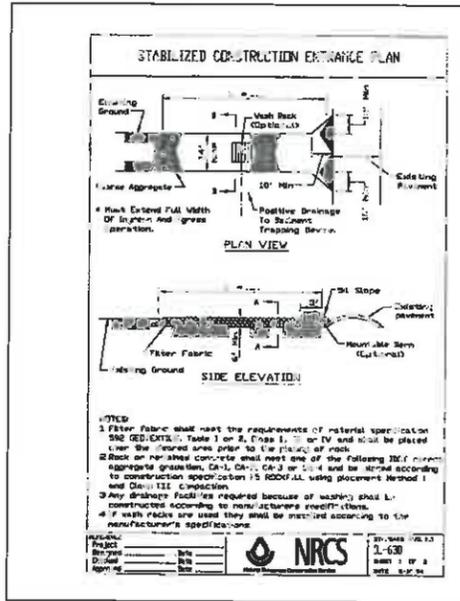
DETAIL SHEET

7601 S. QUINCY ST.
WILLOWBROOK, IL

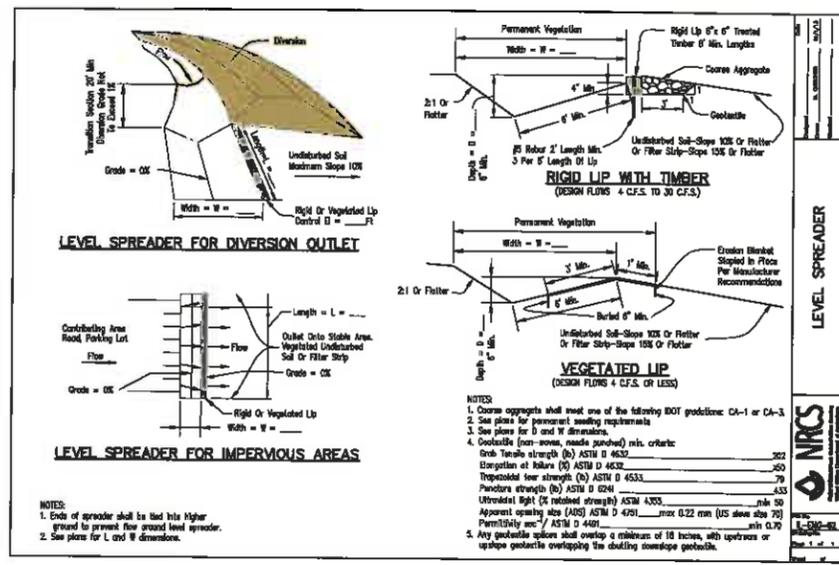
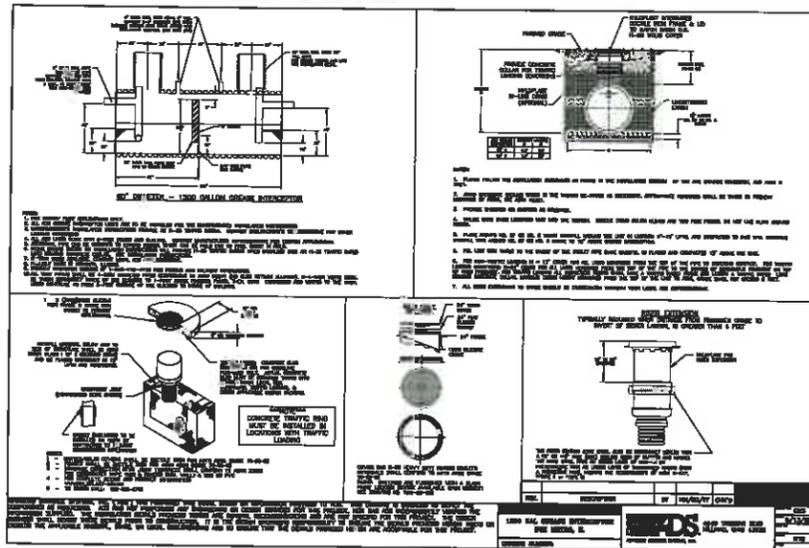
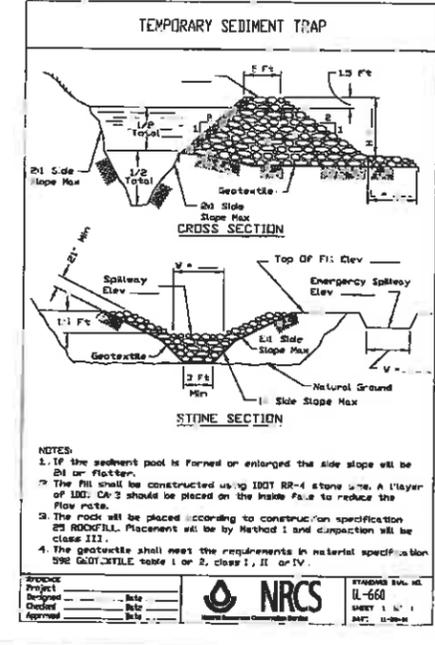
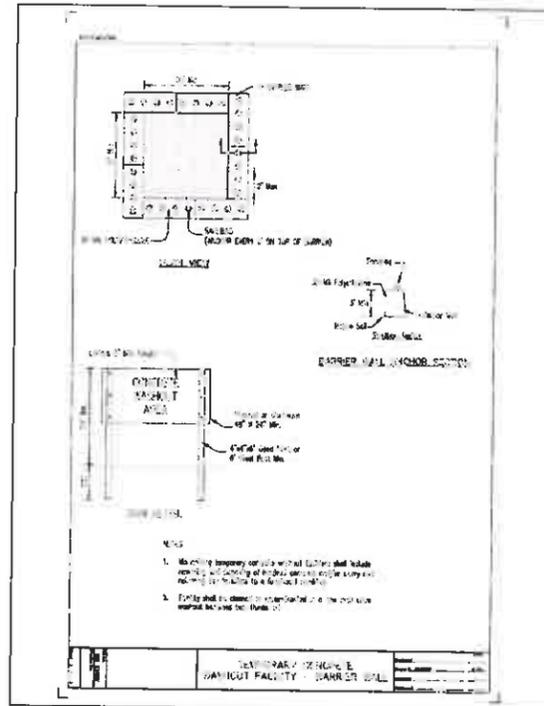
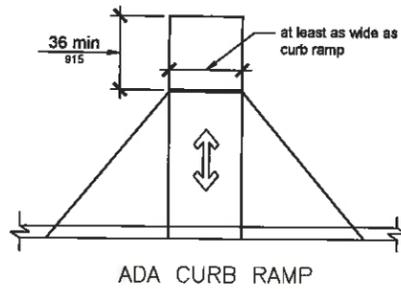
SHEET NUMBER

10

DETAILS



LAYER	LIGHT DUTY PAVEMENT (PRKG STALLS)	HEAVY DUTY PAVEMENT (AISLES)	PAVEMENT SPECIFICATIONS
SURFACE COURSE	1.5"	2"	N50
BINDER COURSE	1.5"	2.25"	N50
BASE	10"	10"	AGGREGATE TYPE B (CRUSHED IGR=50 (MIM.))
SUB-BASE	4"	4"	GRANULAR TYPE B IGR = 30



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REV	DATE	DESCRIPTION
0	02/04/15	CONCEPT PLAN
1	02/24/15	FINAL ENGINEERING
2	03/16/15	FINAL ENGINEERING
3	10/07/15	FINAL ENGINEERING
4	11/20/15	FINAL ENGINEERING

DETAIL SHEET
7601 S. QUINCT ST.
WILLOWBROOK, IL



Detail: Monument Sign

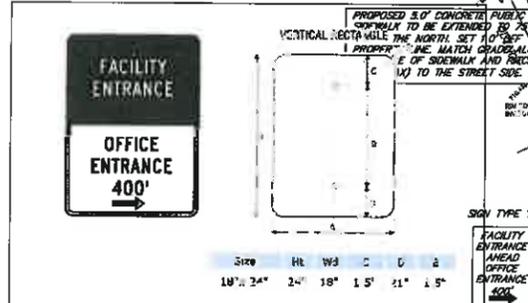
UL Listed Double Face Monument Sign - Internally Illuminated with FL Lamps
 Decorated Flexi Faces

12" Deep

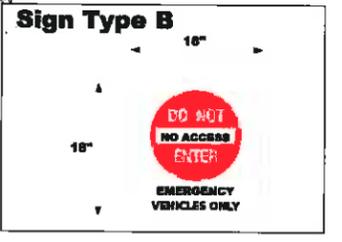
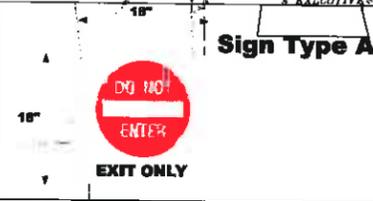
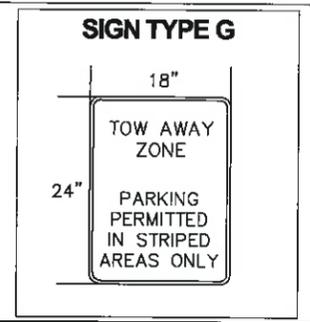
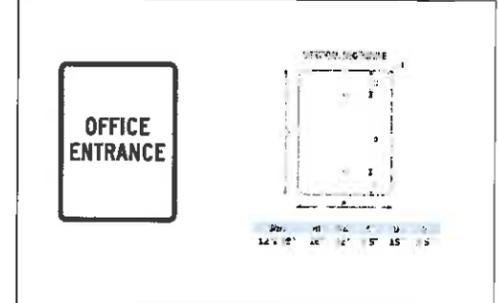
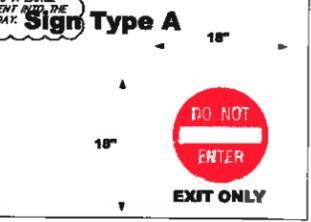


Detail for Sign Types A, B & C

Detail for Sign Type: A, B & C

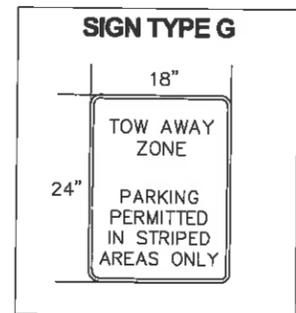
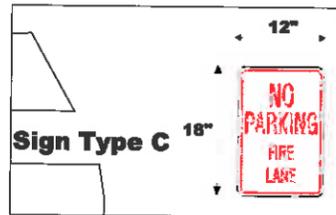
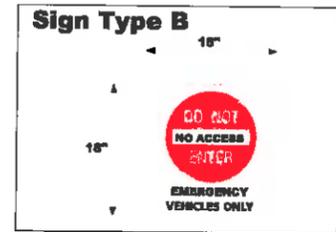
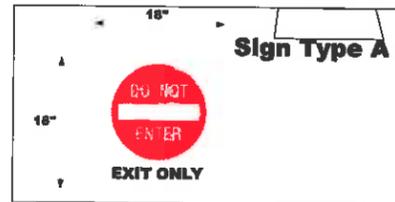


TRASH ENCLOSURES
 THE TRASH ENCLOSURE IN BUILDING A WILL BE A SMALL DUMPSTER (2 YD MAX.) AND WILL ONLY BE AVAILABLE TO THE MANAGEMENT FOR OFFICE DEBRIS AND AS NEEDED FOR CLEANING OUT STORAGE UNITS AFTER A TENANT HAS MOVED OUT. THE DUMPSTER WILL BE PUT OUT BY THE MANAGEMENT ON A REGULARLY SCHEDULED DAY TO BE PICKED UP BY THE CONTRACTED REFUSE HAULER. THE DUMPSTER WILL THEN BE PUT AWAY BY THE MANAGEMENT THE SAME DAY AS THE PICK-UP.
 THE TRASH ENCLOSURE IN BUILDING B WILL BE LIMITED TO A LARGE GARBAGE CAN THAT WILL BE EMPTIED BY THE MANAGEMENT WITH THE BUILDING A TRASH ENCLOSURE PRIOR TO THE PICK UP DAY.



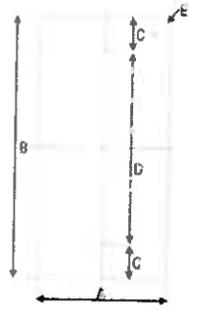
REV	DATE	DESCRIPTION
0	08/04/15	CONCEPT PLAN
1	08/26/15	FINAL ENGINEERING
2	08/26/15	FINAL ENGINEERING
3	10/07/15	FINAL ENGINEERING
4	11/02/15	FINAL ENGINEERING

SIGN LOCATION PLAN
 7601 S. QUINCT ST.
 WILLOWBROOK, IL



TYPE D

VERTICAL RECTANGLE



Size	Ht	Wd	C	D	E
12" x 24"	24"	12"	1.5"	21"	1.5"



TYPE E

VERTICAL RECTANGLE

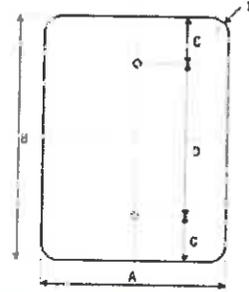


Size	Ht	Wd	C	D	E
12" x 18"	18"	12"	1.5"	1.5"	1.5"



TYPE F

VERTICAL RECTANGLE



Size	Ht	Wd	C	D	E
18" x 24"	24"	18"	1.5"	21"	1.5"

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 www.kozioleng.com
 181 Upper Avenue
 P.O. Box 6899
 Lake, Illinois 60532
 Ph: (630) 438-6899



REV	DATE	DESCRIPTION
0	08/16/15	CONCEPT PLAN
1	03/23/16	FINAL ENGINEERING
2	08/18/16	FINAL ENGINEERING
3	10/07/16	FINAL ENGINEERING
4	11/20/16	FINAL ENGINEERING

SIGNAGE DETAILS
 7601 S. QUINCT ST.
 WILLOWBROOK, IL

VILLAGE OF WILLOWBROOK

BOARD MEETING AGENDA ITEM - HISTORY/COMMENTARY

ITEM TITLE:

A RESOLUTION AUTHORIZING THE CHIEF OF POLICE TO PURCHASE TEN PANASONIC TOUGHBOOK CF-31 FULLY RUGGED IN-CAR COMPUTERS FROM CDS OFFICE TECHNOLOGIES

AGENDA NO. 8

AGENDA DATE: 12/14/15

STAFF REVIEW: Mark Shelton, Chief of Police

SIGNATURE: 

LEGAL REVIEW: Thomas Bastian, Village Attorney

SIGNATURE: THOMAS BASTIAN TA.

RECOMMENDED BY: Timothy Halik, Village Administrator

SIGNATURE: 

REVIEWED & APPROVED BY COMMITTEE: YES 8-10-15 NO N/A

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

On July 27, 2015 the Village Board compared and contrasted police dispatch services provided by Southwest Central Dispatch (SWCD) to that of Dupage Public Safety Communications (DU-COMM). On August 10, 2015 the Village Board approved and authorized an Intergovernmental Agreement with Dupage Public Safety Communications (DU-COMM) regarding a joint public safety communications system. Costs associated with the approval included new in-car computers, other equipment and other operating costs.

ITEM COMMENTARY (BACKGROUND, DISCUSSION, ETC.)

To meet the time table set for the transfer to DU-COMM the purchase of new in-car computers is being recommended. The Willowbrook Police Department, Burr Ridge PD and Clarendon Hills PD are all in the same process of moving to DU-COMM by May 1, 2016. All three police departments have had CDS Office Technologies, who is the state bid provider; conduct demonstrations of the Panasonic Toughbook CF-31 Fully Rugged in-car computers, to decide if fully compatible for the transition to DU-COMM. Current SWCD computers will be returned to SWCD as we approach the changeover date. The specifications for the Panasonic Toughbook CF-31 Fully Rugged in car computers were then sent to DU-COMM's Support Services Deputy Director for review and compatibility with their CAD. They fully met what will be needed. The cost for (10) in-car computers is \$47,340 this includes extended warranties. One (1) additional Panasonic Toughbook 20 will also be purchased at a later date in early 2016 when factory build is completed. This will be will be utilized by investigations. The approximate cost for the one Toughbook 20 will be \$3750. These computers will be purchased with Asset Forfeiture Funds.

RECOMMENDATION:

Adopt attached Resolution

RESOLUTION NO. 15-R-_____

A RESOLUTION AUTHORIZING THE CHIEF OF POLICE TO PURCHASE TEN PANASONIC TOUGHBOOK CF-31 FULLY RUGGED IN-CAR COMPUTERS FROM CDS OFFICE TECHNOLOGIES.

BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Willowbrook, DuPage County, Illinois, that the Chief of Police is hereby authorized to place an order for ten Panasonic Toughbook CF-31 Fully Rugged In-Car Computers, in accordance with the proposal attached hereto as Exhibit "A" and made a part hereof.

ADOPTED and APPROVED this 14th day of December, 2015.

APPROVED:

Mayor

ATTEST:

Village Clerk

ROLL CALL VOTE:

AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

EXHIBIT "A"

CDS Office Technologies
Document # 448213



CDS Office Technologies
 1271 HAMILTON PARKWAY
 Itasca, Illinois 60143
 United States
 (P) 630-677-1315
 (F) 630-305-9876

Quotation (Open)

Date
 Nov 16, 2015 12:36 PM CST

Doc #
 448213 - rev 1 of 1

Description
 CF-3111992CM & FZ-G1FA3JFCM

SalesRep
 Gottlieb, Mark
 (P) 630-677-1315
 (F) 630-305-9876

Customer Contact
 Altobella, Mark
 (P) 630-920-2253
 maltobel@willowbrook.il.us

Customer
 Willowbrook Police
 Department (WP4785)
 Altobella, Mark
 7760 Quincy St
 Willowbrook, IL 60527
 United States
 (P) 630-325-2808

Bill To
 Willowbrook Police Department
 Accounts, Payable
 7760 Quincy St
 Willowbrook, IL 60527
 United States
 (P) 630-325-2808

Ship To
 Willowbrook Police Department
 Altobella, Mark
 7760 Quincy St
 Willowbrook, IL 60527
 United States
 (P) 630-325-2808

Customer PO:

Terms:
 Net 30

Ship Via:
 UPS Ground

Special Instructions:

Carrier Account #:

Description	Part #	Qty	Unit Price	Total
State of Illinois Master Contract CMS5848520				
Panasonic Toughbook CF-31 - Fully Rugged				
1 Panasonic Toughbook 31 Win7 (Win8.1 Pro COA), Intel Core i5-5300U 2.30GHz, vPro, 13.1" XGA Touch, 4GB, 128GB SSD, Intel WiFi a/b/g/n/ac, TPM, Bluetooth, Dual Pass (Upper:WWAN/Lower:Selectable), 4G LTE Multi Carrier (EM7355), GPS, Emissive Backlit Keyboard, No DVD Drive, Note: Toughbook Preferred	CF-3111992CM	10	\$4,212.00	\$42,120.00
2 Panasonic Extended Warranty Extended service agreement - parts and labor - 2 years (4th/5th year) - for Toughbook 31	CF-SVCLTEXT2Y	10	\$316.00	\$3,160.00
3 Panasonic DDR3L - 4 GB - SO-DIMM 204-pin - 1333 MHz / PC3L-10600 - 1.35 V - unbuffered - non-ECC - for Panasonic Toughbook 31	CF-WMBA1304G	10	\$102.00	\$1,020.00
Configuration Services				
4 CDS OFFICE TECHNOLOGIES - IT Services Upgrade Computer to 64-bit Windows 7 Professional, install additional RAM, set up Cell/4G connection for 10 computers	ZBLOCKCNET	1	\$1,040.00	\$1,040.00

Subtotal: \$47,340.00
 Tax (8.500%): \$0.00
 Shipping: \$0.00
Total: \$47,340.00

CDS Office Technologies disclaims any responsibility for product information and products described on this site. Some product information may be confusing without additional explanation. All product information, including prices, features, and availability, is subject to change without notice. Applicable taxes & shipping may be added to the final order. CREDIT CARD ORDERS WILL BE CHARGED A 2.75% CONVENIENCE FEE FOR PROCESSING THE ORDER. All returns must be accompanied by original invoice and authorized RMA number within 30 days of invoice date and are subject to a 15% restocking fee. Due to manufacturer s restrictions, Panasonic items are not eligible for

VILLAGE OF WILLOWBROOK

**BOARD MEETING
AGENDA ITEM - HISTORY/COMMENTARY**

ITEM TITLE: A RESOLUTION AUTHORIZING THE MAYOR AND VILLAGE CLERK TO ACCEPT A PROPOSAL FOR PROFESSIONAL ENGINEERING SERVICES RELATING TO THE DESIGN OF AN INTERSECTION AND APPROACH STREETLIGHTING PROJECT, KINGERY HIGHWAY (ILLINOIS ROUTE 83) AND 63 RD STREET – CHRISTOPHER B. BURKE ENGINEERING, LTD.	AGENDA NO. 9 AGENDA DATE: 12/14/15
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STAFF REVIEW: Tim Halik, Village Administrator SIGNATURE: THALIK

LEGAL REVIEW: Thomas Bastian, Village Attorney SIGNATURE: THOMAS BASTIAN TH

RECOMMENDED BY: Tim Halik, Village Administrator SIGNATURE: THALIK

REVIEWED & APPROVED BY COMMITTEE: YES NO N/A

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

The Village has for many years attempted to illuminate the intersection of Kingery Highway & 63rd Street. This intersection is under the jurisdiction of IDOT, however, it does not currently meet IDOT's warrant standards for lighting so our requests to complete these improvements have been consistently denied and lighting was not included in the intersection safety improvement project currently under construction.

In August of this year, staff submitted an application for Federal funding to complete a streetlight project at the intersection. The Federal Surface Transportation Program (STP) would provide 70% funding towards the project construction with a 30% local match. Given Federal funding would be used, the lighting improvement project must be designed to Federal requirements, including both approach and intersection lighting. A total of fifty-eight (58) new streetlights would be required at an estimated total construction only cost of \$727,143. Forty-seven (47) projects for this year's application cycle were submitted by DuPage County municipalities seeking funding through this program. After consideration, eleven (11) projects were selected to be funded. On November 18, 2015, the Village learned that our lighting project was one of the 11 applications selected. The following is a breakdown of the estimated costs for this project:

Estimated Construction Cost	\$727,143
STP Grant (70%)	(\$509,000)
Remaining Local Share (30%)	\$218,143
Engineering Design (not grant eligible)	\$76,900
ESTIMATED PROJECT COST (to Village): (Note: Does not include construction oversight)	\$295,043

There are several funding options available for the Board's consideration to pay for the local share of this project. These scenarios (e.g., an SSA or the creation of a new business district tax overlay) would likely include the potential reimbursement of up-front payments by the Village. However, in order for this project to be bid next year, the engineering design component must be completed this winter.

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

Staff requested a proposal for engineering services from CBBEL to complete the design and preparation of construction documents to enable the project to be bid 2016. CBBEL offered an estimated fee of \$76,900. This amount was not included in the FY 2015/16 budget, but can be funded through the General Fund:

<u>FUND</u>	<u>PROGRAM NO.</u>	<u>DESCRIPTION</u>	<u>BUDGET REMAINING</u>
P.W.	01-35-720-245	Fees – Engineering	\$38,373

ACTION PROPOSED: Staff recommends that the Mayor and Board of Trustees adopt the resolution to accept the proposal. The Proposal, General Terms and Conditions, and First Amendment to the General Terms and Conditions for this project have been reviewed and approved by the Village Attorney.

RESOLUTION NO. 15-R-_____

A RESOLUTION AUTHORIZING THE MAYOR AND VILLAGE CLERK TO ACCEPT A PROPOSAL FOR PROFESSIONAL ENGINEERING SERVICES RELATING TO THE DESIGN OF AN INTERSECTION AND APPROACH STREETLIGHTING PROJECT, KINGERY HIGHWAY (ILLINOIS ROUTE 83) AND 63RD STREET – CHRISTOPHER B. BURKE ENGINEERING, LTD.

BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Willowbrook, DuPage County, Illinois, that the Mayor and Village Clerk be and the same are hereby authorized to accept and execute a proposal for professional engineering services between the Village of Willowbrook and Christopher B. Burke Engineering, Ltd. relating to the design and the preparation of construction documents for an intersection and approach streetlighting project, Kingery Highway (Illinois Route 83) and 63rd Street, along with General Terms and Conditions and First Amendment to the General Terms and Conditions for the project, a copy of which is attached hereto as "Exhibit A", which is by this reference expressly incorporated herein.

ADOPTED and APPROVED this 14th day of December 2015.

APPROVED:

Mayor

ATTEST:

Village Clerk

ROLL CALL VOTE: AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____



RECEIVED

NOV 23 2015

VILLAGE OF
WILLOWBROOK

CHRISTOPHER B. BURKE ENGINEERING, LTD.

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

November 18, 2015

Village of Willowbrook
835 Midway Drive
Willowbrook, IL 60527

Attention: Mr. Timothy Halik
Village Administrator

Subject: Proposal for Professional Engineering Services
Roadway and Intersection Transition Lighting Design for IL Route 83
(Kingery Highway) and 63rd Street

Dear Mr. Halik:

Christopher B. Burke Engineering, Ltd. (CBBEL) is pleased to submit this proposal for professional engineering services related to the design of roadway and intersection transition lighting at the intersection of IL Route 83 (Kingery Highway) and 63rd Street. Included in this proposal is our Understanding of the Project, Scope of Services, and Estimate of Fee. The contact person for this project will be Mr. John P. Caruso, PE, Head of the Mechanical/Electrical Engineering Department.

UNDERSTANDING OF THE PROJECT

It is our understanding that the Village of Willowbrook (Village) is seeking to design and construct a new roadway lighting system at the intersection of IL Route 83 (Kingery Highway) and 63rd Street. From previous conversations with you and Village staff, this intersection has high incidents of automobile accidents and the intersection currently does not have any roadway lighting units installed on either IL Route 83 or 63rd Street. The lighting design will be in accordance with current Village, DuPage County DOT and IDOT District 1 guidelines and standards. The lighting system will be owned and maintained by the Village. The lighting submittals will be in accordance with IDOT District 1 "General Guidelines for Lighting Design, Plan Preparation, and Highway Lighting by Permit" and ANSI-IES RP-8 "American National Standard Practice for Roadway Lighting", latest editions. The proposed lighting equipment to be used in the design will be spun aluminum poles, truss mast arms and LED cobra type luminaires per the Village standard.

We also understand that the limits of the proposed lighting will be required by IDOT to extend to the limits of pavement channelizations. We anticipate these limits to be from Canterbury Lane to the west to about 250 feet west of Quincy Court along 63rd Street (approximately 2,800 ft.); and from the Community Bank entrance drive north of 63rd Street south to the Hinsdale Lake Commons entrance drive to the south (approximately 1,400 ft.).

SCOPE OF SERVICES

Task 1 - Data Collection: CBBEL will meet with the appropriate IDOT and DuPage County DOT staff and the Village to determine the minimum lighting requirements, obtain existing utility information, and preferred roadway lighting equipment.

Task 2 - Field Topographic Survey, Data Collection and Base Map Preparation: CBBEL's proposal fee is based upon a full ROW field topographic survey for the proposed roadway lighting system.

- Horizontal Control: Utilizing state plane coordinates, CBBEL will set recoverable primary control utilizing state of the art GPS equipment based on NGS Control Monumentation.
- Vertical Control: CBBEL will perform a level circuit throughout the entire length of the project establishing benchmarks and assigning elevations to the horizontal control points. This will be based on NGS Control Monumentation (NAVD'88 vertical control datum).
- Existing Right-of-Way: CBBEL will establish the approximate existing right-of-way of the roadways within the project limits based on monumentation found in the field, plats of highways, subdivision plats and any other available information.
- Topographic Survey: CBBEL will field locate all pavements, driveways, curb and gutters, pavement markings, signs, manholes, utility vaults, drainage structures, driveway culverts, cross road culverts (with structure details), streams, ditches etc.
- Utility Survey and Coordination: All existing storm and sanitary sewers will be surveyed to determine rim and invert elevations and pipe sizes. Above ground facilities of any additional underground utilities including water main, gas, electric, cable, etc. will also be located. In addition, CBBEL will coordinate with utility owners to retrieve atlas information. In addition, CBBEL will coordinate with JULIE Utility Coordination to retrieve atlas information.
- Tree Survey: CBBEL will locate all trees over 6 inches in diameter within the existing right-of-way and ultimately the proposed right-of-way for the project in order to assess potential tree impacts, if any, associated with the project.
- Office calculations and plotting of field and record data
- Prepare Base Mapping: Drafting of an Existing Conditions Plan at a scale of 1"=20'

Task 3 - Photometric Calculations for Roadway Lighting Submittal: Based on the information collected in Tasks 1 and 2, a photometric analysis computer program will be utilized to determine the proposed lighting levels at the intersection. We understand these photometric calculations to include the following:

- Photometric calculations in accordance with IESNA recommendations for each individual multi-lane cross section.
- Intersection photometric calculations for IL Route 83 (Kingery Highway) and 63rd Street as well as 63rd Street and Americana Plaza entrance drive.
- Transition lighting calculations for the approaches to the intersection.

From the information compiled and calculated in Tasks 1 and 2, a proposed layout with proposed pole spacing will be prepared for review by the Village, DuPage County DOT and IDOT. The proposed lighting layout will be prepared and preliminary plans, photometric calculations and voltage drop calculations will be prepared and submitted to the Village, DuPage County DOT and IDOT for review.

Task 4 - Plan Drawing Preparation: Upon approval from the reviewing agencies, proposed roadway lighting plans and specifications will be provided. The proposed plan sheets will include the locations of the lighting units along with electric cable and raceways, controllers and hand holes. Detail sheet(s) of the roadway lighting equipment installation will be prepared to accompany the plan drawings.

Task 5 - Summary of Quantities and Cost Estimate: An opinion of probable construction cost will be prepared along with a listing of the summary of quantities for the roadway lighting work.

Task 6 - Response to Review Comments: CBBEL will respond to review comments from the Village and IDOT, and revise the plans and specifications accordingly. CBBEL will then resubmit the revised plans to the Village and IDOT for final review.

ESTIMATE OF FEE

TASK	FEE
Task 1 – Data Collection	\$2,400
Task 2 – Field Topographic Survey, Data Collection and Base Map Preparation	\$40,000
Task 3 – Photometric Calculations for Roadway Lighting Submittal	\$12,000
Task 4 – Plan Drawing Preparation	\$18,000
Task 5 – Summary of Quantities and Cost Estimate	\$1,500
Task 6 – Response to Review Comments	\$3,000
TOTAL FEE	\$76,900

We will bill you at the hourly rates specified on the attached Schedule of Charges and establish our contract in accordance with the attached General Terms and Conditions. Direct costs for blueprints, photocopying, mailing, overnight delivery, messenger services and report compilation are not included in the Fee Estimate and will be billed at the attached hourly rates. These General Terms and Conditions are expressly incorporated

into and are an integral part of this contract for professional services. It should be emphasized that any requested meetings or additional services are not included in the preceding Fee Estimate and will be billed at the attached hourly rates.

Please sign and return one copy of this agreement as an indication of acceptance and notice to proceed. Please feel free to contact us anytime.

Very truly yours,



Christopher B. Burke, PhD, PE, D.WRE, Dist.M.ASCE
President

GAH/pjb

Attachments: Schedule of Charges
General Terms and Conditions

THIS PROPOSAL, SCHEDULE OF CHARGES & GENERAL TERMS & CONDITIONS
ACCEPTED FOR VILLAGE OF WILLOWBROOK

BY: _____

TITLE: _____

DATE: _____

CHRISTOPHER B. BURKE ENGINEERING, LTD.
STANDARD CHARGES FOR PROFESSIONAL SERVICES
JANUARY, 2015

<u>Personnel</u>	<u>Charges*</u> <u>(\$/Hr)</u>
Principal	257
Engineer VI	225
Engineer V	185
Engineer IV	148
Engineer III	134
Engineer I/II	106
Survey V	207
Survey IV	175
Survey III	149
Survey II	108
Survey I	84
Engineering Technician V	175
Engineering Technician IV	142
Engineering Technician III	127
Engineering Technician I/II	111
CAD Manager	154
Assistant CAD Manager	135
CAD II	134
CAD I	105
GIS Specialist III	128
GIS Specialist I/II	71
Landscape Architect	148
Environmental Resource Specialist V	189
Environmental Resource Specialist IV	146
Environmental Resource Specialist III	122
Environmental Resource Specialist I/II	100
Environmental Resource Technician	96
Administrative	95
Engineering Intern	57
Information Technician III	113
Information Technician I/II	104

Direct Costs

Outside Copies, Blueprints, Messenger, Delivery Services, Mileage Cost + 12%

*Charges include overhead and profit

Christopher B. Burke Engineering, Ltd. reserves the right to increase these rates and costs by 5% after December 31, 2015.

CHRISTOPHER B. BURKE ENGINEERING, LTD.
GENERAL TERMS AND CONDITIONS

1. Relationship Between Engineer and Client: Christopher B. Burke Engineering, Ltd. (Engineer) shall serve as Client's professional engineer consultant in those phases of the Project to which this Agreement applies. This relationship is that of a buyer and seller of professional services and as such the Engineer is an independent contractor in the performance of this Agreement and it is understood that the parties have not entered into any joint venture or partnership with the other. The Engineer shall not be considered to be the agent of the Client. Nothing contained in this Agreement shall create a contractual relationship with a cause of action in favor of a third party against either the Client or Engineer.

Furthermore, causes of action between the parties to this Agreement pertaining to acts of failures to act shall be deemed to have accrued and the applicable statute of limitations shall commence to run not later than the date of substantial completion.

2. Responsibility of the Engineer: Engineer will strive to perform services under this Agreement in accordance with generally accepted and currently recognized engineering practices and principles, and in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No other representation, express or implied, and no warranty or guarantee is included or intended in this Agreement, or in any report, opinion, document, or otherwise.

Notwithstanding anything to the contrary which may be contained in this Agreement or any other material incorporated herein by reference, or in any Agreement between the Client and any other party concerning the Project, the Engineer shall not have control or be in charge of and shall not be responsible for the means, methods, techniques, sequences or procedures of construction, or the safety, safety precautions or programs of the Client, the construction contractor, other contractors or subcontractors performing any of the work or providing any of the services on the Project. Nor shall the Engineer be responsible for the acts or omissions of the Client, or for the failure of the Client, any architect, engineer, consultant, contractor or subcontractor to carry out their respective responsibilities in accordance with the Project documents, this Agreement or any other agreement concerning the Project. Any provision which purports to amend this provision shall be without effect unless it contains a reference that the content of this condition is expressly amended for the purposes described in such amendment and is signed by the Engineer.

3. Changes: Client reserves the right by written change order or amendment to make changes in requirements, amount of work, or engineering time schedule adjustments, and Engineer and Client shall negotiate appropriate adjustments acceptable to both parties to accommodate any changes, if commercially possible.
4. Suspension of Services: Client may, at any time, by written order to Engineer (Suspension of Services Order) require Engineer to stop all, or any part, of the services required by this Agreement. Upon receipt of such an order, Engineer shall immediately comply with its terms and take all reasonable steps to minimize the costs associated with the services affected by such order. Client, however, shall pay all costs incurred by the suspension, including all costs necessary to maintain continuity and for the

extent permitted by law, to hold harmless and indemnify the Engineer from and against all claims, liabilities, losses, damages, and costs, including but not limited to attorney's fees, arising therefrom or in connection therewith.

The Client recognizes that changes or modifications to the Engineer's instruments of professional service introduced by anyone other than the Engineer may result in adverse consequences which the Engineer can neither predict nor control. Therefore, and in consideration of the Engineer's agreement to deliver its instruments of professional service in machine readable form, the Client agrees, to the fullest extent permitted by law, to hold harmless and indemnify the Engineer from and against all claims, liabilities, losses, damages, and costs, including but not limited to attorney's fees, arising out of or in any way connected with the modification, misinterpretation, misuse, or reuse by others of the machine readable information and data provided by the Engineer under this Agreement. The foregoing indemnification applies, without limitation, to any use of the Project Documentation on other projects, for additions to this Project, or for completion of this Project by others, excepting only such use as may be authorized, in writing, by the Engineer.

7. **Reuse of Documents:** All Project Documents including but not limited to reports, opinions of probable costs, drawings and specifications furnished by Engineer pursuant to this Agreement are intended for use on the Project only. They cannot be used by Client or others on extensions of the Project or any other project. Any reuse, without specific written verification or adaptation by Engineer, shall be at Client's sole risk, and Client shall indemnify and hold harmless Engineer from all claims, damages, losses, and expenses including attorney's fees arising out of or resulting therefrom.

The Engineer shall have the right to include representations of the design of the Project, including photographs of the exterior and interior, among the Engineer's promotional and professional materials. The Engineer's materials shall not include the Client's confidential and proprietary information if the Client has previously advised the Engineer in writing of the specific information considered by the Client to be confidential and proprietary.

8. **Standard of Practice:** The Engineer will strive to conduct services under this agreement in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions as of the date of this Agreement.
9. **Compliance With Laws:** The Engineer will strive to exercise usual and customary professional care in his/her efforts to comply with those laws, codes, ordinance and regulations which are in effect as of the date of this Agreement.

With specific respect to prescribed requirements of the Americans with Disabilities Act of 1990 or certified state or local accessibility regulations (ADA), Client understands ADA is a civil rights legislation and that interpretation of ADA is a legal issue and not a design issue and, accordingly, retention of legal counsel (by Client) for purposes of interpretation is advisable. As such and with respect to ADA, Client agrees to waive any action against Engineer, and to indemnify and defend Engineer against any claim arising from Engineer's alleged failure to meet ADA requirements prescribed.

Any claim, dispute or other matter in question arising out of or related to this Agreement, which can not be mutually resolved by the parties of this Agreement, shall be subject to mediation as a condition precedent to arbitration (if arbitration is agreed upon by the parties of this Agreement) or the institution of legal or equitable proceedings by either party. If such matter relates to or is the subject of a lien arising out of the Engineer's services, the Engineer may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation or by arbitration.

The Client and Engineer shall endeavor to resolve claims, disputes and other matters in question between them by mediation which, unless the parties mutually agree otherwise, shall be in accordance with the Construction Industry Mediation Rules of the American Arbitration Association currently in effect. Requests for mediation shall be filed in writing with the other party to this Agreement and with the American Arbitration Association. The request may be made concurrently with the filing of a demand for arbitration but, in such event, mediation shall proceed in advance of arbitration or legal or equitable proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order.

The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

13. **Successors and Assigns:** The terms of this Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns: provided, however, that neither party shall assign this Agreement in whole or in part without the prior written approval of the other.
14. **Waiver of Contract Breach:** The waiver of one party of any breach of this Agreement or the failure of one party to enforce at any time, or for any period of time, any of the provisions hereof, shall be limited to the particular instance, shall not operate or be deemed to waive any future breaches of this Agreement and shall not be construed to be a waiver of any provision, except for the particular instance.
15. **Entire Understanding of Agreement:** This Agreement represents and incorporates the entire understanding of the parties hereto, and each party acknowledges that there are no warranties, representations, covenants or understandings of any kind, matter or description whatsoever, made by either party to the other except as expressly set forth herein. Client and the Engineer hereby agree that any purchase orders, invoices, confirmations, acknowledgments or other similar documents executed or delivered with respect to the subject matter hereof that conflict with the terms of the Agreement shall be null, void & without effect to the extent they conflict with the terms of this Agreement.
16. **Amendment:** This Agreement shall not be subject to amendment unless another instrument is duly executed by duly authorized representatives of each of the parties and entitled "Amendment of Agreement".

24. **Client's Responsibilities:** The Client agrees to provide full information regarding requirements for and about the Project, including a program which shall set forth the Client's objectives, schedule, constraints, criteria, special equipment, systems and site requirements.

The Client agrees to furnish and pay for all legal, accounting and insurance counseling services as may be necessary at any time for the Project, including auditing services which the Client may require to verify the Contractor's Application for Payment or to ascertain how or for what purpose the Contractor has used the money paid by or on behalf of the Client.

The Client agrees to require the Contractor, to the fullest extent permitted by law, to indemnify, hold harmless, and defend the Engineer, its consultants, and the employees and agents of any of them from and against any and all claims, suits, demands, liabilities, losses, damages, and costs ("Losses"), including but not limited to costs of defense, arising in whole or in part out of the negligence of the Contractor, its subcontractors, the officers, employees, agents, and subcontractors of any of them, or anyone for whose acts any of them may be liable, regardless of whether or not such Losses are caused in part by a party indemnified hereunder. Specifically excluded from the foregoing are Losses arising out of the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs, or specifications, and the giving of or failure to give directions by the Engineer, its consultants, and the agents and employees of any of them, provided such giving or failure to give is the primary cause of Loss. The Client also agrees to require the Contractor to provide to the Engineer the required certificate of insurance.

The Client further agrees to require the Contractor to name the Engineer, its agents and consultants as additional insureds on the Contractor's policy or policies of comprehensive or commercial general liability insurance. Such insurance shall include products and completed operations and contractual liability coverages, shall be primary and noncontributing with any insurance maintained by the Engineer or its agents and consultants, and shall provide that the Engineer be given thirty days, unqualified written notice prior to any cancellation thereof.

In the event the foregoing requirements, or any of them, are not established by the Client and met by the Contractor, the Client agrees to indemnify and hold harmless the Engineer, its employees, agents, and consultants from and against any and all Losses which would have been indemnified and insured against by the Contractor, but were not.

When Contract Documents prepared under the Scope of Services of this contract require insurance(s) to be provided, obtained and/or otherwise maintained by the Contractor, the Client agrees to be wholly responsible for setting forth any and all such insurance requirements. Furthermore, any document provided for Client review by the Engineer under this Contract related to such insurance(s) shall be considered as sample insurance requirements and not the recommendation of the Engineer. Client agrees to have their own risk management department review any and all insurance requirements for adequacy and to determine specific types of insurance(s) required for the project. Client further agrees that decisions concerning types and amounts of insurance are

Kotecki Waiver. Contractor (and any subcontractor into whose subcontract this clause is incorporated) agrees to assume the entire liability for all personal injury claims suffered by its own employees, including without limitation claims under the Illinois Structural Work Act, asserted by persons allegedly injured on the Project; waives any limitation of liability defense based upon the Worker's Compensation Act, court interpretations of said Act or otherwise; and to the fullest extent permitted by law, agrees to indemnify and hold harmless and defend Owner and Engineer and their agents, employees and consultants (the "Indemnitees") from and against all such loss, expense, damage or injury, including reasonable attorneys' fees, that the Indemnitees may sustain as a result of such claims, except to the extent that Illinois law prohibits indemnity for the Indemnitees' own negligence. The Owner and Engineer are designated and recognized as explicit third party beneficiaries of the Kotecki Waiver within the general contract and all subcontracts entered into in furtherance of the general contract.

28. **Job Site Safety/Supervision & Construction Observation:** The Engineer shall neither have control over or charge of, nor be responsible for, the construction means, methods, techniques, sequences of procedures, or for safety precautions and programs in connection with the Work since they are solely the Contractor's rights and responsibilities. The Client agrees that the Contractor shall supervise and direct the work efficiently with his/her best skill and attention; and that the Contractor shall be solely responsible for the means, methods, techniques, sequences and procedures of construction and safety at the job site. The Client agrees and warrants that this intent shall be carried out in the Client's contract with the Contractor. The Client further agrees that the Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the work; and that the Contractor shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury or loss to all employees on the subject site and all other persons who may be affected thereby. The Engineer shall have no authority to stop the work of the Contractor or the work of any subcontractor on the project.

When construction observation services are included in the Scope of Services, the Engineer shall visit the site at intervals appropriate to the stage of the Contractor's operation, or as otherwise agreed to by the Client and the Engineer to: 1) become generally familiar with and to keep the Client informed about the progress and quality of the Work; 2) to strive to bring to the Client's attention defects and deficiencies in the Work and; 3) to determine in general if the Work is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Engineer shall not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. If the Client desires more extensive project observation, the Client shall request that such services be provided by the Engineer as Additional and Supplemental Construction Observation Services in accordance with the terms of this Agreement.

The Engineer shall not be responsible for any acts or omissions of the Contractor, subcontractor, any entity performing any portions of the Work, or any agents or employees of any of them. The Engineer does not guarantee the performance of the

**FIRST AMENDMENT TO THE GENERAL TERMS AND CONDITIONS OF THAT
CERTAIN AGREEMENT BY AND BETWEEN CHRISTOPHER B. BURKE
ENGINEERING, LTD. AND THE VILLAGE OF WILLOWBROOK FOR
PROFESSIONAL ENGINEERING SERVICES FOR DESIGN AND THE
PREPARATION OF CONTRACT DOCUMENTS AND SPECIFICATIONS FOR THE
KINGERY HIGHWAY & 63RD STREET STREETLIGHTING PROJECT**

That certain Agreement by and between CHRISTOPHER B. BURKE ENGINEERING, LTD. (the "Engineer") and THE VILLAGE OF WILLOWBROOK (the "Client"), to provide professional engineering services to The Village of Willowbrook in connection with the professional engineering services for design and the preparation of contract documents and specifications for the Kingery Highway & 63rd Street Streetlighting project, is hereby amended, by amending the "Christopher B. Burke Engineering, Ltd. General Terms and Conditions" as hereinafter set forth:

1. Paragraph 9, entitled "Compliance with Laws" of the General Conditions is hereby amended by deleting, in its entirety, the second paragraph therein.

2. Paragraph 10, entitled "Indemnification" of the General Terms and Conditions is hereby amended to read as follows:

Indemnification: Engineer shall indemnify and hold harmless Client. Engineer shall defend, indemnify and hold harmless Client, its elected officials, managers, officers, employees, agents, representatives and successors and all persons acting by, through, under or in concert with them, from and against any and all liabilities, claims, suits, obligations, losses, penalties, judgments, including costs and reasonable attorneys' fees, to the extent caused by the sole negligent or willful act, or error or omission of Engineer, its employees, agents or assigns.

Indemnification: Client shall indemnify and hold harmless Engineer. Client agrees to defend, indemnify and hold harmless Engineer, its elected officials, managers, officers, employees, agents, representatives and successors and all persons acting by, through, under or in concert with them, from and against any and all liabilities, claims, suits, obligations, losses, penalties, judgments, including costs and reasonable attorneys' fees, to the extent caused by the sole willful or wanton act of Client, its employees or agents.

Neither party shall be liable for any special incidental or consequential damages including, but not limited to loss of profits, revenue, use of capital, claims of customers, cost of purchased or replacement power, or for any other loss of any nature, whether based on contract, tort, negligence, strict liability or otherwise, by reasons of the services rendered under this Agreement.

3. Paragraph 23, entitled "Limit of Liability" of the General Terms and Conditions, shall be deleted in its entirety.

4. Paragraph 24, entitled "Client's Responsibilities" of the General Terms and Conditions shall be amended to read as follows:

Additional Responsibilities of Client and Engineer: The Client agrees to provide full information regarding requirements for and about the Project, including a program which shall set forth the Client's objectives, schedule, constraints, criteria, special equipment, systems and site requirements.

The Client shall name the Engineer, its agents and consultants, as an additional insured on the Client's policy or policies of general liability insurance.

Client shall provide Engineer a copy of said Certificate of Insurance and shall provide that the Engineer be given thirty (30) days, unqualified written notice prior to cancellation thereof.

The Engineer further agrees to name the Client, its agents, employees and elected officials as additional insureds on Engineer's policy or policies of comprehensive and/or commercial general liability insurance including Engineer's policies of insurance for workers' compensation. Workers' Compensation Insurance shall be in such amounts as required by the Illinois Department of Labor. Engineer shall provide Client with a Certificate of Insurance naming Client as an additional insured and Client shall be given thirty (30) days, unqualified written notice prior to any cancellation thereof.

5. Paragraph 26, entitled "Payment" of the General Terms and Conditions, shall be amended to read as follows:

Payment: Client shall be invoiced once a month for work performed during the preceding month. Client agrees to pay each invoice in accord with the provisions of the Illinois Governmental Prompt Payment Act.

Suspension of Services: If Client fails to make payments when due, or otherwise is in breach of this Agreement, the Engineer may suspend performance of services upon five (5) business days' written notice to the Client. The Engineer shall have no liability whatsoever to the Client for any costs or damages as a result of such suspension caused by any breach of this Agreement by the Client. Client will reimburse Engineer for all associated costs previously set forth in (Item 4 of) this agreement.

6. The remaining provisions of the General Terms and Conditions, unamended by this First Amendment to the Christopher B. Burke Engineering, Ltd. General Terms and Conditions, shall remain in full force and effect and unamended by this First Amendment.

READ, APPROVED AND AGREED
THE VILLAGE OF WILLOWBROOK

READ, APPROVED AND AGREED
CHRISTOPHER B. BURKE ENGINEERING,
LTD.

By: _____
Frank Trilla, Mayor

By: _____
Christopher B. Burke, President

Date: _____

Date: _____

ATTEST:

ATTEST:

Village Clerk

VILLAGE OF WILLOWBROOK

BOARD MEETING

AGENDA ITEM - HISTORY/COMMENTARY

ITEM TITLE:

MOTION TO APPROVE THE CALENDAR YEAR 2016
PAYMENT TO IRMA AND DISCUSSION OF THE
DISTRIBUTION OF THE CREDIT AMOUNT TO
ELIGIBLE EMPLOYEES

AGENDA NO.

10

AGENDA DATE: 12/14/2015

STAFF REVIEW: Garrett Hummel, Ast. to the Vil Admin

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 PERTINENT HISTORY)

Willowbrook is a member of the Intergovernmental Risk Management Agency (IRMA) which provides liability insurance to 69 municipal members. An annual premium notice is issued each year in December based upon each member's revenues and claims experience. In accordance with the Village's Personnel Manual, any premium credit amount earned is distributed to employees as a safety incentive upon approval by the Board of Trustees (The Safety Incentive Program is detailed in the attached Personnel Manual Addendum). The program was altered in 2008 by eliminating the award of a safety day.

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

The Board also annually considers approval of the annual premium to IRMA for continued liability insurance coverage. Staff is recommending payment of the 2016 calendar year premium of **\$219,500** from the Village's budget line item. The 2016 premium amount of \$219,500 is \$12,537 under the budgeted amount of \$232,037. The payment of the annual IRMA premium typically comes out of the Village's General Fund. Another option available to the Village is payment out of the Excess Surplus Fund (reserve fund held by IRMA). Currently, there is \$318,293 in the Excess Surplus Fund.

Of the 5 years used in the premium calculation, the Village experienced an excellent loss history during calendar years 2010, 2012, 2013, and 2014 which enabled the Village to earn a credit on the premium for the 2016 calendar year. The estimated credit is in the amount of **\$55,968**. Prior to disbursement to eligible employees, and in accordance with the Safety Incentive Program, the Mayor and Board of Trustees must approve the credit being divided amongst the eligible employees. Based on the 29.5 eligible employees, each eligible employee full share would be \$1,897.

A summary of the premium, surplus fund and total payments is attached. A table showing the history of the Safety Incentive Program is also attached.

ACTION PROPOSED: DISCUSSION AND MOTION

Village of Willowbrook
2016 Estimated IRMA Contribution

Revenue Base (5-Year Average):	\$ 9,729,613
Rate per \$100 of Revenue:	\$ 2.256
Premium Amount:	\$ 219,500
Credit (Safety Incentive Dividend):	\$ (55,968)
Available Excess Surplus Fund:	\$ 318,293
Amount of Excess Surplus Fund applied toward the 2016 IRMA contribution:	\$ 0
Payment to IRMA:	<u>\$ 219,500</u>

If approved, safety dividend to Employees:	\$55,968 (about \$1,897 each)
If not approved, the Village would keep:	\$55,968



L: EMPLOYEE SAFETY INCENTIVE PROGRAM

APPENDIX L

VILLAGE OF WILLOWBROOK

EMPLOYEE SAFETY INCENTIVE PROGRAM



I. GOALS AND OBJECTIVES

The Goals and Objectives of the Employee Safety Incentive Program are:

- A. To instill in the minds of each and every employee a concept that the safe way to perform a task is the most efficient and the only acceptable way.
- B. To compensate the employees when they collectively demonstrate a concern for their safety and the safety of others.

II. JURISDICTION

This Employee Safety Incentive Program shall apply to all Regular Full-Time Employees, as defined in the Personnel Manual, employed during the entire most recent claim year used in the calculation of the Debit/Credit to be applied in the forthcoming premium year. Further, this plan shall apply only to employees who are employed by the Village at the time of the approval by the Board of any and all distributions under this plan.

The Village recognizes the value of the Community of long-term part-time employees. For the purpose of this plan, part-time employees working in excess of 1,000 hours per year for each of the three claim years used in the calculation of the Debit/Credit shall be eligible for a full share.

The inclusion of long-term part-time employees in the Safety Incentive Program shall allow part-time employees with five years or more of service to receive, without petitioning, a 50% share of the Safety Incentive Dividend. In addition, these same part-time employees may petition for a 100% share of the Safety Incentive Dividend with a written request. The distribution of the dividends to these same part-time employees shall be approved by the affirmative vote of a majority of the Eligible Employees.

III. METHODOLOGY

The Village of Willowbrook is a member of the Intergovernmental Risk Management Agency (IRMA). IRMA calculates the annual premium to be paid by the Village of Willowbrook based on two criteria:

- A. Total Revenues of Willowbrook for the fiscal year ending April 30, twenty months preceding the upcoming Premium Year.
- B. Loss experience of Willowbrook as compared with similar IRMA member's loss history in accordance with IRMA rules and regulations as amended from time to time. IRMA refers to this factor as the Debit/Credit Computation.



On or about December 15 of each year, IRMA will have notified the Village of Willowbrook of the premium to be paid by the Village for the upcoming Premium Year beginning on the following January 1.

Additional compensation shall be awarded to each eligible employee as described in II above, as follows:

<u>Debit/Credit Computation</u>	<u>Safety Incentive Dividend</u>
FROM: Maximum Debit	
TO: Premium based on Revenue with no debit	\$0
FROM: Premium based on Revenue with no debit	
TO: Maximum Credit	Total Credit Divided Amongst Eligible Employees

IV. DISTRIBUTION OF SAFETY INCENTIVE DIVIDENDS TO NON-ELIGIBLE EMPLOYEES

Upon the written request by any non-eligible employee who is not eligible as described in Section II (a "Non-eligible employee), such non-eligible employee may be considered for a full-share or partial-share (50%) of Safety Incentive Dividends. The distribution of the dividends to Non-Eligible Employees shall be approved by the affirmative vote of a majority of the eligible employees who vote.

The written request as mentioned above shall further contain a statement by the Non-Eligible Employee as to how he/she has demonstrated an acute sense of Safety Awareness leading to the accomplishment of the Village's Loss Prevention Goals and Objectives.



V. GENERAL RULES OF APPLICATION

- A. The IRMA Debit/Credit Formula as modified from time to time shall be the sole governing factor in determining the Debit/Credit Calculation as described in III, above.
- B. The position, job classification, or compensation of Eligible Employees shall not affect the allocation of the Safety Incentive Dividend.
- C. There shall be no additional consideration of loss issues, such as at-fault accidents, no-fault accidents, subrogated claims or non-subrogated claims above and beyond the IRMA Debit/Credit Computation.
- D. Every effort will be made by the Village of Willowbrook to distribute any dividends due employees herein prior to December 24 of each calendar year.
- E. Prior to the allocation of a Safety Incentive Dividend, the approval of the Mayor and Board of Trustees must be obtained by the Village Administrator.
- F. All Eligible employees shall receive compensation of the Safety Incentive Dividends in the same manner as routine payroll is distributed.



December 8, 2015

Village of Willowbrook

PRELIMINARY STATEMENT OF 2016 ANNUAL CONTRIBUTION

Contribution computed at a rate of \$2.256 per \$100 of five-year average Revenue Base	\$219,500
Excluded services Adjustment	
Plus or Minus the Experience Modifier	\$-55,968
Optional Deductible Credit	\$0
2016 Annual Contribution	\$163,532
Members Reserve	0
2016 CONTRIBUTION DUE	\$163,532
Excess Surplus Credit Available	\$318,293

Members may enter into an Installment Payment Agreement, as described more fully in Section 3.02(B) of IRMA's Bylaws. Any Member interested in arranging an installment payment agreement should complete the request on the Statement of Payment form and fax it to IRMA at (708) 236-6336 or email to ritab@irmarisk.org by January 20th. Note that payments are due the first of each month. Even if an installment agreement is arranged, payment for January and February will be due February 1st. The interest rate for the 2016 installment payments is 7% per year or 0.58% per month on unpaid balances.

Please make checks payable to Intergovernmental Risk Management Agency and enclose the completed Statement of Payment. If you prefer to make payment by wire transfer, wire to Fifth Third Bank, ABA #042000314, IRMA Account #7236229527 and email the statement of payment to ritab@irmarisk.org.

Payment is due on or before February 1, 2016. According to Bylaw Article IV Section 4.01, any payments which are more than fifteen days late shall incur an interest penalty fee equal to 1% per month or portion thereof.



PRELIMINARY STATEMENT OF PAYMENT
2016 CONTRIBUTION

Member: Village of Willowbrook

Invoice # xxxx

Excess Surplus Credit Available: \$318,293

Members can choose to receive a combination of a credit/check up to a maximum of the annual contribution. Any remaining funds will be carried over for future years and earn investment income at the same rate as IRMA's investment portfolio. Total of surplus applied to payment and refund checks cannot exceed 2016 contribution. Refund checks will be issued quarterly in January, April, July and October.

Member's 2016 Annual Contribution: \$163,532

Amount of Excess Surplus Credit Applied to Payment: _____

Net Payment for 2016 Contribution: _____

Please Detail the Installment Payment Arrangement:

If the installment payment arrangement is chosen, I acknowledge that I have read and agree to follow Section 3.02 (B) of IRMA's Bylaws regarding installment payment arrangements.

SIGNATURE

TITLE

If you have any questions, please contact Rita Boserup at (708) 236-6335 or ritab@irmarisk.org.

Please return this copy with your payment for proper credit.

History of Willowbrook Safety Incentive Program

Year	\$ Amount	# of Employees	Per Employee
1985	\$2,208	21.0	\$105
1986	\$22,691	19.0	\$1,194
1987	\$19,773	24.0	\$824
1988	\$4,115	25.0	\$165
1989	\$0		\$0
1990	\$0		\$0
1991	\$0		\$0
1992	\$0		\$0
1993	\$0		\$0
1994	\$0		\$0
1995	\$0		\$0
1996	\$16,254	37.0	\$439
1997	\$22,183	39.0	\$569
1998	\$3,174	38.0	\$84
1999	\$58,561	38.0	\$1,541
2000	\$3,534	39.0	\$91
2001	\$27,463	38.0	\$723
2002	\$8,588	39.0	\$220
2003	\$5,150	39.0	\$132
2004	\$0		\$0
2005	\$11,578	41.0	\$282
2006	\$2,904	42.0	\$69
2007	\$33,888	39.0	\$869
¹ 2008	\$37,969	39.0	\$974
2009	\$37,538	40.0	\$938
2010	\$9,168	41.0	\$224
2011	\$2,705	38.0	\$71
2012	\$5,646	32.5	\$174
2013	\$0		\$0
2014	\$7,346	29.5	\$249
2015	\$34,957	29.5	\$1,185
2016 (Estimate)	\$55,968	29.5	\$1,897

² Total \$433,361 34.65 \$391

¹ Elimination of the safety day

² Breaking down the total of \$433,361 on an annual basis for 32 years the average payout per year would be \$13,542. With the number of employees averaging roughly 35 over the 32 year existence of this program, the average annual payout has been about \$391 per employee.