

A G E N D A

REGULAR MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON MONDAY, JULY 25, 2016, AT 6:30 P.M. AT THE **BURR RIDGE POLICE DEPARTMENT TRAINING ROOM, 7700 COUNTY LINE ROAD, BURR RIDGE, 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 - July 11, 2016 (APPROVE)
 - c. Minutes - Closed Session Meeting - March 7, 2016 (APPROVE)
 - d. Minutes - Closed Session Meeting - March 16, 2016 (APPROVE)
 - e. Minutes - Closed Session Meeting - May 23, 2016 (APPROVE)
 - f. Minutes - Closed Session Meeting - June 13, 2016 (APPROVE)
 - g. Warrants - \$531,096.48 (APPROVE)
 - h. Resolution - A Resolution Authorizing the Mayor and Village Clerk to Execute a Certain Contract - Hardscape and Landscape Improvement Project - Midway Drive and Frontage Road Medina - Between the Village of Willowbrook and Benito's Landscaping (ADOPT)
 - i. Plan Commission Recommendation - Zoning Hearing Case 16-10: **Holmes School, 5800 S. Holmes Ave.** - Consideration of a petition for approval of an amendment to an existing special use for variations from Title 9 of the Village Code to allow the location of two (2) temporary modular outdoor classrooms at the property commonly known as Holmes Elementary School, in the R-1 Zoning District (RECEIVE - Also to be considered later on this agenda, see Item No. 7 below)

- j. Plan Commission Recommendation - Zoning Hearing Case 16-15: **TruFragrance, 7725 S. Quincy Street** - Consideration of a petition for variations from Title 9 of the Village Code to allow an existing non-conforming principal structure to be in conformance with the Village's code in the M-1 Zoning District. (RECEIVE)
- k. Plan Commission Recommendation - Zoning Hearing Case 16-07: **Compass Arena, 635 Joliet Road** - Petition for a special use permit for a planned unit development, including such relief, exceptions and variations from Title 9 and Title 10 of the Village Code to allow construction of a 45,554 square foot facility that includes a 28,992 square foot indoor soccer facility and 16,562 square feet of restaurant, bar and golf simulator entertainment space; and approval of a Preliminary and Final Plat of PUD. (RECEIVE)

NEW BUSINESS

- 6. DELINQUENT WATER BILLS
- 7. ORDINANCE - AN ORDINANCE AMENDING SPECIAL USE PERMIT NO. 02-143 AS APPROVED IN ORDINANCE NO. 02-0-06 AND GRANTING CERTAIN VARIATIONS FROM THE ZONING ORDINANCE - PC 16-10: 5800 SOUTH HOLMES AVENUE - HOLMES ELEMENTARY SCHOOL TEMPORARY MODULAR CLASSROOMS
- 8. ORDINANCE - AN ORDINANCE OF THE VILLAGE OF WILLOWBROOK AMENDING SECTION 11-3-1: ENTITLED "TAX REQUIRED; AMOUNT:", SECTION 11-3-3: ENTITLED "DEFINITIONS" AND SECTION 11-3-4 ENTITLED "TAX RETURN:" OF CHAPTER 3 ENTITLED "MUNICIPAL HOTEL TAX" OF TITLE 11 ENTITLED "TAXES" OF THE VILLAGE CODE OF ORDINANCES OF THE VILLAGE OF WILLOWBROOK, ILLINOIS
- 9. RESOLUTION - A RESOLUTION WAIVING THE COMPETITIVE BIDDING PROCESS AND AUTHORIZING THE MAYOR AND VILLAGE CLERK TO EXECUTE A CERTAIN CONTRACT - CLARENDON HILLS ROAD AND 67TH STREET INTERSECTION IMPROVEMENT PROJECT - BETWEEN THE VILLAGE OF WILLOWBROOK AND CROWLEY-SHEPPARD ASPHALT, INC.

PRIOR BUSINESS

10. COMMITTEE REPORTS
11. ATTORNEY'S REPORT
12. CLERK'S REPORT
13. ADMINISTRATOR'S REPORT
14. MAYOR'S REPORT
15. CLOSED SESSION:
 - a) DISCUSSION - Pursuant to 5 ILCS 120/2(c)(21) Regarding the Destruction of Audio or Video Recordings of Closed Meetings Under the Open Meetings Act For the Purpose of a Semi-Annual Review of Said Recordings As Mandated by 5 ILCS 120/2.06(3) (c) (1)
 - b) DISCUSSION - Pursuant to 5 ILCS 120/2(c)(21) Regarding Previously Approved Minutes of Meetings That Were Lawfully Closed Under the Open Meetings Act For the Purpose of a Semi-Annual Review of Said Minutes As Mandated by 5 ILCS 120/2.06(d), For Purposes of Possible Release
16. RESOLUTION - A RESOLUTION AUTHORIZING THE DESTRUCTION OF AUDIO OR VIDEO RECORDINGS OF CLOSED MEETINGS
17. RESOLUTION - A RESOLUTION MAKING A DETERMINATION RELATIVE TO THE RELEASE OF CLOSED SESSION MINUTES PURSUANT TO THE ILLINOIS OPEN MEETINGS ACT
18. ADJOURNMENT

MINUTES OF THE REGULAR MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK HELD ON MONDAY, JULY 11, 2016 AT THE BURR RIDGE POLICE DEPARTMENT, TRAINING ROOM, 7700 COUNTY LINE ROAD, VILLAGE OF BURR RIDGE, DUPAGE COUNTY, ILLINOIS.

1. CALL TO ORDER

The meeting was called to order at the hour of 6:30 p.m. by Village Clerk Leroy Hansen.

2. ROLL CALL

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

ABSENT: Mayor Frank Trilla

Also present were Village Attorney Thomas Bastian, Village Administrator Timothy Halik, Director of Finance Carrie Dittman, Chief Mark Shelton, Deputy Chief Robert Schaller, Planning Consultant Anna Franco, Assistant to the Village Administrator Garrett Hummel, and Deputy Clerk Cindy Stuchl.

A QUORUM WAS DECLARED

Village Clerk Hansen advised that a motion was necessary to nominate Trustee Michael Mistele as Mayor Pro Tem for tonight's meeting.

MOTION: Made by Trustee Davi and seconded by Trustee Berglund to nominate Trustee Mistele as Mayor Pro Tem.

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

MOTION DECLARED CARRIED

3. PLEDGE OF ALLEGIANCE

Mayor Pro Tem Mistele asked Trustee Davi to lead everyone in saying the Pledge of Allegiance.

4. PUBLIC HEARING - TO CONSIDER THE PROPOSAL TO APPROVE A BUSINESS DISTRICT PLAN (THE "BUSINESS DISTRICT PLAN") AND THE DESIGNATION OF A BUSINESS DISTRICT TO BE KNOWN AS THE ILLINOIS ROUTE 83/PLAINFIELD ROAD BUSINESS DISTRICT (THE "BUSINESS DISTRICT")

The Public Hearing was called to order at 6:32 p.m. at the Burr Ridge Police Department, Training Room, 7700 County Line Road, Burr Ridge, Illinois. Mayor Pro Tem Mistele opened the public hearing relative to the proposed Business District Plan.

Ms. Maureen Barry from Ehlers & Associates, Inc. provided a summary of the Business District Plan. Ms. Barry advised that notices for this Public Hearing were posted in the July 1st and July 8th, 2016 editions of the Suburban Life Newspaper.

Ms. Barry related that the Business District Boundaries were established to identify the properties that the new tax will be imposed and where the funds can be spent. The borders are: 69th Street to the north, Adams Street to the east, 72nd Court to the south, and Route 83 to the west.

Ms. Barry advised that a Business District is used as a financial tool to help municipalities jump start economically sluggish commercial areas. Ms. Barry stated that the funds are a sales tax based tool. The Village has elected to impose an additional 1% sales tax on qualifying goods. Items not included in the Business District tax increase are groceries, medicine and drugs, medical appliances and other health related items.

Ms. Barry stated that there are required standards that need to be met in order to be eligible for a Business District. These include defective and inadequate street layout, traffic capacity issues, traffic light needs, and traffic accident increases.

Trustee Berglund asked about the exclusion of groceries from the tax. Ms. Barry stated that only unprepared foods are included. Ready-to-consume foods offered for sale would be subject to the tax.

Trustee Davi asked about the exclusion of the gas station that is located in the northeast corner of Route 83 and Plainfield Road. Ms. Barry advised this property was excluded because the redevelopment taking place would not benefit the property.

Mayor Pro Tem Mistele also asked about the storage facility that is not included. Ms. Barry stated that this facility does not generate much of a sales tax so it would not apply.

Mayor Pro Tem Mistele asked if there were any additional questions or comments. Being there were no questions or comments, Mayor Pro Tem Mistele asked for a motion to close the public hearing.

MOTION: Made by Trustee Davi, seconded by Trustee Oggerino, to close the public hearing with regard to the Business District Plan.

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

MOTION DECLARED CARRIED

5. VISITORS' BUSINESS

Mr. Joseph Kroenert of Willowbrook addressed the Board in regards to the issue of pet owners not picking up after their pets.

6. OMNIBUS VOTE AGENDA

- a. Waive Reading of Minutes (APPROVE)
- b. Minutes - Regular Board Meeting - June 27, 2016 (APPROVE)
- c. Warrants - \$186,123.25 (APPROVE)
- d. Monthly Financial Report - June 30, 2016 (APPROVE)
- e. Ordinance - An Ordinance Amending Title 3, Chapter 12, Section 3-12-5(B) of the Village Code - Classifications, Class B License - Ordinance No. 16-O-29 (PASS)
- f. Resolution - a Resolution Approving a Plat of Easement - 6345/6353 Meadow Lane - Resolution No. 16-R-41 (ADOPT)
- g. Motion - Board Advice and Consent to Mayor's Re-Appointment of Caroline A. Dittman as a Member of the Police Pension Fund Board (PASS)
- h. Proclamation - A Proclamation Recognizing Sergeant Arthur P. Svehla for 30 Years of Service to the Village of Willowbrook (APPROVE)

Mayor Pro Tem Mistele asked the Board if there were any items to be removed from the Omnibus Vote Agenda. Trustee Davi requested that Item G be pulled for a separate vote.

MOTION: Made by Trustee Kelly and seconded by Trustee Berglund to approve the Omnibus Vote Agenda as amended.

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

MOTION DECLARED CARRIED

MOTION: Made by Trustee Oggerino and seconded by Trustee Berglund to approve Item G of the Omnibus Vote Agenda - the Re-Appointment of Caroline A. Dittman to the Police Pension Fund Board.

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

MOTION DECLARED CARRIED

NEW BUSINESS

7. ORDINANCE - AN ORDINANCE OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS, APPROVING A BUSINESS DISTRICT PLAN FOR THE VILLAGE OF WILLOWBROOK, ILLINOIS ROUTE 83/PLAINFIELD ROAD BUSINESS DISTRICT

See discussion during Public Hearing (Item 4).

Administrator Halik advised that this ordinance will serve to approve the Business District Plan.

Trustee Berglund asked if date parameters can be set for the redevelopment. Administrator Halik advised that there may be incentives offered for any development within the Business District. Criteria will be developed through a separate redevelopment agreement with the developer, which will be brought before the Board.

Administrator Halik related that the Village is not taking on any additional debt for the redevelopment of the property. Bonds will be held by the main developer of the K-Mart property. Business District funds collected will then be repaid to the developer.

MOTION: Made by Trustee Davi and seconded by Trustee Kelly to pass Ordinance 16-O-30 as presented.

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

MOTION DECLARED CARRIED

8. ORDINANCE - AN ORDINANCE OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS, DESIGNATING THE VILLAGE OF WILLOWBROOK, ILLINOIS ROUTE 83/PLAINFIELD ROAD BUSINESS DISTRICT

No further discussion was necessary.

MOTION: Made by Trustee Kelly and seconded by Trustee Oggerino to pass Ordinance 16-O-31 as presented.

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

MOTION DECLARED CARRIED

9. ORDINANCE - AN ORDINANCE OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS, IMPOSING A BUSINESS DISTRICT RETAILERS' OCCUPATION TAX AND A BUSINESS DISTRICT SERVICE OCCUPATION TAX WITHIN THE VILLAGE OF WILLOWBROOK, ILLINOIS ROUTE 83/PLAINFIELD ROAD BUSINESS DISTRICT

No further discussion was necessary.

MOTION: Made by Trustee Davi and seconded by Trustee Kelly to pass Ordinance 16-0-32 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 AWARDING THE FISCAL YEAR 2016/17 MOTOR FUEL TAX ROADWAY MAINTENANCE PROGRAM CONTRACT TO CROWLEY-SHEPPARD ASPHALT, INC. IN THE AMOUNT OF \$263,720.81

Administrator Halik related that this year's program includes the resurfacing of a mile and one-half of roadways located in the southwest area of town, crack sealing throughout the Village, and replacement of worn pavement markings.

A public bid opening occurred on June 20, 2016 at 10:00 a.m. Three (3) sealed bids were received. The low bid was received by Crowley-Sheppard Asphalt, Inc. in the amount of \$263,720.81. The bid was approximately \$85,000 lower than the engineer's estimate and \$23,000 less than what was budgeted for the project.

Administrator Halik advised that the \$23,000 in excess funds will be applied to unforeseen costs of the Clarendon Hills Road resurfacing project.

Administrator Halik stated that he has asked for a proposal from Crowley-Sheppard for the safety improvement project located at Clarendon Hills Road and 67th Street.

MOTION: Made by Trustee Kelly and seconded by Trustee Oggerino to adopt Resolution 16-R-42 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 thanked the members of the Willowbrook Police Department for their work in light of the tragedy in Dallas.

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 had no report.

15. MAYOR'S REPORT

No Mayor's report due to Mayor Trilla's absence.

16. CLOSED SESSION

Mayor Pro Tem Mistele stated that there was no need for Closed Session during tonight's meeting.

17. ADJOURNMENT

MOTION: Made by Trustee Oggerino and seconded by Trustee Davi, to adjourn the Regular Meeting at the hour of 7:19 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.

July 25, 2016.

Mayor

Minutes transcribed by Deputy Clerk Cindy Stuchl.

WARRANTS

July 25, 2016

GENERAL CORPORATE FUND	-----	\$265,264.52
WATER FUND	-----	185,559.32
MOTOR FUEL TAX FUND	-----	11,335.25
WATER CAPITAL IMPROVEMENTS FUND	-----	6,835.71
L.A.F.E.R FUND	-----	58,799.13
RT 83/PLAINFIELD RD BUSINESS DISTRICT	-----	3,302.55
TOTAL WARRANTS	-----	\$531,096.48



Carrie Dittman, Director of Finance

APPROVED:

Frank A. Trilla, Mayor

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 01 GENERAL FUND								
07/26/2016	APCHK	20(E)*#	JULY 2016	INTERGOVERNMENTAL PERSONNEL	EMP DED PAY- INSURANCE	210-204	00	11,211.30
			JULY 2016		LIFE INS BENEFIT -APPOINTED/ELECTE	410-141	05	76.69
			JULY 2016		LIFE INS BENEFIT -APPOINTED/ELECTE	435-148	07	25.48
			JULY 2016		EMPLOYEE BENEFIT - MEDICAL INSURAN	455-141	10	2,012.69
			JULY 2016		EMPLOYEE BENEFITS - MEDICAL INSURA	510-141	15	713.56
			JULY 2016		PLAN COMMISSION COMPENSATION	510-340	15	58.45
			JULY 2016		LIFE INS BENEFIT -APPOINTED/ELECTE	550-148	20	84.18
			JULY 2016		EMPLOYEE BENEFIT - MEDICAL INSURAN	610-141	25	2,016.71
			JULY 2016		EMPLOYEE BENEFIT - MEDICAL INSURAN	630-141	30	24,613.77
			JULY 2016		EMPLOYEE BENEFITS - MEDICAL INSURA	710-141	35	1,272.68
			JULY 2016		EMPLOYEE BENEFITS - MEDICAL INSURA	810-141	40	2,165.80
				CHECK APCHK 20(E) TOTAL FOR				44,251.31
07/13/2016	APCHK	89017	LEGAL NOTICES	CHICAGO SUN-TIMES, INC	PRINTING & PUBLISHING	810-302	40	560.64
07/26/2016	APCHK	89010	JC2016-6877	AFTERMATH, INC.	OPERATING EQUIPMENT	630-401	30	105.00
07/26/2016	APCHK	89019	9936990937	AIRGAS USA LLLC	EQUIPMENT RENTAL	750-290	35	66.41
07/26/2016	APCHK	89020#	92986	ALL AMERICAN PAPER COMPANY	MAINTENANCE SUPPLIES	570-331	20	382.76
			93064		MAINTENANCE SUPPLIES	570-331	20	336.56
			92974		MAINTENANCE - PW BUILDING	725-418	35	241.54
				CHECK APCHK 89020 TOTAL FOR				960.86
07/26/2016	APCHK	89021#	38803	AMERICAN FIRST AID SERVICE I	BUILDING MAINTENANCE SUPPLIES	466-351	10	36.50
			38804		OPERATING EQUIPMENT	630-401	30	51.90
				CHECK APCHK 89021 TOTAL FOR				88.40
07/26/2016	APCHK	89022	53417	AMG/SOUND MEMORIES	FAMILY SPECIAL EVENT - MOVIE NIGHT	585-151	20	149.00
07/26/2016	APCHK	89023	07/20/2016	ART LOGISTICS	Refund: MR Unapplied Payments	210-101	00	25.00
07/26/2016	APCHK	89024	C19209	ASHTON PLACE	COMMODITIES	670-331	20	895.00
07/26/2016	APCHK	89027	12118/JUL 16	AZAVAR AUDIT SOLUTIONS INC	UTILITY TAX	310-205	00	522.63
07/26/2016	APCHK	89028	10948/JUL 16	BLACK GOLD SEPTIC	MAINTENANCE - PW BUILDING	725-418	35	310.00
07/26/2016	APCHK	89029*#	12144321139753 JUL	CALL ONE INC	PHONE - TELEPHONES	455-201	10	1,223.59
			12144321139753 JUN		PHONE - TELEPHONES	455-201	10	1,216.98
			12144321139753 JUL		PHONE - TELEPHONES	630-201	30	1,098.47
			12144321139753 JUN		PHONE - TELEPHONES	630-201	30	1,091.86

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 01 GENERAL FUND								
CHECK APCHK 39029 TOTAL FOR								
07/26/2016	APCHK 89030*#			CHRISTOPHER B. BURKE	FEES - ENGINEERING - REIMB.	520-245	15	1,045.00
		130254			PLAN REVIEW - ENGINEERING - REIMB.	520-254	15	226.72
		130298			PLAN REVIEW - ENGINEERING - REIMB.	520-254	15	110.00
		130295			PLAN REVIEW - ENGINEERING - REIMB.	520-254	15	292.25
		130303			PLAN REVIEW - ENGINEERING - REIMB.	520-254	15	309.50
		130302			PLAN REVIEW - ENGINEERING - REIMB.	520-254	15	440.00
		130293			PLAN REVIEW - ENGINEERING - REIMB.	520-254	15	110.00
		130300			FEES - ENGINEERING	720-245	35	1,853.85
		130292			FEES - ENGINEERING	720-245	35	376.00
		130290			FEES - ENGINEERING	720-245	35	7,731.50
		130301			PLAN REVIEW - ENGINEER - REIMB.	820-254	40	221.92
CHECK APCHK 89030 TOTAL FOR								
12,716.74								
CHECK APCHK 89031 TOTAL FOR								
07/26/2016	APCHK 89031#			CHRISTOPHER B. BURKE	PLAN REVIEW - PLANNER	520-257	15	15,629.39
		130291			FEES - ENGINEERING	720-245	35	16,096.39
		130392			PLAN REVIEW - DRAINAGE ENGINEER	820-259	40	347.25
CHECK APCHK 89031 TOTAL FOR								
32,073.03								
07/26/2016	APCHK 89032		2343	CITY WIDE OF ILLINOIS	MAINTENANCE - BUILDING	466-228	10	2,515.74
07/26/2016	APCHK 89033		6357397 AUG 16	CLARKE ENVIRONMENTAL	MOSQUITO ABATEMENT	760-259	35	6,425.00
07/26/2016	APCHK 89034*#		0791026027 JUL16	COMMONWEALTH EDISON	RED LIGHT - COM ED	630-248	30	37.30
			0423085170 JUL16		RED LIGHT - COM ED	630-248	30	43.89
			4403140110 JUL16		ENERGY - STREET LIGHTS	745-207	35	46.07
			6863089003 JUL 16		ENERGY - STREET LIGHTS	745-207	35	29.92
			7432089030 JUL16		ENERGY - STREET LIGHTS	745-207	35	748.70
			4215105154 JUL16		ENERGY - STREET LIGHTS	745-207	35	509.28
CHECK APCHK 89034 TOTAL FOR								
1,415.16								
07/26/2016	APCHK 89035		2082 LAVALLE	CONRAD POLYGRAPH INC	EXAMS - POLYGRAPH	440-545	07	160.00
07/26/2016	APCHK 89037		JUL61586	DATAMATION IMAGING SERVICES	EDP EQUIPMENT	485-641	10	1,798.00
07/26/2016	APCHK 89038		16-4812-1	DESIGN PERSPECTIVES INC	PARK IMPROVEMENTS - NEIGHBORHOOD P	595-695	20	850.00
07/26/2016	APCHK 89039#		661008 JUN 16	DISCOVERY BENEFITS SIMPLIFY	EMP DED PAY - FSA FEE	210-221	00	39.60
			661008 JUN 16		EMPLOYEE BENEFIT - MEDICAL INSURAN	455-141	10	10.40

CHECK DISBURSEMENT REPORT FOR WILLOWBROOK
 CHECK DATE FROM 07/13/2016 - 07/26/2016

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 01 GENERAL FUND								
CHECK APCHK 89039 TOTAL FOR								
07/26/2016	APCHK	89040	TAR REMOVAL	DONNA HAAG	STREET & ROW MAINTENANCE	750-328	35	50.00
07/26/2016	APCHK	89041	16/17 CONTRIB	DUPAGE COUNTY CHILDREN'S CEN	DUPAGE CHILDREN'S CENTER	630-242	30	150.00
07/26/2016	APCHK	89042	168740	FREDRIKSEN FIRE EQUIPMENT	MAINTENANCE - BUILDING	456-228	10	3,000.00
07/26/2016	APCHK	89043	17 BULGET AWARD	GOV'T FINANCE CFCRS ASSN	FEES/DUES/SUBSCRIPTIONS	610-307	25	530.20
07/26/2016	APCHK	89045**	7024573	HOME DEPOT CREDIT SERVICES	MAINTENANCE - BUILDING	466-228	10	280.00
			8023117		LANDSCAPE - VILLAGE HALL	466-293	10	18.68
			3023680		LANDSCAPE - VILLAGE HALL	466-293	10	250.98
			5021965		OPERATING SUPPLIES & EQUIPMENT	715-401	35	140.97
			5024977		OPERATING SUPPLIES & EQUIPMENT	715-401	35	54.99
			4025026		OPERATING SUPPLIES & EQUIPMENT	715-401	35	109.91
			4025068		OPERATING SUPPLIES & EQUIPMENT	715-401	35	23.94
			33816		STREET & ROW MAINTENANCE	750-328	35	99.00
CHECK APCHK 89045 TOTAL FOR								
776.99								
07/26/2016	APCHK	89046	S91589	HOMER INDUSTRIES	PARK LANDSCAPE SUPPLIES	565-341	20	1,440.00
07/26/2016	APCHK	89047	47689	HR SIMPLIFIED	EMPLOYEE BENEFIT - MEDICAL INSURAN	455-141	10	100.00
07/26/2016	APCHK	89048	16/17 DUES	ILLINOIS LAW ENFORCEMENT ALA	FEES/DUES/SUBSCRIPTIONS	630-307	30	120.00
07/26/2016	APCHK	89049#	232377	ILLINOIS PAPER COMPANY	OFFICE SUPPLIES	455-301	10	406.80
			232376		OFFICE SUPPLIES	630-301	30	334.80
CHECK APCHK 89049 TOTAL FOR								
741.60								
07/26/2016	APCHK	89051	WORK STATION	JOHN WAGNER	OPERATING EQUIPMENT	810-401	40	136.36
07/26/2016	APCHK	89052	60 JUN 16	KING CAR WASH	FUEL/MILEAGE/WASH	630-303	30	325.00
07/26/2016	APCHK	89053#	9002550657	KONICA MINOLTA BUSINESS SOLU	COPY SERVICE	455-315	10	274.23
			9002553286		COPY SERVICE	455-315	10	575.91
			9002553286		COPY SERVICE	630-315	30	241.80
CHECK APCHK 89053 TOTAL FOR								
1,091.94								
07/26/2016	APCHK	89054	2016 PERMIT #20	KULIN BODA	PARK PERMIT FEES	310-814	00	375.00
07/26/2016	APCHK	89055	16-3454-01	L.E.A. DATA TECHNOLOGIES	DRUG FORFEITURE EXP - FEDERAL	650-349	30	1,720.00
07/26/2016	APCHK	89056	316864	LAW ENFORCEMENT TARGETS, INC	FIRING RANGE	630-245	30	1,016.28

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 01 GENERAL FUND								
07/26/2016	APCHK	89057*	JUNE 2016	LAW OFFICES STORINO RAMELLO & FEES - VILLAGE ATTORNEY		470-239	10	10,166.75
07/26/2016	APCHK	89058	BROW16-005	Little Sunshine Playhouse	BROW16-005 - P15337	210-101	00	7,500.00
07/26/2016	APCHK	89059	7896 MAY/JUN 16	MARQUARDT & BELMONTE P.C.	RED LIGHT - ADJUDICATOR	630-246	30	1,012.65
07/26/2016	APCHK	89060	230675312016 JUL16	MOTOROLA SOLUTIONS INC	PHONE - TELEPHONES	630-201	30	68.00
07/26/2016	APCHK	89062	95476110002 JUN 16	NICOR GAS	NICOR GAS (7760 CJINCY)	466-235	10	93.06
			20624315113 JUN16		NICOR GAS (835 MIDWAY)	466-236	10	31.08
			68455237617 JUN16		NICOR GAS (825 MIDWAY)	466-237	10	24.85
			63406845402 JUN16		NICOR GAS (825 MIDWAY)	466-237	10	24.40
			92553430791 JUN 16		NICOR GAS (825 MIDWAY)	466-237	10	26.25
				CHECK APCHK 89062 TOTAL FOR				199.64
07/26/2016	APCHK	89063	2209	NJ RYAN TREE & LANDSCAPE LLC	TREE MAINTENANCE	750-338	35	42,084.00
			2208		TREE MAINTENANCE	750-338	35	26,700.00
			2206		TREE MAINTENANCE	750-338	35	5,550.00
			2207		TREE MAINTENANCE	750-338	35	9,870.00
				CHECK APCHK 89063 TOTAL FOR				84,204.00
07/26/2016	APCHK	89064	111419633 JUL 16	ORKIN EXTERMINATING	MAINTENANCE - BUILDING	466-228	10	89.85
07/26/2016	APCHK	89065	655	PCS CLOUD SOLUTIONS	EDP SOFTWARE	615-212	25	1,354.56
07/26/2016	APCHK	89066	12718387	PCS INDUSTRIES	BUILDING MAINTENANCE SUPPLIES	466-351	10	242.21
07/26/2016	APCHK	89067	137822	PCS INTERNATIONAL	EDP SOFTWARE	615-212	25	204.06
			137840		ERP CONSULTING SERVICES	615-307	25	384.20
				CHECK APCHK 89067 TOTAL FOR				588.26
07/26/2016	APCHK	89058#	7/20/16	PETTY CASH C/O THE HALIK	OFFICE SUPPLIES	455-301	10	0.27
			7/20/16		PUBLIC RELATIONS	475-365	10	15.00
			7/20/16		SUMMER PROGRAM MATERIALS & SERVICE	575-119	20	88.52
			7/20/16		FAMILY SPECIAL EVENT - RACE	585-154	20	75.00
			7/20/16		OPERATING EQUIPMENT	630-401	30	41.35
				CHECK APCHK 89068 TOTAL FOR				220.14
07/26/2016	APCHK	89069	DOINGS 8/03/17	PIONEER PRESS	FEES/DUES/SUBSCRIPTIONS	455-307	10	64.48
07/26/2016	APCHK	89070	88014	PUBLIC SAFETY DIRECT INC	MAINTENANCE - VEHICLES	630-409	30	221.98

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 01 GENERAL FUND								
07/26/2016	APCHK	89071*	15192	RAGS ELECTRIC, INC	MAINTENANCE SUPPLIES	570-331	20	102.50
			15193		MAINTENANCE SUPPLIES	570-331	20	356.25
			15198		MAINTENANCE - GARAGE	725-413	35	1,588.48
			15197		MAINTENANCE - STREET LIGHTS	745-223	35	761.00
			15183		MAINTENANCE - STREET LIGHTS	745-223	35	7,538.66
			15191		MAINTENANCE - STREET LIGHTS	745-223	35	242.50
				CHECK APCHK 89071 TOTAL FOR				10,589.39
07/26/2016	APCHK	89072	1635932	RAY O'HERRON CO., INC.	UNIFORMS	630-345	30	964.92
07/26/2016	APCHK	89073	0551012709705	REPUBLIC SVC #551	WASTE STICKERS - ARC	130-112	00	1,500.00
07/26/2016	APCHK	89075#	7863-48900 JUN 16	SATELLITE PHONE STORE	PHONE - TELEPHONES	455-201	10	65.76
			7863-48900 JUN 16		PHONE - TELEPHONES	630-201	30	65.76
				CHECK APCHK 89075 TOTAL FOR				131.52
07/26/2016	APCHK	89076	UNIFORMS	SCOTT EISENBEIS	UNIFORMS	630-345	30	285.73
07/26/2016	APCHK	89077	7189932	SERVICE SANITATION INC	RENT - EQUIPMENT	570-234	20	97.00
07/26/2016	APCHK	89078	260982/ PR AUDIT	SIXICH LLP	FINANCIAL SERVICES	620-252	25	1,000.00
07/26/2016	APCHK	89079#	8039808761	STAPLES	OFFICE SUPPLIES	455-301	10	181.62
			8039808761		OPERATING SUPPLIES	615-331	25	84.70
			8039905927		OPERATING EQUIPMENT	810-401	40	399.98
				CHECK APCHK 89079 TOTAL FOR				666.30
07/26/2016	APCHK	89080*#	475874	SUBURBAN DOOR CHECK & LOCK S	BUILDING MAINTENANCE SUPPLIES	466-351	10	146.60
07/26/2016	APCHK	89081#	10074604 JUN 16	SUBURBAN LIFE PUBLICATIONS	PRINTING & PUBLISHING	435-302	07	65.16
			10074604 JUN 16		PRINTING & PUBLISHING	455-302	10	78.36
				CHECK APCHK 89081 TOTAL FOR				143.52
07/26/2016	APCHK	89082*#	2016-161	SUNSET SEWER & WATER	STREET & ROW MAINTENANCE	750-328	35	567.10
			2016-183		STREET & ROW MAINTENANCE OTHER	755-328	35	1,945.75
				CHECK APCHK 89082 TOTAL FOR				2,512.85
07/26/2016	APCHK	89083	UNIFORMS	SVEHLA ARTHUR	UNIFORMS	630-345	30	45.15

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 01 GENERAL FUND								
07/26/2016	APCHK	89084	201606 JUN 16	T.P.I.	PLAN REVIEW - BUILDING CODE REIMB.	820-258	40	2,977.58
			201606 JUN 16		PLAN REVIEW - DRAINAGE ENGINEER RE	820-259	40	525.00
			201606 JUN 16		PART TIME - INSPECTOR	830-109	40	3,696.00
			201606 JUN 16		PLUMBING INSPECTION REIMB.	830-115	40	810.00
				CHECK APCHK 89084 TOTAL FOR				8,008.58
07/26/2016	APCHK	89085*	TGS JUN 16	TAMELING GRADING	LANDSCAPE MAINTENANCE SERVICES	565-342	20	3,130.00
			TGS JUN 16		STREET & ROW MAINTENANCE OTHER	755-328	35	895.50
				CHECK APCHK 89085 TOTAL FOR				4,025.50
07/26/2016	APCHK	89086*	110137	TAMELING INDUSTRIES	LANDSCAPE - VILLAGE HALL	456-293	10	180.00
			110286		LANDSCAPE - VILLAGE HALL	466-293	10	210.00
			110137		LANDSCAPE MAINTENANCE SERVICES	565-342	20	108.00
			110411		STREET & ROW MAINTENANCE	750-328	35	324.60
				CHECK APCHK 89086 TOTAL FOR				822.60
07/26/2016	APCHK	89087	16-2171	THOMPSON ELEV. INSPECT. SERV	ELEVATOR INSPECTION	830-117	40	100.00
07/26/2016	APCHK	89088	ROW	THREE BRIDGE PARTNERS LLC	COMM. DEV. BOND & DEPOSITS PAYABLE	210-109	00	2,000.00
07/26/2016	APCHK	89089	2016 PERMIT 6	TIFFANY BINKS	PARK PERMIT FEES	310-814	00	100.00
07/26/2016	APCHK	89090	32502	TOM & JERRY'S SHELL SERVICES	MAINTENANCE - VEHICLES	630-409	30	20.00
			53057		MAINTENANCE - VEHICLES	630-409	30	674.51
			53056		MAINTENANCE - VEHICLES	630-409	30	674.51
			53099		MAINTENANCE - VEHICLES	630-409	30	25.45
			53148		MAINTENANCE - VEHICLES	630-409	30	30.00
			53143		MAINTENANCE - VEHICLES	630-409	30	45.85
			53119		MAINTENANCE - VEHICLES	630-409	30	20.40
			53100		MAINTENANCE - VEHICLES	630-409	30	60.72
			53106		MAINTENANCE - VEHICLES	630-409	30	25.45
			53062		MAINTENANCE - VEHICLES	630-409	30	148.82
			53055		MAINTENANCE - VEHICLES	630-409	30	408.43
				CHECK APCHK 89090 TOTAL FOR				2,134.14
07/26/2016	APCHK	89093	0610983589	UNIFIRST	MAINTENANCE - PW BUILDING	725-418	35	68.35
07/26/2016	APCHK	89094**	9767971453 JUL16	VERIZON WIRELESS	PHONE - TELEPHONES	410-201	05	60.81
			9767971453 JUL16		PHONE - TELEPHONES	455-201	10	23.60

CHECK DISBURSEMENT REPORT FOR WILLOWBROOK
 CHECK DATE FROM 07/13/2016 - 07/26/2016

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 02 WATER FUND								
07/26/2016	APCHK	89044	16-471	H-B-K WATER METER SERVICE	NEW METERING EQUIPMENT	435-461	50	5,628.14
07/26/2016	APCHK	89074	1193	ROBERT WHITE CONSTRUCTION	WATER DISTRIBUTION REPAIRS/MAINTEN	430-277	50	4,870.00
07/26/2016	APCHK	39080*#	475874	SUBURBAN DOOR CHECK & LOCK S	OPERATING EQUIPMENT	430-401	50	31.92
07/26/2016	APCHK	89082*#	2016-185	SUNSET SEWER & WATER	WATER DISTRIBUTION REPAIRS/MAINTEN	430-277	50	1,791.30
			2016-182	CHECK APCHK 89082 TOTAL FOR	WATER DISTRIBUTION REPAIRS/MAINTEN	430-277	50	4,048.53
								5,749.83
07/26/2016	APCHK	89085*#	TGS JUN 16	TAMELING GRADING	WATER DISTRIBUTION REPAIRS/MAINTEN	430-277	50	1,826.00
07/26/2016	APCHK	89086*#	110137	TAMELING INDUSTRIES	LANDSCAPING - OTHER	430-299	50	278.10
			110286	CHECK APCHK 89086 TOTAL FOR	LANDSCAPING - OTHER	430-299	50	13.50
								291.60
07/26/2016	APCHK	89092	16036	UNDERGROUND PIPE & VALVE, CO	MATERIAL & SUPPLIES - DISTRIBUTION	430-476	50	3,498.00
			16098		MATERIAL & SUPPLIES - DISTRIBUTION	430-476	50	195.00
			15955		MATERIAL & SUPPLIES - DISTRIBUTION	430-476	50	35.00
			15968		MATERIAL & SUPPLIES - DISTRIBUTION	430-476	50	843.00
			16039	CHECK APCHK 89092 TOTAL FOR	MATERIAL & SUPPLIES - DISTRIBUTION	430-476	50	456.00
								5,027.00
07/26/2016	APCHK	89094*#	9767971453 JUL16	VERIZON WIRELESS	PHONE - TELEPHONES	401-201	50	127.74
Fund: 04 MOTOR FUEL TAX FUND					Total for fund 02 WATER FUND			185,559.32
07/26/2016	APCHK	89091	109891	TREASURER STATE OF ILLINOIS	LAFO PROJECT	430-685	56	11,335.25
Fund: 09 WATER CAPITAL IMPROVEMENTS FUND					Total for fund 04 MOTOR FUEL TAX FUND			11,335.25
07/26/2016	APCHK	89030*#	130289	CHRISTOPHER B. BURKE	WATER TANK REPAIRS	440-604	65	6,835.71
Fund: 14 LAND ACQUISITION, FACILITY, EXPANSION &					Total for fund 09 WATER CAPITAL IMPROVEMENTS F			6,835.71
07/26/2016	APCHK	89030*#	130295	CHRISTOPHER B. BURKE	POLICE DEPT REMODEL (7760 QUINCY)	930-411	75	1,313.50
07/26/2016	APCHK	89045*#	5024977	HOME DEPOT CREDIT SERVICES	POLICE DEPT REMODEL (7760 QUINCY)	930-411	75	224.42

CHECK DISBURSEMENT REPORT FOR WILLOWBROOK
 CHECK DATE FROM 07/13/2016 - 07/26/2016

Check Date	Bank	Check #	Invoice	Payee	Description	Account	Dept	Amount
Fund: 14 LAND ACQUISITION, FACILITY, EXPANSION &								
			4025026		POLICE DEPT REMODEL (7760 QUINCY)	930-411	75	18.87
			4025068		POLICE DEPT REMODEL (7760 QUINCY)	930-411	75	65.22
				CHECK APCHK 89045 TOTAL FOR				308.51
Fund: 14 LAND ACQUISITION, FACILITY, EXPANSION &								
07/26/2016	APCHK	89050	45838		INTERGRATED PROJECT MANAGMEN	930-411	75	3,900.00
			47538		POLICE DEPT REMODEL (7760 QUINCY)	930-411	75	1,755.00
				CHECK APCHK 89050 TOTAL FOR				5,655.00
Fund: 14 LAND ACQUISITION, FACILITY, EXPANSION &								
07/26/2016	APCHK	89061	90303019		NEW HAVEN MOVING EQUIPMENT	930-411	75	103.32
			140042		POLICE DEPT REMODEL (7760 QUINCY)	930-411	75	198.24
			90307955		POLICE DEPT REMODEL (7760 QUINCY)	930-411	75	198.24
				CHECK APCHK 89061 TOTAL FOR				499.80
Fund: 14 LAND ACQUISITION, FACILITY, EXPANSION &								
07/26/2016	APCHK	89071*	15196		RAGS ELECTRIC, INC	930-411	75	1,084.50
			15195		POLICE DEPT REMODEL (7760 QUINCY)	930-411	75	535.84
			15194		POLICE DEPT REMODEL (7760 QUINCY)	930-411	75	2,964.66
				CHECK APCHK 89071 TOTAL FOR				4,585.00
Fund: 15 RT 83/PLAINFIELD RD BUSINESS DISTRICT TAX								
07/26/2016	APCHK	89085*#	TGS JUN 16		TAMELING GRADING	930-411	75	1,400.00
07/26/2016	APCHK	89099	2014-052		WILLIAMS ARCHITECTS	930-411	75	45,037.32
					Total for fund 14 LAND ACQUISITION, FACILITY,			58,799.13
Fund: 15 RT 83/PLAINFIELD RD BUSINESS DISTRICT TAX								
07/26/2016	APCHK	89057*#	JUNE 2016		LAW OFFICES STORINO RAMELLO& LEGAL FEES	401-242	15	3,302.55
					Total for fund 15 RT 83/PLAINFIELD RD BUSINESS			3,302.55
					TOTAL - ALL FUNDS			531,096.48

*# - INDICATES CHECK DISTRIBUTED TO MORE THAN ONE FUND
 # - INDICATES CHECK DISTRIBUTED TO MORE THAN ONE DEPARTMENT

VILLAGE OF WILLOWBROOK

BOARD MEETING AGENDA ITEM - HISTORY/COMMENTARY

ITEM TITLE: A RESOLUTION AUTHORIZING THE MAYOR AND VILLAGE CLERK TO EXECUTE A CERTAIN CONTRACT – HARDSCAPE AND LANDSCAPE IMPROVEMENT PROJECT – MIDWAY DRIVE AND FRONTAGE ROAD MEDIAN – BETWEEN THE VILLAGE OF WILLOWBROOK AND BENITO’S LANDSCAPING	AGENDA NO. 5h AGENDA DATE: <u>7/25/16</u>
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STAFF REVIEW: Tim Halik, Village Administrator	SIGNATURE: <u>Tim Halik</u>
LEGAL REVIEW: Thomas Bastian, Village Attorney	SIGNATURE: <u>THOMAS BASTIAN TH</u>
RECOMMENDED BY: Tim Halik, Village Administrator	SIGNATURE: <u>Tim Halik</u>
REVIEWED & APPROVED BY H/M COMMITTEE: YES <input checked="" type="checkbox"/> on July 18, 2016 NO <input type="checkbox"/> N/A <input type="checkbox"/>	

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

Located at the intersection of Midway Drive and the east Frontage Road of Kingery Highway is a center median that was originally installed in conjunction with the Target Store development (see attached pictures). This median area is improved with hardscaping (i.e., paver stones and retaining wall blocks to form a planter) and landscaping (plantings within the planter). The hardscape improvements within the median are damaged, settled, faded, and are at the end of their useful lifespan. This area represents the main entrance to the Village’s hotel district. However, the improvements are no longer aesthetically pleasing and are in need of replacement.

Staff solicited proposals from two (2) reputable landscape maintenance contractors to remove and replace sections of damaged concrete curb, remove all existing hardscape and landscape improvements, provide a new compacted granular base, install new hardscape improvements, replace existing above grade signage, and install new landscaping within the newly constructed planter.

<u>Vendor</u>	<u>Proposal Amount</u>
Benito’s Landscaping	\$15,700.00
Falco’s Landscaping, Inc.	\$16,010.00

Benito’s Landscaping is a local landscape maintenance contractor that has performed a variety of work for the Village for several years, including both in Village parks and right-of-way property.

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

Funding for this specific project was not included in the Village’s FY 2016/17 Budget. However, due to the nature and location of the project, funds from the Village Hotel / Motel Tax Fund may be used for this project:

<u>FUND</u>	<u>ACCOUNT</u>	<u>DESCRIPTION</u>	<u>BUDGETED</u>
Hotel/Motel Tax Fund	03-53-435-316	Landscape Beautification	\$3,000.00

(Although funds were not included in this account to complete this project this fiscal year, there are sufficient reserves within the fund to cover the expenditure.)

ACTION PROPOSED:

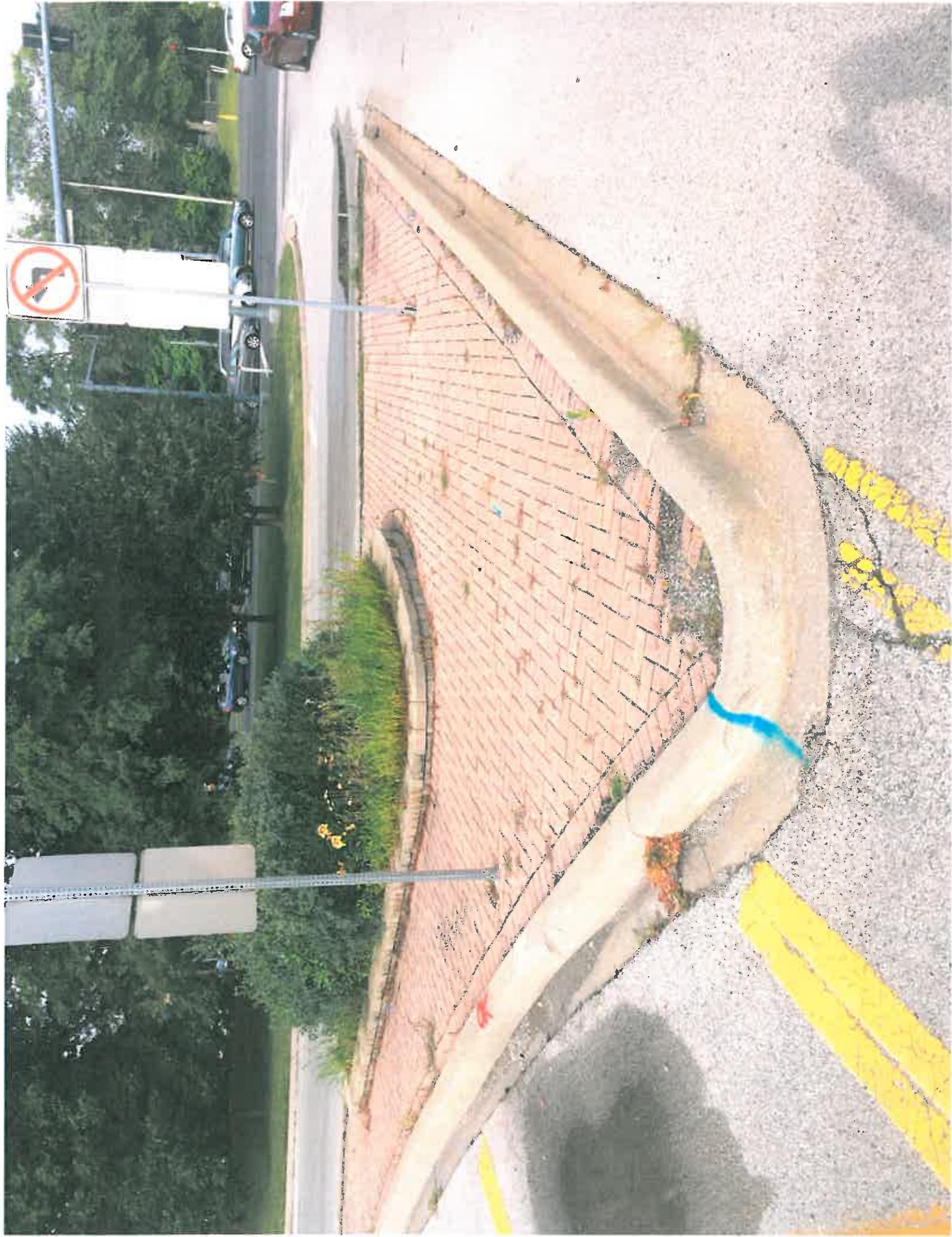
Adopt Resolution. The tentative start date of this project would be mid to late August.





RIGHT
TURN
ONLY





RESOLUTION NO. 16-R-_____

A RESOLUTION AUTHORIZING THE MAYOR AND VILLAGE CLERK TO EXECUTE A CERTAIN CONTRACT – HARDSCAPE AND LANDSCAPE IMPROVEMENT PROJECT – MIDWAY DRIVE AND FRONTAGE ROAD MEDIAN – BETWEEN THE VILLAGE OF WILLOWBROOK AND BENITO’S LANDSCAPING

SECTION ONE: The Mayor and Village Clerk be and the same are hereby authorized to execute an Agreement with Benito’s Landscaping in substantially the same form attached hereto as Exhibit “A” and made a part hereof, for the purposes of Benito’s Landscaping completing a hardscape and landscape improvement project located within the Midway Drive and Frontage Road median within the Village of Willowbrook.

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

SECTION THREE: That this Resolution shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

ADOPTED and APPROVED this 25th day of July, 2016

APPROVED:

Mayor

ATTEST:

Village Clerk

ROLL CALL VOTE: AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

CONTRACT

THIS CONTRACT ENTERED INTO THIS 25th day of July, 2016 between Benito's Landscaping ("Contractor") and the Village of Willowbrook, a municipal corporation of the State of Illinois ("Village"), in consideration of the following and other valuable consideration the sufficiency of which is hereby acknowledged, the Village and Contractor agree as follows:

1. The Village of Willowbrook has found it to be in the best interests of the Village to accept the proposal from Contractor to complete a hardscape and landscape improvement project for the not-to-exceed amount of \$15,700.

2. Contractor has submitted a proposal to the Village of Willowbrook including all terms, conditions, requirements and specifications contained therein are incorporated herein as "Exhibit A" and expressly made a part of this agreement as if each term, condition and requirement was repeated herein verbatim. In the event any inconsistent terms are contained in this agreement and in "Exhibit A," the terms of this agreement shall control. The project specifications are available for review at the Willowbrook Village Hall.

3. Contractor agrees to complete such work in a good and workmanlike manner in accordance with the plans and specifications attached hereto.

4. The Contractor certifies that the Contractor is not delinquent in the payment of taxes to the Illinois Department of Revenue in accordance with 65 ILCS 5/11-42.1-1.

5. Contractor certifies that it is not barred from bidding on state, municipal or other contracts by reason of Sections 33E-3 (bid rigging) or 33E-4 (bid totaling) of the Criminal Code of 1961 (720 ILCS 5/33E-3 and 5/33E-4), and further certifies that it is not barred from bidding on State, municipal and other contracts by reason of conviction of State laws regarding bid rigging or bid rotation.

6. The Village of Willowbrook agrees to pay Contractor for the performance of the work completed in a good and workmanlike manner based on the unit prices stipulated in said proposal. Payment shall be in conformance with the provisions of the Local Government Prompt Payment Act (50 ILCS 505/1 et. seq.).

7. At the time of execution of the Agreement, the Contractor shall furnish, at Contractor's expense, bonds payable to the Village in the form of bonds set forth herein, secured by a surety company acceptable to the Village, as follows:

A. Faithful performance bond in an amount equal to one hundred percent (100%) of the total contract price, conditioned upon the faithful performance of all covenants and stipulations under the Contract and holding good for a period of one (1) year after the date when final payment becomes due, except as otherwise provided by law or regulation or by the Contract Documents to protect the Owner against the results of defective materials, workmanship, and equipment during that time.

B. Labor and material bond in an amount equal to one hundred percent (100%) of the total Contract Price for the payment of all persons, companies, or corporations who perform labor upon or furnish material to be used in the Work under this Contract.

8. Contractor agrees that not less than the prevailing wage as determined by the Illinois Department of Labor, shall be paid to all laborers, workers and mechanics performing work under this Contract in accordance with the Illinois Prevailing Wage Act and Contractor agrees to comply with all other provisions of the Illinois Prevailing Wage Act (820 ILCS

130/0.01 et. Seq.) as amended. If the Department of Labor revises the wage rates, the revised rate as provided by the Illinois Department of Labor shall apply to this Agreement and Contractor will not be allowed additional compensation on account of said revisions.

Contractor shall make and keep, for a period of not less than five (5) years, records of all laborers, mechanics, and other workers employed by them on the project; the records shall include each worker's name, address, telephone number when available, social security number, classification or classifications, the hourly wages paid in each period, the number of hours worked each day, and the starting and ending times of work each day.

Contractor shall submit monthly, in person, by mail, or electronically a certified payroll to the Village of Willowbrook. The certified payroll shall consist of a complete copy of the records. The certified payroll shall be accompanied by a statement signed by the Contractor that:

- A. such records are true and accurate;
- B. the hourly rate paid to each worker is not less than the general prevailing rate of hourly wages required; and
- C. Contractor is aware that filing a certified payroll that he or she knows to be false is a Class B misdemeanor.

Upon seven (7) business days' notice, Contractor shall make available for inspection the records to the Village of Willowbrook, its officers and agents, and to the Director of Labor and his deputies and agents at all reasonable hours at a location within this State.

Contractor and each subcontractor shall permit his/her employees to be interviewed on the job, during working hours, by compliance investigators of the Department or the Department of Labor. (See Attached for Certified Payroll Form)

9. Contractor agrees that it has and will comply with all laws relating to the employment preference to veterans in accordance with the Veterans Preference Act (330 ILCS 55/0.01 et. seq.) .

10. Contractor agrees that it has and will comply with all laws relating to the employment of Illinois workers in accordance with the Employment of Illinois Workers on Public Works Act (30 ILCS 570/1 et. seq.) .

11. Contractor agrees that it, pursuant to 30 ILCS 580/1 et. seq. ("Drug-Free Workplace Act"), will provide a drug free workplace by:

A. Publishing a statement:

- (1) Notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance

including cannabis, is prohibited in the workplace.

- (2) Specifying the actions that will be taken against employees for violations of such prohibition; and
- (3) Notifying the employee that, as a condition of employment on this Agreement, the employee will:
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction.

B. Establishing a drug-free awareness program to inform employees about:

- (1) The dangers of drug abuse in the workplace;
- (2) Contractor's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance program; and
- (4) The penalties that may be imposed upon employees for drug violations.

C. Making it a requirement to give a copy of the statement required by Subsection A to each employee engaged in the performance of the Agreement and to post the statement in a prominent place in the workplace.

D. Notifying the Village of Willowbrook within ten

(10) days after receiving notice under Subparagraph 11(A) 3
(b) from an employee or otherwise receiving actual notice
of such conviction.

E. Imposing a sanction on, or requiring the
satisfactory participation in a drug abuse assistance or
rehabilitation program by any employee who is convicted, as
required by 30 ILCS 580/5.

F. Assisting employees in selecting a course of
action in the event drug counseling treatment and
rehabilitation is required and indicating that a trained
referral team is in place.

G. Making a good faith effort to continue to
maintain a drug-free workplace through implementation of
this section.

12. The Contractor certifies that if the Contractor is
not a party to a collective bargaining agreement in effect,
Contractor is in compliance with the Substance Abuse
Prevention on Public Works Projects Act (820 ILCS 265/1, et
seq.) and if Contractor is a party to a collective
bargaining agreement, that agreement deals with the subject
matter of the Substance Abuse Prevention on Public Works
Projects Act or has in place and is enforcing a written
program which meets or exceeds the program requirements of
the Substance Abuse Prevention on Public Works Projects
Act.

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

14. During the performance of this contract, the Contractor agrees as follows:

A. That it will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, marital status, national origin or ancestry, citizenship status, age, physical or mental disability unrelated to ability, sexual orientation, military status or an unfavorable discharge from military service; and, further, that he or she will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any underutilization.

B. That, if he or she hires additional employees in order to perform this contract or any portion of this contract, he or she will determine the availability (in accordance with the Department's Rules and Regulations) of minorities and women in the areas from which he or she may reasonably recruit and he or she will hire for each job classification for which employees are hired in a way that minorities and women are not underutilized.

C. That, in all solicitations or advertisements for employees placed by him or her or on his or her behalf, he or she will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, sexual orientation, marital status, national origin or ancestry, citizenship status, age, physical or mental disability unrelated to ability, sexual orientation, military status or an unfavorable discharge from military service.

D. That he or she will send to each labor organization or representative of workers with which he or she has or is bound by a collective bargaining or other agreement or understanding/ a notice advising the labor organization or representative of the contractor's obligations under the Act and the Department's Rules and Regulations. If any labor organization or representative fails or refuses to cooperate with the contractor in his or her efforts to comply with the Act and Rules and Regulations/ the contractor will promptly notify the Department and the contracting agency and will recruit employees from other sources when necessary to fulfill its obligations under the contract.

E. That he or she will submit reports as required by the Department's Rules and Regulations/ furnish all relevant information as may from time to time be requested

by the Department or the contracting agency, and in all respects comply with the Act and the Department's Rules and Regulations.

F. That he or she will permit access to all relevant books/ records/ accounts and work sites by personnel of the contracting agency and the Department for purposes of investigation to ascertain compliance with the Act and the Department's Rules and Regulations.

G. That he or she will include verbatim or by reference the provisions of this clause in every subcontract that may be awarded under which any portion of the contract obligations are undertaken or assumed, so that the provisions will be binding upon the subcontractor. In the same manner as with other provisions of this contract, the contractor will be liable for compliance with applicable provisions of this clause by subcontractors; and further it will promptly notify the contracting agency and the Department in the event any subcontractor fails or refuses to comply with the provisions. In addition, the contractor will not utilize any subcontractor declared by the Illinois Human Rights Commission to be ineligible for contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations.

In the event of the contractor's non-compliance with the provisions of this Equal Employment Opportunity Clause,

the Act or the Rules and Regulations of the Department, the contractor may be declared ineligible for future contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations, and the contract may be cancelled or voided in whole or in part, and other sanctions or penalties may be imposed or remedies invoked as provided by statute or regulation.

15. During the performance of its Agreement with the Village of Willowbrook, Contractor:

Will not maintain or provide for its employees any segregated facilities at any of its establishments, and not permit its employees to perform their services at any location, under its control, where segregated facilities' means any waiting rooms, work areas, restrooms and washrooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation and housing facilities provided for employees which are segregated by explicit directive or are in fact segregated on the basis of race, creed, color, or national origin because of habit, local custom, or otherwise. Contractor (except where it has obtained identical certifications from proposed Subcontractors and material suppliers for specific time periods), obtain certifications in compliance with this subparagraph from

proposed subcontractors or material suppliers prior to the award of a subcontract or the consummation of material supply agreements, exceeding \$10,000.00 which are not exempt from the provisions of the Equal Opportunity clause, and that Contractor will retain such certifications in its files.

16. Contractor agrees to assume all risk of loss and to indemnify and hold harmless the Village of Willowbrook, its officers, agents and employees from any and all liabilities, claims, suits, injuries, losses, damages, fines or judgments, including litigation costs and attorneys' fees, arising out of the work performed by Contractor including, to the extent allowed by law, those liabilities, injuries, claims, suits, losses, damages, fines or judgments, including litigation costs and attorneys' fees arising out of, or alleged to arise out of, the intentional, willful, wanton or negligent acts of Contractor, its employees, agents, assigns and/or subcontractors.

17. The Contractor represents and warrants to the Village that neither it nor any of its principals, shareholders, members, partners, or affiliates, as applicable, is a person or entity named as a Specially Designated National and Blocked Person (as defined in Presidential Executive Order 13224) and that it is not

acting, directly or indirectly, for or on behalf of a Specially Designated National and Blocked Person. The Contractor further represents and warrants to the Village that the Contractor and its principals, shareholders, members, partners, or affiliates, as applicable, are not, directly or indirectly, engaged in, and are not facilitating, the transactions contemplated by this Agreement on behalf of any person or entity named as a Specially Designated National and Blocked Person. The Contractor hereby agrees to defend, indemnify and hold harmless the Village, the Corporate Authorities, and all Village elected or appointed officials, officers, employees, agents, representatives, engineers, and attorneys, from and against any and all claims, damages, losses, risks, liabilities, and expenses (including reasonable attorneys' fees and costs) arising from and related to any breach of the foregoing representations and warranties.

18. Insurance requirements shall be as follows:

A. Contractor shall procure and maintain for the duration of the Contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the Work by the contractor, its agents, representatives, employees or subcontractors.

B. Coverage shall be at least as broad as:

- (1) Insurance Services Office Commercial General Liability Occurrence form CG 0001 (Ed. 11/85);
and
- (2) Insurance Services Office form number CA0001 (Ed. 1/87) covering Automobile Liability, symbol 01 "any auto" and endorsement CA0029 (Ed. 12/88) changes in Business Auto and Truckers coverage forms - Insured Contract;
and
- (3) Worker's Compensation as required by the Labor Code of the State of Illinois and Employers' Liability Insurance.

C. Contractor shall maintain limits no less than:

- (1) Commercial General Liability: \$2,000,000 combined single limit per occurrence for bodily injury, personal injury, and property damage.
- (2) Automobile Liability: \$1,000,000 combined single limit per accident for bodily injury and property damage.
- (3) Worker's Compensation and Employers' Liability: Worker's Compensation limits as required by the Labor Code of the State of Illinois and Employers' Liability limits of \$1,000,000 per accident.

D. The policies are to contain, or be endorsed to contain the following provisions:

(1) Commercial General Liability and Automobile Liability Coverages:

- (a) The Village, its officials and employees are to be covered as additional insureds as respects liability arising out of activities performed by or on behalf of the Contractor, as well as materials, and equipment procured, owned, leased, hired or borrowed by the Contractor. The coverage shall contain no special limits on the scope of the protection afforded to the Village and its officials.
- (b) The Contractor's insurance coverage shall be primary insurance as respects the Village, its officials and employees. Any insurance or self-insurance maintained by the Village, its officials or employees shall be excess of Contractor's insurance and shall not contribute with it.
- (c) Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Village, its officials or employees.

(d) Coverage shall state that the Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

(2) Worker's Compensation and Employers' Liability Coverage:

The insurer shall agree to waive all rights of subrogation against the Village, its officials, employees or volunteers for losses arising from work performed by the Contractor for the Village.

(3) All Coverages:

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

19. Contractor shall at all times observe and comply with all laws, ordinances, and regulations of the federal, state, local and Village government which may in any manner affect the performance of this Contract.

20. No member of the governing body of the Village of Willowbrook or other unit of government and no other

officer, employee, or agent of the Village of Willowbrook or other unit of government who exercises any functions or responsibilities in connection with the carrying out of this project to which this Contract pertains, shall have personal interest, direct or indirect, in the Contract.

Additionally, the Contractor certifies that no officer or employee of the Village of Willowbrook has solicited any gratuity, discount, entertainment, hospitality, loan, forbearance, or other tangible or intangible item having monetary value including, but not limited to, cash, food and drink, and honoraria for speaking engagements related to or attributable to the government employment or the official position of the employee or officer from the contractor in violation of Chapter 12 of the Village Code of Ordinances of the Village of Willowbrook, adopted by the Village pursuant to the requirements of Article 10 of the State Officials and Employees Ethics Act.

Finally, The Contractor certifies that the Contractor has not given to any officer or employee of the Village of Willowbrook any gratuity, discount entertainment, hospitality, loan, forbearance, or other tangible or intangible item having monetary value including, but not limited to, cash, food and drink, and honoraria for speaking engagements related to or attributable to the government employment or the official position of the

employee or officer from the contractor in violation of Chapter 12 of the Village Code of Ordinances of the Village of Willowbrook adopted by the Village pursuant to the requirements of Article 10 of the State Officials and Employees Ethics Act.

21. In the event that Contractor shall fail to perform such work within a reasonable time after being assigned such work or shall fail to complete such work in a good and workmanlike manner, the Village of Willowbrook may terminate this Contract by written notice to Contractor, effective immediately upon mailing.

22. All change orders increasing the cost of the contract by Two Thousand Five Hundred Dollars (\$2,500.00) or less must be approved, in writing, by the Village Administrator or his designee. All change orders increasing the cost of the contract by Two Thousand Five Hundred Dollars (\$2,500.00) or more must be approved by official action of the Village Board of the Village of Willowbrook.

Additionally, no change order which authorizes or necessitates any increase in the contract price that is fifty percent (50%) or more of the original contract price or that authorizes or necessitates any increase in the price of a subcontract under the contract that is fifty percent (50%) or more of the original subcontract price

shall be issued, unless the portion of the contract that is covered by the change order is resubmitted for bidding in the same manner for which the original contract was bid, or unless competitive bidding was waived for the original portion of the contract. Bidding for the portion of the contract covered by the change order shall be subject to any requirements to employ females and minorities on the project that existed at the bidding for the original contract, together with any later requirements imposed by law.

23. Notice as provided for herein shall be transmitted to the Village of Willowbrook, Village Administrator, 835 Midway Drive, Willowbrook, Illinois 60527 as may be applicable by first class prepaid mail. Any notice to Contractor shall be deemed received when mailed.

24. Contractor agrees to maintain all records and documents for projects of the Public Body in compliance with the Freedom of Information Act, 5 ILCS 140/1 et seq. In addition, Contractor shall produce within three (3) days, without cost to the Public Body, records which are responsive to a request received by the Public Body under the Freedom of Information Act so that the Public Body may provide records to those requesting them within the required five (5) business day period. If additional time

is necessary to compile records in response to a request then Contractor shall so notify the Public Body within three (3) days in order for the Village shall request an extension so as to comply with the Act. In the event that the Village is found to have not complied with the Freedom of Information Act based upon Contractor's failure to produce documents or otherwise appropriately respond to a request under the Act, then Contractor shall indemnify and hold the Village harmless/ and pay all amounts determined to be due including but not limited to fines, costs, attorneys/ fees and penalties.

25. Time is of the essence of this Contract. This Contract is made and executed in duplicate in Willowbrook/ DuPage County/ Illinois the day and year first above written.

Contractor:

By: _____

Village of Willowbrook

By: _____

Its Mayor

ATTEST:

Village Clerk

INSTRUCTIONS FOR CERTIFIED PAYROLL FORM

PLEASE NOTE: THE SUBMISSION OF FALSIFIED PAYROLL RECORDS IS A CRIMINAL OFFENSE.

1. For all public works projects, Payroll Certifications and Accompanying Affidavit must be filed with the Village of Willowbrook on a monthly basis under the Illinois Prevailing Wage Act (820 ILCS 130/5).
2. The information must be provided for **each payroll period**. Please note the starting and ending dates of each payroll period in the space provided.
3. If you are a contractor or subcontractor working for the Village of Willowbrook on more than one project, please fill out a form for each project.
4. For each project you worked on for the Village of Willowbrook, you must identify the names of employees that worked on the project and their classifications. You must record the number of hours they worked each day of the pay period, along with the total hourly wages paid during that pay period, including the hourly fringe benefits paid.
5. Please note that pertinent information is required on the second sheet. The Subcontractor information, if applicable, is very important; however, it is **ABSOLUTELY IMPERATIVE** that the **AFFIDAVIT** information be completed in its **ENTIRETY** including **SIGNATURE**. If additional forms are needed and copies are made, please be sure to also duplicate the second sheet. A second sheet **MUST** accompany every certified transcript of payroll form showing that you are swearing that the information on each sheet is accurate.
6. Fringe Benefits **MUST** be paid if required for the work classification, regardless of your union or non-union status.
7. If a fringe benefit is paid into a fund, place the letter "F" behind the rate; if the benefit is included on the employee's payroll check, place the letter "E" behind the rate; credit will be given for health insurance paid, payments made into an ERISA approved pension plan, required vacation and/or training (registration in a BAT-approved program).
8. The items requested under the heading, "Contract Information," help to correctly identify the project. If a Contract or Project Number is not known, please do your best to secure the information. The information requested for "Project" and "Project Location" should **always** be completed.
9. You are invited to visit Illinois Department of Labor's web site at www.state.il.us/agency/idol for more detailed information regarding application of the Prevailing Wage Act.

AFFIDAVIT

SUBCONTRACTORS

Monthly Statement of Compliance

Date: _____

I, _____ (name
signatory party), _____ (title),

do hereby state: that I pay or supervise the payment
of the persons employed on the public works project

_____ (name

of project); that during the payroll period commencing

on the _____ day of _____, _____ (year), and

ending on the _____ day of _____, _____ (year),

all persons employed on said project have been

paid the full wages earned, that no rebates

have been or will be made either directly or indirectly

to or on behalf of said _____

(name of contractor or subcontractor) from the full

wages earned by any person, and that no

deductions have been made either directly or

indirectly from the full wages earned by any

persons, other than permissible deductions as

defined by Federal and/or State law. I further certify

that this payroll is correct and complete; that the wage

rates contained therein are not less than the actual

rates herein stated and that the classification set forth

for each laborers or mechanic conform to the work

he/she performed.

Signature: _____

**Attach explanation of monies paid, copy of contract
or billing, or other pertinent information.**

Company Name: _____

Contact Person: _____

Address: _____

City, State, Zip: _____

Telephone Number: _____

Company Name: _____

Contact Person: _____

Address: _____

City, State, Zip: _____

Telephone Number: _____

Company Name: _____

Contact Person: _____

Address: _____

City, State, Zip: _____

Telephone Number: _____

Company Name: _____

Contact Person: _____

Address: _____

City, State, Zip: _____

Telephone Number: _____

PROPOSAL



BENITO'S LANDSCAPING
 P.O. BOX 453
 WESTMONT, IL 60559
 USA

Proposal Number: 2016-4184
 Proposal Date: Jul 7, 2016
 Page: 1

Voice: 630-632-4865
 Fax: 630-323-4296
 EMAIL: INFO@BENITOSLANDSCAPING.COM
 To: VILLAGE OF WILLOWBROOK
 835 MIDWAY DRIVE
 WILLOWBROOK, IL 60527

Customer ID
 835MIDWAY

Customer PH: 630-323-8215
 630-514-3329 AJ

We hereby submit specifications and estimates for landscaping as follows

ITEM AND/OR DESCRIPTION	Amount
REP - PASCUAL	
REMOVE & HAUL AWAY ALL EXISTING PLANTS, WEEDS & DEBRIS - PREP AREA FOR NEW PLANTS - DELIVER & INSTALL 1 CU YD OF MUSHROOM COMPOST	295.00
IN CENTER OF ISLAND WHERE PLANTS WERE REMOVED, DELIVER & INSTALL THE FOLLOWING:	
-- 11 GREEN VELVET BOXWOODS - 15" -	1,265.00
-- 5 DWARF KOREAN LILACS - 18" -	375.00
-- 17 CHICAGO APACHE DAYLILIES - #1 -	286.00
DEMO APPROX 35 LN FT OF CURB & HAUL AWAY ASSOCIATED DEBRIS - CREATE NEW CURB BASE - CREATE A ROUNDED CURB	1,850.00
DISASSEMBLE ISLAND PAVERS & HAUL AWAY DEBRIS - CREATE A NEW 16" PAVER BASE - DELIVER & INSTALL UNILOCK'S BRUSSEL PREMIER PAVER STONES IN BAVARIAN BLEND COLOR - APPROX 785 SQ FT -	15,700.00

PLEASE CHECK WHICH SERVICES YOU WOULD LIKE US TO PERFORM. IF ACCEPTABLE PLEASE SIGN & RETURN

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be done only upon a written change order. The costs will become an extra charge over and above the estimate.

All elements of this agreement are contingent upon strikes, accidents or delays beyond our control. The estimate does not include material price increases, or additional labor and materials which may be required should unforeseen problems, arise after the work has started.

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Cancellation must be done in writing. Late fees will apply to late payments.

We Propose: Hereby furnish material and labor- completed in accordance with above specifications, for the sum of:

_____ dollars

50 % Deposit Upon Acceptance-Balance Due Upon Completion.

Home Phone: _____

Cell Phone: _____

E-mail: _____

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature: BENITO GONZALEZ Date: 7/7/16

Customer Signature: _____ Date: _____

VILLAGE OF WILLOWBROOK

BOARD MEETING AGENDA ITEM - HISTORY/COMMENTARY

ITEM TITLE:

Receive Plan Commission Recommendation – Public Hearing 16-10: Consideration of a petition for approval of an amendment to an existing special use for variations from Title 9 of the Village Code to allow the location of two (2) temporary modular outdoor classrooms at the property commonly known as Holmes Elementary School, in the R-1 Zoning District, 5800 South Holmes Avenue, Clarendon Hills, Illinois.

AGENDA NO.

5i

AGENDA DATE:
07/25/16

STAFF REVIEW: Anna Franco, Planning Consultant

SIGNATURE:

Anna Franco

LEGAL REVIEW: Tom Bastian, Village Attorney

SIGNATURE:

THOMAS BASTIAN TH.

RECOMMENDED BY: Tim Halik, Village Administrator

SIGNATURE:

TE HALIK

REVIEWED & APPROVED BY COMMITTEE:

YES

NO

N/A

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

Maercker School District 60 is required by law to provide educational services to the three (3) to five (5) year old population identified with special needs and that require an Individual Education Plan (IEP). These children are identified through pre-school screening conducted by Maercker School District staff. The children are also referred to the School District through Child Find services. As soon as a child turns three (3) years old and is identified as requiring special services, the School District must meet the child's needs.

As a result of the required preschool screenings, the number of students requiring early childhood services in the Fall has grown significantly. The School District was unaware of the number of children until the screenings were conducted in late Spring. In the previous school year, the School District utilized space at the Christian Church for this need, but unfortunately that space is not available for the coming school year. The law prohibits class sizes from exceeding ten (10) special needs students per classroom, and the number of students coming to the School District in the Fall require additional classroom space that the School District does not have available in the school building.

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

Maercker School District 60 is requesting approval of variations from the parking section of the Village code in order to place two (2) temporary modular classrooms outside at Holmes Elementary School, located at 5800 South Holmes Avenue, Clarendon Hills. The Maercker School District will have a three (3) year lease of the modular classrooms to accommodate incoming students requiring special services per the state mandated Individualized Education Plan (IEP) program.

The modular classrooms will be located in an area that is currently used for overnight school bus parking. The overnight bus parking will remain on the property, but will be relocated just south of the modular classrooms. The School District is requesting an amendment to the existing special use for variations to allow the overnight bus parking to remain on the property, to reduce the number for on-site parking spaces, and to allow off-site parking on an adjacent lot with an existing use.

New sanitary, water, and electric infrastructure extensions will be added to the property to service the modular classrooms, and five (5) additional trees will be planted to screen the classrooms and bus parking from adjacent residential homes.

ACTION PROPOSED: July 25, 2016: Receive Plan Commission Recommendation.



EST. 1960

Willowbrook

835 Midway Drive
Willowbrook, IL 60527-5549

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

MEMORANDUM

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

MEMO FROM: William Remkus, Chairman Pro Tem, Plan Commission

DATE: July 21, 2016

SUBJECT: Zoning Hearing Case 16-10: Holmes Elementary School Modular Classrooms, 5800 South Holmes Avenue, Clarendon Hills, Illinois 60514. Consideration of a petition for approval of an amendment to an existing special use for variations from Title 9 of the Village Code to allow the location of two (2) temporary modular outdoor classrooms at the property commonly known as Holmes Elementary School, in the R-1 Zoning District

At the special meeting of the Plan Commission held on July 20, 2016, the above referenced application was discussed and the following motion was made:

MOTION: Made by Ruffolo seconded by Kaucky that based on the submitted petition and testimony presented, I move that the Plan Commission forward its findings of fact to the Mayor and Village Board for special uses and variances as shown in Attachments 1 and 2 of the staff report prepared for the July 20, 2016 Plan Commission for PC 16-10, and recommend approval of an amendment to the existing special use to allow a variation from 9-10-5 (K) to reduce the minimum required on-site parking spaces, a variation from 9-10-5 (B) to allow off-site parking on an adjacent lot with an existing use, and a variation from 9-10-5 (O) to allow nine (9) overnight bus parking stalls, to allow two (2) temporary modular classrooms on the subject property, subject to the following conditions:

1. Additional landscaping, including four (4) evergreen trees and one (1) deciduous tree, shall be added to the Landscape Plan, and that the Landscape Plan shall be prepared per Village code requirements.

Mayor

Frank A. Trilla

Village Clerk

Leroy R. Hansen

Village Trustees

Sue Berglund

Umberto Davi

Terrence Kelly

Michael Misteale

Gayle Neal

Paul Oggerino

Village Administrator

Tim Halik

Chief of Police

Mark Shelton

Director of Finance

Carrie Dittman



Proud Member of the
Illinois Route 66 Scenic Byway



EST. 1960

Willowbrook

835 Midway Drive
Willowbrook, IL 60527-5549

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

Mayor

Frank A. Trilla

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Sue Berglund

Umberto Davi

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Michael Mistele

Gayle Neal

Paul Oggerino

**Village
Administrator**

Tim Halik

Chief of Police

Mark Shelton

**Director of
Finance**

Carrie Dittman

2. Construction and maintenance of the modular classrooms shall at all times be in substantial compliance with the plans identified in the attachments of the July 20, 2016 staff report for PC 16-10.
3. The two (2) temporary modular classrooms shall be allowed for a period of three (3) years from the date of approval of the zoning request by the Village Board.

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

MOTION DECLARED CARRIED

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

WR:jp



Proud Member of the
Illinois Route 66 Scenic Byway



Village of Willowbrook Staff Report to the Village Board

Village Board:

Receive & Remand July 25, 2016
Ordinance Consideration July 25, 2016

Plan Commission:

Hearing Date July 20, 2016
Meeting Date July 20, 2016

Prepared By: Anna Franco, Planning Consultant

Case Title: 16-10: Holmes Elementary School Modular Classrooms, 5800 South Holmes Avenue, Clarendon Hills, Illinois 60514

Petitioner: Maercker School District 60, 1 South Cass Avenue, Suite 202, Westmont, IL

Action Requested by Applicant: Consideration of a petition for approval of an amendment to an existing special use for variations from Title 9 of the Village Code to allow the location of two (2) temporary modular outdoor classrooms at the property commonly known as Holmes Elementary School, in the R-1 Zoning District

Location: Northwest corner of 58th Place and Holmes Avenue, south of Christian Church of Clarendon Hills

Existing Zoning: R-1 Single Family Residence District

Existing Land Use: Elementary School

Property Size: 4.13 acres

Surrounding Land Use:

	Use	Zoning
North	Christian Church of Clarendon Hills	Village of Clarendon Hills
South	58 th Plaza	58 th Plaza
East	Holmes Avenue	Holmes Avenue
West	Single Family Residential	Unincorporated

Necessary Action by Village Board: July 25, 2016: Receive Plan Commission recommendation AND consideration of attached Ordinance.



Documents attached at the end of report.

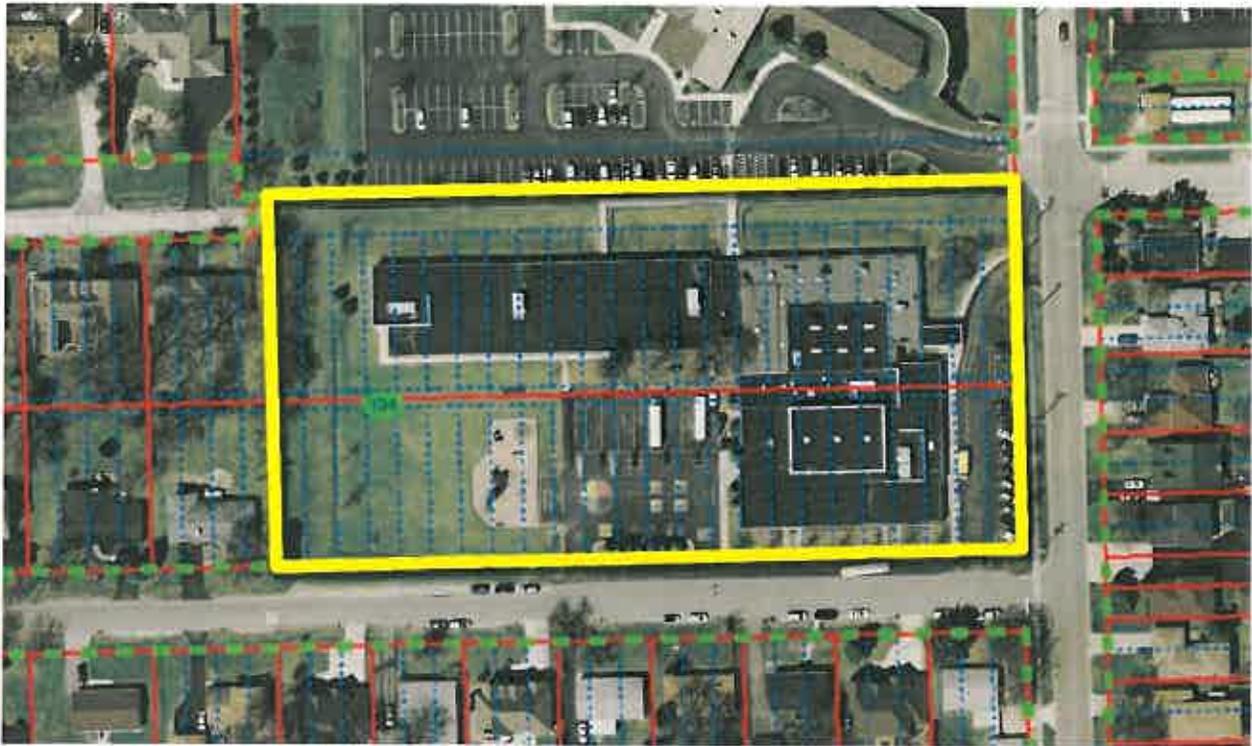
1. Standards for Special Use Permit, dated 06/23/16 (2 Sheets)
2. Standards for Variations, dated 06/23/16 (2 Sheets)
3. Site Plan, dated 06/23/16 (1 Sheet)
4. ALTA/NSPS Land Title Survey, dated 01/02/02 (1 Sheet)
5. 2002 Architectural Site Plan, dated 01/02/02 (1 Sheet)
6. Engineering Plans, dated 06/06/16, (5 Sheets)
7. Landscape Plan and Protection Plan, dated 06/23/2016 (1 Sheet)
8. Architectural Elevations, dated 05/30/07 (14 Sheets)
9. Construction Schedule, no date (1 Sheet)
10. Summary of Costs, no date (1 Sheet)
11. Parking Agreement with Christian Church of Clarendon Hills (1 Sh)
12. Existing Special Use Ord. No. 02-0-06 (10 Sheets)

Site Description

The property is located at the northwest corner of Holmes Avenue and 58th Place in Willowbrook. Although the property has a Clarendon Hills address, it is incorporated in the Village of Willowbrook. The subject property is bordered by Christian Church of Clarendon Hills to the north (incorporated to Clarendon Hills), unincorporated single family residential to the west, 58th Place to the south, and Holmes Avenue to the east. Land uses across Holmes Avenue and 58th Place include a combination of incorporated and unincorporated single family residential homes (as shown in *Exhibit 2*).



Exhibit 1 Site Location



The site is a total of 4.13 acres and contains an existing +/- 52,870 sq. ft. building commonly known as Holmes Elementary School (part of Maercker School District 60). The building is used solely for school instruction for children in grades pre-kindergarten through second grade. The site contains a paved play area, a playground, nine (9) overnight bus parking stalls, and sixteen (16) parking spaces. The property has a lot depth of +/- 603 feet, with +/- 264 feet of frontage along Holmes Avenue and +/- 603 feet of frontage along 58th Place. The main entrance to the building and a school drop-off area is located on the east side of the building off of Holmes Avenue.

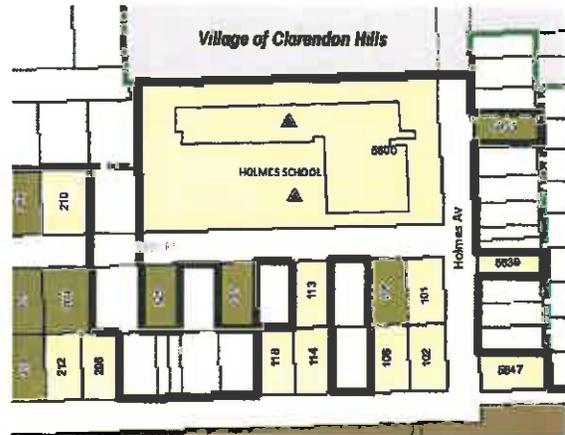


Exhibit 2 Adjacent Zoning



Development Proposal

Overview

Maercker School District 60 is requesting approval to place two (2) temporary modular classrooms outside at Holmes Elementary School, located at 5800 South Holmes Avenue, Clarendon Hills. The modular classrooms will be used for school children of three (3) to five (5) years of age to meet the requirements of the state mandated Individualized Education Plan (IEP) program. Maercker School District will have a three (3) year lease of the modular classrooms, which will be placed in an area that is currently used for overnight school bus parking. The overnight bus parking will remain on the site and be relocated just south of the modular classrooms (please see *Exhibit 3* below).

Exhibit 3 Proposed Site Plan



Individual Education Plan (IEP) Requirement

Maercker School District 60 is required by law to provide educational services to the three (3) to five (5) year old population identified with special needs and that require an Individual Education Plan (IEP). These children are identified through pre-school screening conducted by Maercker School District 60 staff. The children are also referred to the School District through Child Find services. As soon as a child turns three (3) years old and is identified as requiring special services, the School District must meet the child's needs.

As a result of the required preschool screenings, the number of students requiring early childhood services in the fall has grown significantly. The School District was unaware of the number of children until the screenings were conducted in late Spring. In the previous school year, the School District utilized space at the Christian Church for this need, but unfortunately that space is not available for the coming school year. The law prohibits class sizes from exceeding ten (10) special needs students per classroom, and the number of students coming



to the School District in the Fall require additional classroom space that the School District does not have available in the school building.

Long Term Solution

The School District is investigating permanent options for the location of the early childhood program; including, but not limited to, construction of a new facility. An expenditure of this nature would require adequate time to vet appropriate options, secure funds, and design and construct a facility. Since the needs of the students are immediate, the School District is requesting approval to install the temporary structure at Holmes Elementary School.

About Maercker School District 60

Maercker School District 60 is a school district located in DuPage County, Illinois, and has an enrollment of approximately 1,350 children in pre-kindergarten through eighth grade. Geographically, the District covers 3.5 square miles and has approximate boundaries as follows: 55th Street on the north; 67th Street on the south; Madison Street in Hinsdale, on the east; and Williams Street, the boundary between Westmont and Downers Grove, on the west. The District encompasses a portion of the Villages of Westmont, Willowbrook, Clarendon Hills, Darien, Hinsdale and unincorporated DuPage County.

The educational needs of students are met in programs housed in three (3) District schools:

1. **Holmes Primary School** serving children in pre-kindergarten, kindergarten, first, and second grade
2. **Maercker Intermediate School** providing educational services for children in third, fourth, and fifth grades
3. **Westview Hills Middle School** serving the educational needs for children in sixth, seventh, and eighth grade

Upon completion of the eighth grade, Maercker School District students attend high school in either Hinsdale High School District 86 or Downers Grove High School District 99.

Summary of Variances Requested

The purpose of this public hearing is to consider a petition requesting approval of an amendment to an existing special use for the following variations:

1. Variation from Section 9-10-5 (K) to reduce the requirement for onsite parking from one (1) space per employee to sixteen (16) spaces.
2. Variation from Section 9-10-5 (B) to allow off-site parking on an adjacent lot with an existing use.
3. Variation from Section 9-10-5 (O) to allow nine (9) overnight bus parking stalls on the subject property.



Staff Analysis

Property History & Special Use

Holmes Elementary School was originally approved and constructed in DuPage County in 1961 and the first building addition was completed in 1969. In association with a second building addition, the subject property was annexed to the Village of Willowbrook in 2002. A Special Use Permit was granted to allow a school on the subject property, per Section 9-5A-2 of the Village code, and approved variations related to the second building addition.

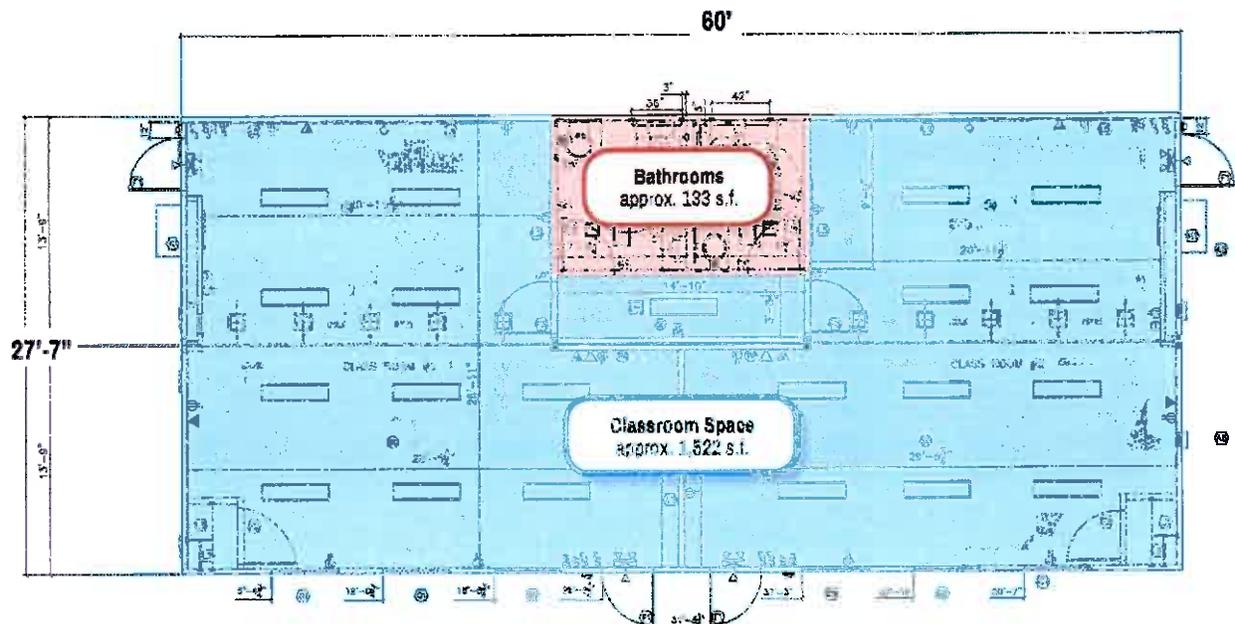
Timeline:

- 1961 - Approval through DuPage County and Initial Construction
- 1969 - First Building Addition
- 2002 - Annexation to the Village of Willowbrook (02-R-25, 02-O-05)
 - Special Use Approval (02-O-06)
 - Plat of Easement (02-R-26)
 - Second Building Addition

Modular Classrooms

The modular classrooms have a combined total length of sixty (60') feet and width of 27'-7". The total combined footprint is approximately 2,130 square feet, including the ramp and two (2) staircases, with approximately 1,522 of that dedicated to instructional space.

Exhibit 4 Modular Classroom Floor Plans





The two (2) modular classrooms will be located side-by-side on the existing paved overnight bus parking area, approximately thirty (30) feet from each wall of the existing building. The units will be accessible via a ramp (to meet ADA standards) on the south side of the units and a staircase on the west and east side of the units. As illustrated in the attached architectural elevations (*Attachment (8) Architectural Elevations*), the modular classrooms will be oriented so that the main entry door and windows face south toward 58th Place. The exterior building materials will consist of grooved, cement fiber vertical siding. Additionally, four (4) new painted, steel bollards with electric will be located just south of the modular classrooms and replace the existing bollards on site. The bollards will act as a barrier between the overnight bus parking and the temporary classroom units.

Exhibit 4 Proposed Modular Classroom Unit



Bulk Requirements

The property is zoned R-1 (with a Special Use). A detailed discussion of important bulk exceptions and variations as it relates to the modular classrooms is provided below.

1. **Height.** The maximum height of a building in the R-1 zoning district is 35'. The total height of the modular classrooms will be between 12' to 13' when installed.
2. **Building Setbacks.** The required and proposed minimum setbacks are shown in *Table 1* below. The proposed modular classrooms are in conformance with the Village's required R-1 District front, interior side, and rear yard setback requirements.

Table 1 Building Setbacks

Yard	Description	Required	Provided	Variance
Front	From Holmes Avenue	Min. 60'	Approx. 251'	none
Interior Side	From Christian Church of CH	Min. 15'	Approx. 161'	none
Exterior Side	From 58 th Place	Min. 50'	Approx. 83'	none
Rear	From unincorporated residential	Min. 50'	Approx. 287'	none

3. **Maximum Lot Coverage.** The proposed modular classrooms are being constructed on existing pavement. Therefore, the subject property's lot coverage is unchanged.



4. Pavement Setbacks. No new pavement or other impervious surfaces are being proposed.
5. Foundation Setbacks. Staff is not applying this standard as the structure is only temporary.

Employee & Visitor Parking

Non-Conforming Parking

The parking for the site is currently not in conformance with the approved Special Use for the property. The property currently provides sixteen (16) existing parking spaces along the east property line near the main entrance to the school, two (2) of which are accessible parking spaces. The Special Use for the property (approved in 2001) originally approved a total of forty-two (42) spaces. The twenty-six (26) missing spaces were located at the paved area along 58th Place, which also includes the nine (9) bus parking stalls and children’s playground painting. However, repaving occurred sometime between 2012 and 2013 (according to Google Earth historical aerials) and while the children’s playground painting and the bus parking remain, the parking spaces were never restriped.

Code Conformance

According to Maercker School District, Holmes Elementary School employs approximately fifty-nine (59) employees. According to the Village Code, per Section 9-10-5 (K), one (1) parking space for each faculty member plus one (1) parking space for each full time employee is required (Please reference *Table 2* below). That is essentially one (1) parking space for each employee.

Table 2 Parking Breakdown

Use	Employees	Code Requirement	Required	Provided	Variance
Elementary School	59 employees	One (1) parking space for each faculty member plus one (1) for each other full time employee	59 spaces	16 spaces	yes

Even if Holmes School were to restripe the paved area off of 58th Place to be in conformance with their special use, they would still be seventeen (17) parking spaces short per the Village Code and what is necessary for daily parking needs.

Due to the shortage of on-site parking, Maercker School District has an arrangement with Christian Church of Clarendon Hills (located directly north of the subject property), for off-site parking. Their property has a total of 229 parking spaces. Until recently, shared parking was only a verbal agreement, but the School District and Church will enter into a one-year written agreement, starting July 2016 (*Attachment 11*).

Staff supports the agreement for off-site parking for the following reasons:

Location – The Church’s parking lot is conveniently located and easily accessible by all relevant users of Holmes School. The School has ensured easy access to and from the parking lot via two (2) walkways to the north side of the school.

Peak Parking Hours Coordination – Off-peak and peak hour parking schedules between the Church and the School directly coincide. On weekdays, peak parking hours occurs between the hours of 8:00 am and 4:00 pm, while the Church’s main activity, and thus peak parking occurs after 5pm. On



weekends, the Church lot operates at peak conditions due to higher activity, while Holmes School has virtually no parking needs on the weekends.

Efficient Use of Existing Parking Infrastructure – The use of the Church parking lot preserves the blacktop for recreational space on the Holmes School property. Additionally, the off-site parking agreement avoids the creation of new impervious surfaces on the Holmes Schools site.

History of Successful Partnership – Maercker School District and Christian Church of Clarendon Hills already have a successful history of shared parking on the Church lot. According to School Officials, Holmes School employees have been parking on the Church lot since 2002, perhaps even longer, and without a written agreement. The written parking agreement should further secure this successful partnership.

Parking Variations

To allow the parking arrangement to occur, the applicant is requesting an amendment to their existing special use for a variation from Section 9-10-5 (K) to reduce the requirement for onsite parking from one (1) space per employee to sixteen (16) spaces, and a variation from Section 9-10-5 (B) to allow off-site parking on an adjacent lot with an existing use.

Overnight Bus Parking

Maercker School District currently provides nine (9) overnight bus parking stalls on the paved area off of 58th Place. The buses leave at 7:00 am before students arrive for the school day and park overnight from 4:30 pm to 7:00 am the next morning.

Relocation & Configuration

Maercker School District's original plan was to relocate the buses to another Maercker School District 60 location, however, the School District has had a difficult time finding an alternate parking location within the tight timeframe. Maercker School District is therefore proposing to retain the existing overnight bus parking on the paved play area at Holmes School, but relocate the stalls just south of their original location to accommodate the proposed modular classrooms.

The bus parking stalls are being proposed with a diagonal parking configuration for the easiest maneuverability. The two (2) additional parking stalls west of the modular classrooms are "spare" bus parking stalls. These buses will remain parked throughout the day.



Exhibit 6 Overnight Bus Parking Configuration



Exhibit 7 Future Overnight Bus Parking

Fence Removal

A black wire 8'-6" fence currently encloses the bus parking stalls to help prevent vandalism to the buses. However, the fence will be removed due to the proposed placement of the modular classrooms and the relocation of the bus parking stalls. The fence will not be relocated as it would block access from the school building to the playground.

Overnight Bus Parking Variation

The existing overnight bus parking is currently not allowed per Village code Section 9-10-5 (O), which states:

"The outdoor storage or parking of any vehicles requiring a state vehicle license greater than a class B, or any vehicle in excess of eight thousand (8,000) pounds as regulated by the state, or buses designed for more than sixteen (16) occupants, is prohibited within all residential districts.

To allow overnight bus parking on the property, the applicant is requesting an amendment to their existing special use for a variation from Section 9-10-5 (O) to allow nine (9) overnight bus parking stalls on the subject property.

Landscaping

The appearance of the modular classrooms and overnight bus parking to nearby residents is one of Staff's chief concerns regarding the applicant's proposal. Currently, seven (7), twenty (20) foot evergreen trees along 58th Place provide ample screening for the two (2) homes directly across from the paved area where the classrooms and bus are to be located. However, little screening is provided for those homes who can view the paved area at an angle.

The Landscape Plan submitted by the applicant does not propose the removal of any of the existing trees on the subject site. However, the Landscape Plan does not propose any new landscaping to provide screening of the modular classrooms and the overnight school bus parking. As a condition of approval, Staff is requiring the addition of four (4) evergreen trees along the south property line, at an install height of at least eight (8) feet as well as one (1) deciduous tree near the playground area, to provide additional screening. Staff is recommending a deciduous tree near the playground, as opposed to an evergreen, as a somewhat unobstructed view of the playground may be necessary for faculty.

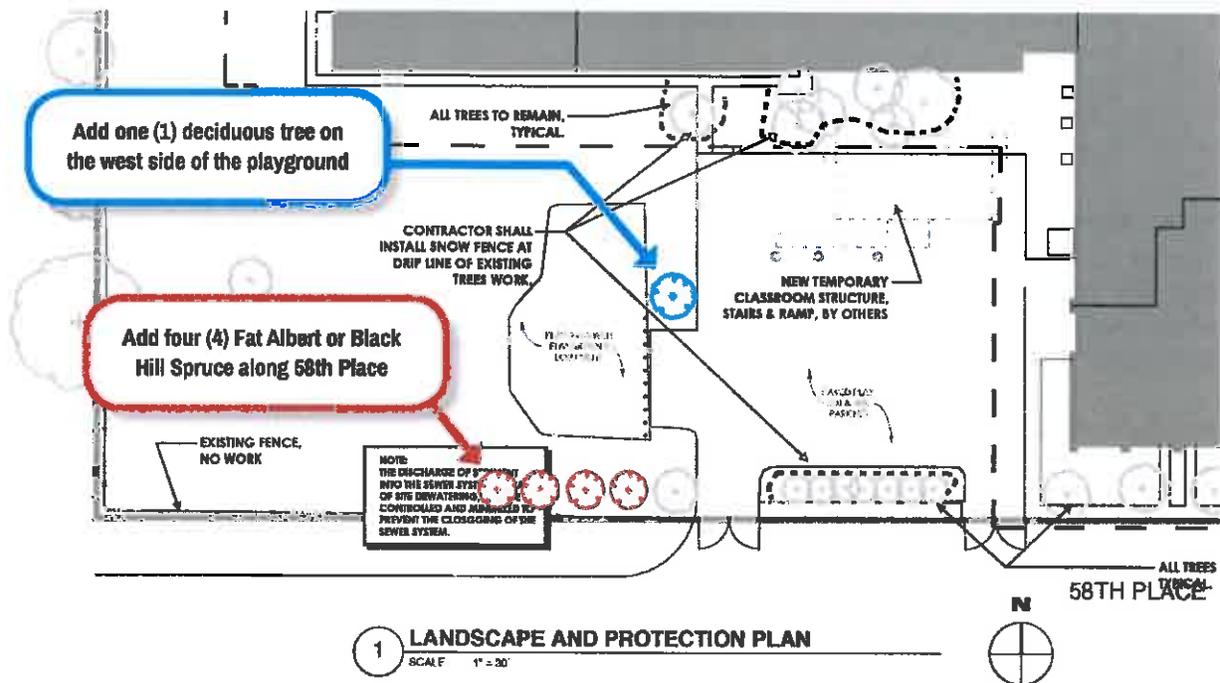


Exhibit 8 Landscape Plan Changes

Traffic Concerns

At the June 8th, 2016 Plan Commission meeting, Staff informed Plan Commissioners in attendance of the Maercker School District's upcoming request for temporary modular classrooms. During the discussion that ensued, Plan Commissioners expressed deep concerns regarding morning and afternoon traffic related to the drop-off and pick up of Holmes School students. According to reports, backs up occur along North Avenue just north of the school due to drop-off congestion. In an effort to allow better circulation and to disallow attempts to "cut" the drop off line, "no left turn" signs were installed at the eastbound 58th Place stop sign and at the north bound drop off entrance.

While further investigation of these traffic conditions is desired, school is currently not in session and any traffic analysis conducted will be inaccurate. Staff is not requiring the applicant to submit a traffic study as part of their request for the same reason.

Utilities

The applicant is proposing new sanitary, water, and electric infrastructure to service the modular classrooms. Please see *Attachment (6), Engineering Plans*, for additional detail.

Sanitary - The applicant will saw cut existing asphalt to route new underground 4" sanitary pipe to service the modular classrooms. The new piping will connect to existing underfloor sanitary on the property. A sanitary connection inside the building will require a Flagg Creek permit.

Water - A new underground 1 1/4" domestic cold water pipe is to be routed to connect the modular classrooms with the existing underground 3" domestic cold water piping that runs through the site.



Stormwater – Because no new impervious surface is being proposed, and because the utility work is only a temporary impact, the applicant will not require a DuPage County Stormwater permit for their request.

Electric – Electric for the modular classrooms will run east from the temporary structure to the existing school building at 18” below grade. New exterior and interior pull boxes will be mounted on the building at an inaccessible height.

Standards for Special Use Permit

Section 9-14-5.2 of the Willowbrook Zoning Ordinance establishes seven (7) standards for a Special Use Permit that must be evaluated by the Plan Commission and Village Board. Recommendations may include conditions of approval if appropriate to mitigate any negative impacts created by the special use permit. The applicant’s responses are provided in *Attachment (1)*.

Standards for Variations

Section 9-14-4.5 of the Willowbrook Zoning Ordinance establishes seven (7) standards for variations that must be evaluated by the Plan Commission and Village Board. Recommendations may include conditions of approval if appropriate to mitigate any negative impacts created by the variations. The applicant’s responses are provided in *Attachment (2)*.



Motion

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

Based on the submitted petition and testimony presented, I move that the Plan Commission forward its findings of fact to the Mayor and Village Board for special uses and variations as shown in Attachments 1 and 2 of the staff report prepared for the July 20, 2016 Plan Commission for PC 16-10, and recommend approval of an amendment to the existing special use to allow a variation from 9-10-5 (K) to reduce the minimum required on-site parking spaces, a variation from 9-10-5 (B) to allow off-site parking on an adjacent lot with an existing use, and a variation from 9-10-5 (O) to allow nine (9) overnight bus parking stalls, to allow two (2) temporary modular classrooms on the subject property, subject to the following conditions:

1. Additional landscaping, including four (4) evergreen trees and one (1) deciduous tree, shall be added to the Landscape Plan, and that the Landscape Plan shall be prepared per Village code requirements.
2. Construction and maintenance of the modular classrooms shall at all times be in substantial compliance with the plans identified in the attachments of the July 20, 2016 staff report for PC 16-10.

The following motion made by Ruffolo was seconded by Kaucky and approved unanimous 5-0 roll call vote of the members present:

Based on the submitted petition and testimony presented, I move that the Plan Commission forward its findings of fact to the Mayor and Village Board for special uses and variances as shown in Attachments 1 and 2 of the staff report prepared for the July 20, 2016 Plan Commission for PC 16-10, and recommend approval of an amendment to the existing special use to allow a variation from 9-10-5 (K) to reduce the minimum required on-site parking spaces, a variation from 9-10-5 (B) to allow off-site parking on an adjacent lot with an existing use, and a variation from 9-10-5 (O) to allow nine (9) overnight bus parking stalls, to allow two (2) temporary modular classrooms on the subject property, subject to the following conditions:

1. Additional landscaping, including four (4) evergreen trees and one (1) deciduous tree, shall be added to the Landscape Plan, and that the Landscape Plan shall be prepared per Village code requirements.
2. Construction and maintenance of the modular classrooms shall at all times be in substantial compliance with the plans identified in the attachments of the July 20, 2016 staff report for PC 16-10.
3. The two (2) temporary modular classrooms shall be allowed for a period of three (3) years from the date of approval of the zoning request by the Village Board.

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



Attachment 1

Special Use Standards and Findings for PC 16-10 Holmes School Modular Classrooms

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

Finding: The Maercker School District affirms that the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The school district puts a high value on the safety of its students and staff and by extension, the general public.

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

Finding: The Maercker School District affirms 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.

- i. Temporary Structure: The school district is seeking to make as little change as possible. By setting the temporary structure as far back from the side yard as possible we feel they can accomplish this goal.
- ii. Car and Bus Parking: The proposed parking variations represent no change in the current or past practice regarding car and bus parking since prior to the original 2002 Special Use Permit and annexation.

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

Finding: The Maercker School District affirms that the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for use permitted in the district.

- i. The use of the Temporary Structure is in keeping with the use of the existing school and will have little impact on the surrounding properties.
- ii. The Car and Bus Parking variations will present no change to past practices.

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

Finding: The Maercker School District affirms that adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.

- i. The proper utilities have been professionally engineered.
- ii. There are no proposed changes regarding site access, site drainage or impervious surfaces.

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



Finding: The Maercker School District affirms that adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. The proposed Use does not represent any significant change to the current traffic or parking routines on the surrounding public streets.

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

Finding: The Maercker School District affirms 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.

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

Finding: The Maercker School District affirms that 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.

- i. The change (growth) in student enrollment created by the State mandated Early Childhood program has created the need for the temporary structure.
- ii. Car and Bus Parking use has not changed since prior to the 2002 Special Use Permit. The school district is seeking to make as little change in this regard as possible, but merely maintain their current operations.
- iii. The school district has not petitioned the village for a Special Use Permit in the last year.



Attachment 2

Variation Standards and Findings for PC 16-10 Hoimes School Modular Classrooms

9-14-4.5: Standards for Variations

The Plan Commission shall not recommend and the Board of Trustees shall not grant variations from the regulation of this title unless affirmative findings of fact shall be made as to all of the standards hereinafter set forth, which findings of fact shall be based upon evidence adduced upon the hearing held thereon, that:

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

Finding: The property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the district under the current Special Use Permit. The "returns" are defined in this situation in terms of student wellbeing and the school districts' ability to continue to provide a satisfactory educational environment and enhancement education programs.

- i. **Temporary Structure:** The proposed variance to install a Temporary Structure would permit the school district to meet the growing enrollment needs resulting from increasing State of Illinois mandated Early Childhood requirements.
- ii. **Car Parking:** The proposed variance to relieve the district of providing on site automobile parking will further allow the school district to provide adequate play area for the general population of students as well as students with special needs.
- iii. **Bus Parking:** The proposed variance to permit buses to continue to park in the south lot as they have since prior to the 2002 annexation and Special Use Permit is essential to the school districts' continued success and maintenance of their services to the students within the district.

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

Finding: The proposed variation will alleviate hardship for classroom space and bus parking:

- i. **Temporary Structure:** No other off-site facility has been found that meets the school districts need for their students without undue costs and division of staff resources.
- ii. **Car Parking:** The school district has a long-standing agreement with the adjacent church to the north to utilize parking for the school's staff during regular school days and for parent and visitors during special events. This agreement allows the students to utilize the paved play areas as well as the grass & mulch play areas.
- iii. **Bus Parking:** Allowing the continued parking of the buses on the paved lot outside of school hours will alleviate the burdening high cost of leasing off-site space for these vehicles.

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

Finding: The hardship has not been created by any person having a proprietary interest in the school. The school district has no proprietary interest in the property.



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

Finding: The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood.

- i. Temporary Structure: will be well within the property boundaries and far away from any neighboring properties.
- ii. Car & Bus Parking: the current parking agreement with the church will continue to be maintained. The parking and bus situation will remain as it has since prior to the 2002 Special Use Permit and annexation.

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

Finding: The proposed variations will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, substantially increase the danger of fire, or endanger the public safety.

- i. Temporary Structure: will be set far away from any neighboring properties and will not reduce the amount of air or light to adjacent properties. This structure will meet all applicable building codes, electrical codes, fire codes
- ii. Car & Bus Parking: the current parking agreement with the church will continue to be maintained. The parking and bus situation will remain as it has since prior to the 2002 Special Use Permit and annexation.

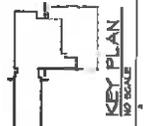
- (F) The proposed variation will not alter the essential character of the locality. (Ord. 77-O-4, 2-14-1977)

Finding: The proposed variation will not alter the essential character of the locality.

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

Finding: The proposed variations are in harmony with the spirit and intent of Title 9 of this Code

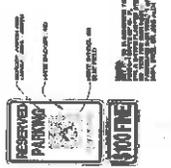
- i. The proposed variations will allow the school district to meet the State requirements for Early Childhood education and further maintain the high standard of education the community it serves has come to expect.
- ii. The proposed variations will not negatively impact the adjacent properties.



A6 SYMBOL DETAIL

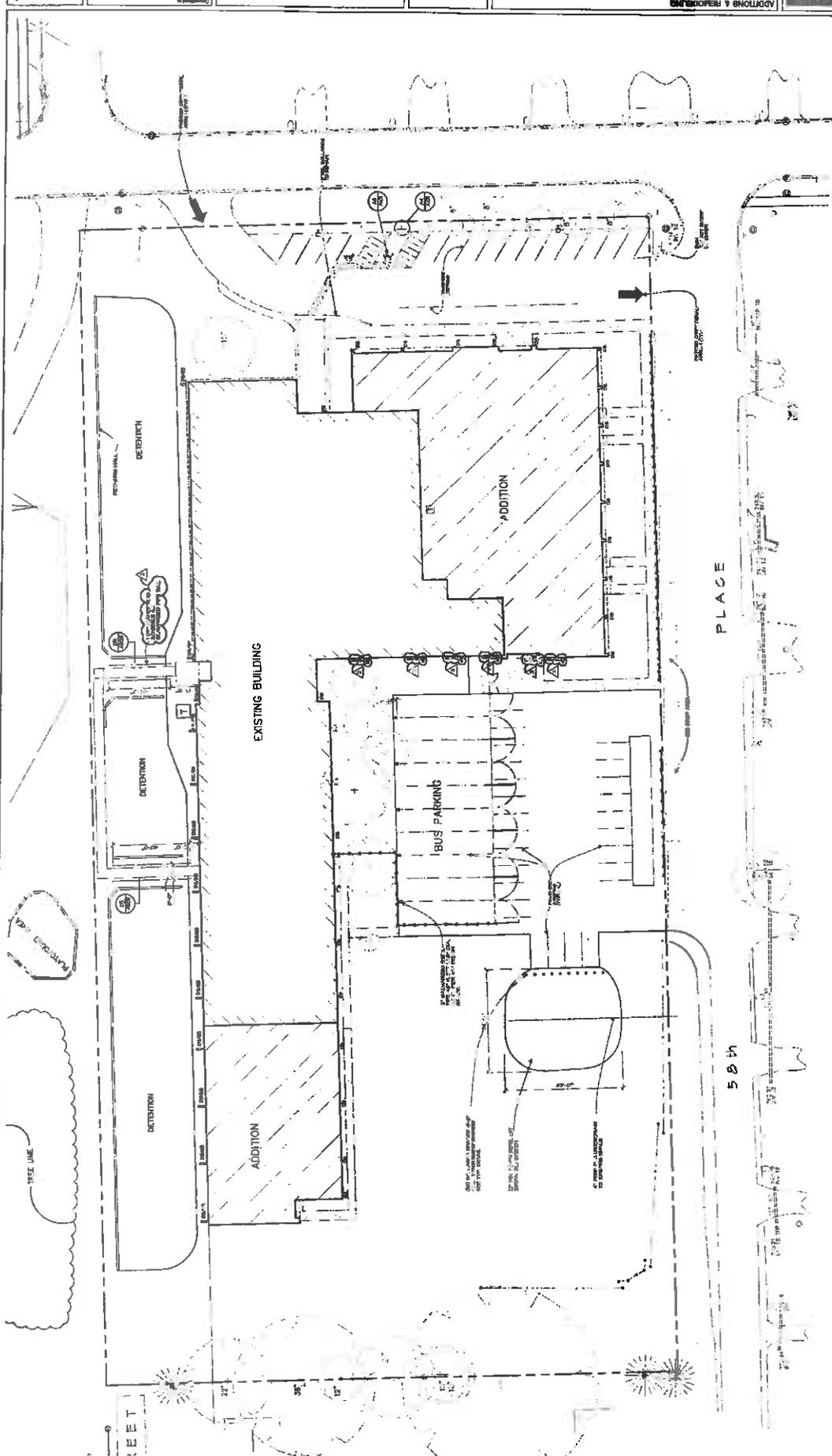


A4 SIGN DETAIL



HOLMES SCHOOL
1-STORY BRICK BUILDING
21,778 SQ. FT. (ADDITIONS)
52,702 SQ. FT. (TOTAL GRUND)
179,843 SQ. FT. (TOTAL SITE)
42 PARKING SPACES

B4 SITE PLAN



1" = 10' LEET

ADDITIONS & REPAIRS
HOLMES ELEMENTARY SCHOOL
5800 HOLMES AVENUE
CLAYTON HILLS, BLAND COUNTY
MADEWATER SCHOOL DISTRICT 00
8500 HOLMES AVENUE
CLAYTON HILLS, BLAND COUNTY

SECRET
 STR Engineering LLC
 300 North 10th Street, Suite 200
 Omaha, NE 68102
 P: 402.441.1144
 M: 402.441.1144
 www.str-engineering.com
 10000 N. 10th Street, Suite 200
 Lincoln, NE 68504
 P: 402.441.1144
 M: 402.441.1144
 www.str-engineering.com

PROJECT
 TEMPORARY CLASSROOM
 INSTALLATION AT
 HOLMES ELEM. SCHOOL
 6300 South Holmes Avenue
 Clarendon Hills, Illinois 60514

DESIGNER
 MAERCKER
 SCHOOL DISTRICT 60
 1 South Cass Avenue, Suite 102
 Westmont, Illinois 60090
 EAST PROJECT NUMBER
 18057

DATE: 03/14/14
 SHEET NO.: 18057-11-00
 ELECTRICAL PLANS

EXHIBIT 11
 SHEET NO. 11

DRAWING NOTES:

- THE MINIMUM SIZE SHALL BE 15 AMP, 250 VOLT, 1-PHASE, 3-WIRE, 4-POLE, WITH 1/2" BORE AND 1/2" BORE. THE MINIMUM SIZE SHALL BE 15 AMP, 250 VOLT, 1-PHASE, 3-WIRE, 4-POLE, WITH 1/2" BORE AND 1/2" BORE. THE MINIMUM SIZE SHALL BE 15 AMP, 250 VOLT, 1-PHASE, 3-WIRE, 4-POLE, WITH 1/2" BORE AND 1/2" BORE. THE MINIMUM SIZE SHALL BE 15 AMP, 250 VOLT, 1-PHASE, 3-WIRE, 4-POLE, WITH 1/2" BORE AND 1/2" BORE.
- ALL CONDUIT SHALL BE 1/2" RIGID PVC CONDUIT, UNLESS OTHERWISE NOTED.
- CONDUIT SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS.
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- CONDUIT SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS.

UNDERGROUND CONDUIT NOTE:

ALL CONDUIT SHALL BE 1/2" RIGID PVC CONDUIT, UNLESS OTHERWISE NOTED. CONDUIT SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS. CONDUIT SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS. CONDUIT SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS.



2 SITE PLAN - ELECTRICAL
 SCALE: 1/4" = 1'-0"

1 ENLARGED PLAN - ELECTRICAL
 SCALE: 1/4" = 1'-0"



SECTION 1 - GENERAL
 1.01 SUMMARY
 A. Section Includes
 1. Temporary Classroom Installation
 2. Temporary Classroom Structure
 3. Temporary Classroom Furniture
 4. Temporary Classroom Utilities
 5. Temporary Classroom Security
 6. Temporary Classroom Signage
 7. Temporary Classroom Site Preparation
 8. Temporary Classroom Site Restoration
 9. Temporary Classroom Site Maintenance
 10. Temporary Classroom Site Cleanup
 11. Temporary Classroom Site Security
 12. Temporary Classroom Site Signage
 13. Temporary Classroom Site Maintenance
 14. Temporary Classroom Site Cleanup
 15. Temporary Classroom Site Security
 16. Temporary Classroom Site Signage
 17. Temporary Classroom Site Maintenance
 18. Temporary Classroom Site Cleanup
 19. Temporary Classroom Site Security
 20. Temporary Classroom Site Signage
 21. Temporary Classroom Site Maintenance
 22. Temporary Classroom Site Cleanup
 23. Temporary Classroom Site Security
 24. Temporary Classroom Site Signage
 25. Temporary Classroom Site Maintenance
 26. Temporary Classroom Site Cleanup
 27. Temporary Classroom Site Security
 28. Temporary Classroom Site Signage
 29. Temporary Classroom Site Maintenance
 30. Temporary Classroom Site Cleanup
 31. Temporary Classroom Site Security
 32. Temporary Classroom Site Signage
 33. Temporary Classroom Site Maintenance
 34. Temporary Classroom Site Cleanup
 35. Temporary Classroom Site Security
 36. Temporary Classroom Site Signage
 37. Temporary Classroom Site Maintenance
 38. Temporary Classroom Site Cleanup
 39. Temporary Classroom Site Security
 40. Temporary Classroom Site Signage
 41. Temporary Classroom Site Maintenance
 42. Temporary Classroom Site Cleanup
 43. Temporary Classroom Site Security
 44. Temporary Classroom Site Signage
 45. Temporary Classroom Site Maintenance
 46. Temporary Classroom Site Cleanup
 47. Temporary Classroom Site Security
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 83. Temporary Classroom Site Security
 84. Temporary Classroom Site Signage
 85. Temporary Classroom Site Maintenance
 86. Temporary Classroom Site Cleanup
 87. Temporary Classroom Site Security
 88. Temporary Classroom Site Signage
 89. Temporary Classroom Site Maintenance
 90. Temporary Classroom Site Cleanup
 91. Temporary Classroom Site Security
 92. Temporary Classroom Site Signage
 93. Temporary Classroom Site Maintenance
 94. Temporary Classroom Site Cleanup
 95. Temporary Classroom Site Security
 96. Temporary Classroom Site Signage
 97. Temporary Classroom Site Maintenance
 98. Temporary Classroom Site Cleanup
 99. Temporary Classroom Site Security
 100. Temporary Classroom Site Signage

PROJECT
 TEMPORARY CLASSROOM
 INSTALLATION AT
 HOLMES ELEM. SCHOOL
 5800 S. 5th Holmes Avenue,
 Clarendon Hills, Illinois 60514

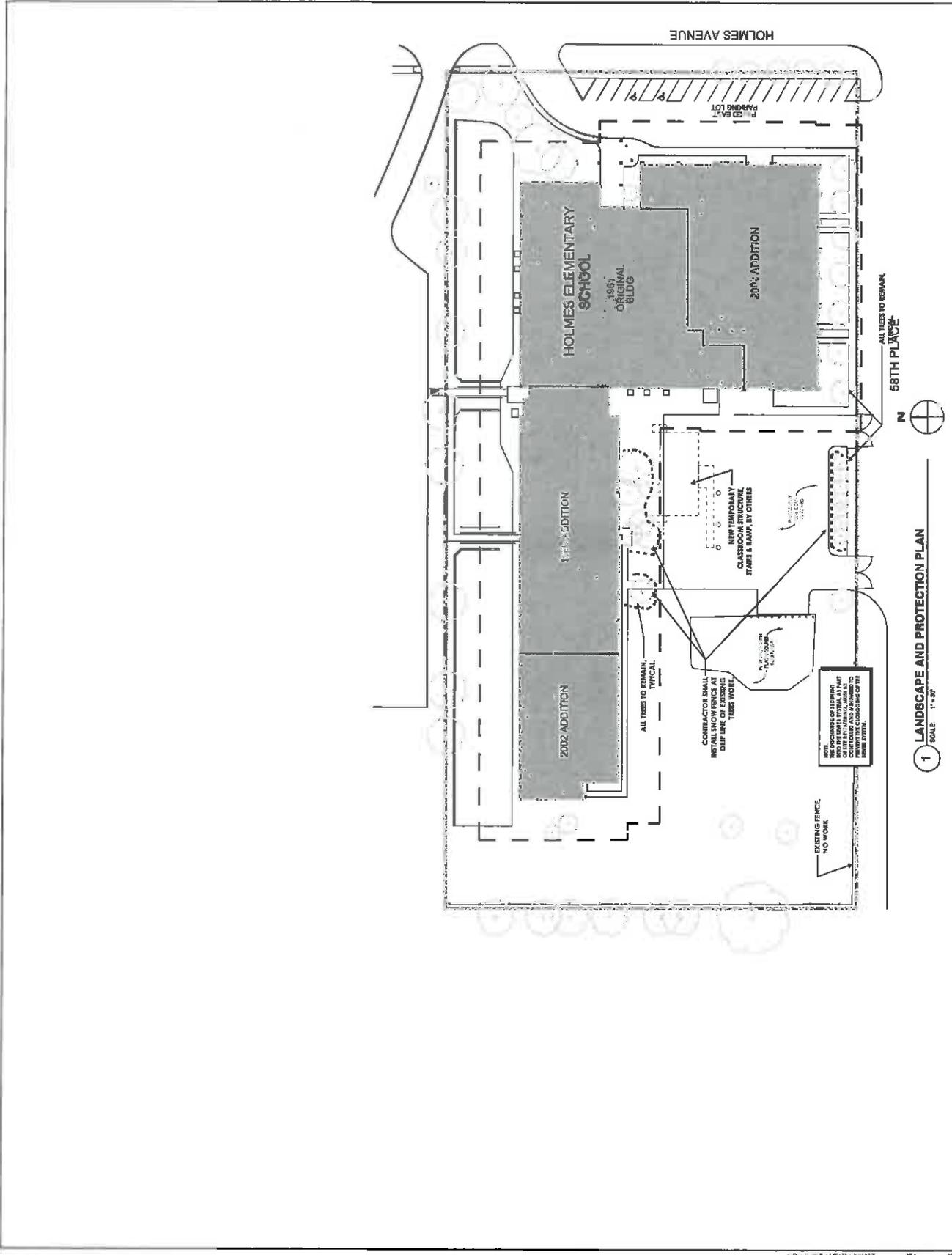
OWNER
 MAERCKER
 SCHOOL DISTRICT 60
 1800 S. 5th Holmes Avenue, Suite 202
 Clarendon Hills, Illinois 60514

DATE OF REVISION
 10/11/2022
 DRAWING DATE
 10/11/2022
 SHEET NO.
 16057

DATE OF REVISION
 10/11/2022
 DRAWING DATE
 10/11/2022
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 SHEET NO.
 16057

DATE OF REVISION
 10/11/2022
 DRAWING DATE
 10/11/2022
 SHEET NO.
 16057



1 LANDSCAPE AND PROTECTION PLAN
 SCALE 1"=30'

TEMPORARY CLASSROOM TO RECEIVE NEW COAT OF PAINT ON SIDING, DOORS & TRIM



TEMPORARY CLASSROOM TO BE RELOCATED TO HOLMES ELEMENTARY SCHOOL

WOOD STAIRS AND RAMP AT EXISTING LOCATION NOT TO BE RE-USED AT HOLMES E.S.



EXAMPLE OF ALUMINUM STAIRS AND RAMPS BEING PROVIDED

AREA OF UNIT

Temporary Unit:	1,660 sq. ft.
Ramp:	370
Stair (east):	50
Stair (west):	50
	<hr/>
	2,130 sq. ft.

CONSTRUCTION DRAWINGS AND SPEC'S
by INOVATIVE MODULAR SOLUTIONS

SHEET INDEX:

COVER: PHOTO OF EXISTING UNIT & METAL STAIR

A1 - BUILDING ELEVATION

A2 - FLOOR PLAN

F1 - FOUNDATION PLAN

F2 - FOUNDATION DETAILS

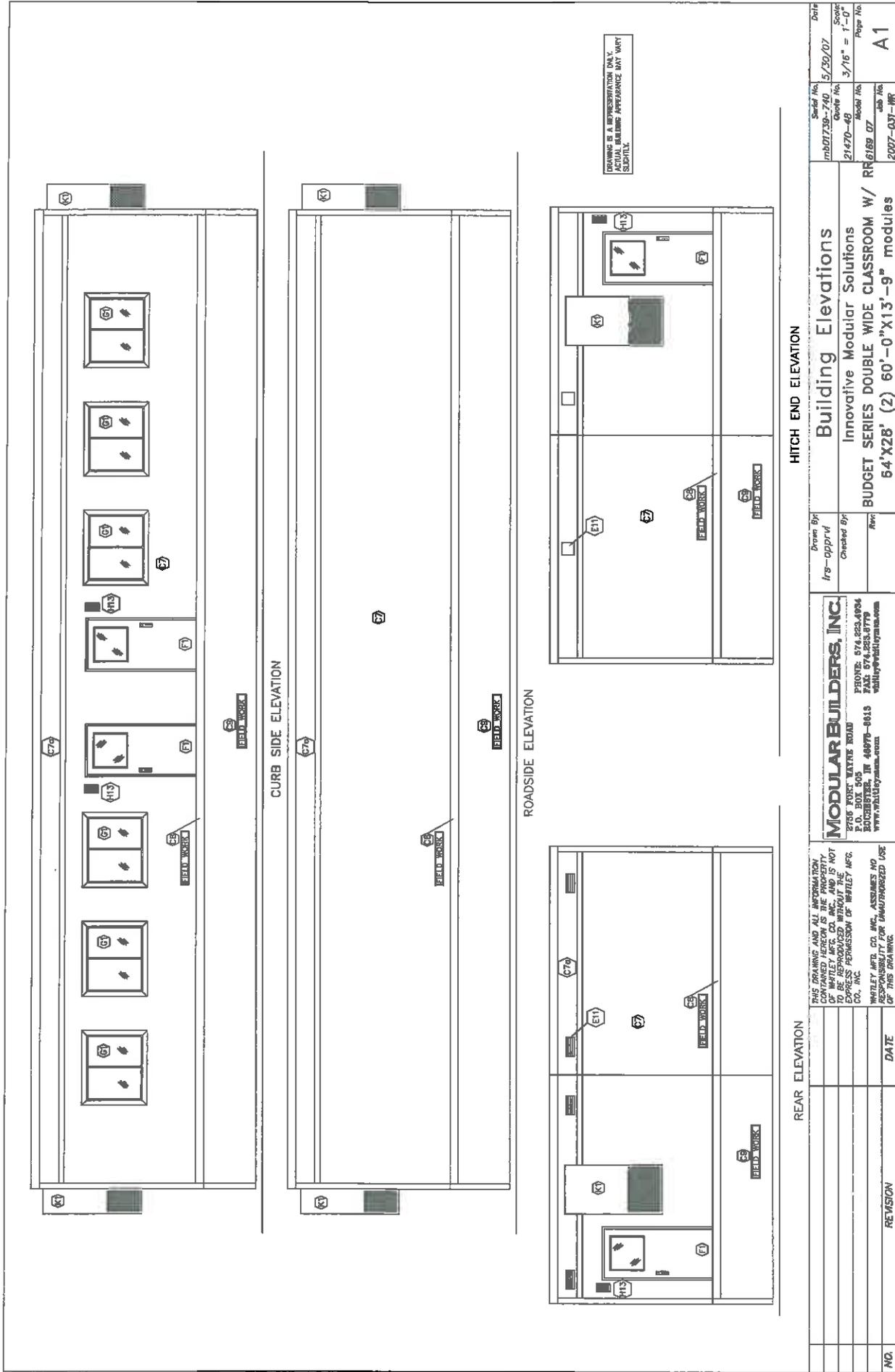
S1 - CROSS SECTION

M1 - MECHANICAL PLAN

P1 - PLUMBING SCHEMATICS

E1 - ELECTRICAL PLAN

SPECIFICATIONS

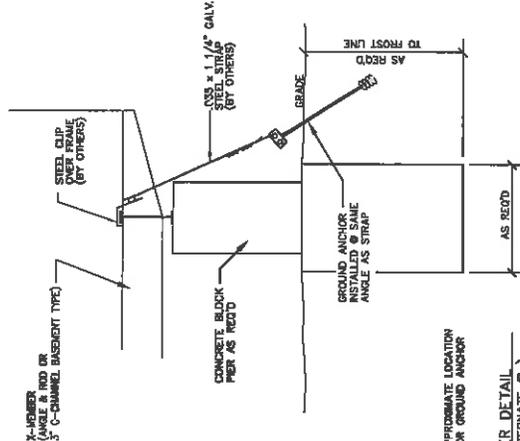


DRAWING IS A REPRESENTATION ONLY.
ACTUAL BUILDING APPEARANCE MAY VARY
SIGNIFICANTLY.

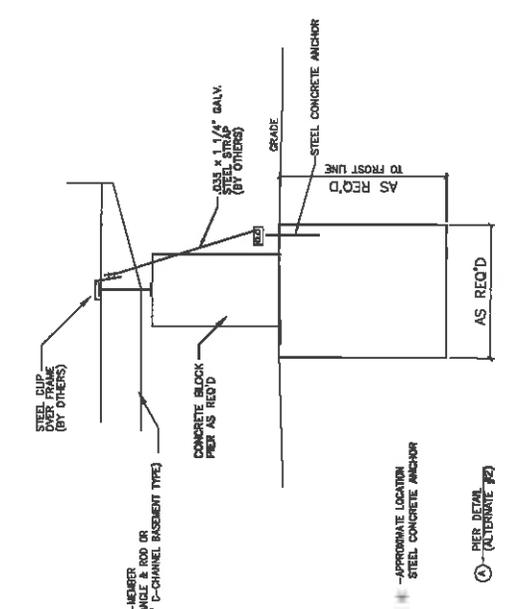
NO.	REVISION	DATE

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<p>MODULAR BUILDERS, INC. 2756 FORT MYERS ROAD BUDA, TEXAS 78610 PHONE: 574.223.8934 FAX: 574.223.8776 WWW.MBUILDRS.COM</p>		<p>Building Elevations Innovative Modular Solutions BUDGET SERIES DOUBLE WIDE CLASSROOM W/ 64' X 28' (2) 60'-0" X 13'-9" modules</p>	<p>HITCH END ELEVATION</p>	<p>REAR ELEVATION</p>

PIER ROW	COLUMN	TOTAL LOAD K
A	1	3.73
A	2	5.71
A	3	8.77
A	4	11.01
A	5	10.06
A	6	8.36
A	7	4.21
B	1	2.39
B	2	2.86
B	3	4.39
B	4	5.94
B	5	5.33
B	6	3.95
B	7	2.29
C	1	7.98
C	2	12.96
C	3	7.98
C	4	2.42
D	1	2.86
D	2	2.86
D	3	4.39
D	4	5.64
D	5	4.89
D	6	3.95
D	7	2.29
E	1	3.73
E	2	5.71
E	3	8.77
E	4	11.01
E	5	10.06
E	6	8.36
E	7	4.21



X-MEMBER (ANGLE & ROD OR 3" C-CHANNEL BASEMENT TYPE)
 STEEL CLIP OVER FRAME (BY OTHERS)
 CONCRETE BLOCK PIER AS REQ'D
 GROUND ANCHOR INSTALLED AT SAME ANGLE AS STRAP
 AS REQ'D
 TO FROST LINE
 GRADE
 1/4" GALV. (BY OTHERS)
 STEEL STRAP
 AS REQ'D
 PIER DETAIL (ALTERNATE #1)



X-MEMBER (ANGLE & ROD OR 3" C-CHANNEL BASEMENT TYPE)
 STEEL CLIP OVER FRAME (BY OTHERS)
 CONCRETE BLOCK PIER AS REQ'D
 STEEL STRAP (1/4" GALV. (BY OTHERS))
 STEEL CONCRETE ANCHOR
 AS REQ'D
 TO FROST LINE
 GRADE
 APPROXIMATE LOCATION STEEL CONCRETE ANCHOR
 PIER DETAIL (ALTERNATE #2)

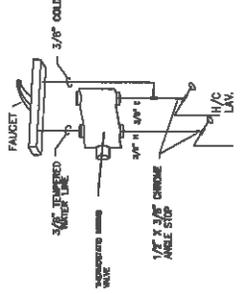
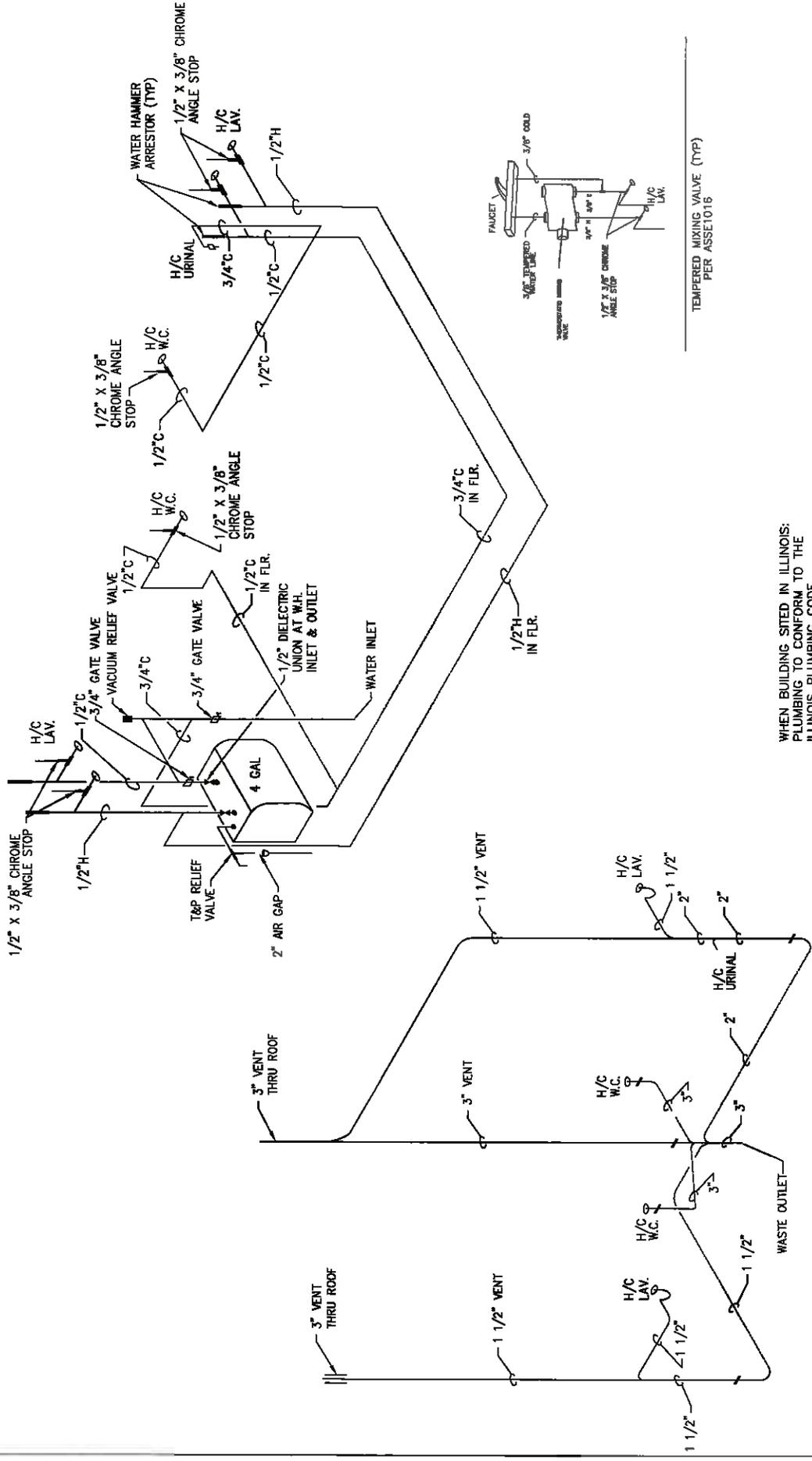
FOUNDATIONS:

- CRAWL SPACE VENTILATION SHALL NOT BE LESS THAN 1/150th OF THE CRAWL SPACE HORIZONTAL AREA.
- THIS IS A SUGGESTED PLAN ONLY. FOUNDATIONS TO BE DESIGNED BY A PROFESSIONAL ENGINEER PER LOCAL SOIL AND CLIMATE CONDITIONS.
- PROVIDE ACCESS TO CRAWL SPACE, MIN 22" X 24".
- MINIMUM FOOTING DEPTH 3'-6", OR AS REQUIRED BY LOCAL CONDITIONS.

FIELD NOTES:

- ALL FOUNDATION WORK SHOWN ON THIS DRAWING TO BE PROVIDED AND INSTALLED ON SITE PER DEALER/CONTRACTUAL AGREEMENT.

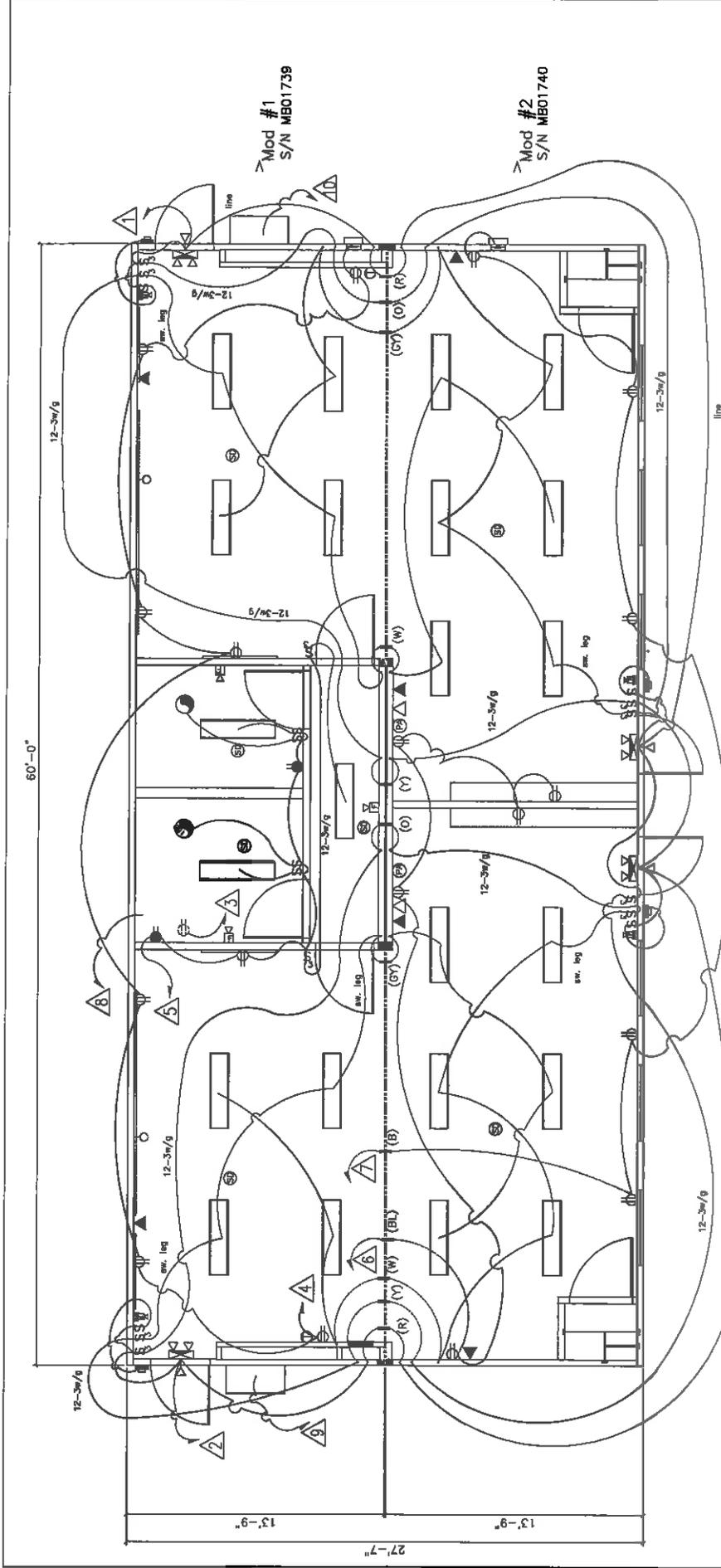
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MODULAR BUILDERS, INC. 2700 JONES BLVD. WATKINS ROAD BUDGETSERIES, IN 48075-8615 www.modularbuilders.com		
PHONE: 974.222.4894 FAX: 974.222.8779 whitley@modular.com		
Drawn By: <i>lrs-opprw</i> Checked By:		
Foundation Details Innovative Modular Solutions BUDGET SERIES DOUBLE WIDE CLASSROOM w/ 64'X28' (2) 60'-0"X13'-9" modules		
Serial No. mb07239-740	Date 5/20/07	Scale N/A
Sheet No. 21470-05	Total No. of Sheets 61689-07	Page No. F2



TEMPERED MIXING VALVE (TYP)
PER ASSE1016

WHEN BUILDING SITED IN ILLINOIS:
PLUMBING TO CONFORM TO THE
ILLINOIS PLUMBING CODE

NO.	REVISION	DATE	<p>MODULAR BUILDERS, INC. 2750 FORT WATKINS ROAD BUDGETERS, IN 48075-8815 www.modularbuilders.com</p> <p>PHONE: 574.253.4904 FAX: 574.253.3779 info@modularbuilders.com</p>	<p>Drawn By: ifs-ppr/vf</p> <p>Checked By: None</p>	<p>Plumbing Schematics Innovative Modular Solutions BUDGET SERIES DOUBLE WIDE CLASSROOM W/ 64'X28' (2) 60'-0"X13'-9" modules</p>	Sheet No. mb07239-740	Date 9/30/07
	Scale N/T/S	Page No. P1					

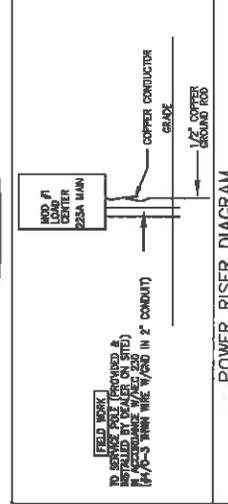


NOTE: ELECTRICAL CROSS-OVERS ARE COLOR CODED. AMP CONNECTORS SHOULD BE CONNECTED TO THE NEAREST CROSS-OVER OF THE SAME COLOR.

THE FOLLOWING COLOR CODES ARE USED

RED	(R)
BLUE	(B)
BLACK	(BL)
GREEN	(G)
WHITE	(W)
ORANGE	(O)
YELLOW	(Y)

LINE
LINE
LINE
SW LEG OR LINE
SW LEG OR LINE
TRAVELLER OR LINE
TRAVELLER OR LINE



LEGEND

(E1)	(H)								
(E2)	(H)								
(E3)	(H)								
(E4)	(H)								
(E5)	(H)								
(E6)	(H)								
(E7)	(H)								
(E8)	(H)								
(E9)	(H)								
(E10)	(H)								

Drawn By: /rs-oppr/rl
Checked By: /rs-oppr/rl

NO. _____ DATE _____

REVISION _____

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 whitley@whitleybuilders.com

Electrical Plan
 Innovative Modular Solutions
 BUDGET SERIES DOUBLE WIDE CLASSROOM W/
 64'X28' (2) 60'-0"X13'-9" modules

Mod #1 S/N MB01739
 Mod #2 S/N MB01740

Scale: 3/16" = 1'-0"

Sheet No. 21470-48
 Model No. RB6159 07
 Job No. 2007-031-WR

Date: 5/10/07
 Score: 1-0
 Page No. E1

DEALER NAME: INNOVATIVE MODULAR SOLUTIONS
 PROJECT NAME: "BUDGET SERIES" DBL. WIDE, WITH BATH
 SERIAL NUMBER: MB01739-740
 MODEL NUMBER: 6169 07
 JOB NUMBER: 2007-03]-WR
 MODEL SIZE: 64x28 -- (2) 60'-0" x 13'-9" MODULES

NOTE: REFER TO HEXAGON SYMBOLS ON DRAWINGS
 APPROX. MODULE SHIPPING HEIGHT (PEAK OF ROOF): 12'-10 1/2"

MOD. NO.	SERIAL NO.	WEIGHT:
1	MOD 1	30940
2	MOD 2	27924

A-FRAME

- 1 TYPE: OUTRIGGER (BASEMENT)
 - 2 MAIN BEAM: M12"x11.88" #JR. I-BEAM (ROLLED)
 - 3 X-MEMBER: 13GA-13" FORMED C-CHANNEL @ 48" O.C.
 - 4 OUTRIGGERS: 13 GAUGE TAPERED Z-SECTION @ 48" O.C.
 - 5 HITCH: BOLT-ON SIN
 - 6 AXLES: QUAD -- PER UNIT
 - 7 SPRINGS: MULTI-LEAF, UNDERSLUNG
 - 8 TIRES: W/ MARON #28-5-5/16" HEAVY DUTY HANGERS
 - 9 TIE DOWN: 800 X 14.5 12 PLY OVER THE FRAME
- NOTE: PROVIDED & INSTALLED BY OTHERS ON SITE.
 SEE FOUNDATION PLAN FOR TIE DOWN LOCATIONS
 REAR BUMPER (SOLID)
 RUST INHIBITIVE LATEX TYPE PAINT, BLACK: 100% COVERAGE OF STRUCTURAL MEMBERS.

B-FLOOR

- 1 BOTTOM BOARD: FS-25, CLASS A, POLYMAX TYPE FW
 NOTE: SHIP LOOSE BOTTOM BOARD & INSULATION FOR WHEEL WELL AREAS, TO BE INSTALLED BY OTHERS ON SITE.
- 2 INSULATION: R-19 UNFACED FIBERGLASS BATT
- 3 JOISTS: 2 x 8 (#2 SPF) AT 16" O.C. NOMINAL TRANSVERSE JOISTS
 W/ DBL. SIDERAILS BELOW EXT. DOORS
 W/ DBL. SIDERAILS AT MATELINE SIDE
 (FRAME OUT WHEEL WELLS)
 - RIBLET BRACKETS - 8'-0" O.C. MAX.
 (DO NOT INSTALL BRACKETS AT PIER LOCATIONS)
 58" T&G UNDERLAYMENT PLYWOOD (BATED 40/20)
 (HOLD BACK DECKING AT SEAM LINE 2 1/4")
 1/8" VINYL COMPOSITION TILE (REST ROOMS)
 COLOR: #8189 FORTRESS WHITE
 26 OUNCE CARPET (IN BALANCE)
 COLOR: #9005 CHARCOAL
 (ROLL BACK COVERING AT SEAM LINE)
- 4 DECKING:
- 5 COVERING:
- 5a COVERING:

- 6 MISC: HEAT TAPE RECEIPT BELOW FLOOR, MOD 1
- 7 MISC: WATER LINES IN FLOOR MOD 1
- 10 MISC: BOX FLOOR JOIST AS REQD. TO MISS PLUMBING DROPS

C-EXTERIOR WALLS

NOTE: AT OPEN MATELINE AREAS TO BE COVERED W/VISQUEEN, INSTALL PANELING STRIPS @ 2" O.C. VERTICALLY, FOR THE FIRST SIX FEET LENGTH OF OPEN AREA.
 NOTE: DO NOT REMOVE TEMPORARY ROOF BRACING SUPPORTS AT MODULE SIDES UNTIL MODULE IS SET ON PERMANENT FOUNDATION.
 NOTE: PROVIDE OVERLAPPING TOP PLATE CONNECTIONS AT CORNERS AND INTERSECTIONS OF LOAD BEARING WALLS (NOT REQD AT NON-LOADBEARING WALL INTERSECTIONS)

- 1 STUDS: 2 x 4 (SPF STUD) @ 16" O.C.
 SIDEWALL HT: 8'-0" STUD LENGTH: 91 1/2 IN.
 ENDWALL HT: 8'-0" STUD LENGTH: 91 1/2 IN.
 W/DBL. STUDS EACH END OF SIDEWALLS (SPF #3)
 SGL. JAMBSTUD AT DOORS & WINDOWS (SPF #3)
 SGL. JACKSTUD UNDER WINDOW HEADERS (SPF #2)
 DBL. JACKSTUD UNDER DOOR HEADERS (SPF #2)
 W/DBL. 2" X 4" HEADERS (SPF #2), (DBL. 2" X 6" (SPF #2) HEADERS IF OVER 48" ROUGH OPENING.)
 W/ 1/4" COMPRESSION PLATE
 RAFTER DIRECTLY OVER STUD
- 2 BOTTOM PLATE: 1 1/2" VINYL COV. GYP. BOARD (CLASS 1 F.S.)
 COLOR: LOOMA BEIGE
 (HOLD BACK COVERING AT SEAM LINE)
 AIR INFILTRATION BARRIER (TYVEK OR EQUAL)
 R-13 KRAFT FACED FIBERGLASS BATT
- 5 SHEATHING: 5/16" HARD-PANEL (GROOVES 8" O.C.)
 COLOR: ROWHOUSE (ICI GLIDDEN) MR#F70XR 25/106
 START SIDING 1 1/2" DOWN FROM TOP OF RIM JOIST
 CUT TO 19 3/4" FOR SWS & 23 3/4" FOR E/T'S
- 7a SIDING ABOVE #: 5/16" HARD-PANEL (GROOVES 8" O.C.)
 COLOR: UNION BLAZE (ICI GLIDDEN) MR#F0BC 15W76
 HARD-PANEL SEAMS TO BE OFFSET FROM BREATHING SEAMS BY ONE STUD SPACE MINIMUM.
 INSTALL HARD-PANEL "H" MOLD @ SIDING SEAMS:
 CAULK HARD-PANEL SEAMS W/LHS CAULKING.

NOTE:

NOTE:

8 TRIM:

- 1 x 4 @ EXTERIOR TRIM: M.D.O. BOARD
- 1 x 4 @ WINDOWS (TRIM COLOR)
- 1 x 4 @ CORNERS (MATCH SIDING)
- 1 x 4 @ MATELINE SEAMS (MATCH SIDING)
- NOTE: SHIPPED LOOSE
- 1 x 4 @ TOP OF 8TH SIDING (TRIM COLOR)
- NOTE: SHIP LOOSE @ ENDWALLS
- 1 x 6 @ SIDING/SKIRT SEAM (MATCH SIDING)
- NOTE: SHIPPED LOOSE
- TOP OF WALL (TRIM COLOR)
- EXTEND TO MATELINE W/160 MINI GUTTER-

VENTILATOR AT REAR OF EACH ROOF
 R.O. 9 1/2"W X 9 1/2"H
 MECHANICAL EXHAUST TO OPERATE WHEN RELATIVE HUMIDITY OF ENCLOSED SPACE EXCEEDS 60%.
 RATE OF EXHAUST SUPPLY AIR TO BE AT .02 CFM PER SQUARE FOOT OF HORIZONTAL AREA
 K60 MINI GUTTER (MILL)

36"W X 80"H COMM. INSUL. STEEL W/24" X 24" VISION PANEL (SAFETY GLAZED)
 COLOR: UNION BLUE
 R.O. 37 3/4"W X 80 3/4"H THROAT: 4 7/8"

PANIC (W/EXTERIOR PULL & KEY CYLINDER)-GRADE 2
 CLOSER-GRADE 1
 THRESHOLD
 WEATHERSTRIPPING
 EXTERIOR DOORS & CLOSET DOOR IN EACH CLASS ROOM KEYS ALIKE

36"W X 80"H H.C. WOOD (COLONIAL BIRCH)
 R.O. 37 3/4"W X 81 5/8"H (PAINTED IAMBS)
 CLASS ROOM FUNCTION-LOCK SET (LEVER)-GRADE 2

36"W X 80"H S.C. WOOD (COLONIAL BIRCH)
 R.O. 37 3/4"W X 80 3/4"H (STEEL IAMBS)
 FRAME THROAT: 4 5/8"
 FRAME COLOR: SELECTED FROM MFERS. STD COLORS

PASSAGE SET (LEVER)-GRADE 2
 36"W X 80"H S.C. WOOD (COLONIAL BIRCH)
 R.O. 37 3/4"W X 80 3/4"H (STEEL IAMBS)
 FRAME THROAT: 4 5/8"
 FRAME COLOR: SELECTED FROM MFERS. STD COLORS

PRIVACY SET (LEVER)-GRADE 2
 NOTE: ALL DOORS TO BE KEYPED TO L.M.S. KEYING SCHEDULE / FOR CLASS ROOM #1 & #2!!!
 NOTE: ALL KEYS, FOR ALL KEY LOCKING DOORS, IN ALL BUILDINGS, KEYPED TO MASTER KEY

48"W X 48"H H.S. VINYL FRAME COLOR: WHITE
 R.O. 48 1/4"W X 48 1/4"H, UF: 30 1/4"
 DOUBLE INSULATED - CLEAR
 1" MINI BLINDS (ALABASTER)

12 GUTTER:

NOTE:

NOTE:

EXT. DOOR:

HARDWARE:

INT. DOOR:

HARDWARE:

INT. DOOR:

HARDWARE:

INT. DOOR:

HARDWARE:

NOTE:

D-INTERIOR WALLS

1 STUDS:

INT. WALL HT:

2 BOTTOM PLATE:

3 TOP PLATE:

4 COVERING:

6 CLOSETS:

7 MISC:

8 MISC:

10 COLUMNS:

1 STUDS:

INT. WALL HT:

2 BOTTOM PLATE:

3 TOP PLATE:

4 COVERING:

6 CLOSETS:

7 MISC:

8 MISC:

10 COLUMNS:

E-ROOF

1 RAFTERS:

2 MATE BEAM:

2a MATE BEAM:

3 SIDEWALL BEAM:

4 CEILING:

5 INSULATION:

6 ROOFING:

9 MANSARD:

11 VENTS:

G-WINDOWS:

1 SIZE:

GLAZING:

MISC:

NOTE:

NOTE:

NOTE:

NOTE:

NOTE:

NOTE:

6169 07 Calc1.xls

5/30/2007 3:42 PM

6169 07 Calc1.xls

5/30/2007 3:42 PM

ELECTRICAL:

- 1 LOAD CENTER:
 - 120/240 V., 1-PHASE, 60 HZ, 3-WIRE, MAIN BREAKER TYPE
 - NOTE: (1) MAIN BREAKER PANEL LOCATED IN MOD 1, ALL MOD 2 CIRCUITS RUN TO MOD 1 LOAD CENTER
 - MOD. 1 - 225 AMP MAIN
- 2 SERV ENT:
 - 2" EMT THRU FLOOR
 - NOTE: ALL SERVICE ENT. WIRING TO BE TYPE THWN COPPER, REQUIRED FEEDER WIRING, CONDUIT, ETC., TO CONNECT FACTORY INSTALLED LOAD CENTERS. PROVIDED AND INSTALLED BY OTHERS ON SITE
- 3 WIRING:
 - COPPER (14-2 W/G MIN) TYPE NM-B 90 C.
- 3a CROSS-SEAM WIRING:
 - "AMP" TYPE QUICK-CONNECTOR
- 5 INT. LIGHTS:
 - 48" (2) TUBE FL. OR. W/ DIFFUSER (SURF. MOUNTED)
 - SIMKAR #5000 60 WATT (WEATHERPROOF) - UP 78" TO TOP
- 19 EGRESS LIGHTS:
 - EXT/EMERGENCY LIGHT W/ BATTERY PACK & EXTERIOR REMOTE HEAD (W.P.) - UP 84"
 - EXT. HEAD SHIPPED LOOSE, FOR INSTALLATION BY OTHERS ON SITE.
- 21 RECEPTS:
 - 125V/15A DUPLEX
 - UP 18" TO BOTTOM OF BOX UNLESS NOTED
- 22 RECEPTS:
 - 125V/15A DUPLEX (GFD) - UP 48" TO TOP
- 24 RECEPTS:
 - 125V/15A DUPLEX (DEDICATED) FOR HEAT TAPE
- 29 SWITCHES:
 - NOTE: ALL RECEPTS ARE TO BE GROUNDING TYPE
- 30 SWITCHES:
 - 120V/15A SINGLE-POLE - UP 48" TO TOP
- 32 TELEPHONE DROPS:
 - 2x4 JUNCTION BOX, UP 18" - W/ 1/2" EMT THRU FLOOR
- 33 DATA DROPS:
 - 2x4 JUNCTION BOX, UP 18" - W/ 1/2" EMT THRU FLOOR
- 35 FIRE ALARM:
 - ROUGH-IN ONLY FOR FULL STATION - 2x4 BOX UP 84" TO TOP, W/ 3/4" EMT THRU FLOOR
- 36 FIRE ALARM:
 - ROUGH-IN ONLY FOR AUDIO/VISUAL DEVICE - 4x4 BOX UP 80", W/ 1/2" EMT THRU FLOOR, OR TO P/S R.L.
- 37 FIRE ALARM:
 - ROUGH-IN ONLY FOR SMOKE DETECTOR (CLG. MTD.) - 2-GANG BOX W/ ROUND PLASTER RING, 1/2" EMT TO A.V. DEVICE R.L.
- NOTE: SEE FIRE ALARM PLAN FOR EMT SIZE(S) & LAYOUT
- NOTE: FIRE ALARM SYSTEM TO BE PROVIDED AND INSTALLED ON SITE BY OTHERS, NOT BY FACTORY.
- NOTE: ALL CONDUIT ROUGH-INS TO HAVE FULL WIRES INSTALLED.

- 40 MISC:
 - ROUGH-IN ONLY FOR FA SYSTEM - 4x4 BOX UP 84", W/ 1/2" EMT STUBBED THROUGH FLOOR
- 41 MISC:
 - ROUGH-IN ONLY FOR MISC. R.L. - UP 18" W/ 1/2" EMT STUBBED THROUGH FLOOR
- PLUMBING:**
- 1 WTR CLST:
 - TANK TYPE (H/C) W/ ELONGATED BOWL, PRESSURE ASSIST AND OPEN FRONT SEAT - UP 18" TO SEAT
 - 1.6 GAL. FLUSH
- 4 URINAL:
 - "FLUSH CONTROL TO BE ON APPROACH ("WIDE") SIDE OF WATER CLOSET
 - WALL HUNG W/ FLUSH VALVE & INTEGRAL TRAP UP 17" TO LIP (H/C)

5 LAVATORY:

- 17" X 20" VITREOUS CHINA DROP-IN (HANDICAPPED) W/ H/C FAUCET
- COUNTERTOP UP 33 3/4"
- UP 29" TO BOTTOM OF APRON (KNEE CLEARANCE)
- NOTE: INSULATE EXPOSED HOT WATER & DRAIN PIPING UNDER H/C LAV.
- 6 WTR HTR:
 - 4 GALLON ELECTRIC (1.500W, 120V)
- 8 SUPPLY:
 - TYPE "L" COPPER
- 9 DWV:
 - SCHEDULE 40 PVC
- NOTE: SHIP LOOSE PLUMBING VENT EXTENSIONS, FOR ON-SITE INSTALLATION BY OTHERS
- 13 MISC:
 - GRAB BARS (SEE FLOOR PLAN)
 - GRAB BARS - 42" BACK BAR - 16"
 - GRAB BARS ARE UP 33 3/4" TO CENTER
 - 18" X 36" STAINLESS STEEL EDGED MIRROR - UP 38"
 - TOILET PAPER DISPENSER - UP 24"
 - BOTTLED WATER TO BE PROVIDED AND INSTALLED ON SITE BY OTHERS.

MECHANICAL:

- 1 HEATING/COOLING:
 - BAIRD 3.5T COOLING, 15 KW HEATING
 - HEAT PUMP (FRONT DISCHARGE)
 - HEAT PUMPS TO BE EQUIPPED W/ OUTDOOR THERMOSTAT
 - SHUT DOWN COMPRESSOR HEAT & ENERGIZE ELECTRIC HEAT WHEN OUTDOOR TEMPERATURE REACHES SET POINT
 - SET POINT SHOULD BE 20-30 DEGREES F.
- MISC:
 - COMMERCIAL ROOM VENTILATOR REQ'D. EACH UNIT W/ BUILT-IN DISCONNECT
 - SINGLE 1 1/8" FIBERGLASS DUCTBOARD IN ROOF
 - INSTALL H.V.A.C. UNITS W/ MFKS. RECOMMENDED CLEARANCE AT FIRST 3' OF SUPPLY DUCT
 - 10" X 10" W/ ADJ. DAMPER (CEILING) (4 - WAY)
 - 12" X 12" W/ ADJ. DAMPER (CEILING) (2 WAY)
 - 30" X 14" THRU WALL GRILLE @ PLENUM, UP 6" A.F.F.
 - 100 CFM (CEILING MOUNTED)
 - 180 CFM (CEILING MOUNTED)
- 3 SUPPLY DUCT:
 - SHIP LOOSE EXH. FAN ROOF CAPS FOR INSTALLATION BY OTHERS ON SITE
 - FOR CENTRAL H.V.A.C. UNIT - UP 48"
 - (MANDAL CHANGED OVER HEAT & COOL.)
- 10 THERMOSTAT:
 - NOTE:

L-FURNITURE & INTERIOR FURNISHINGS:

- 2 SHELVING:
 - 18"D, LAMINATE CLOSET SHELF W/ COAT ROD - 17" A.F.F.
 - SEE SHEET A-1 FOR LOCATION'S COLOR: ALMOND
- 3 SHELVING:
 - 18"D, LAMINATE CLOSET SHELF, 4-HIGH (FIXED); SHELVES @ 18", 36", 54", & 72" A.F.F.
 - SEE SHEET A-1 FOR LOCATION'S COLOR: ALMOND
 - SHELVES TO BE "ALMOND" H.P. LAMINATE, ON 3/4" SUBSTRATE, W/ FINISHED EDGES
- 4 MISC:
 - 4X12 MARKER BOARD (1) PER CLASSROOM, UP 80" TO TOP
- 5 MISC:
 - 4X4 TACK BOARD (2) PER CLASSROOM, UP 80" TO TOP

6 LAVATORY TOP:
 7 LAVATORY TOP:
 NOTE:
 #03 (SEE DRAWING)
 REVISED #04A (SEE DRAWING)
 COUNTERTAV. TOPS TO BE "ALMOND"
 ELP. LAMINATE, ON 3/4" SUBSTRATE. W/FINISHED
 EDGES, AND 4 TH. BACK- & END-SPLASHES AS REQD.

McMISCELLANEOUS:
 2 SHIP LOOSE:
 EXTERIOR & INTERIOR MAJELINE CLOSE-UP MATERIAL
 SHIPPED LOOSE FOR INSTALLATION BY OTHERS @ SITE.
VINYL LABELS:
 THIRD PARTY LABEL, MICHIGAN LABEL, ILLINOIS LABEL,
 INDIANA (MODULAR) LABEL, MINNESOTA (IBC) LABEL & OHIO LABEL
 DATA PLATES AND LABELS LOCATED ON LOAD CENTER
 COVER, UNLESS OTHERWISE SPECIFIED.
 NONE

DECAL TYPE:
 NONE
SEALED DRAWINGS:
 REGISTERED STATE OF MICHIGAN ARCHITECT
 REGISTERED STATE OF ILLINOIS ARCHITECT
 REGISTERED STATE OF OHIO ARCHITECT
 OHIO I.U. SECTION STAMPED "APPROVED"
 THIRD PARTY

BUILDING INFORMATION:
 BUILDING USE GROUP: E (EDUCATIONAL)
 TYPE OF CONSTRUCTION: VB (WOOD FRAME - UNPROTECTED)
 SQUARE FOOTAGE: 1655 SQ FT
 OCCUPANT LOAD OF BUILDING: 74, OR LESS

BUILDING DESIGN LOADS: INDIANA, ILLINOIS, OHIO, WISCONSIN
 FLOOR LIVE LOAD: 50 PSF
 FLOOR LIVE LOAD (CORRIDOR): 100 PSF
 FLOOR DEAD LOAD: 10 PSF
 ROOF LIVE LOAD (SNOW): 45 PSF
 ROOF DEAD LOAD: 10 PSF
 WIND LOAD HORIZ.: 21 PSF
 WIND LOAD UPLIFT: 16 PSF
 SEISMIC DESIGN CATEGORY: A
 "EXPOSURE B"

BUILDING DESIGN LOADS: MICHIGAN
 FLOOR LIVE LOAD UNIFORM: 50 PSF
 FLOOR LIVE LOAD CONCENTRATED: 2000 LBS
 FLOOR IMPACT LOAD: N/A LBS
 FLOOR LIVE LOAD (CORRIDOR): 100 PSF
 FLOOR DEAD LOAD: 10 PSF
 ROOF LIVE LOAD (SNOW): 45 PSF
 GROUND SNOW LOAD: 45 PSF

ROOF DEAD LOAD: 10 PSF
 FLAT ROOF SNOW LOAD: 31.5 PSF
 SNOW EXPOSURE FACTOR: 1.0
 SNOW LOAD IMPORTANCE FACTOR: 1.0
 THERMAL FACTOR: 1.0
 RAIN ON SNOW SURCHARGE LOAD: N/A
 BASIC WIND SPEED: 90 MPH
 WIND IMPORTANCE FACTOR: 1.0
 BUILDING CATEGORY: I
 WIND EXPOSURE: B
 INTERNAL PRESSURE COEFFICIENT: -0.7 END ZONE
 INTERNAL PRESSURE COEFFICIENT: -0.4 INT. ZONE
 DESIGN WIND PRESSURE: -19.7 PSF
 SEISMIC USE GROUP: I
 SPECTRAL RESPONSE COEFFICIENT S_{DS} : 0.1584
 SPECTRAL RESPONSE COEFFICIENT S_{D1} : 0.063
 SITE CLASS: D
 BASIC SEISMIC-FORCE-RESISTING SYSTEM: 2T
 DESIGN BASE SHEAR: 769.82 LBS

TRIM PACKAGE #3: VINYL GYPSUM W/ VINYL COVE BASE

BASE MOLDING: 4" VINYL COVE BASE
 BASE MOLDING: 6" VINYL COVE BASE (IN RESTROOM/S)
 LIGHT GRAY (DOPPE #F195)
 VINYL COVERED (MATCH GYPSUM)
 IN-PRO BATTENS TO BE SUPPLIED BY OTHERS
 1 1/4" RANCH MOLDING (PRE-PAINTED)
 NONE
 PANEL SEAMS (WALLS): NONE
 CEILING: NONE
 INT. DOOR JAMB: 5/8" PRE-PAINTED JAMB STOCK
 INT. DOOR TRIM: 2 1/4" WIDE TEARDROP (PRE-PAINTED)
 INT. DOOR JAMB/TRIM: PAINTED STEEL
 EXT. DOOR CASING: COLOR: SELECTED FROM MFRS. STD COLORS
 EXT. DOOR TRIM: 5/8" PRE-PAINTED JAMB STOCK
 EXT. DOOR JAMB/TRIM: 2 1/4" RANCH MOLDING (PRE-PAINTED)
 PAINTED STEEL, COLOR: SELECTED FROM MFRS. STD COLORS
 WINDOW JAMB: COLOR: SELECTED FROM MFRS. STD COLORS
 WINDOW TRIM: 5/8" PRE-PAINTED JAMB STOCK
 2 1/4" RANCH MOLDING (PRE-PAINTED)
 ALL FILE-PAINTED WOOD COLOR: #CV TAN OR #2013 GRAY

GENERAL SPECIFICATION NOTES:

- 1.) BUILDING NOT TO BE LOCATED IN A DESIGNATED FIRE ZONE.
- 2.) THIS BUILDING SHALL BE LOCATED MORE THAN 10 FEET AWAY FROM ANY PROPERTY LINE OR ANY INTERIOR LOT LINE BETWEEN IT AND ANY OTHER BUILDING.
- 2.) THIS BUILDING SHALL BE LOCATED MORE THAN 30 FEET AWAY FROM ANY

PROPERTY LINE OR ANY INTERIOR LOT LINE BETWEEN IT AND ANY OTHER BUILDING.

- 3.) THIS BUILDING NOT TO BE LOCATED IN A FLOOD PRONE AREA.
- 4.) WHITLEY MFG. CO., INC. IS NOT RESPONSIBLE FOR THE LOCAL BUILDING CODE REQUIREMENTS OVER AND ABOVE THE ENCLOSED SPECIFICATIONS. THE SPECIFICATIONS ARE BASED ON THE DESIGN PARAMETERS OF THE CODES LISTED ABOVE.
- 5.) DRINKING FOUNTAINS AND SERVICE SINKS SHALL BE PROVIDED AND INSTALLED BY OTHERS ON SITE. BOTTLED WATER MAY BE PROVIDED IN LIEU OF A DRINKING FOUNTAIN.
- 7.) ADDITIONAL RESTROOM AND HANDICAPPED RESTROOM FACILITIES (IF REQUIRED DUE TO BUILDING OCCUPANT LOAD) SHALL BE READILY ACCESSIBLE AND THE PATH OF TRAVEL SHALL NOT BE MORE THAN A TRAVEL DISTANCE OF 500' LOCAL BUILDING OFFICIAL TO VERIFY EXISTING FACILITIES.
- 9.) THIS BUILDING SHALL NOT BE USED AS AN ADDITION TO ANOTHER BUILDING, IF IT WILL DOWNGRADE THE CONSTRUCTION TYPE OR REDUCE THE OPEN PERIMETER OF OR IN ANY WAY JEOPARDIZE THE OTHER BUILDING'S COMPLIANCE WITH TABLE 503 OBBC FOR HEIGHT AND AREA LIMITATION. SEE SECTIONS 602.3, 506.2, AND 507 OBBC.
- 10.) DUPLICATES OF THIS BUILDING CAN BE BUILT AS A MIRROR IMAGE
- 14.) THIS BUILDING DOES NOT HAVE FIRE-RATED EXTERIOR WALLS.
- 15.) THIS BUILDING SHALL NOT BE LOCATED IN AREAS WITH SNOW, WIND, AND/OR SEISMIC LOADS IN EXCESS OF THOSE NOTED ABOVE IN BUILDING DESIGN LOADS.
- 16.) NOTE: THIS UNIT IS APPROVED FOR PLACEMENT IN OHIO ONLY WHEN: (1) THE BUILDING OFFICIAL HAS DETERMINED THAT PLUMBING FIXTURES ARE TO BE INSTALLED AT THE SITE, OR (2) THE PROVISIONS OF SECTION 2909 OF THE OBBC ARE OTHERWISE MET, OR (3) A VARIANCE FROM THE PROVISIONS OF SECTION OF THE OBBC HAS BEEN GRANTED BY THE APPROPRIATE AGENCY.



STR PARTNERS LLC
300 WEST ONTARIO STREET
SUITE 200
CHICAGO IL 60654
T 312.464.1444
F 312.464.0795
www.strpartners.com

CONSTRUCTION SCHEDULE

Project: Holmes E.S. - Temporary Classroom Installation
5800 South Holmes Avenue, Clarendon Hills
Owner: Maercker School District 60
Location: 5800 South Holmes Avenue, Clarendon Hills
Project no: 16057

Proposed Schedule:

- 07.26.16 Commence Construction
- 08.10.16 Delivery and Hookup of Temporary Structure
- 08.15.16 Occupancy Inspection and Issuance by the DuPage County Regional Office of Education
- 08.17.16 Furniture and staff "move in"
- 08.24.16 First day of School



STR PARTNERS LLC
350 WEST ONTARIO STREET
SUITE 300
CHICAGO IL 60654
T 312.444.1444
F 312.444.0715
www.strpartners.com

SUMMARY of COSTS

Project: Holmes E.S. - Temporary Classroom Installation
5800 South Holmes Avenue, Clarendon Hills
Owner: Maercker School District 60
Location: 5800 South Holmes Avenue, Clarendon Hills
Project no: 16057

Summary of Construction Costs:

\$15,000	Plumbing tie-in and associated excavation
10,000	Electrical tie-in and associated excavation
5,000	Fencing demolition
10,000	Pavement repairs and restoration
<u>+ 5,000</u>	Site repairs and restoration
\$45,000	Total estimated cost

**AGREEMENT FOR USE OF PARKING LOT
BETWEEN
CHRISTIAN CHURCH OF CLARENDON HILLS
AND
MAERCKER SCHOOL DISTRICT 60**

1. The Christian Church of Clarendon Hills agrees to make available to Maercker School District 60 the use of the parking lot owned by the Christian Church located adjacent to the Church building at 5750 Holmes Ave., Clarendon Hills, IL. The School District may use the parking lot for parking associated with work and activities occurring at Holmes School on a daily basis when school is in session, during days when teachers are preparing for school, and during events hosted by the school. The School District's use is as a licensee on a limited basis as described, and does not constitute a full lease of the parking lot.

2. This agreement will be for an initial term of one year (July 1, 2016- June 30, 2016), and will renew annually as of each July 1 for an additional July 1-June 30 year, unless either the Christian Church or the School District notifies the other, in writing, at least sixty (60) days prior to any July 1 of its desire to terminate the arrangement at the end of that current one year term. If not terminated sooner, this agreement will expire on June 30, 2026, and may not be renewed beyond that date.

3. There shall be no fee charged to the School District for its use of the parking lot. The Christian Church shall provide snow removal and necessary maintenance and repair of the parking lot, and maintain lighting in the parking lot. The School District agrees in return to share the cost of snow removal of the parking lot, with the School District paying 20 percent of the annual snow removal cost. The Christian Church will bill Maercker School District 60 for the School District's share of snow removal costs during the month of April each year.

4. Maercker School District 60 agrees to promote safe movement in the Church's parking lot with regard to adults' and children's use of the lot during school days. In addition, Maercker School District 60 will maintain insurance for School District liability related to use of the parking lot. By entering into this agreement, the School District does not waive any defenses or immunities it may have under the *Local Government and Governmental Employees Tort Immunity Act* with respect to third parties. The Christian Church will also maintain liability insurance covering the parking lot.

This agreement has been approved by the parties effective as of the date signed by both parties below.

Christian Church of Clarendon Hills

By: James K. Thomas
Title: Executive Minister

Date: 6-7-16

Maercker School District 60

By: Susan Cuddy
Title: Chief School Business Officer

Date: 6-2-16

ORDINANCE NO. 02-0-06

AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND GRANTING CERTAIN VARIATIONS FROM THE ZONING ORDINANCE - BOARD OF EDUCATION OF MAERCKER SCHOOL DISTRICT NO. 60 - 5800 HOLMES AVENUE

WHEREAS, the land legally described on Exhibit "A" attached hereto and made a part hereof, is land newly annexed to the Village of Willowbrook ("SUBJECT REALTY"); and,

WHEREAS, the Subject Realty is subject to a certain Annexation Agreement which provides that the Village of Willowbrook will grant a special use permit for an elementary school and grant certain other relief; and,

WHEREAS, prior to the annexation of the SUBJECT REALTY and the entering into of the Annexation Agreement, all hearings required to be held before agencies of the Village took place pursuant to proper notice as required by law, and the Plan Commission has forwarded its recommendations with respect to the granting of the special use and the granting of certain variations, including their Findings of Fact, to the President and Board of Trustees, a copy of said recommendations and Findings of Fact being attached hereto as Exhibit "B" and made a part hereof.

NOW, THEREFORE, BE IT ORDAINED by the President 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 9-5A-2(C) of the Zoning Ordinance of the Village of Willowbrook, for an elementary school.

SECTION TWO: That pursuant to Section 9-14-4 of the Village Code, the following variations from the provisions of the Zoning Ordinance be and the same are hereby granted:

- A. Section 9-5A-3(D)3, R-1 District Bulk Regulations, Required Minimum Exterior Side Yard Setback, to permit a reduction in the required minimum exterior side yard setback to twenty seven feet (27').
- B. Section 9-10-5(G), Off-Street Parking in Yards, Impervious Surface Setback within a Required Front and Exterior Side Yard, to permit a reduction in the required minimum impervious surface setback for parking and drives to five feet (5') within the front yard and to zero feet (0') within the exterior side yard.
- C. Section 9-10-5(L)2(e), Off-Street Parking, Access Drive Spacing, to permit a reduction in the required minimum centerline spacing to one hundred and two feet (102').
- D. Section 9-10-5(L)2(f), Off-Street Parking, Access Drive Separation, to permit a reduction in the required minimum distance from perimeter edge to adjacent street right-of-way on a corner lot to twenty two feet (22').
- E. Section 9-12-4(D)2(i), Accessory Uses, Fence Regulations, to permit an increase in the permitted maximum height of an ornamental fence located anywhere on a lot of an institutional use to eight feet (8') and elimination of the decorative design standard to permit chain link construction.
- F. Section 9-12-4(D)2(n), Accessory Uses, Wall Regulations, to permit a reduction in the required minimum wall

setback within a required interior side yard to seven feet (7').

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

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

- A. The Village of Willowbrook shall extend a 10-inch water main eastward along 58th Place from its existing terminus to Holmes Avenue and along Holmes Avenue from 58th Street to 59th Street to connect to the existing 12-inch water main situated at the intersection of 59th Street and Holmes Avenue. The applicant shall reimburse the Village for 50% of the cost for the design, construction and construction observation of said water main. The design of the water system improvements in question shall be in conformance with the requirements of the Village Code, shall be specifically approved by the Director of Community Development of the Village and a permit shall be issued therefor by the Illinois Environmental Protection Agency (IEPA) prior to the installation of said water main.
- B. The provision of sanitary sewage service for Holmes School shall be accomplished in a manner specifically approved by the Hinsdale Sanitary District.
- C. The applicant shall provide the Village with a plat granting a public utility and drainage easement over all portions of their site that will be improved with stormwater detention facilities or water lines and their appurtenances, including fire hydrants, but not water services. The Plat of Easement shall contain provisions for the perpetual maintenance of any stormwater management facilities in a form acceptable to the

Village Attorney. Such provisions shall include, but not be limited to, provisions which shall permit the Village of Willowbrook to enter upon the school property and maintain any such facilities should the applicant fail to do so and, in such event, that the Village shall be entitled to a lien for the costs associated with said work.

- D. All exterior site improvements with respect to Holmes School shall be governed by the requirements of the Village's Zoning Ordinance, with the exception of the relief granted hereunder. Further, the exterior site improvements to Holmes School shall be accomplished substantially in accordance with the Site Development Plans as prepared by Ruck/Pate Architecture, Job No. 0117.02, consisting of twenty one (21) sheets and dated January 2, 2002.

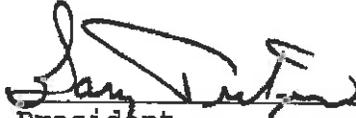
SECTION FIVE: That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, expressly repealed.

SECTION SIX: 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 25th day of March,

2002.

APPROVED:



President

ATTEST:



Village Clerk

ROLL CALL VOTE: AYES: 5 Wieder, Napoli, Brown, Landsman, Schoenbeck

NAYS: 0 None

ABSTENTIONS: 0 None

ABSENT: 1 McMahon

EXHIBIT A

LOTS 2 THROUGH 25, BOTH INCLUSIVE, TOGETHER WITH THE SOUTH 1/2 OF VACATED 58TH STREET ADJOINING ON THE NORTH, AND THE NORTH 1/2 OF THE VACATED ALLEY ADJOINING ON THE SOUTH OF SAID LOTS 2 THROUGH 25, BOTH INCLUSIVE, AND LOTS 78 THROUGH 101, BOTH INCLUSIVE, TOGETHER WITH THE SOUTH 1/2 OF THE VACATED ALLEY ADJOINING ON THE NORTH OF SAID LOTS 78 THROUGH 101, BOTH INCLUSIVE, IN THE WOMAN'S SUBDIVISION OF LOT 7 IN HALL'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE WOMAN'S SUBDIVISION RECORDED APRIL 12, 1892 AS DOCUMENT 48190, IN DUPAGE COUNTY, ILLINOIS.

EXHIBIT B

The Village of

Gary Pretzer, President
Bernard A. Oglietti, Village Administrator
Patrick T. Spatafore, Village Clerk

WILLOWBROOK

7760 Quincy Street • Willowbrook, Illinois 60527-5594 • Phone: (630) 323-8215 • Fax: (630) 323-0787

February 20, 2002

TO: Gary Pretzer, Village President
Board of Trustees

FROM: John Wagner, Vice Chairman
Plan Commission 

RE: Maercker School District No. 60 - Holmes Elementary School
Application for Annexation, Rezoning to the R-1 Single
Family Residential District Zoning Classification, a
Special Use Permit for an Elementary School and Variations
from the Requirements of the Zoning Regulations

At the rescheduled regular meeting of the Plan Commission held on February 20, 2002, the above referenced application was discussed and the following motion made:

MOTION: Motion made by Member Remkus, seconded by Member Mackey to recommend approval of the application for annexation, rezoning to the R-1 Single Family Residential District zoning classification, a Special Use Permit for an elementary school and the variations from the requirements of the Zoning Regulations stipulated in the Notice of Public Hearing with the following conditions:

1. The Village shall extend a 10-inch water main eastward along 58th Place from its existing terminus to Holmes Avenue and then southward along Holmes Avenue to 59th Street to connect to the existing 12-inch water main situated at the intersection of 59th Street and Holmes Avenue. Maercker School District No. 60 agrees to reimburse the Village for 50% of the cost for the design, construction and construction observation of said water main. The design for the water system improvements in question will be in conformance with the requirements of the Village Code, be specifically approved by the Director of Community Development of the Village of Willowbrook, and a permit issued by the Illinois Environmental Protection Agency (IEPA) prior to the installation of said water main.
2. The provision of sanitary sewage service for Holmes School shall be accomplished in a manner specifically approved by the Hinsdale Sanitary District.

Page 2

Memorandum to Village President and Board of Trustees
February 20, 2002

3. Maercker School District No. 60 shall provide the Village of Willowbrook with a plat granting a public utility and drainage easement over all portions of their site that will be improved with stormwater detention facilities or water lines and their appurtenances, including fire hydrants, but not water services. The Plat of Easement shall contain provisions for the perpetual maintenance of any stormwater management facilities in a form acceptable to the Village Attorney. Such provisions shall include, but not be limited to, provisions which shall permit the Village of Willowbrook to enter upon the school property and maintain any such facilities should the School District fail to do so and, in such event, that the Village shall be entitled to a lien for the costs associated with said work.

4. All exterior site improvements with respect to Holmes School shall be governed by the requirements of the Village of Willowbrook Zoning Ordinance with the exception of the relief stipulated in the Notice of Public Hearing. Further, the exterior site improvements to Holmes School shall be accomplished in accordance with the Site Development Plans as prepared by Ruck/Pate Architecture, Job No. 0117.02, consisting of 21 sheets and dated January 2, 2002.

ROLL CALL: AYES: Members Heery, Remkus, Mackey and Vice Chairman Wagner; NAYS: None; ABSENT: Members Layland, Soukup and Chairman Hoover.

UNANIMOUS VOTE

MOTION DECLARED CARRIED

Please find attached to this memorandum a copy of the Findings of Fact in support of the application.

Should any member of the Board have questions regarding this matter, please feel free to contact me.

JW:vf

Attachment

General Findings of Fact for Special Use Requested for Holmes School

- A. The establishment, maintenance or operation of the requested special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The granting of the requested special use will continue the use of the Subject Property as a public school and permit reasonable additions to accommodate an increased student body while leaving open space for play yards. The public welfare will be benefitted by an improved, enlarged, attractive public school to serve local students. Traffic flow and parking will also be improved.
- B. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The enlarged school will simply continue the existing use of the Subject Property as a school but with improved access patterns and parking, increased landscaping and better accommodations for students. The quality of schools in a neighborhood is key to residential property values. The school improvement project will have a positive impact on property values in the neighborhood; it will not diminish or impair those values.
- C. Establishment of the requested special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. The district is residential and already built up; an improved school on property already used for school purposes will not impede any further development.
- D. Adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided. Roads exist and are not being changed, detention will be provided on site and a new water main will be constructed which will serve the school.
- E. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. The new construction will delineate ingress and egress drives to the Subject Property. Where there was a large undefined area leading to vehicular conflicts, specific drives will be designated. Although due to building constraints, these not all of these drives will meet village spacing requirements, the adjoining streets are residential streets which do not have high traffic volumes or significant congestion. Moreover, a student drop-off area is shown on the plan, which will further reduce congestion and increase safety.
- F. 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.
- G. This request for a special use permit has not been presented to the Village Board previously.

General Findings of Fact for Variations Requested for Holmes School

(please note, these are in addition to the comments following each request on the on the application)

The public facility will be constructed and maintained in accordance with all codes and regulations applicable to the construction public schools. Strict application of the Willowbrook Zoning Ordinance would cause a major loss of usable open space for play and community recreational purposes. District 60 cannot feasibly acquire additional property or locate the expansion elsewhere, therefore is compelled to maximize the use of the existing site in order to fulfill its obligation to the residents of the community and the District.

- A. The Subject Property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the R1 district. The School District must increase the size of the school to meet a growing student enrollment. Strict application of the Village of Willowbrook's zoning ordinance to the Holmes School expansion plans of School District 60 would seriously limit the ability of the District to enlarge its building to meet the needs of its growing student population while still providing open space for school and community use. Balancing the needs of the District and its students, the budgetary authority provided by the voters of the District and the requirements of the zoning ordinance has led the District to apply for the variations requested, which have been minimized as much as possible.
- B. The proposed variations will not merely serve as a convenience to the applicant but will serve the general public by permitting an enlarged school building and an improved traffic pattern while maintaining as much open space/school yard as possible. The requested variations would not be generally applicable to other property in the district because applicant is a school district with a school housing approximately 400 students in kindergarten through 2nd grade. Other property in the R-1 zoning district is generally residential.
- C. Since District 60 is a public entity, no individual has a proprietary interest in the premises. Moreover, the District has not created the problem itself, but is merely responding to increased student population in the area, while seeking to preserve open space.
- D. The proposed variations will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood. The school improvements will upgrade the property and thus improve the neighborhood rather than be detrimental. In addition, the driveway variations will permit delineation of ingress and egress to the school property, removing an existing area of possible serious vehicular conflict.
- E. The proposed variations do not block or otherwise impede supply of light and air to adjacent property or endanger public safety. No buildings are close enough to the school to be so affected. Public safety will be increased by the completion of the overall project as proposed because traffic conflicts will be considerably reduced and a student drop-off area will be identified.

VILLAGE OF WILLOWBROOK

BOARD MEETING AGENDA ITEM - HISTORY/COMMENTARY

ITEM TITLE:

Receive Plan Commission Recommendation – Public Hearing 16-15: Consideration of a petition for variations from Title 9 of the Village Code to allow an existing non-conforming principal structure to be in conformance with the Village’s code, at the property commonly known as TruFragrance & Beauty LLC Headquarters, in the M-1 Zoning District.

AGENDA NO. 5j**AGENDA DATE:**
07/25/16**STAFF REVIEW:** Anna Franco, Planning Consultant**SIGNATURE:** *Anna Franco***LEGAL REVIEW:** Tom Bastian, Village Attorney**SIGNATURE:** THOMAS BASTIAN JR**RECOMMENDED BY:** Tim Halik, Village Administrator**SIGNATURE:** *Tim Halik***REVIEWED & APPROVED BY COMMITTEE:** YES NO N/A **ITEM HISTORY (PREVIOUS VILLAGE BOARD REVIEWS, ACTIONS RELATED TO THIS ITEM, OTHER HISTORY)**

TruFragrance & Beauty LLC, located at 7725 South Quincy, wishes to undergo a sale lease back with Wisconsin based Zilber Property Group. The sale lease back would allow Zilber to acquire the building and maintain TruFragrance as their tenant, under a long term lease with multiple renewal options.

As part of Zilber’s due diligence, they have identified that the south interior side yard setback of 9.8’ is not in conformance with the Village’s code requirement of a minimum of a twenty (20) feet. Before finalizing the sale-lease back, Zilber would like evidence that the current building is in conformance with the Village code.

The current property owner nor Village Staff have been able to locate the original ordinance granted a special use for the property. Although the original special use ordinance was not found, Staff did find a site plan that illustrates an interior side yard setback of ten (10) feet from the south property line and was stamped with approval by the Building & Zoning Department in 1978.

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

While the documents found by Staff suggest approval of the interior side yard setback in 1978, Staff needs the ordinance to confirm this approval, which cannot be found. Therefore, the current property owner is petitioning for a variance to ensure that the current building is in conformance with the Village’s code. Staff has also identified other variances necessary for conformance, including an increase in the maximum lot coverage from 50% to 53.3% and a variance to reduce the required minimum pavement setback from the north (interior side) and south (interior side) property lines from ten (10) feet to 1.0’ and 9.80’ respectively.

ACTION PROPOSED: July 25, 2016: Receive Plan Commission Recommendation.



EST. 1960

Willowbrook

835 Midway Drive
Willowbrook, IL 60527-5549

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

MEMORANDUM

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

MEMO FROM: William Remkus, Chairman Pro Tem, Plan Commission

DATE: July 21, 2016

SUBJECT: Zoning Hearing Case 16-15: 7725 S. Quincy Street, TruFragrance. Consideration of a petition for variations from Title 9 of the Village Code to allow an existing non-conforming principal structure to be in conformance with the Village's code, at the property commonly known as TruFragrance & Beauty LLC Headquarters, in the M-1 Zoning District.

At the special meeting of the Plan Commission held on July 20, 2016, the above referenced application was discussed and the following motion was made:

MOTION: Made by Ruffolo seconded by Lacayo that based on the submitted petition and testimony presented, I move that the Plan Commission forward its findings of fact to the Mayor and Village Board for variations as shown in Attachment 1 of the staff report prepared for the July 20, 2016 Plan Commission for PC 16-15, and recommend approval of variations as outlined in this staff report prepared for the July 20, 2016 Plan Commission, to allow an existing non-conforming principal structure to be in conformance with the Village's code.

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

MOTION DECLARED CARRIED

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

WR:jp

Mayor

Frank A. Trilla

Village Clerk

Leroy R. Hansen

Village Trustees

Sue Berglund

Umberto Davi

Terrence Kelly

Michael Mistele

Gayle Neal

Paul Oggerino

Village Administrator

Tim Halik

Chief of Police

Mark Shelton

Director of Finance

Carrie Dittman



Proud Member of the
Illinois Route 66 Scenic Byway



Village of Willowbrook Staff Report to the Village Board

Village Board:

Receive & Remand July 25, 2016
Ordinance Consideration August 8, 2016

Plan Commission:

Hearing Date July 20, 2016
Meeting Date July 20, 2016

Public Hearing Date: July 20, 2016 (Special Meeting)

Prepared By: Anna Franco, Planning Consultant

Case Title: 16-15: 7725 S. Quincy Street, Code Compliance

Petitioner: 7725 Quincy Partners LLC an Illinois LLC, 7725 S. Quincy Ave,
Willowbrook, IL

Action Requested by Applicant:

Consideration of a petition for variations from Title 9 of the Village Code to allow an existing non-conforming principal structure to be in conformance with the Village's code, at the property commonly known as TruFragrance & Beauty LLC Headquarters, in the M-1 Zoning District.

Location: Located at the east end of Midway Drive between Stonewheel Inc. and Sterigenics.

Existing Zoning: M-1 Light Manufacturing, with special use

Existing Land Use: Office/Warehouse

Property Size: 2.071 acres

Surrounding Land Use:

	Use	Zoning
North	Stonewheel Inc.	M-1
South	Sterigenics	M-1
East	Multi-tenant office/manufacturing bldg.	M-1
West	South Quincy Street	South Quincy Street

Necessary Action by Village Board: July 25, 2016: Receive Plan Commission Recommendation.



Documents attached at end of report:

1. Responses to Standards for Variations, dated 06/27/16 (2 Sheets)
2. Narrative of Request, dated 06/27/16 (2 Sheets)
3. ALTA/NSPS Land Title Survey, dated 05/05/16 (1 Sheet)
4. Zoning Setback Exhibit, dated 03/25/16 (1 Sheet)
5. Approved Site Plan, dated 03/20/78 (1 Sheet)
6. Approved Building & Use Permit, dated 4/4/78 (5 Sheets)

Site Description

The property is located at the east end of Midway Drive, bordered by Stonewheel Inc. to north, South Quincy Street to the west, Sterigenics to the south, and a multi-tenant office/manufacturing building to the east. The site is a total 2.071 acres and contains an existing office and warehouse building that houses the TruFragrance & Beauty LLC Headquarters. The property has one (1) parking lot with a total of forty (40) parking spaces and two (2) points of access from South Quincy Street. The south access to the parking lot is also used for access to a loading dock, located at the southwest corner of the existing building. The property has a lot depth of 343 feet, with 263 feet of frontage along S. Quincy Street. The existing building has a footprint of +/- 48,019 square feet and its main entrance is located on the northwest corner of the building, facing west.

Exhibit 1 Site Location

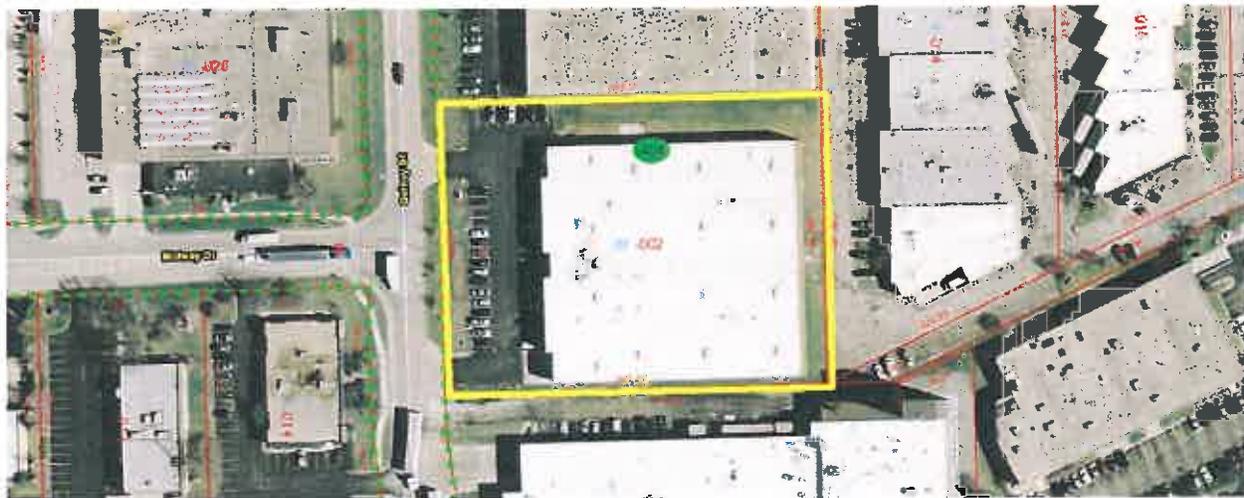
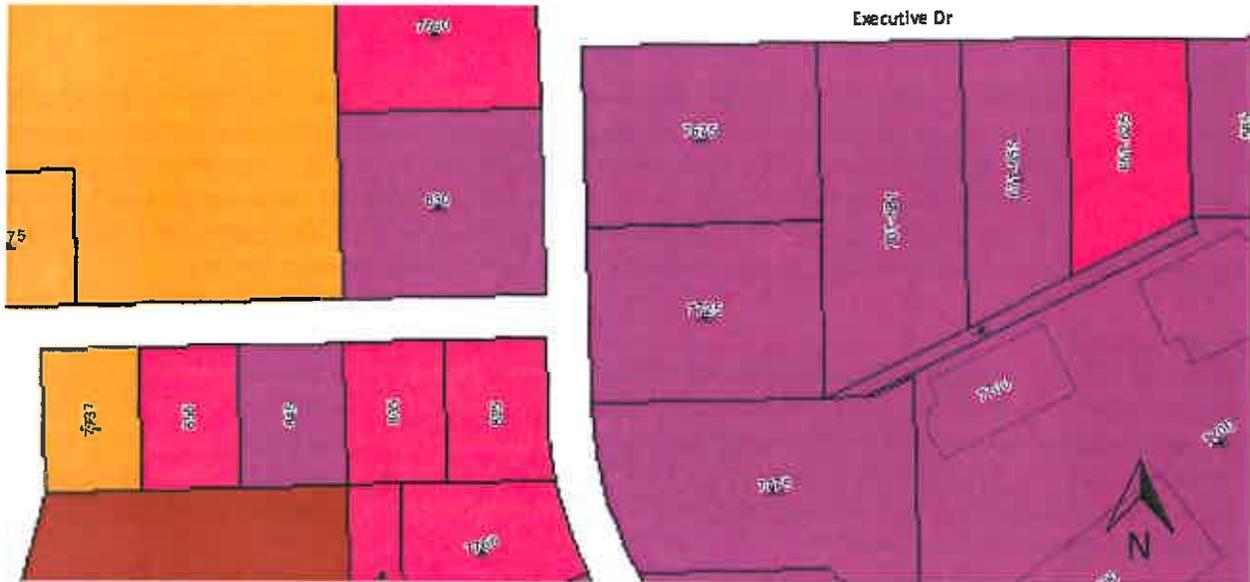




Exhibit 2 Village of Willowbrook Zoning Map



Development Proposal

Exhibit 3 Existing Building Elevation (looking southeast)



About the Petitioner

TruFragrance & Beauty LLC is a nationally recognized manufacturer and distributor of fragrance and cosmetics products, with offices throughout the United States, with their national headquarters located here in Willowbrook. Their Willowbrook headquarters handles the administrative functions of the national corporation including IT, accounting, human relations, as well as production, quality assurance, warehousing, and shipping.



The current owners of the subject property bought the property out of receivership in approximately 2010 and undertook a multi-million dollar renovation for use by TruFragrance & Beauty LLC National Headquarters. The renovations that were made to the facility have made it a modern and attractive office in the Village.

Sale Lease Back

TruFragrance leases their space in the building, however, the current owner and TruFragrance are related parties. The current property owner and TruFragrance wish to enter into a sale-lease back with Zilber Property Group. Zilber is a long term investor of industrial buildings, with more than six million square feet of industrial, office, and retail space, primarily in the Milwaukee and Chicago areas (More information on Zilber is available in *Attachment 2, Narrative of Request*). The sale lease back would allow Zilber to acquire the building and maintain TruFragrance as their tenant, under a long term lease with multiple renewal options.

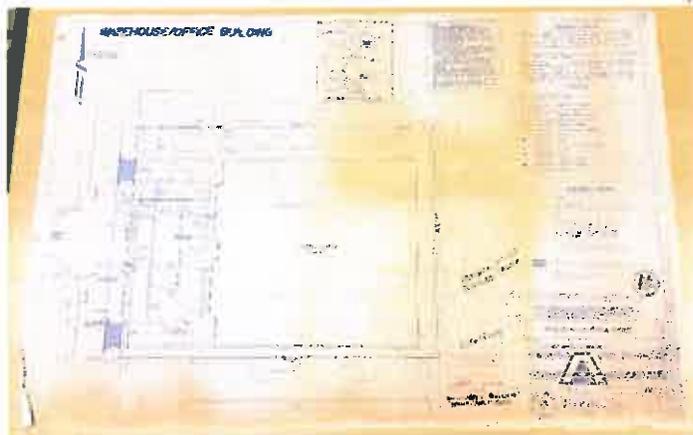
Zoning Request

Zilber has been conducting zoning due diligence of the property prior to their final purchase. In their due diligence, they have identified that the south interior side yard setback of 9.8' is not in conformance with the Village's code requirement of a minimum of a twenty (20) feet. Before finalizing the sale-lease back, Zilber would like evidence that the current building is in conformance with the Village code; so, that if all or part of the current building were to be destroyed, they as the owner would not be required to rebuild on a different footprint than what currently exists.

The current property owner has not been able to supply evidence that a variance had been approved for the interior side yard setback and approached the Village to supply this evidence. Multiple Village staff members have conducted a search for the original ordinance that granted the special use permit, and therefore the variance for the interior side yard setback. Staff has searched both the Village's electronic and hard copy files, as well as meeting minutes from microfilm, but unfortunately have been unsuccessful in finding the subject ordinance.

Although staff was not able to find the ordinance granting approval, Staff did find a site plan (*Attachment 5, Approved Site Plan*) that illustrates an interior side yard setback of ten (10) feet from the south property line and was stamped with approval by the Building & Zoning Department in 1978. Additionally, Staff found an approved Building Permit that includes an illustrative site plan with a ten (10) foot setback from the south property line (*Attachment 6, Approved Building & Use Permit*).

Exhibit 4 Approved Site Plan & Building Permit



Willowbrook, Illinois, February 14, 1978.

VILLAGE OF WILLOWBROOK BUILDING AND ZONING DEPARTMENT PERMIT

Application For Building And Use Permit

APPLICATION IS HEREBY MADE FOR PERMISSION FOR THIS
Erection of Warehouse Office Addition to

Warehouse Office Addition to

7725 QUINCY STREET

On..... in.....
..... in WILLOWBROOK EXECUTIVE PLAZA

In S. S. 1/4 Sec. 26, T. 38, N. 21, E. of 1st P.M.

Estimated Valuation \$500,000.00 Dollars

Preliminary Fee

(See Attached Sheet)

PLANS APPROVED
BY BUILDING & ZONING DEPARTMENT
VILLAGE OF
WILLOW BROOK
BY *FAC* DATE *4/4/78*
PERMIT No. *7829*

107, 190, 171



While the documents found by Staff suggest approval of the interior side yard setback, Staff needs the ordinance to confirm this approval. Therefore, the current property owner is petitioning for a variance to ensure that the current building is in conformance with the Village's code. Staff has also identified other variance necessary for conformance, which are listed below:

Summary of Variances Requested:

1. Variation from Section 9-8-3 (D) to reduce the required interior side yard setback from the south property line from twenty feet (20') to 9.80'.
2. Variation from Section 9-8-3 (E) to increase the maximum lot coverage from 50% to 53.3%.
3. Variance from Section 9-10-5(G) to reduce the required minimum pavement setback from the north (interior side) and south (interior side) property lines from ten (10) feet to 1.0' and 9.80' respectively.

Staff Analysis

Bulk Requirements

The property is zoned M-1. A detailed discussion of important bulk exceptions and variations as it relates to the petition is provided below.

1. **Height.** The maximum height of a building in the M-1 zoning district is 40'. The total height of the existing building is 22.5' and is therefore in conformance with the Village's code.
2. **Building Setbacks.** The required and existing minimum building setbacks are shown in *Table 1* below. The existing building is currently not in conformance with the Village's required M-1 District interior side yard setback requirement and therefore the applicant is requesting a variance to reduce the minimum side yard setback to 9.80'.

Table 1 Building Setbacks

Yard	Description	Required	Minimum Provided	Variance
Front	From Quincy Street	Min. 40'	Min. 96.25'	none
Interior Side	From Sterigenics	Min. 20'	Min. 9.80'	yes
Interior Side	From Stonewheel Inc.	Min. 20'	Min. 39.55	none
Rear	From Multi-tenant Building	Min. 20'	Min. 20'	none

3. **Maximum Lot Coverage.** The maximum lot coverage for a property in the M-1 zoning district is 50%. The existing building comprises approximately 53.24% of the total lot. The applicant is therefore requesting a variance to increase the allowable maximum lot coverage to 53.24%.
4. **Pavement Setbacks.** Pavement setbacks are regulated in the Parking Section of the Zoning Ordinance. The required and proposed minimum setbacks are shown in *Table 2* below. The existing pavement setbacks are currently not in conformance with the Village's requirements and therefore the applicant is requesting a variance to reduce the minimum interior side yard pavement setback to 1.0' on for the north property line and 9.80' for the south property line.



Table 2 Pavement Setbacks

Yard	Description	Zoning Ordinance	Minimum Provided	Variance	Description
Front	From Quincy Street	Min. 15'	Min. 25'	none	For parking west of the building
Interior Side	From Sterigenics	Min. 10'	Min. 9.8'	yes	For parking and concrete loading dock
Interior Side	From Stonewheel Inc.	Min. 10'	Min. 1'	yes	For parking west of the building
Rear	From Multi-tenant Building	Min. 10'	Min. 247'	none	For parking west of the building

5. Foundation Landscaping Area. The Zoning Ordinance requires a minimum foundation landscape area of seven feet (7') per section 9-14-2.23 (3)d. As evidenced in *Table 3*, the existing foundation landscaping is in conformance with the seven foot (7') foundation landscaping on all sides of the building.

Table 3 Foundation Landscaping Area

Yard	Description	Required	Minimum Provided	Variance
Front	From Quincy Street	Min. 7'	Min. 9'	none
Interior Side	From Sterigenics	Min. 7'	Min. 9.8'	none
Interior Side	From Stonewheel Inc.	Min. 7'	Min. 39.55	none
Rear	From Multi-tenant Building	Min. 7'	Min. 20'	none

Standards for Variations

Section 9-14-4.5 of the Willowbrook Zoning Ordinance establishes seven (7) standards for variations that must be evaluated by the Plan Commission and Village Board. Recommendations may include conditions of approval if appropriate to mitigate any negative impacts created by the variations. The applicant's responses are provided in *Attachment 1* of this staff report.



Motion

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

Based on the submitted petition and testimony presented, I move that the Plan Commission forward its findings of fact to the Mayor and Village Board for variations as shown in Attachment 1 of the staff report prepared for the July 20, 2016 Plan Commission for PC 16-15, and recommend approval of variations as outlined in this staff report prepared for the July 20, 2016 Plan Commission for PC 16-15, to allow an existing non-conforming principal structure to be in conformance with the Village's code.

The following motion made by Ruffolo was seconded by Lacayo and approved unanimous 5-0 roll call vote of the members present:

Based on the submitted petition and testimony presented, I move that the Plan Commission forward its findings of fact to the Mayor and Village Board for variations as shown in Attachment 1 of the staff report prepared for the July 20, 2016 Plan Commission for PC 16-15, and recommend approval of variations as outlined in this staff report prepared for the July 20, 2016 Plan Commission, to allow an existing non-conforming principal structure to be in conformance with the Village's code.

Next Steps

The petition is considered for a formal vote by the Village Board at the August 8th Village Board meeting.



Attachment 1

Variation Standards and Findings for PC 16-15 7725 South Quincy Street

9-14-4.5: Standards for Variations

The Plan Commission shall not recommend and the Board of Trustees shall not grant variations from the regulation of this title unless affirmative findings of fact shall be made as to all of the standards hereinafter set forth, which findings of fact shall be based upon evidence adduced upon the hearing held thereon, that:

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

Finding: The building located on the 7725 S. Quincy St. site was constructed in 1978. It is currently a nonconforming use due to the southern interior set back; with the building set back 10 feet instead of the 20 feet as required by the Willowbrook Municipal Code. In the event of a partial casualty or complete destruction of the building, it could not be rebuilt on the current foundation and comply with current Village code. Zilber Property Group ("Zilber") is an established commercial real estate investor, and is the proposed purchaser and intends to lease the property to the existing tenant, TruFragrance & Beauty LLC for 10 years with two 5 year renewal option. Zilber intends to hold the property in its portfolio. The proposed variance would make the current southern set back a legal and conforming use, allowing Zilber to repair or rebuild the property on its existing foundation in the event of a casualty. The costs that would be incurred to rebuild or repair the building and complying with the 20 foot set back makes the Property unmarketable to institutional investors or their lenders.

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

Finding: No changes in the User, zoning, parking, or other aspects of the existing building are being requested. The building was purchase out of foreclosure by its current owners who undertook in 2010 a multimillion dollar renovation of the Building to make it suitable to serve as the National Headquarters for TruFragrance & Beauty LLC. The attractiveness of the building and its the ability to maintain the current user in place makes this property very attractive to Zilber. However, the existing nonconforming status with respect to the southern interior set back presents a potentially uninsurable risk for an investor like Zilber who are long term investors. The variance, if granted, would make the current configuration of the building legal and conforming, and give Zilber the certainty that in the event of a casualty they could repair or rebuild the building on the existing footprint.

This is the one remaining issue delaying the closing of the sale and leaseback. The existing Building has been on this same footprint since it was constructed in 1978.

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

Finding: Petitioner did not construct the Building located on the 7725 S. Quincy St. site, but purchased it out of receivership and has invested several million dollars to renovate it into the Tru Fragrance & Beauty National Headquarters.



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

Finding: No exterior or interior changes are being requested by this variance, and by having a well-respected institutional investor take ownership, it provides additional assurance that the Building will be maintained as a quality asset.

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

Finding: No physical changes to the building will occur and the light and air to adjacent buildings will not be impacted. Since there will not be a change with respect to the Tenant in the Building, no increase in street congestion, danger of fire, or endangerment to public safety will occur.

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

Finding: Since no physical changes will occur and there will not be a change in users, the proposed variation will not alter the essential character of the locality.

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

Finding: The proposed variance provides Zilber, as a long term institutional investor, the certainty that in the event of a casualty or destruction of the Building, that their investment can be insured for the costs to rebuild or restore it on the existing footprint, and that it would not face a potentially uninsurable risk that the building footprint and foundation would have to be relocated. This variance would ensure that 7725 S. Quincy Ave. is an attractive asset for Zilber to add to its established portfolio of building owned in sought after locales and would identify Willowbrook as one of those locales.

June 27, 2016

7725 S. Quincy St
Willowbrook, Illinois 60527

Descriptive Narrative of Background to Request for Setback Variance.

The current owners of 7725 S. Quincy Ave. bought the property out of receivership in approximately 2010. They then undertook a multimillion-dollar renovation of the property to make it suitable for use as the National Headquarter for Tru Fragrance & Beauty LLC. A picture of the renovated building is attached. The owners of the property and Tru Fragrance are related parties, a very common structure for ownership of a building and leasing to a related entity.

Tru is a manufacturer and distributor of fragrance and cosmetic products, with offices throughout the United States, including an office in Manhattan in New York City. The multitude of administrative functions necessary to support a National Headquarters occur at the 7725 site. This includes front office work (account management, product development and sales), Back office support (IT, Accounting, and Human Relations), and Production (assembly of the cardboard shipping containers and individual fragrance and cosmetic boxes), quality assurance, warehousing, and shipping. No bottling, handling, or liquid products occur in Willowbrook but are handled at another site not within Willowbrook.

Tru Fragrance handles a variety of products, labels that it owns, manufactures and distributes, as well as products that are handled for third parties. Its line of products numbers into the hundreds and it is a nationally recognized leader in fragrance and cosmetic development, production, and distribution.

The renovations that were made to the 7725 facility make it a modern and very attractive site for Tru Fragrance by allowing it to serve as its National corporate Headquarters and combines some packaging assembly. The market for industrial building has improved significantly, and the Tru Fragrance facility, as well as its desirable location in Willowbrook, has

attracted the interest of Zilber Property Group, a long-term investor in quality industrial buildings. Zilber was established in 1949 and owns more than six million square feet of industrial, office, and retail space, primarily in the Milwaukee and Chicago markets.

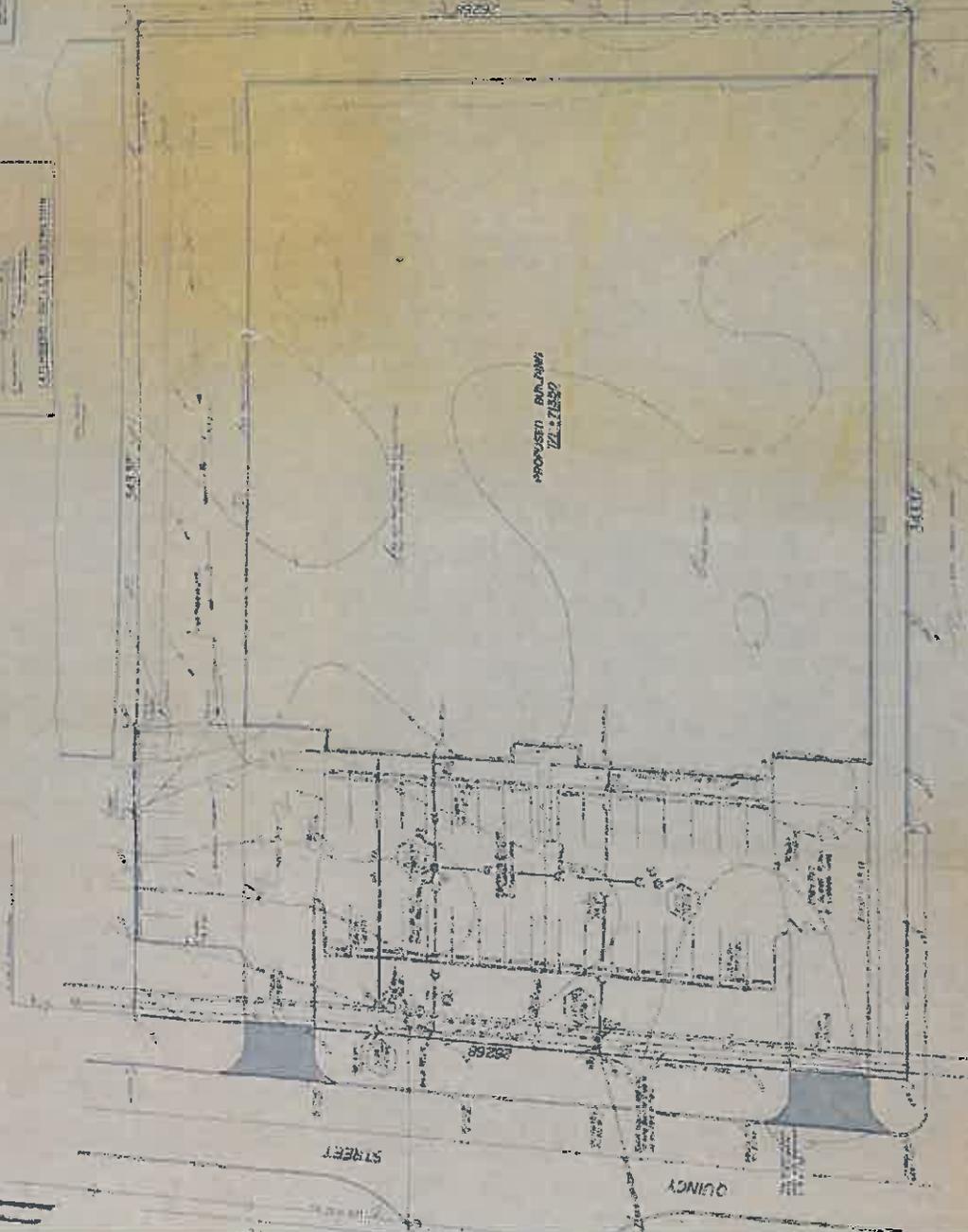
Zilber also provides leasing and property management services, for its own buildings as well as for third parties. They are well respected in the market place, and they have a well-established reputation, exceptional maintenance of their building, for focusing and exceeding on the expectations of their tenants.

They are continuing to expand their portfolio, and are continuing to acquire high quality industrial buildings that are consistent with their long-term investment philosophy. One of the attractive strategies they have undertaken is the sale and lease back, where they acquire an industrial property and maintain an existing high quality tenant, in this case Tru Fragrance, under a long term lease with multiple renewal options.

Their interest in Willowbrook is further recognition of the reputation that Willowbrook has established in the market place as a well-managed Village, with a positive growing reputation as a desirable partner for business. The fact that a substantial long term institutional investor sees Willowbrook as a very desirable locale is a reflection of the quality of the Village elected officials, Mayor and Trustees, its well qualified staff, and the efforts of its Plan Committee and Planning Staff to support, assist and maintain a welcoming and cooperative atmosphere for business activities with in the Village. Notwithstanding Willowbrook's record of exceptional growth in recent years, it has been accomplished without compromising the goal to continue to quality enhance the overall quality of the businesses who reside in the Village. Petitioner believes attracting a long-term investment entity like Zilber is consistent with the long-term interests of the Village.

WAREHOUSE/OFFICE BUILDING

317 4th Street, S.E.
 WASHINGTON, D.C.



PROPOSED BUILDING
 22,125 SQ. FT.

*WITH
 CHINA CODE
 COPY*

FILE COPY

*WILLIAMSON PARTNERSHIP
 2000 4TH STREET, S.E.
 WASHINGTON, D.C.*

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. FINISH FLOOR IS TO BE 4" CONCRETE ON 4" SAND ON 8" GRAVEL.

3. ROOF IS TO BE 4" CONCRETE ON 4" SAND ON 8" GRAVEL.

4. EXTERIOR WALLS ARE TO BE 12" CONCRETE ON 4" SAND ON 8" GRAVEL.

5. INTERIOR WALLS ARE TO BE 8" CONCRETE ON 4" SAND ON 8" GRAVEL.

6. CEILING IS TO BE 4" CONCRETE ON 4" SAND ON 8" GRAVEL.

7. FLOORING IS TO BE 1/2" OAK PARQUET ON 1" SAND ON 4" GRAVEL.

8. PAINT IS TO BE WHITE ENAMEL ON ALL SURFACES.

9. DOORS ARE TO BE 1 1/2" SOLID CORE WITH GLASS INSERTS.

10. WINDOWS ARE TO BE 1/2" GLASS ON 1" ALUMINUM SASHES.

11. ALL ELECTRICAL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.

12. ALL PLUMBING WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL PLUMBING CODE.

13. ALL MECHANICAL WORK IS TO BE IN ACCORDANCE WITH THE NATIONAL MECHANICAL CODE.

14. ALL WORK IS TO BE IN ACCORDANCE WITH THE BUILDING DEPARTMENT SPECIFICATIONS.

- LEGEND**
- 1. PROPOSED BUILDING
 - 2. EXISTING BUILDING
 - 3. EXISTING DRIVEWAY
 - 4. EXISTING DRIVEWAY
 - 5. EXISTING DRIVEWAY
 - 6. EXISTING DRIVEWAY
 - 7. EXISTING DRIVEWAY
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 - 16. EXISTING DRIVEWAY
 - 17. EXISTING DRIVEWAY
 - 18. EXISTING DRIVEWAY
 - 19. EXISTING DRIVEWAY
 - 20. EXISTING DRIVEWAY

SHEET NO. 1

Prop Warehouse, Office building

1957, by Executive Order on June 30

CONSULTING CIVIL ENGINE

REDFIELD ANDERSON AND ASSOCIATES



1700 4th Street, S.E.
 Washington, D.C. 20003
 George E. Anderson, P.E.



VILLAGE OF WILLOWBROOK BUILDING AND ZONING DEPARTMENT PERMIT

Application For Building And Use Permit

APPLICATION IS HEREBY MADE FOR PERMISSION FOR THE:
 Erection of Alteration of Addition to

Warehouse **OFFICE**
 7725 QUINCY STREET

On..... lot..... 23..... block.....
 in WILLOWBROOK EXECUTIVE PLAZA.....

In S.E. 1/4 Section 26 T. 38 N. R. 11 E of 3rd P.M. Twp

Estimated Valuation \$500,000.00 Dollars
 Preliminary Fee - - - \$.....

PLANS APPROVED
 BY BUILDING & ZONING DEPARTMENT
 VILLAGE OF
WILLOW BROOK
 BY FJO DATE 4/4/78
 PERMIT No. 7839

(See Attached Sheet)

Owner TRUST #38150 / HARRIS TRUST & SAVINGS BANK Total \$ 5,784.71 Bal. Due \$.....
 C/O Robert B. Fridstein
 Address 1100 Jerie Boulevard - Oak Brook, Ill. 60521 Tel. 325-6960...
 Architect THEODORE SENTE & ASSOCIATES
 Address 4333 Transworld Road - Schiller Park, 60176 Tel. 671-1500
 General Contractor FRIDSTEIN & MURRAY CONSTRUCTION CO.
 Address 1100 Jerie Blvd. - Oak Brook, 60521 Tel. 325-6960...

In consideration of the issuance of said permit, I agree that, in the erection and use of the structure covered by said permit, I will conform to the regulations set forth in the Willowbrook Zoning Ordinance, Willowbrook Health Ordinance and in the Willowbrook Building Ordinance, and I also agree that all work performed under said permit will be in accordance with the plans and plot diagram which accompanies this application, except for such changes as may be authorized by the Building Official, and that I will use the building only for the purpose of -

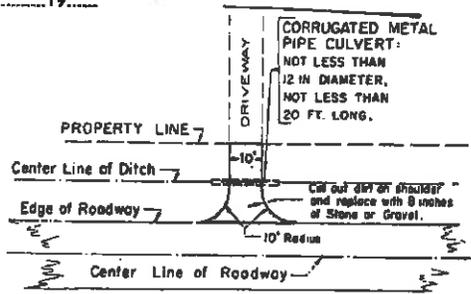
Rec. # 1..... Rec. # 2.....
 Inspector.....
 House No.....
 El. School D.
 High School D.
 F.P.D.
 Fee # 1, \$..... Paid..... Date..... 19.....
 Fee # 2, \$..... Paid..... Date..... 19.....

Robert B. Fridstein
 Signature of owner or authorized agent
 Robert B. Fridstein
 PERMIT NO. 7839 Issued

ENTRANCE DRIVEWAY PERMIT

In consideration of the issuance of said permit I agree that, in the construction and use of this entrance driveway, I will conform with the applicable regulations of the Willowbrook building Ordinance; all regulations and requirements of the highway authority having jurisdiction; and that all work will be performed in accordance with the sketch hereon drawn.

OWNER OR AUTHORIZED AGENT
 Robert B. Fridstein

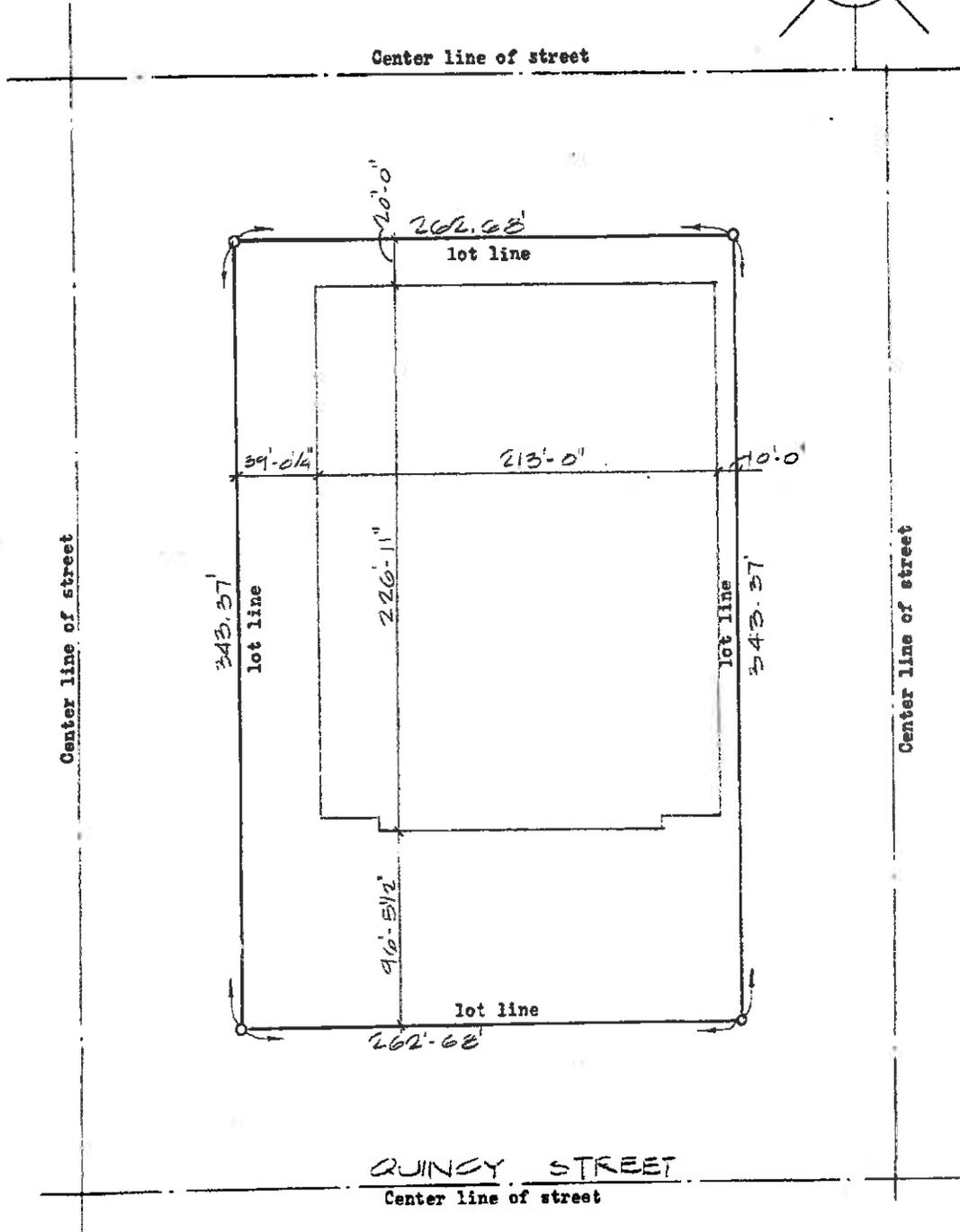
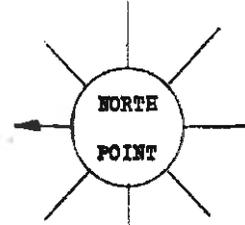


Permission is hereby granted to construct an entrance driveway on the property described in the above application upon the express condition that the owner of said property constructs the proposed improvement in a workmanlike manner in accordance with the conditions agreed upon

ALL INSPECTIONS REQUIRE A 24 HOUR NOTICE - VILLAGE OFFICE 323-8215

PLOT PLAN (Not to scale)

Show location of all buildings in reference to lot lines, dimensions of buildings, dimensions of property, and distance from lot boundary to center line of abutting street or streets.



OFFICE & WAREHOUSE FACILITY
7725 Quincy Street

April 4, 1978
Permit #7839

PERMIT FEES

Driveways	2@ \$10.00	\$ 20.00
Plumbing	26 fixtures @ \$2.00 Connection to water system	52.00
Electrical	Service - 600 amps 212 circuits @ \$1.00 362 openings @ .20 22 motors @ 1.10	18.00 212.00 72.40 24.20
Mechanical	2 A/C units @ 5.00	10.00
Parking Lot	17,610 square feet @ .0025	44.00

Building Cubicle Content

Office	3210 x 8 = 25,680
Mezzanine	3210 x 9 = 28,890
Warehouse	44,675 x 12 = 536,100

TOTAL 590,670 cubic feet

100,000 x .01 = 1000
100,000 x .005 = 500
300,000 x .0025 = 750
90,670 x .0015 = 136

TOTAL	2386	2,386.00
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Review Charges		848.16
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Tap-On Fee		2,062.95
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Sewer Tap Inspection		10.00
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Water Tap Inspection		10.00
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Final & Certificate of Occupancy		<u>15.00</u>
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TOTAL FEES		\$5,784.71
------------	--	------------

VILLAGE OF WILLOWBROOK
 PLUMBING INSPECTION DEPARTMENT
 WILLOWBROOK, ILLINOIS

PERMIT NO. 7839
 PERMIT FEE \$52.00
 Bond Approved: Yes No

APPROVED

BLDG. COMM. [Signature] VILLAGE OF
 PLUMB. DEPT. [Signature] WILLOWBROOK
 DATE 3-30-78 7221 MADISON
 HINSDALE P.O.
 CHECK JOB CONDITIONS WILLOWBROOK,
 SUBJECT TO LOCAL ILLINOIS 60521
 CODES AND ORDINANCES 312/323-8215

Application Filed: _____ 19 _____

Permission is hereby granted to:

(Contractor) C. J. ERICKSON PLUMBING CO.
 (Address) 4141 W. 124th Place - Alsip, Illinois
 to (install) ~~(repair)~~ plumbing on Lot 23
 Block _____ Subdivision Willowbrook Executive Plaza
 Street No. 7725 Owner WILLOWBROOK PARTNERS
 Address 1100 Jorie Blvd. - Oak Brook, Illinois 60521

This permit is hereby granted with the understanding that the Contractor shall construct the work in accordance with the description set forth in the application, plans and specifications; and that all general and detail work connected with such installation, alteration or repair of any such plumbing, shall be done in strict compliance with the ordinances of the Village of Willowbrook.

It is hereby required that the plumbing contractor shall have completed the roughing in of the plumbing and shall have tested his work before requesting a plumbing inspection. The request for the inspection shall be made at least 24 hours in advance of such requested inspection. It shall be the duty of the plumbing contractor or his authorized agent to be in attendance at the time of inspection of the plumbing by the Building Inspector.

Should it be deemed necessary for the plumbing contractor to request an inspection other than the final inspection, such inspection shall be requested as outlined above. A fee of five dollars (\$5.00) shall be charged for each such added inspection, which fee shall be payable to the Village of Willowbrook.

The applicant hereby certifies to the correctness of the above and agrees to install, alter or repair the above plumbing in strict compliance with all provisions of the Plumbing Ordinance of the Village of Willowbrook and amendments thereto.

Signature _____ Signature [Signature]
 Owner or Approved Agent Plumbing Contractor - Donald E. Seline, V.P.
 Address _____ Address 4141 W. 124th Place - Alsip, Illinois
 State License #7635

FIXTURE SPECIFICATIONS

NO.	KIND	SIZE	SIZE OF WASTE	SIZE OF VENT	SIZE OF WATER
	Bath Tub				
	Shower Bath				
2	Automatic Water Heater	20 gal.			3/4"
	Automatic Dishwashers				
6	Lavatory	20 x 18	1 1/2"	1 1/2"	1/2"
	Dental Lavatory				
	Automatic Washer				
6	Toilets		4"	4"	1/2"
	Toilets with Flushometer				
	Kitchen Sink				
	Slop Sink				
	Water Softeners				
	Laundry Trays				
2	Urinals	18"	2"	2"	3/4"
2	Sump Pumps & Sewer Ejectors	2"	2"		
4	Floor Drains	4"	4"		
4	Others - EWC's		1 1/2"	1 1/2"	1/2"

SEWER AND WATER SPECIFICATION

Type _____ Size _____
 Sewer Sanitary & Storm 6" sanitary and 10" storm
 Water Service Domestic and Fire 8"

APPLICATION FOR PERMIT TO DO ELECTRICAL WORK

Village of Willowbrook

DuPAGE COUNTY, STATE OF ILLINOIS

DEPARTMENT OF BUILDINGS — BUREAU OF ELECTRICAL INSPECTION

THE PERMIT ISSUED ON THIS APPLICATION WILL AUTHORIZE ONLY
WORK SPECIFIED. CONTRACTOR MUST GIVE COMPLETE
INFORMATION AS INDICATED BELOW:

JOB INFORMATION — PLEASE PRINT — FOUR (4) COPIES

Location 7725 Quincy Street
Number and Street of Installation — Specify: North, South, East, or West
Street Corner Locations Not Acceptable

Willowbrook Partners Harris Trust — under Trust #38150
Owner or User

Date 4/1/78

Room No. _____ Floor _____

Permit No. 7839

Near what streets _____

Work to be Commenced 5/1/78

Work to be Completed 11/15/78

ACE ELECTRIC CONSTRUCTION, INC.

Person, Firm or Corporation doing work

4527 N. Ravenswood Avenue

Street Address

Chicago

Illinois

Town

State

Steve Amickovaty
Supervising Electrician (Written Signature)

C-2005

State License Number

Village License Number

Bonding Company & Bond Number

CHECK TYPE WORK APPLIED FOR

		Signs		Fee
		No. of Signs		
POWER				
		Number	Total H.P.	Fee
	Appliances	10	20KW	
	Motors	18	62	
				Fee
40	Circuits			
56	Openings			
2	Services	200 ampere		

Other

New Building

TOTAL FEE: _____

Remarks:

PLANS APPROVED
BY BUILDING & ZONING DEPARTMENT
VILLAGE OF
WILLOW BROOK
BY FNP DATE 4-4-78
PERMIT No. 7839

Approved:

Building Commissioner

VILLAGE OF WILLOWBROOK

BOARD MEETING AGENDA ITEM - HISTORY/COMMENTARY

ITEM TITLE:

Receive Plan Commission Recommendation – Public Hearing 16-07: Consideration of a petition for a special use permit for a Planned Unit Development, including such relief, exceptions and variations from Title 9 and Title 10 of the Village Code - Compass Event Center, 635 Joliet Road.

AGENDA NO. **5k**

AGENDA DATE:
07/25/16

STAFF REVIEW: Anna Franco, Planning Consultant

SIGNATURE: 

LEGAL REVIEW: Tom Bastian, Village Attorney

SIGNATURE: THOMAS BASTIAN TH.

RECOMMENDED BY: Tim Halik, Village Administrator

SIGNATURE: TE Halik

REVIEWED & APPROVED BY COMMITTEE: YES NO N/A

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

This case has been re-noticed to the public hearing held at the July 20, 2016 Plan Commission meeting because the address for the location of the May 18, 2016 hearing was shown incorrectly on the public notice sign located on the property. At the July 20, 2016 Plan Commission meeting, the Plan Commission ensured that testimony from the May 18th 2016 was restated.

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

The applicant wishes to develop a 45,934 square foot facility that includes a 28,992 square foot indoor soccer facility, and 16,562 square feet of restaurant, bar and golf simulator entertainment spaces; and therefore approval of a Preliminary and Final Plat of PUD.

The multi-use facility will consist high ceilings to accommodate two “mini” indoor soccer fields with an attractive attached 3 (three) story structure that parallels the Joliet Road frontage that includes the following:

1. 1st Floor - includes a restaurant, bar, private dining area, and outdoor dining area, as well as a separate parking lot entrance for carry out pick-ups.
2. 2nd Floor - a large mezzanine, with golf simulators and more outdoor balcony areas on the west side, with a “storage mezzanine” on the east side.
3. 3rd Floor - includes a lounge area, with more party rooms, a bar, outdoor patios, and more golf simulators, as well as two offices at the east end of the building.

The applicant has been working diligently with staff over that last year to revise the proposed plans so they are suitable to both the applicant and Village Staff. Although many of the outstanding issues have been addressed, a number of conditions (outlined in the Plan Commission’s motion) must be satisfied in order for the case to be scheduled to appear before the Village Board for a formal vote. If the applicant meets the conditions, Staff is supportive of this use for the property.

ACTION PROPOSED: January 25, 2016: Receive Plan Commission Recommendation.



EST. 1960

Willowbrook

835 Midway Drive
Willowbrook, IL 60527-5549

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

Mayor

Frank A. Trilla

Village Clerk

Leroy R. Hansen

Village Trustees

Sue Berglund

Umberto Davi

Terrence Kelly

Michael Misteale

Gayle Neal

Paul Oggerino

Village Administrator

Tim Halik

Chief of Police

Mark Shelton

Director of Finance

Carrie Dittman

MEMORANDUM

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

MEMO FROM: William Remkus, Chairman Pro Tem,
Plan Commission

DATE: July 21, 2016

SUBJECT: Zoning Hearing Case 16-07: Compass Event Center, 635 Joliet Road. Consideration of a petition for a special use permit for a Planned Unit Development, including such relief, exceptions and variations from Title 9 and Title 10 of the Village Code.

At the special meeting of the Plan Commission held on July 20, 2016, the above referenced application was discussed and the following motion was made:

MOTION: Made by Lacayo seconded by Kaucky that based on the submitted petition and testimony presented, I move that the Plan Commission forward its findings of fact to the Mayor and Village Board for a Special Use Permit as shown in Attachment 1 of the Staff Report prepared for the July 20, 2016 Plan Commission for PC 16-07, and recommend approval of a Special Use Permit for a Planned Unit Development, including such relief, exceptions and variations from Title 9 and Title 10 of the Village Code, as outlined in this Staff Report, prepared for the May 18, 2016 Plan Commission meeting for PC 16-07, to develop a 45,934 square foot facility that includes a 28,992 square foot indoor soccer facility, and 16,562 square feet of restaurant, bar and golf simulator entertainment space, subject to the following conditions:

1. The submitted revised engineering plans, included as Attachment 2, be completed as reviewed and approved by the Village Engineer.
2. The applicant shall provide a copy of the document that granted the existing Ingress and Egress Easement on the east end of the subject property to Village Staff.
3. The applicant shall work with the owners of the 7-11 property to amend or eliminate the existing Ingress and Egress Easement on



Proud Member of the
Illinois Route 66 Scenic Byway



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Director of Finance

Carrie Dittman



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- the east end of the subject property and provide Staff with new documentation of the amended or eliminated Ingress and Egress Easement.
4. The applicant shall revise existing plans to eliminate the two (2) digital signs directed to I-55 and reduce the size of the front wall sign and the monument sign to be in conformance with the Village code.
 5. The special use permit shall be null and void if construction for the proposed use is not commenced and a certificate of occupancy is not granted within twelve (18) months of the date of any approval of the special use by the Village Board.
 6. Plans shall be submitted prior to the Village Board meeting specifying the fire hydrant locations to be approved by Tri-State Fire Protection District 1.
 7. The applicant shall include proposed use on the approved plans, prior to Village Board approval. Future modifications to the use of any room subject to administrative review to determine whether a major change amendment is required based on parking.
 8. The petitioner and Village Staff will collaboratively investigate the feasibility of burying the power wire and removing the pole west along the north side of Frontage Road as part of the project.
 9. A parking agreement shall be executed to accomplish the following:
 - a. Stipulates parking near the front for "Employees Only"
 - b. Parking shall be in designated parking spaces only (drive aisles shall be kept clear)
 - c. Semis shall not park on the site, except in the one loading spot and only when loading and unloading products.
 10. Cigar Lounge use is not allowed.

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

MOTION DECLARED CARRIED

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

WR:jp



Village of Willowbrook

Staff Report to the Village Board

Village Board:
Receive & Remand July 25, 2016

Plan Commission:
Hearing Date (Invalid) May 18, 2016
Meeting Date (Invalid) May 18, 2016
Hearing Date July 20, 2016
Meeting Date July 20, 2016

Prepared By: Anna Franco, Planning Consultant

Case Title: 16-07: Compass Event Center, 635 Joliet Road

Petitioner: Willowbrook 2012, LLC, 15 W. 580 N. Frontage Road, Suite 1, Burr Ridge, IL 60527

Action Requested by Applicant: Consideration of a petition for a special use permit for a Planned Unit Development, including such relief, exceptions and variations from Title 9 and Title 10 of the Village Code.

Purpose: Develop a 45,934 square foot facility that includes a 28,992 square foot indoor soccer facility, and 16,562 square feet of restaurant, bar and golf simulator entertainment spaces; and approval of a Preliminary and Final Plat of PUD.

Location: South side of Frontage Road between Del Rhea's Chicken Basket and 7-11

Existing Zoning: B-3 General Business

Existing Land Use: Vacant Property

Property Size: 3.657 Acres

Surrounding Land Use:

	Use	Zoning
North	Vacant Lot	M-1
South	I-55 Expressway	I-55 Expressway
East	7-11	B-2 Community Shopping
West	Del Rhea's Chicken Basket	B-3 General Business

Necessary Action by Village Board: July 25, 2016: Receive Plan Commission Recommendation



Documents attached at the end of report.

1. Responses to Findings for Special Use, no date (2 Sheets)
2. Revised Joliet Road Improvement Plans, dated 06/05/16 (3 Sheets)
3. May 18, 2016 Compass Staff Report, dated 05/18/16 (14 Sheets)
4. Architectural Site Plan, dated 3/25/16 (7 Sheets)
5. Engineering Plans, dated 3/25/16 (8 Sheets)
6. Photometric/Lighting, dated 4/4/16, (2 Sheets)
7. Landscape Plan, dated 3/25/16 (1 Sheet)

Invalid Public Hearing

This case has been re-noticed to the public hearing held at the July 20, 2016 Plan Commission meeting because the address for the location of the May 18, 2016 hearing was shown incorrectly on the public notice sign located on the property. The Staff Report that was originally prepared for Compass the May 18, 2016 Plan Commission meeting is attached as *Attachment 3*.

Staff Analysis

The Staff Report that was originally prepared for Compass for the May 18, 2016 Plan Commission meeting (attached as *Attachment 3*) includes a comprehensive review of the overall Compass Event Center petition. This Staff Report focuses on the outstanding issues presented at the May 18th Plan Commission meeting regarding roadway improvements, an existing easement, and signage. Please see the analysis below.

Joliet Roadway Improvements

Existing Roadway Issues

As identified by Staff in the May 18, 2016 Staff Report, the Joliet Road IDOT right-of-way is in a state of poor maintenance, has drainage problems, and the wide shoulders on the roadway promote illegal semi-truck parking, which occurs on a nearly daily basis.

Staff's chief concern, however, is the illegal truck parking on the wide shoulders. Staff believes that the illegally parked trucks, combined with the traffic and activity of a successful mixed use soccer arena project will cause visibility and other significant safety concerns for motorists and pedestrians. In addition to auto traffic in this area, there are a significant number of students from the trade school across the street that already cross Joliet to go to 7-11 for a sandwich, refreshments, etc. The proposed facility would undoubtedly also be an attraction for additional pedestrian trips across Joliet Road that should not be impeded by the illegal parking of semi-trucks on the side of the road. Staff believes that improvements to the Joliet Road cross section along the Compass Event Center Joliet Road frontage will help to discourage this illegal parking.

While these improvements should be pursued, Staff understands that this is also an enforcement issue. The roadway currently includes numerous "No Parking" signs on both sides of Joliet Road. Staff believe that this issue should be brought to the attention of the Village's Police Department for further mitigation of the issue.



Exhibit 1 Existing Joliet Road Cross Section & Illegal Truck Parking



Revised Roadway Plans

The applicant submitted revised engineering plans, *Attachment 2, Revised Joliet Road Improvement Plans*, on June 15, 2016 following a request from the Plan Commission for the subject plans. The plans propose a new eight (8) foot wide bituminous shoulder and regrading of the ditch to improve drainage. The plans also propose some adjustments to inlets and cleaning of the existing storm sewer. Staff believes these plans are consistent with what was requested by the Plan Commission on May 18, 2016 and believe the proposed improvement will clean up the frontage and give it a cleaner look.

Existing Easement

According to the ALTA Survey, the site is currently encumbered by an existing Ingress and Egress Easement on the east end of the site. The applicant will be required to provide a copy of the document that granted this easement with the application. It appears it is to the benefit of the 7-11 property and was likely intended to provide a secondary means to access that property. In fact the 7-11 property was constructed to include a stub that actually already extends onto the Subject Property. Staff recommends that the applicant work with the owners of the 7-11 property to amend or eliminate the easement. This will be a condition of approval of recommendation to the Village Board.

Signage

As referenced in *Attachment 3, May 18, 2016 Compass Staff Report*, signage variations are not allowed under the existing B-3 Zoning, and although relief is possible through a PUD, it is generally supported only to the extent needed to adequately promote the proposed business. On-going discussions about signage on this property have resulted in improvements, however, Staff recommends additional modifications as a condition of approval of recommendation to the Village Board. Specifically, staff recommends eliminating the two (2) digital signs directed to I-55 and reducing the size of a front wall sign and the monument sign to be in conformance with the Village code.



Motion

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

Based on the submitted petition and testimony presented, I move that the Plan Commission forward its findings of fact to the Mayor and Village Board for a Special Use Permit as shown in Attachment 1 of the Staff Report prepared for the July 20, 2016 Plan Commission for PC 16-07, and recommend approval of a Special Use Permit for a Planned Unit Development, including such relief, exceptions and variations from Title 9 and Title 10 of the Village Code, as outlined in this Staff Report, prepared for the May 18, 2016 Plan Commission meeting for PC 16-07, to develop a 45,934 square foot facility that includes a 28,992 square foot indoor soccer facility, and 16,562 square feet of restaurant, bar and golf simulator entertainment space, subject to the following conditions:

1. The submitted revised engineering plans, included as Attachment 2, be completed as reviewed and approved by the Village Engineer.
2. The applicant shall provide a copy of the document that granted the existing Ingress and Egress Easement on the east end of the subject property to Village Staff.
3. The applicant shall work with the owners of the 7-11 property to amend or eliminate the existing Ingress and Egress Easement on the east end of the subject property and provide Staff with new documentation of the amended or eliminated Ingress and Egress Easement.
4. The applicant shall revise existing plans to eliminate the two (2) digital signs directed to I-55 and reduce the size of the front wall sign and the monument sign to be in conformance with the Village code.
5. The special use permit shall be null and void if construction for the proposed use is not commenced and a certificate of occupancy is not granted within twelve (12) months of the date of any approval of the special use by the Village Board.

The following motion made by Lacayo was seconded by Kaucky and approved unanimous 5-0 roll call vote of the members present:

Based on the submitted petition and testimony presented, I move that the Plan Commission forward its findings of fact to the Mayor and Village Board for a Special Use Permit as shown in Attachment 1 of the Staff Report prepared for the July 20, 2016 Plan Commission for PC 16-07, and recommend approval of a Special Use Permit for a Planned Unit Development, including such relief, exceptions and variations from Title 9 and Title 10 of the Village Code, as outlined in this Staff Report, prepared for the May 18, 2016 Plan Commission meeting for PC 16-07, to develop a 45,934 square foot facility that includes a 28,992 square foot indoor soccer facility, and 16,562 square feet of restaurant, bar and golf simulator entertainment space, subject to the following conditions:

- 1. The submitted revised engineering plans, included as Attachment 2, be completed as reviewed and approved by the Village Engineer.**
- 2. The applicant shall provide a copy of the document that granted the existing Ingress and Egress Easement on the east end of the subject property to Village Staff.**
- 3. The applicant shall work with the owners of the 7-11 property to amend or eliminate the existing Ingress and Egress Easement on the east end of the subject property and provide Staff with new documentation of the amended or eliminated Ingress and Egress Easement.**
- 4. The applicant shall revise existing plans to eliminate the two (2) digital signs directed to I-55 and reduce the size of the front wall sign and the monument sign to be in conformance with the Village code.**



5. **The special use permit shall be null and void if construction for the proposed use is not commenced and a certificate of occupancy is not granted within twelve (18) months of the date of any approval of the special use by the Village Board.**
6. **Plans shall be submitted prior to the Village Board meeting specifying the fire hydrant locations to be approved by Tri-State Fire Protection District 1.**
7. **The applicant shall include proposed use on the approved plans, prior to Village Board approval. Future modifications to the use of any room subject to administrative review to determine whether a major change amendment is required based on parking.**
8. **The petitioner and Village Staff will collaboratively investigate the feasibility of burying the power wire and removing the pole west along the north side of Frontage Road as part of the project.**
9. **A parking agreement shall be executed to accomplish the following:**
 - a. **Stipulates parking near the front for "Employees Only"**
 - b. **Parking shall be in designated parking spaces only (drive aisles shall be kept clear)**
 - c. **Semis shall not park on the site, except in the one loading spot and only when loading and unloading products.**
10. **Cigar Lounge use is not allowed.**

Next Steps

The Plan Commission and the applicant was advised that the next steps include the applicant addressing the conditions listed as part of the Plan's Commission's recommendation, prior to scheduling the item for consideration by the Village Board for a formal vote.



Attachment 1

Special Use Standards and Findings for PC 16-07 Compass Arena & Event Center

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

Finding: The proposed special use and planned unit development for Compass Arena will not be detrimental to or endanger the public health, safety, comfort or general welfare of persons residing or working in the vicinity of the campus or the community. In contrast, the proposed improvement of Compass Arena should improve the general welfare of the community by providing additional venues for athletic and recreational events and social activities for area residents. Further, as the subject property now sits vacant, any improvement to the property by Compass Arena will cause real estate taxes collected against the property to be increased. Accordingly, Compass Arena will benefit the local taxing districts. Further, with a limited retail component, Compass Arena should create additional sales tax revenue creating a further benefit to the community.

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

Finding: We are confident that there will be no harmful effects to the community based upon the development of Compass Arena. If there were any such harmful effects, they would be mitigated by the far distance that Compass Arena will sit from any residential properties. The Applicant has worked with the Village in preparing this application and will work with its neighbors to erect Compass Arena in the least intrusive manner for the community. Based on the foregoing, the Applicant is confident that the establishment of Compass Arena will have a beneficial and not harmful effect on the neighboring community.

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



Finding: It is important to note that the proposed site of Compass Arena sits not immediately adjacent to any improved residential properties in the Village. Those improved properties neighboring Compass Arena include a restaurant and retail convenient store, which are two uses that will be complimented by Compass Arena. As such, Compass Arena will be very hospitable to the surrounding uses, and will not impede the normal and orderly development of any surrounding properties.

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

Finding: Compass Arena is being developed from unimproved and vacant property. As depicted on the attached engineering plans, the subject property will be improved with adequate utilities, access roads, and drainage to service the site.

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

Finding: As reflected in the attached Traffic Impact study conducted by Keniq, Lingren, O'Hara, Aboona, Inc. ("KLOA"), the development is being designed and constructed to ensure that the improved site is developed with adequate ingress and egress to service the site and minimize traffic congestion in the public streets. The site will be developed to accommodate garbage trucks, emergency vehicles and the maneuvering of large vehicles throughout the site.

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

Finding: As reflected in the attached Traffic Impact study conducted by Keniq, Lingren, O'Hara, Aboona, Inc. ("KLOA"), the development is being designed and constructed to ensure that the improved site is developed with adequate ingress and egress to service the site and minimize traffic congestion in the public streets. The site will be developed to accommodate garbage trucks, emergency vehicles and the maneuvering of large vehicles throughout the site. standards in the B-3, General Business District, the underlying zoning district. As you are aware, Compass Arena will be a comprehensive 53,000 square foot recreational center which the Applicant requests to have zoned as a planned unit development. As you are also aware, permitted uses in the B-3 District include, "...Physical culture and health service gymnasiums, and exercising salons." Further special uses include "...driving ranges...", "Restaurants and banquet halls..." and "catering establishments..." Essentially, Compass Arena is composed of a series of allowed uses in the B-3 zoning district. Noting the congruity between the proposed uses for Compass Arena and the terms of the zoning code, Compass Arena will fit in the essential character of the community and is compatible with the B-3 zoning district.

However, there are several requirements of the B-3 District that Compass is seeking relief from through the PUD process. Under the setback requirements for the B-3 District, a minimum front yard of sixty (60) feet is required. The Compass Arena will only have a front yard setback of forty-four (44) feet. The minimum rear yard setback of forty feet (40) is required, while Compass Arena will have only a twenty-four (24) foot rear yard setback. The Bulk Regulations for the B-3 District also have a maximum height requirement of thirty (30) feet. However, the proposed Compass Arena will have a height of forty (40) feet to the underside of the rook, forty-seven (47) feet to the top of the roof, and forty-nine (49) feet to the top of the parapet. Additionally, the maximum floor area ratio under the B-3 Bulk Regulations is 0.3, while the proposed Compass Arena will have a slightly higher floor area ratio of .33.



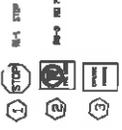
Please note that the soccer games described within the application will be played on teams with 4 on-field players and 1 goalie playing for each team, with no referees or coaches. As such, a maximum of 20 total people will be utilizing the 2 soccer fields at any given time, alleviating the need for additional parking spaces for the additional players, coaches, or referees.

Additionally, Compass will be seeking relief from the signage restrictions of the B-3 District. The proposed Compass Arena will have a total of seven signs. On the south facade, Compass Arena will have three LED signs, with two of them at a size of 480 square feet, and one at a size of 720 square feet. On the north facade of the Arena, Compass proposes to place two signs, with one at 480 square feet and the other at 100 square feet. On the east facade of the

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

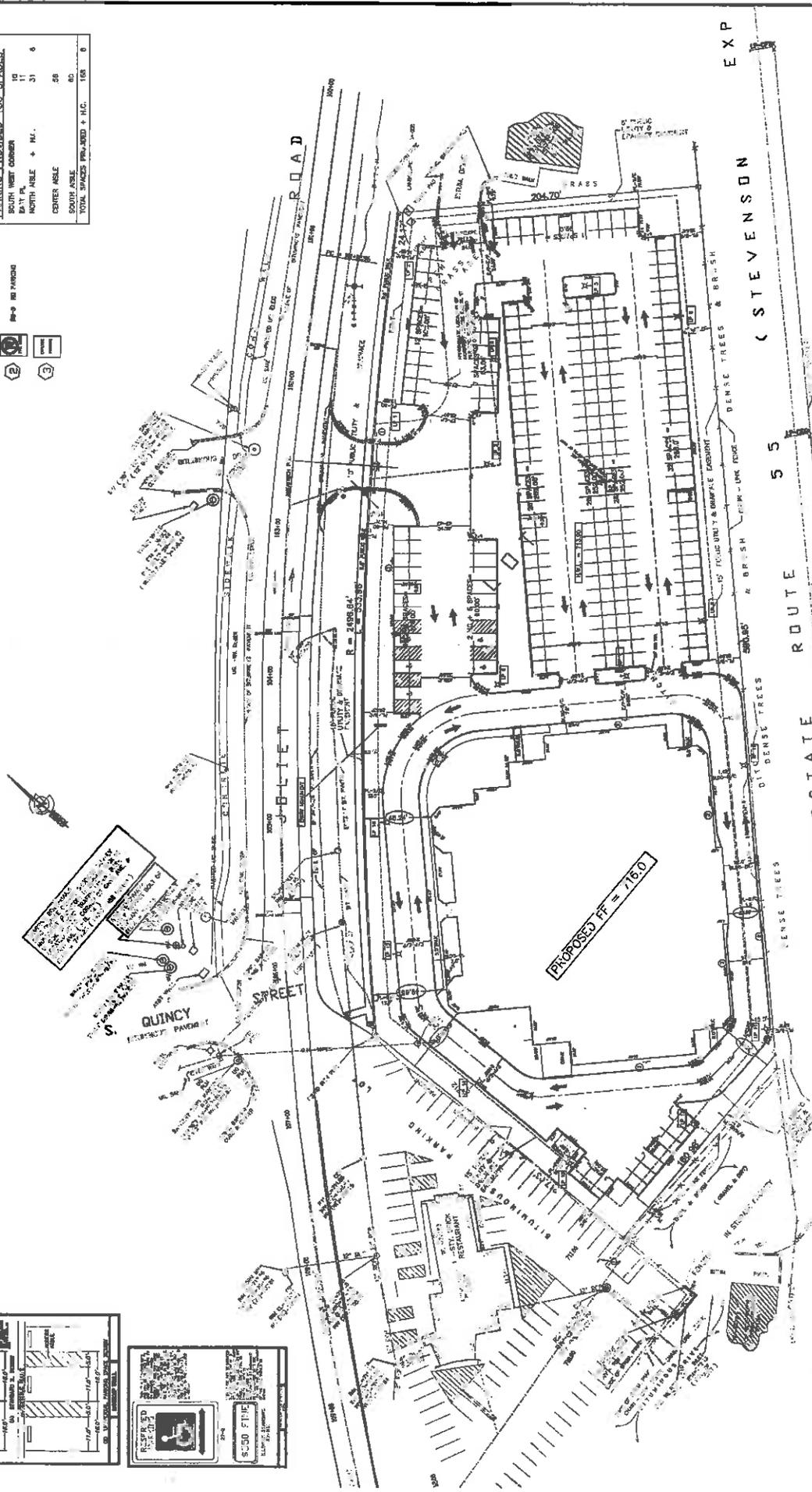
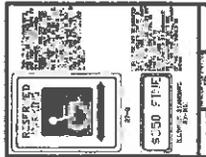
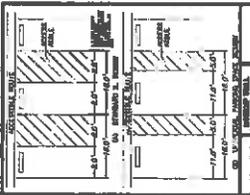
Finding: No Finding.

SIGNS



PARKING PROVIDED 180 SPACES

SOUTH WEST CORNER	10
EAST SIDE	31
NORTH SIDE	31
CENTRE ASLE	58
SOUTH ASLE	50
TOTAL SPACES PROVIDED + A.C.	180



PROJECT NO. 071014

SHEET 3 OF 10

DESIGNED BY WSK
DRAWN BY WSK
CHECKED BY DMK

CLIENT:
COMPASS REAL ESTATE HOLDINGS LLC
BARRIDGE WILSON
CONTACT: JAMES MARIANO
PHONE: 630-991-8884

GEOMETRIC PLAN & STRIPING PLAN
LIGHTING PLAN

FINAL ENGINEERING
COMPASS ARENA
635 JOLIET RD. WILLOWBROOK, IL

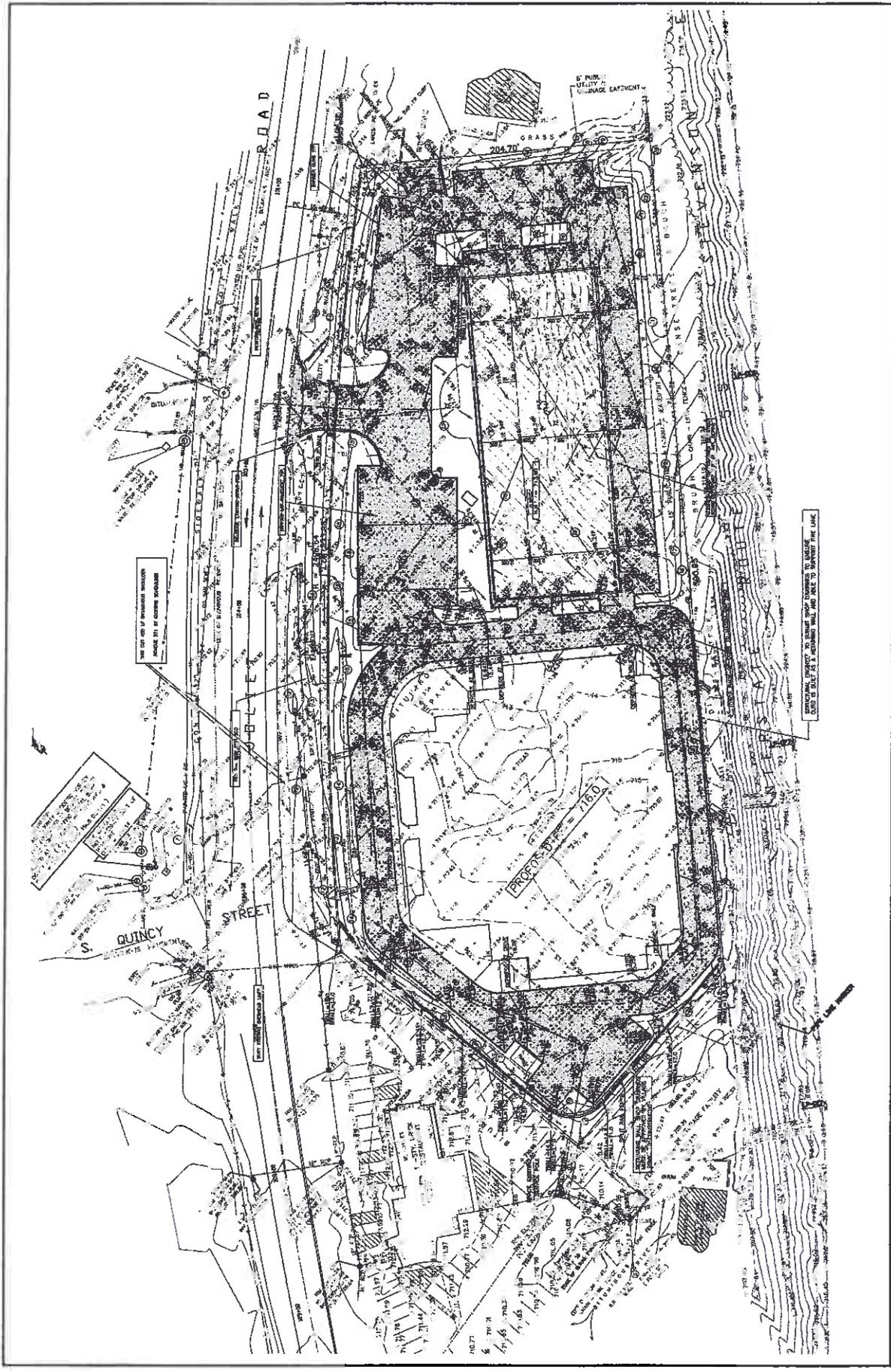
REVISIONS

NO.	DATE	DESCRIPTION
1	11/15/11	ISSUE FOR PERMITS
2	11/15/11	ISSUE FOR PERMITS
3	11/15/11	ISSUE FOR PERMITS
4	11/15/11	ISSUE FOR PERMITS
5	11/15/11	ISSUE FOR PERMITS
6	11/15/11	ISSUE FOR PERMITS

LEGEND

1	EXISTING ASPHALT DRIVE
2	EXISTING ASPHALT DRIVE
3	EXISTING ASPHALT DRIVE
4	EXISTING ASPHALT DRIVE
5	EXISTING ASPHALT DRIVE
6	EXISTING ASPHALT DRIVE
7	EXISTING ASPHALT DRIVE
8	EXISTING ASPHALT DRIVE
9	EXISTING ASPHALT DRIVE
10	EXISTING ASPHALT DRIVE

S/E/C WSK
SOUTHWEST ENGINEERING
7881 BALLERIDGE DR.
BARRIDGE WILSON
630-991-8884



PROJECT NO. 07014
 SHEET NO. 4
 SCALE 1"=30'
 DESIGNED BY MSK
 DRAWN BY MSK
 CHECKED BY DMK

GRADING PLAN

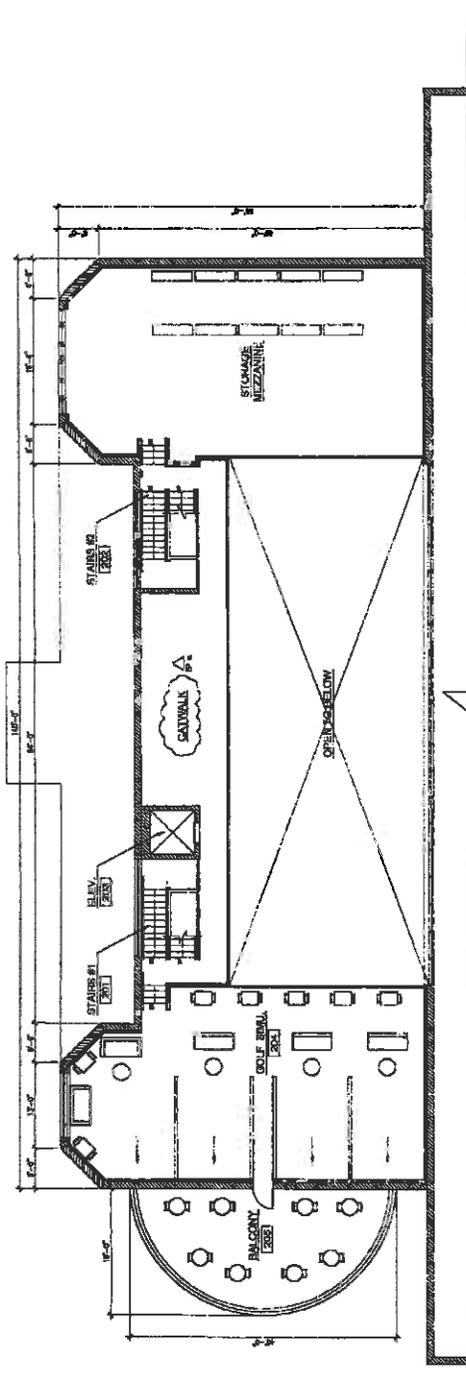
FINAL ENGINEERING
 COMPASS ARENA
 635 JOLIET RD. WILLOWBROOK, IL

REVISIONS

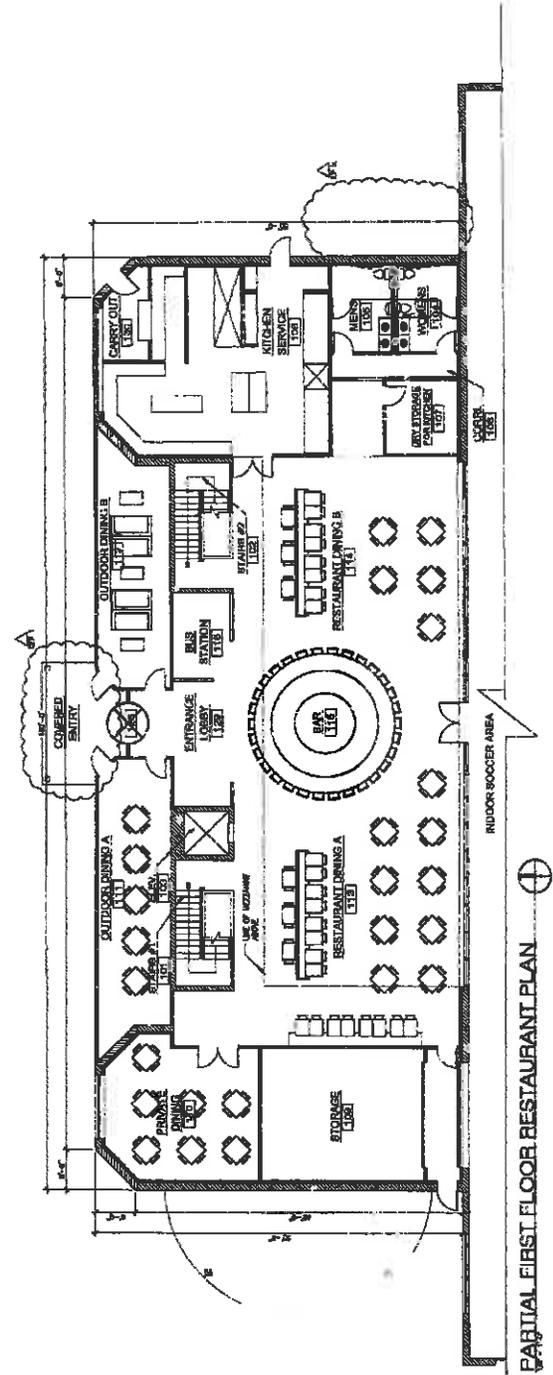
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	11/14
2	REVISED TO SHOW CHANGES	11/14
3	REVISED TO SHOW CHANGES	11/14
4	REVISED TO SHOW CHANGES	11/14
5	REVISED TO SHOW CHANGES	11/14

CLIENT:
 COMPASS ARENA & HOLDINGS LLC
 1000 W. JOLIET RD.
 WILLOWBROOK, IL 60120
 PHONE: 630-580-4000

SEC INC.
 SOUTHWEST ENGINEERING
 7821 BALDWIN RD.
 BOWLING GREEN, IL 60009
 PHONE: 630-727-0028



FIRST FLOOR MEZZANINE PLAN



PARTIAL FIRST FLOOR RESTAURANT PLAN

VILLAGE OF WILLOWBROOK

STAFF REPORT TO THE PLAN COMMISSION

Public Hearing Date: May 18, 2016 (Special Meeting)

Prepared By: Jo Ellen Charlton, Planning Consultant

Case Title: 16-07: Compass Event Center, 635 Joliet Road

Petitioner: Willowbrook 2012, LLC, 15 W. 580 N. Frontage Road, Suite 1, Burr Ridge, IL 60527

Action Requested by Applicant: Consideration of a petition for a special use permit for a Planned Unit Development, including such relief, exceptions and variations from Title 9 and Title 10 of the Village Code.

Purpose: Develop a 45,934 square foot facility that includes a 28,992 square foot indoor soccer facility, and 16,562 square feet of restaurant, bar and golf simulator entertainment spaces; and approval of a Preliminary and Final Plat of PUD.

Location: South side of Frontage Road between Del Rhea's Chicken Basket and 7-11

Existing Zoning: B-3 General Business

Existing Land Use: Vacant Property

Property Size: 3.657 Acres

Surrounding Land Use:

	<i>Use</i>	<i>Zoning</i>
<i>North</i>	Vacant Lot	M-1
<i>South</i>	I-55 Expressway	I-55 Expressway
<i>East</i>	7-11	B-2 Community Shopping
<i>West</i>	Del Rhea's Chicken Basket	B-3 General Business

Documents Attached:

1. Architectural Site Plan, dated 3/25/16 (7 Sheets)
2. Engineering Plans, dated 3/25/16 (8 Sheets)
3. Photometric/Lighting, dated 4/4/16, (2 Sheets)
4. Landscape Plan, dated 3/25/16 (1 Sheet)

Necessary Action by Plan Commission: Open Public Hearing, accept testimony, and continue public hearing in order to provide staff with direction regarding outstanding items.

Staff Analysis:

Parking

Table 1

First Floor			ZONING PARKING REQUIREMENT	SPACES REQUIRED
USE	SQFT			
Bar and Restaurant	3,952		1/100	40
Kitchen/Carry Out	1,183		1/100	12
Storage	660			
Private Dining	542		1/100	5
Outdoor Dining	860		1/100	9
TOTAL SQFT 1ST	7,197			
Mezzanine/2nd Floor				
Storage	1,654		1/100	17
Golf	1,571		16 OCC. 1/3	5
Outdoor Seating	380		1/100	4
TOTAL SQFT 2ND	3,605			
Soccer Field				
Field	23,824		24 OCC. 1/3	8
Seating	2,480		24 OCC. 1/3	8
Mens Locker	1,344		32 OCC. 1/3	11
Womens Locker	1,344		32 OCC. 1/3	11
TOTAL SQFT SOCCER	28,992			
3rd Floor				
Bar/Lounge	2,306		1/100	23
Party Room	428		1/100	4
Golf	1,215		8 OCC. 1/3	3
Office	908		1/225	4
Outdoor Patio	1,283		1/100	13
TOTAL SQFT 3RD	6,140			
TOTAL SQFT BLDG	45,934			
				SPACES REQUIRED
				177
				SPACES PROVIDED
				174
				Surplus/(Deficit) Parking Spaces counting 2nd Sto
				(3)
				Surplus/(Deficit) Parking Spaces not counting 2nd
				20

After removing the basement use from their concept plan, the number of parking spaces designed for the site more closely meets the parking requirements of the Zoning Ordinance. The applicant's parking calculations can be found on Sheet "T" of the Architectural Site Plan Documents and show a surplus of about 20 parking spaces. The spreadsheet on the preceding page (Table 1) verifies most of the applicant's numbers, except that 380 square feet was added to account for the outdoor seating on the Second Floor, which requires an addition four (4) parking spaces. Finally, parking was re-calculated for the large 1,654 square foot second floor storage area to measure the impact if that space was converted to more restaurant/bar/party space. If this space was to be converted to anything other than storage as indicated on the plans, parking on the site would be short by a few spaces.

It is important to note that the Willowbrook Zoning Ordinance assigns parking for "Indoor Recreational Facilities" as "1 parking space for each 3 persons, based upon the maximum number of persons that can be accommodated at the same time in accordance with design capacity, plus 1 parking space for each 2 employees." This standard is important in calculating the parking requirement for the indoor soccer use associated with this facility. The term "design capacity" is, of course, open to interpretation. On the one hand, design capacity implies maximum capacity based on the amount of square footage, which has ties to the Village's Building Code. The Building Code defines maximum occupancy of these uses as 1 person for every 50 square feet. This creates a large occupancy number. Maximum occupancy in the 26,304 soccer arena based on this standard would be 526 people. Applying the Zoning Code standard of 1 space for every occupant would require 175 parking spaces (all of the proposed parking) just for the soccer facility. On the other hand, the applicant is suggesting that "design capacity" be based on their *intended* use of the soccer fields, which is for adult leagues that have no more than 6 people on a team, with no referees or coaches adding to the occupancy number. The applicant assumes a maximum capacity of 48 people in the field house at any one time in the parking figures shown between the field and the spectator areas, requiring only 16 parking spaces. This assumes 6 players per team (24 players total) and 24 spectators. Earlier reviews of this assumption noted this was not a reasonable assumption if younger teams (with more players, coaches and referees) were to be authorized on the field. The applicant's current submittal increased their parking requirement assumption by 22 spaces when their submittal assumed calculated added parking for the men's and women's locker rooms, which each accommodate 33 people. This adjustment by the applicant dedicates 38 parking spaces for the soccer arena use, which by the Zoning Ordinance accommodates 114 people on the two fields. This is the equivalent of having 4 younger teams on the field (15 players per team) with up to 4 coaches, 6 refs and 40 parents). Because this adjustment was made, staff is relatively comfortable with the parking numbers for the soccer arena as meeting the Zoning Ordinance requirement. It will be important, however, for the applicant to establish as part of their testimony that their primary business model is for the lower number adult leagues given that the higher occupancies may have trouble with occupant loads based on the other uses proposed on the site and with teams arriving when other the field is already occupied.

Bulk Requirements

The property is zoned B-3, however PUDs can allow for flexibility to the bulk requirements if authorized by the Village. A detailed discussion of important bulk exceptions and variations is provided below.

1. **Height.** Maximum height in a B-3 district is 30'. The proposed building has a maximum height of 49.8', which is to the peak of the parapet wall for the high ceiling soccer arena. The actual ceiling height for the arena is 40'. The 3 story restaurant/entertainment uses at the front of the property are proposed at a height of 35'6".
2. **Building Setbacks.** In a PUD, building setbacks are required to be equal to the required setback of the adjoining zoning district, and not less than the height of the building (shown in the 4th column in Table 2 below). The required and proposed minimum setbacks are shown in Table 2 below. The shallow depth of the property limits building placement on the lot, so setbacks relief from the front and rear property lines are being requested.

Table 2

Yard	Description	Zoning Ordinance	Based on Height	Minimum Provided(1)
Front	From Joliet	60'	49.67'	45.24'
Interior Side	From Chicken Basket	30'	49.67'	45.11'
Interior Side	From Storage	30'	49.67'	39.15'
Rear	Parallel I-55	40'	49.67'	24'
Interior Side	From 7-11	30'	49.67'	Exceeds Requirement

(1) Numbers represent minimums based on proposed design, not "build to" setbacks.

3. **Pavement Setbacks.** Pavement setbacks are regulated in the Parking Section of the Zoning Ordinance. The required and proposed minimum setbacks are shown in Table 3 below.

Table 3

Yard	Description	Zoning Ordinance	Minimum Provided(1)	Description
Front	From Joliet	15'	12.5'	For Driveway Pavement Around Building. Rest is minimum 15.85'
Interior Side	From Chicken Basket	10'	10'	For 3 spaces south of dumpster. Rest is 15'
Interior Side	From Storage	10'	10'	All meets
Rear	Parallel I-55	10'	0'	For Pavement Around Building. Rest is minimum 18.64'
Interior Side	From 7-11	10'	9.75'	Near cross access driveway. Varies to above minimum standard

4. **Foundation Setbacks.** The Zoning Ordinance requires a minimum foundation landscape area of 7'. Many areas meet this requirement around the buildings, excluding areas where the front and rear elevations are near the front and rear lot lines, where setbacks are already encroaching into required yards for buildings and pavement setbacks.

Cigar Lounge:

Earlier concept plans described the “lounge” areas as a “cigar lounge.” Cigar lounges are prohibited by the Illinois Smoke Free Indoor Act. Any recommendation for approval should include a condition that restricts this use.

Signage:

Signage variations are not allowed under the existing B-3 Zoning, and although relief is possible through a PUD, it is generally supported only to the extent needed to adequately promote the proposed business. On-going discussions about signage on this property have resulted in improvements, however, it is staff’s opinion that additional modifications should be required before a recommendation can be made to the Village Board. Specifically, staff recommends eliminating or further restricting the digital signs directed to I-55 and reducing the size of a front wall sign and the monument sign. A description of the requested signs and recommended modifications is provided in Table 4 below.

Table 4

Sign	Description	Location	Size	Comments
Compass Arena Wall Sign	Assumed to be an Individual letter wall sign	I-55 Elevation	125 sqft	<ul style="list-style-type: none"> Higher than allowed by code. Exception reasonable given I-55 frontage. Individual letter sign type needs to be confirmed and lighting details added.
“Typical Wall Mounted Sign”	1 of 2 requested. Believed to be the digital signs earlier requested	I-55 Elevation	120 sqft	See “Digital Signs” Section below
Typical Wall Mounted Sign	2 of 2 requested. Believed to be the digital signs earlier requested	I-55 Elevation	120 sqft	See “Digital Signs” Section below
Compass Arena Wall Sign	Assumed Individual letter wall sign	Joliet Elevation	125 sqft	<ul style="list-style-type: none"> 40’ height meets requirements, although the scale on the drawing suggests it might be at 41’. Individual letter sign type needs to be confirmed and lighting details added
Entry Sign	Round Compass over front door	Joliet Elevation	95 sqft	Suggest reducing size to fit in area above door but below patio barrier.
Total Wall Sign Sqft Requested			585 sqft	
Total Wall Sign Sqft Allowed			450	
Excess Wall Signage			135 sqft	

Table 4 (continued)

Monument Sign	12' high monument with materials to match building	Joliet frontage roughly center of property	240 sqft (120 per side)	<ul style="list-style-type: none"> • Exceeds permitted size by over 200 percent • (45 sqft per side allowed) and is in addition to wall signage. • 20' wide sign extends over the front lot line. 5' setback required. • Base of sign to be indicated at no less than 3' above grade
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1. **Digital Signs.** As indicated in the Table 4 above, Compass is requesting permission for two digital signs on the I-55 elevation. While it is possible to grant relief from the strict provisions of the Zoning Ordinance, it is important to note the extent to which these signs exceed Zoning Ordinance requirements. These signs do not comply with the following provisions of the Zoning Ordinance.

- a. Section 9-11-12(B)2 permits a maximum of four (4) wall signs, when five (5) are proposed. Removal of the two digital signs would bring the number of wall signs into compliance with the Ordinance.
- b. Section 9-11-12(B)2a permits a maximum of 450 square feet of signage when 585 is proposed. Removal of the two digital signs would bring the square footage down to 345 square footage
- c. Section 9-11-12(B)2b permits wall signs if they are spaced no closer than 20% of the width of the façade. 20 percent of 224' frontage is 45'. Both digital signs are about 25' from the "Compass Arena" wall sign.
- d. Section 9-11-12(B)2(c)1B restricts wall sign to no higher than 40' in height, when the proposed signs are greater than 40' in height
- e. Section 9-11-4R lists multiple message, digital, dynamic and/or video display signs as "prohibited signs".
- f. State Law prohibits digital signs or any "off-premise" signs that sell any advertising space on this sign given Joliet's designation as a "Scenic Byway". State officials note that while they will enforce against non-compliant signs, it's easier if they're not allowed because changing message signs are easy for owners to change and violate the law, but hard to catch and prove a case in court against an owner. The applicant states they will comply with State law requirements.
- g. Digital signs visible to I-55 are NOT consistent with the goals and objectives of the Comprehensive Plan for this site because the Plan provides that "it is extremely important that site and architectural features of new development or redevelopment recognize the need for aesthetically pleasing development as viewed from both the Stevenson Expressway and Joliet Road. This would include sensitive design with regard to off-site parking and loading areas, refuse disposal, signage, roof mounted equipment and other features." While "aesthetically pleasing" can be subjective, it is assumed that the Plan would recognize anything that is "prohibited" in the Zoning Ordinance as not aesthetically pleasing. The subject property is one of only four

Willowbrook properties with visibility to I-55. The image of what is built on this property may represent the only opportunity for the Village to make a good impression on I-55 travelers. Is the advertising or information about next week's tournament on digital signs the image the Village wants to leave with people about what Willowbrook is about?

2. **Monument Sign.** The 240 square foot monument sign is too large. The ordinance allows 45 square feet per side for a total of 90 square feet. With the exception of Chicken Basket and House of Trucks who both have legal non-conforming signs due to the fact that they were there when the property was annexed, all other signs along Joliet in Willowbrook meet the requirements of the Ordinance. While there may be some room for something a little bit larger as part of the PUD request, this sign should not dominate the roadway. The mere large scale of the building itself, along with the wall signage will provide adequate visibility to the use. Support might be offered for a design that incorporates certain historic features to compliment the road's "scenic byway" designation. Or, if a digital sign is still a priority, it may be more appropriate to incorporate one into this monument sign in lieu of the wall signs facing I-55...much like the digital sign approved for Willowbrook Square Shopping Center on 63rd.

Comprehensive Plan/Appropriateness of Use:

The Village Comprehensive Plan indicates that this property is best zoned for highway commercial uses. The Plan, adopted in 1993, provides the following specific recommendation for this area:

"The area along the south side of Joliet Road currently consists of a large vacant site, a vacant building, a small restaurant, and a self-service storage facility. Because the area between Joliet Road and the Stevenson Expressway is rather shallow in depth, existing development patterns have resulted in parcels of unusual configuration. The Plan recommends the consolidation and redevelopment of all parcels within the area except for the southern, most area which has recently been improved with a self-service storage facility. Parcels should be consolidated and developed with limited driveway access locations. It is extremely important that site and architectural features of new development or redevelopment recognize the need for aesthetically pleasing development as viewed from both the Stevenson Expressway and Joliet Road. This would include sensitive design with regard to off-site parking and loading areas, refuse disposal, signage, roof mounted equipment and other features. Special landscape treatment should be provided along the Stevenson Expressway right-of-way to lend a pleasing appearance to the development."

Recommended revisions to signage were discussed above. The proposed plan addresses roof mounted equipment and special landscaping satisfactorily.

Other relevant Comprehensive Plan Recommendations include the following:

- Frontage road should be improved from a rural cross section to an urban cross section, and upgraded to Industrial Collector Street Standard
- New commercial development should only be allowed where street capacities accommodate or can be modified to accommodate additional traffic and where there are no issues with access and compatibility of land uses
- Access points should be consolidated when possible.

- New commercial development should only occur on sites with sufficient land to provide well-landscaped, easily accessible and conveniently located parking areas.
- Natural features and mature landscaping should be preserved wherever possible
- Overhead utilities should be relocated underground.
- Sidewalks and crosswalks should be encouraged.

The subject property and the Chicken Basket property located immediately west are located between the self-service storage facility referenced in the comprehensive plan and the 7-11, which had not yet been constructed when the Plan was approved. Given the recommendation that new developments consider the consolidation of nearby smaller properties, it makes sense to consider the future of the Chicken Basket property as part of this development since it is the only other property on the South side of Joliet Road. This original "Route 66" business is on the National Register of Historic Places and predates Willowbrook's incorporation as a Village. Staff met with Pat Rhea who was generally receptive to the proposed use if it can be modified to fit the site. His interest includes maintaining his visibility to south bound I-55 traffic, preventing unauthorized spill-over parking onto his parking lot, and ensuring the site has proper drainage. He liked the proposed northern orientation of the building, and noted that he would not want the building to be turned in a way that would place the rear of the building to adjoin his property. He is not opposed to the removal of any of the existing perimeter trees between their two properties. He has no immediate plans to sell his property, but did indicate he would consider reasonable offers to purchase the property, which also includes "buying-out" the business.

The proposed uses certainly fit the type of uses intended by "highway commercial" uses classified in the Comprehensive Plan, assuming it can be built to conform to the other objectives identified in the Plan. These objectives include ensuring the site is accommodated with adequate roadways, access, parking and circulation; in other words, the objects that make the site "work". Other objectives can be somewhat more subjective but suggest that the Village should not turn its back on that part of the property that is adjacent to I-55 just because we can't see it. To the contrary, the Plan promotes site design considerations that send a message to the outside world about who we are and how we want to be perceived. It suggest tasteful landscaping, sensible signage and screening of unsightly rooftop mechanical equipment, which is important given that most of the site is already quite a bit lower in elevation than the expressway.



Providing Adequate Access and Roads:

As recommended in the Comprehensive Plan as discussed above, improvements to Joliet Road are warranted and should be provided as part of this development. This IDOT right-of-way is

in a state of poor maintenance, has drainage problems, and the wide shoulders promote illegal semi-truck parking, which occurs nearly on a daily basis. This habit needs to be corrected as part of this project.

The design of the Joliet Road improvements needs to discourage this illegal parking, as the wide shoulders, when combined with a popular destination that may have a full parking lot will encourage additional illegal parking by semis as well as autos because "it's easier".



The Comprehensive Plan recommends improvements to Joliet Road that meet "urban cross section" standards, which means curb and gutter. This standard was applied in Burr Ridge to the recent improvement east of Madison (as shown in the picture to the left), and is also applied further west on the Frontage Road as it approaches Midway Drive.

Improvement to this standard would adequately address staff's concern regarding the significant amount of unauthorized/illegal truck parking that occurs on the side of Joliet every day. It would also satisfy one of the required "findings" of a PUD that they "provide adequate control over vehicular traffic". It is, however, a very expensive proposal that to date has not yet been required on this State owned and managed roadway.



The section of Joliet Road between the 7-11 and the office properties on the north side of Joliet, as shown below, includes an alternate cross section design with mixed results. Truck parking is successfully mitigated on the south side of the road (left side of picture), where the shoulder is relatively narrow and a nearby ditch discourages illegal truck parking. It is easy to note that the design of the

north side of the road, with its wide shoulder and level grassed parkway make it easy for trucks to easily ignore the "No Parking" signs that line that side of the road...as evidenced by the tire rutted shoulder and grassed parkway area.

As mentioned above, the Comprehensive Plan suggests an urban cross section, and staff will recommend Compass improve to that standard, unless they would like to propose an alternative design that will successfully discourage illegal parking on the sides of the road adjoining this project. One or two trucks parking along the side of the road now when traffic and activity are lighter are one thing. That many or more trucks when combined with the traffic and activity of a successful mixed use soccer arena project will cause visibility and other significant safety concerns

for motorists and pedestrians that cannot be overlooked. In addition to auto traffic in this area, there are a significant number of students from the trade school across the street that already cross Joliet to go to 7-11 for a sandwich, refreshments, etc. The proposed facility would undoubtedly also be an attraction for additional pedestrian trips across Joliet Road that should not be impeded by the illegal parking of semi trucks on the side of the road. Staff is recommending the Plan Commission not finalize a recommendation on this project until a satisfactory road improvement proposal is made by the applicant and at least conceptually approved by both the Village and IDOT.

According to the Alta Survey, the site is currently encumbered by an existing Ingress and Egress Easement on the east end of the site. The applicant will be required to provide a copy of the document that granted this easement with the application. It appears it is to the benefit of the 7-11 property and was likely intended to provide a secondary means to access that property. In fact the 7-11 property was constructed to include a stub that actually already extends onto the Subject Property. Depending on the details of the easement and the final site plan for this project, it may be necessary to work with the owners of the 7-11 property to amend or eliminate the easement.

Utilities: The property is served by a 12" water main located on the north side of Joliet Road. While it is expected this main will be adequate to serve the property, additional lines to and potentially around the site for fire flow, fire hydrants, and for domestic service will be required by Tri-State Fire Protection District and should be coordinated on the plans prior to finalizing a recommendation.

DuPage County provides sanitary service for the site, and there is an existing sewer along Joliet Road. The applicant will need to confirm with the County that there is adequate capacity for the proposed use.

A power pole and wire terminate on the property at the northwest corner. This line crosses Frontage Road, then continues west along the north side of Frontage Road. This line should be buried and the pole removed as part of the construction project.

Stormwater Management:

The site is designed with underground vaulted detention under the parking lot. This is why there is very little "green" space on the site, except for the perimeter landscape buffers.

Elevations:

The proposed building includes wider elevations on the north and south sides than on the east and west sides. Proposed materials include concrete precast panels. The front elevation, visible from Joliet, includes a large span of windows and doors, which will provide significant light into the interior restaurant/entertainment spaces. Some of these windows include "roll up" glass garage doors that turn indoor dining into semi-outdoor dining opportunities. A variety of patio and balcony dining options exist on the north and west elevations of the building. The east and west elevations (visible to Chicken Basket and the project's new parking lot), also include a significant amount of windows and other features that help break up long monotonous wall surfaces. The south elevation has contrasting features up high on the building, where it is visible to I-55. Lower elements of this elevation do not include many features, but are relatively not visible given that a retaining wall and the much higher grade of I-55 will screen this elevation from view. Colored elevation boards will be available at the Plan Commission for review.

Floor Plans:

The soccer arena on the first floor includes two "mini" soccer fields, each having an 80' x 120' playing surface and separated by a 16' central observation area, and 7' side and end areas. Mens and womens locker facilities are provided on both sides of the arena, with each group serving one of the two fields.

Attached to the north end of the field is three stories of mixed uses. All three floors have windows that look out over the soccer arena. The first floor includes a restaurant, bar, private dining area, and outdoor dining area, as well as a separate parking lot entrance for carry out pick-ups. The second floor is really an oversized mezzanine, with golf simulators and more outdoor balcony areas on the west side, with a "storage mezzanine" on the east side. As mentioned earlier, staff has concerns that this area, after constructed, will be converted to other purposes that will have an increased impact on parking. Any approving ordinance will specify approved uses per the approved plan such that any modification to any of the spaces will require approval by the Village, including a new public hearing and amendments to their approving ordinances. The third floor is designated as a lounge area, with more party rooms, a bar, outdoor patios, and more golf simulators, as well as two offices at the east end of the building.

The project will contribute to the Village's revenues via both the restaurant and places of amusement taxes that will be generated on the site.

Engineering.

The following outstanding engineering items need to be addressed prior to finalizing a Plan Commission recommendation:

1. Benchmarks need to be confirmed in order to determine compliance with Section 15-33 of the DuPage County Stormwater Ordinance. The applicant's last correspondence on this issue is that Geopool was working on it.
2. The light pole locations on the engineering plans do not match the photometric, or on the landscape plan. Plans should be coordinate, and with regard to the landscaping plan, landscape islands that do not have light standards should incorporate the standard shade tree in lieu of shorter ornamental trees.
3. IDOT uncertainties remain outstanding regarding improvements/restoration of the Joliet Road right-of-way. Staff conversations with IDOT indicate they will consider the improvements the Village deems necessary to support the development. See "Providing Adequate Access and Roads" above. To date, the applicant has not been providing proposed improvements indicating they are waiting for the State, and the State's last review comments were geared to the submittal the applicant made with regard to curb cuts based on earlier plans. Given the chicken and egg scenario, staff recommends direction be provided to the applicant that the Village will not forward a recommendation on this project until they proposed an acceptable improvement to Joliet that addresses the Village's concerns regarding illegal truck parking. If not curb and gutter as recommended by the Comprehensive Plan, the improvement to be proposed by the applicant must incorporate narrower shoulders and ditches or other methods that are acceptable to both the Village and IDOT.

Required Changes Prior to Formalizing a Recommendation

This public hearing provides the Plan Commission with an opportunity to incorporate feedback into one last set of plans before finalizing their recommendation to the Village Board. In addition to addressing the Engineering comments above, staff recommends the following changes be addressed/completed.

1. The outdoor area shown in the mezzanine shall be added to the parking table in the architectural site plan documents.
2. Joliet Road shall be improved to an urban cross section, or an approved alternative that discourages on-street semi truck parking.
3. Digital wall signs shall not be allowed.
4. The monument sign shall be reduced in size to or near the maximum 90 square feet in area, including digital technology if desired, and relocated so that it is no closer than five feet (5') from the property line.
5. The round compass sign on the front elevation shall be reduced in size to fit under the second floor patio barrier.
6. The plans shall specify that fire hydrant locations to be approved by Tri-State Fire Protection District.

Recommended Restrictions and Conditions

The current plan works, in part, based on the representations made by the applicant as to how the property is intended to be used. For example, parking works based on the fact that the applicant states that the fields will be used by adult leagues consisting of no more than 6 people on each team. If there are not enough teams to support the investment based on this scenario, it would be reasonable to assume that the applicant would look to other methods to fill the space. While these scenarios may be OK, staff is recommending conditions that limit the use of the space as stated by the applicant, with changes considered only as amendments to the PUD, requiring a new public hearing and approval by an ordinance. A list of this and similar other restrictions and conditions has been started and is provided below.

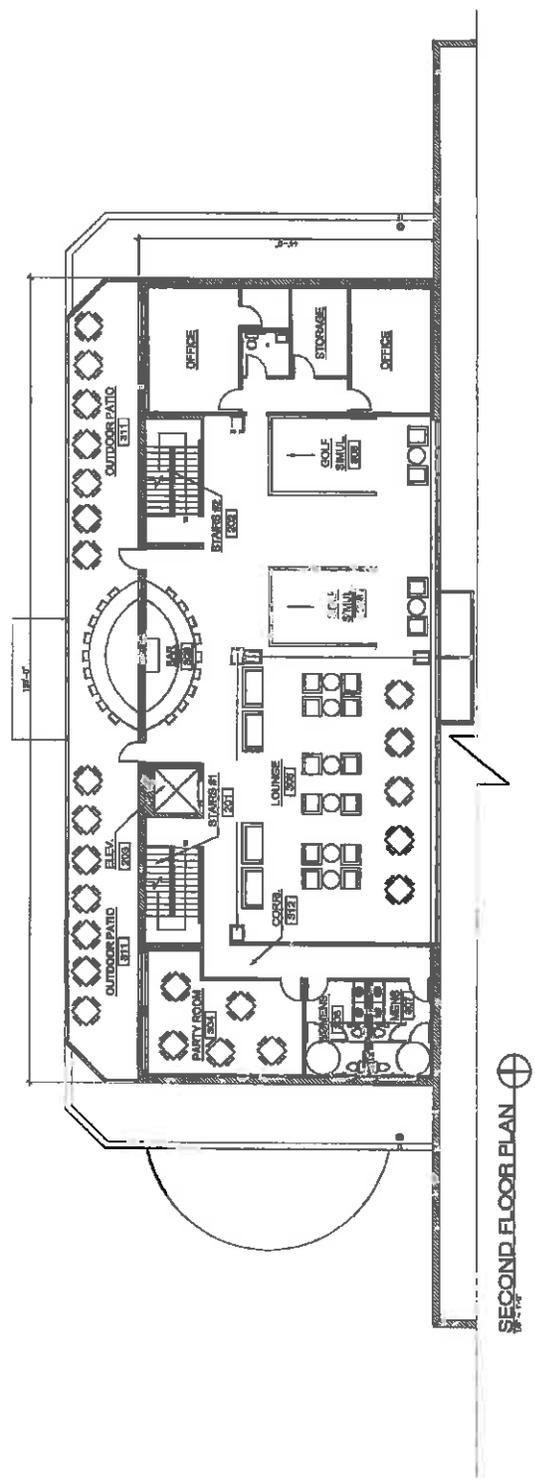
1. Approval only for construction in compliance with approved plans and the square footage and uses indicated.
2. Maximum occupancy of the arena is limited to no more than 48 people, unless otherwise approved by the Village as part of a major change to a PUD.
3. Approved uses shall be as shown on the approved plans. Future modifications to the use of any room subject to administrative review to determine whether a major change amendment is required based on parking.
4. A parking agreement shall be executed to accomplish the following:
 - a. Stipulates parking near the front for "Employees Only"
 - b. Parking shall be in designated parking spaces only (drive aisles shall be kept clear)
 - c. Semis shall not park on the site, except in the one loading spot and only when loading and unloading products.
5. The cross access with the 7-11 property shall be confirmed with 7-11.
6. Cigar Lounge use is not allowed.

Summary

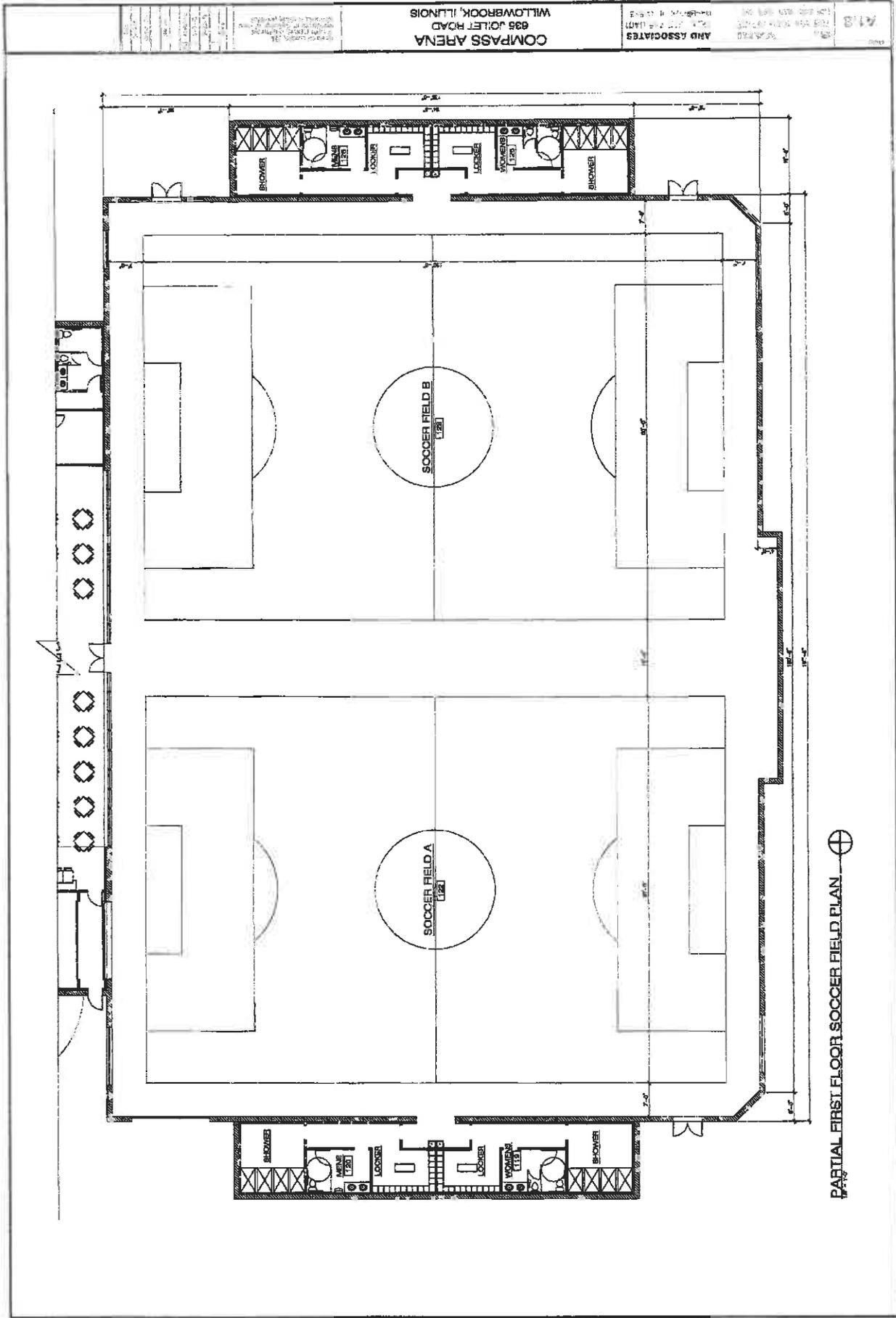
The Plan Commission first saw concepts for this project over two years ago. Those plans included a basement level, and site designs that could not be supported. The applicant has been working more diligently in the last 6-9 months to address written comments by the Village with regard to density, parking, setbacks, landscaping and other improvements, and has come a long way. This use will bring new people to town and will support existing hotels, surrounding restaurants and retail uses.

While there are some minor changes that will still be required prior to forwarding to the Village Board for formal consideration, the bigger issues needing feedback from the Plan Commission before a recommendation should be considered include signage and improvements to Joliet Road. Other questions or concerns may come out of the public hearing process and can also be incorporated into any final direction to the applicant to be used in finalizing their plans for a formal vote at a future meeting date that can be determined by the Plan Commission at the meeting. Any motion to continue the hearing should include the date and location of the continued meeting.

NO.	DESCRIPTION
1	GENERAL NOTES
2	MECHANICAL
3	ELECTRICAL
4	PLUMBING
5	FINISHES
6	CONCRETE
7	STEEL
8	GLASS
9	PAINT
10	MECHANICAL
11	ELECTRICAL
12	PLUMBING
13	FINISHES
14	CONCRETE
15	STEEL
16	GLASS
17	PAINT
18	MECHANICAL
19	ELECTRICAL
20	PLUMBING
21	FINISHES
22	CONCRETE
23	STEEL
24	GLASS
25	PAINT



SECOND FLOOR PLAN



PARTIAL FIRST FLOOR SOCCER FIELD PLAN

COMPASS ARENA
635 JOILET ROAD
WILLOWBROOK, ILLINOIS

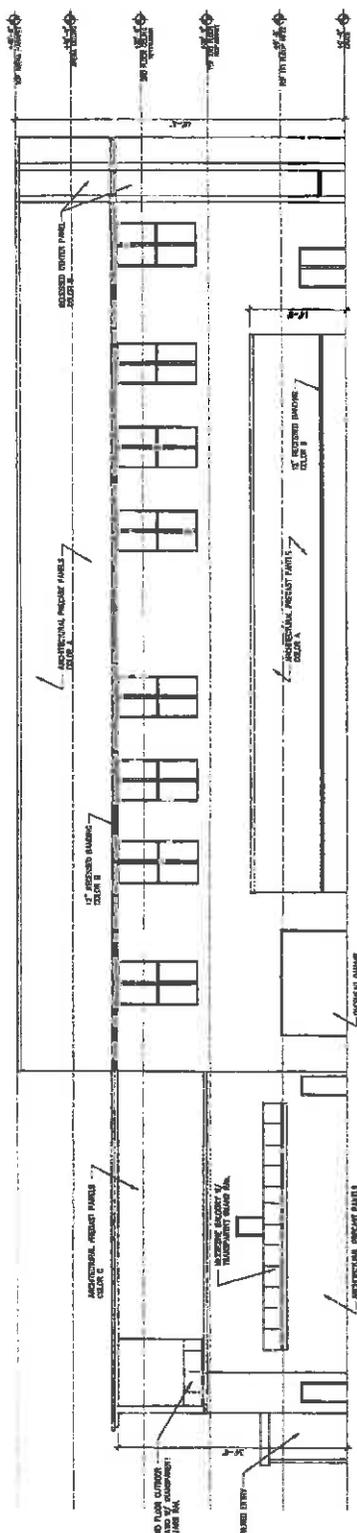
AND ASSOCIATES
ARCHITECTS

DATE: 11/11/03
SCALE: AS SHOWN

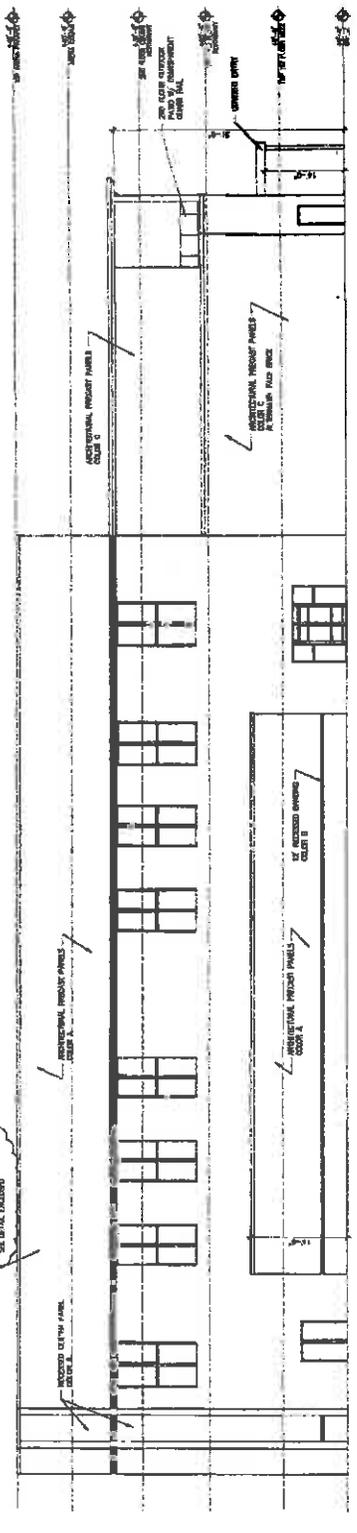
NO.	REVISION
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2	REVISED PER COMMENTS
3	REVISED PER COMMENTS
4	REVISED PER COMMENTS
5	REVISED PER COMMENTS
6	REVISED PER COMMENTS
7	REVISED PER COMMENTS
8	REVISED PER COMMENTS
9	REVISED PER COMMENTS
10	REVISED PER COMMENTS

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NO. 1	DATE	BY	APP. BY
1	11-11-11	VARII	
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10			



WEST ELEVATION (RIGHT SIDE)
1/8" = 1'-0"
A P 24



EAST ELEVATION (LEFT SIDE)
1/8" = 1'-0"
A P 24

THIS AREA PROBABLY WILL BE COVERED BY PARKING SIGNAGE IN VIEW OF 1-20 DRIVEWAY. SEE DETAIL ENCLOSED.

SIGNAGE S.F. CALCULATION

WALL SIGNAGE

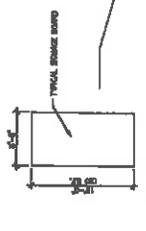
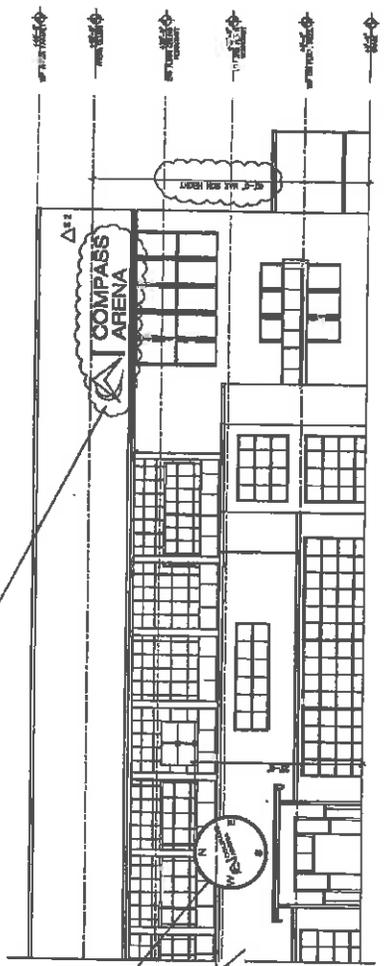
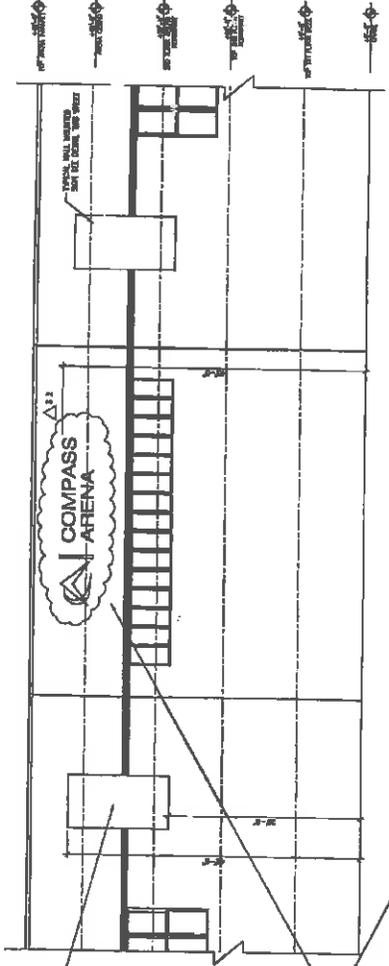
SOUTH ELEVATION

- (1) TOTAL WALL SIGNAGE AREA AT 10' S.C. OF SURFACE AREA COVER = 240 S.F.
- (2) TOTAL WALL SIGNAGE AREA AT 20' S.C. OF SURFACE AREA COVER = 120 S.F.
- (3) TOTAL WALL SIGNAGE AREA AT 30' S.C. OF SURFACE AREA COVER = 80 S.F.
- (4) TOTAL WALL SIGNAGE AREA AT 40' S.C. OF SURFACE AREA COVER = 60 S.F.
- (5) TOTAL WALL SIGNAGE AREA AT 50' S.C. OF SURFACE AREA COVER = 48 S.F.

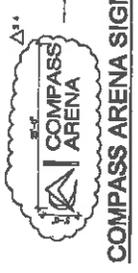
FREE STANDING MONUMENT SIGNAGE

NORTH ELEVATION

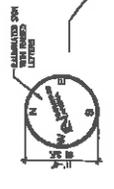
- (1) TOTAL SIGNAGE AREA FOR SIGNAGE PROVIDED = 200 S.F.
- (2) TOTAL SIGNAGE AREA FOR SIGNAGE PROVIDED = 200 S.F.



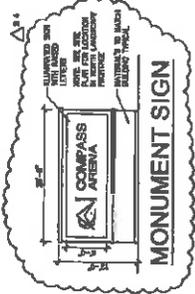
TYPICAL WALL MOUNTED SIGN



COMPASS ARENA SIGN



ENTRY SIGN

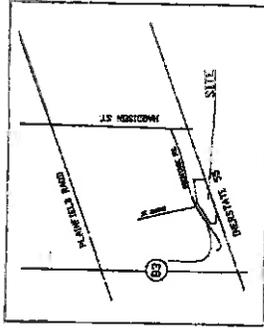


MONUMENT SIGN

COMPASS ARENA WILLOWBROOK, ILLINOIS

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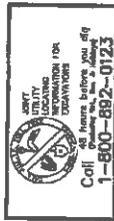
1. COVER SHEET
 2. EXISTING CONDITIONS
 3. GEOMETRIC STRIPING & LIGHTING PLAN
 4. GRADING PLAN
 5. UTILITY PLAN
 - 6.-8. SOIL EROSION SEDIMENT CONTROL PLAN
 9. SPECIFICATIONS
 10. DETAILS
- 0.0-4.0 STORMTRAP DETAILS
1-3 JOLIET ROAD CROSS SECTIONS (GEOPOOL)



LOCATION MAP

SITE DATA TABLE

TOTAL SITE AREA	3.487 ACRE	12.038
IMPERVIOUS AREA EXISTING	0.413 ACRE	80.72%
IMPERVIOUS AREA PROPOSED	2.682 ACRE	80.72%
IMPERVIOUS AREA TO REMAIN	0.951 ACRE	
PERCENTAGE OF IMPERVIOUS AREA GAIN	2.479 ACRE	67.79%



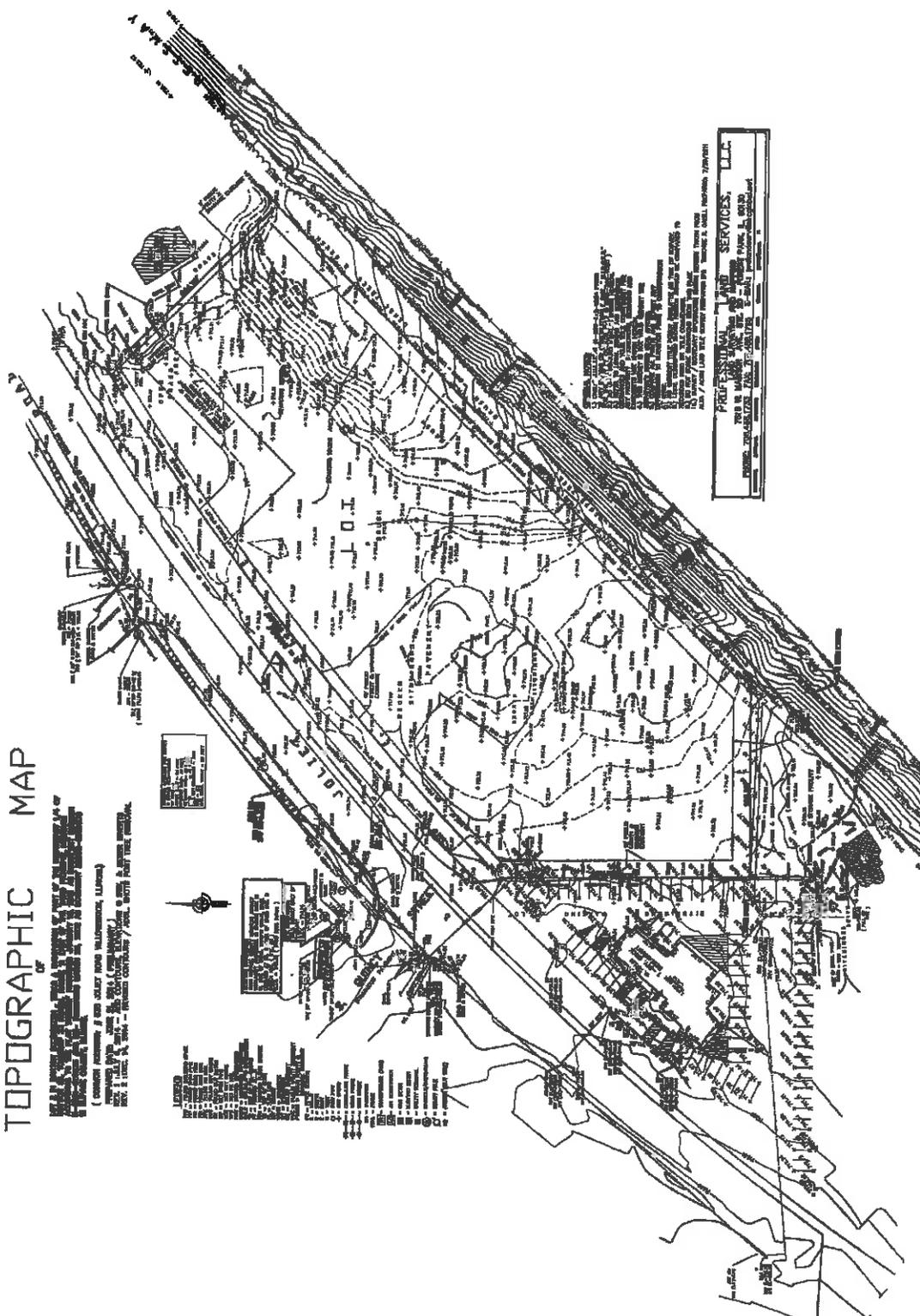
PROFESSIONAL ENGINEER
JEFFREY A. JOHNSON
No. 021-000000
STATE OF ILLINOIS

	EXISTING	PROPOSED
WELT	□	■
CATCH BASIN	○	●
MANHOLE	○	●
SANITARY MANHOLE	○	●
SANITARY SERVICE RISER	○	●
PRECAST FLARED END SECTION	○	●
VALVE VAULT	○	●
VALVE BOX	○	●
FRONT YARD	○	●
REAR YARD	○	●
SANITARY SEWER	—	—
STORM SEWER	—	—
STORM SEWER FORCE MAIN	—	—
WATERMAIN	—	—
STREET LIGHT	—	—
ROLLED CURB & GUTTER	—	—
8"-12" CURB & GUTTER	—	—
DEPRESSED CURB	—	—
EDGE OF PAVEMENT	—	—
CONTOUR LINES	—	—
100 YEAR OVERFLOW	—	—
UTILITY FOOTPRINT	—	—

<p>SPEC SOUTHWEST ENGINEERING 1000 W. WILLOWBROOK RD. WILLOWBROOK, IL 60096 TEL: 630-585-7000</p>	<p>CLIENTS COMPASS ARENA ENGINEERING LLC 635 JOLIET RD., WILLOWBROOK, IL 60096 CONTACT: MURRAY HANCOCK PHONE: 630-709-4671</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>10-10-08</td> <td>ISSUE FOR PERMITS</td> </tr> <tr> <td>2</td> <td>10-10-08</td> <td>ISSUE FOR PERMITS</td> </tr> <tr> <td>3</td> <td>10-10-08</td> <td>ISSUE FOR PERMITS</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	10-10-08	ISSUE FOR PERMITS	2	10-10-08	ISSUE FOR PERMITS	3	10-10-08	ISSUE FOR PERMITS
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2	10-10-08	ISSUE FOR PERMITS												
3	10-10-08	ISSUE FOR PERMITS												
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<p>PROJECT NO. 070014</p>		<p>SHEET 1 OF 10</p>												
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<p>DESIGNED BY: JAK</p>		<p>CHECKED BY: JAK</p>												
<p>DRAWN BY: JAK</p>		<p>CREATED BY: JAK</p>												

TOPOGRAPHIC MAP

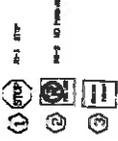
(CONSENT NUMBER 1 FOR JOULET ROAD, WILLOWBROOK, ILLINOIS)
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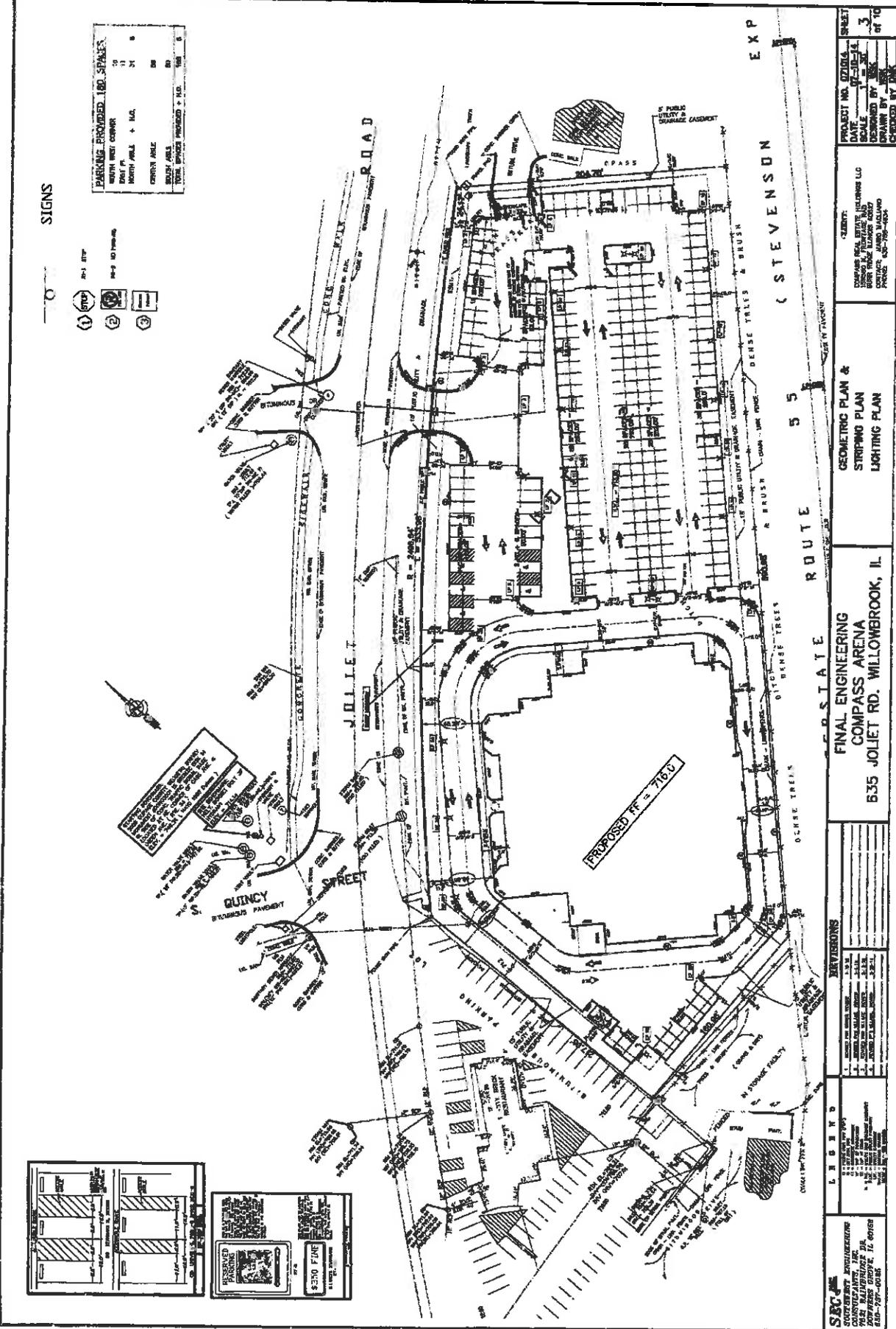
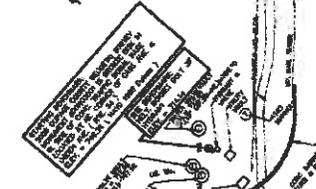
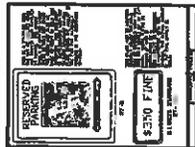
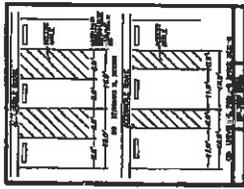
FIELD PARTIALS AND SERVICES, LLC
 1110 S. WASHINGTON ST., SUITE 200, WILLOWBROOK, IL 60180
 PHONE: 630.330.1110 FAX: 630.330.1111
 WWW.FIELDPARTIALS.COM

SBC SURVEYING & ENGINEERING 1110 S. WASHINGTON ST., SUITE 200 WILLOWBROOK, IL 60180 630-330-1110	LEGEND 1. BOUNDARY 2. CONTOUR 3. ROAD 4. STRUCTURE 5. UTILITY 6. ELEVATION 7. SPOT ELEVATION 8. WATER	REVISIONS 1. 08/15/11 2. 08/15/11 3. 08/15/11 4. 08/15/11	FINAL ENGINEERING COMPASS ARENA 635 JOULET RD. WILLOWBROOK, IL	EXISTING CONDITIONS	CLIENT: COMPASS ARENA, INC. 635 JOULET RD. WILLOWBROOK, IL 60180 PHONE: 630-330-1110	PROJECT NO. 021011 DATE 08/15/11 SCALE 1"=40' DESIGNED BY [Name] CHECKED BY [Name] DATE 08/15/11	SHEET 2 OF 10
			DATE 08/15/11 BY [Name]				

SIGNS



PARKING PROVIDED - 180 SPACES	
WITHIN WEST CORNER	10
EAST PI	11
NORTH PARK & S.W.	51
CENTRAL AREA	68
WEST PARK	28
TOTAL SPACES PROVIDED - 180	180



SBC CONSULTING ENGINEERS 5000 W. BROADWAY, SUITE 100 HOUSTON, TEXAS 77056 P.O. BOX 1000 HOUSTON, TEXAS 77001	LEGEND 1. EXISTING PAVEMENT 2. EXISTING SIDEWALK 3. EXISTING DRIVEWAY 4. EXISTING DRIVEWAY 5. EXISTING DRIVEWAY 6. EXISTING DRIVEWAY 7. EXISTING DRIVEWAY 8. EXISTING DRIVEWAY 9. EXISTING DRIVEWAY 10. EXISTING DRIVEWAY 11. EXISTING DRIVEWAY 12. EXISTING DRIVEWAY 13. EXISTING DRIVEWAY 14. EXISTING DRIVEWAY 15. EXISTING DRIVEWAY 16. EXISTING DRIVEWAY 17. EXISTING DRIVEWAY 18. EXISTING DRIVEWAY 19. EXISTING DRIVEWAY 20. EXISTING DRIVEWAY 21. EXISTING DRIVEWAY 22. EXISTING DRIVEWAY 23. EXISTING DRIVEWAY 24. EXISTING DRIVEWAY 25. EXISTING DRIVEWAY 26. EXISTING DRIVEWAY 27. EXISTING DRIVEWAY 28. EXISTING DRIVEWAY 29. EXISTING DRIVEWAY 30. EXISTING DRIVEWAY 31. EXISTING DRIVEWAY 32. EXISTING DRIVEWAY 33. EXISTING DRIVEWAY 34. EXISTING DRIVEWAY 35. EXISTING DRIVEWAY 36. EXISTING DRIVEWAY 37. EXISTING DRIVEWAY 38. EXISTING DRIVEWAY 39. EXISTING DRIVEWAY 40. EXISTING DRIVEWAY 41. EXISTING DRIVEWAY 42. EXISTING DRIVEWAY 43. EXISTING DRIVEWAY 44. EXISTING DRIVEWAY 45. EXISTING DRIVEWAY 46. EXISTING DRIVEWAY 47. EXISTING DRIVEWAY 48. EXISTING DRIVEWAY 49. EXISTING DRIVEWAY 50. EXISTING DRIVEWAY 51. EXISTING DRIVEWAY 52. EXISTING DRIVEWAY 53. EXISTING DRIVEWAY 54. EXISTING DRIVEWAY 55. EXISTING DRIVEWAY 56. EXISTING DRIVEWAY 57. EXISTING DRIVEWAY 58. EXISTING DRIVEWAY 59. EXISTING DRIVEWAY 60. EXISTING DRIVEWAY 61. EXISTING DRIVEWAY 62. EXISTING DRIVEWAY 63. EXISTING DRIVEWAY 64. EXISTING DRIVEWAY 65. EXISTING DRIVEWAY 66. EXISTING DRIVEWAY 67. EXISTING DRIVEWAY 68. EXISTING DRIVEWAY 69. EXISTING DRIVEWAY 70. EXISTING DRIVEWAY 71. EXISTING DRIVEWAY 72. EXISTING DRIVEWAY 73. EXISTING DRIVEWAY 74. EXISTING DRIVEWAY 75. EXISTING DRIVEWAY 76. EXISTING DRIVEWAY 77. EXISTING DRIVEWAY 78. EXISTING DRIVEWAY 79. EXISTING DRIVEWAY 80. EXISTING DRIVEWAY 81. EXISTING DRIVEWAY 82. EXISTING DRIVEWAY 83. EXISTING DRIVEWAY 84. EXISTING DRIVEWAY 85. EXISTING DRIVEWAY 86. EXISTING DRIVEWAY 87. EXISTING DRIVEWAY 88. EXISTING DRIVEWAY 89. EXISTING DRIVEWAY 90. EXISTING DRIVEWAY 91. EXISTING DRIVEWAY 92. EXISTING DRIVEWAY 93. EXISTING DRIVEWAY 94. EXISTING DRIVEWAY 95. EXISTING DRIVEWAY 96. EXISTING DRIVEWAY 97. EXISTING DRIVEWAY 98. EXISTING DRIVEWAY 99. EXISTING DRIVEWAY 100. EXISTING DRIVEWAY	FINAL ENGINEERING COMPASS ARENA 535 JOLIET RD., WILLOWBROOK, IL	GEOMETRIC PLAN & STRIPING PLAN LIGHTING PLAN	PROJECT NO. 070104 DATE 07-20-11 SCALE 1" = 40' DESIGNED BY J. W. W. DRAWN BY J. W. W. CHECKED BY J. W. W.
		SBC CONSULTING ENGINEERS 5000 W. BROADWAY, SUITE 100 HOUSTON, TEXAS 77056 P.O. BOX 1000 HOUSTON, TEXAS 77001	SBC CONSULTING ENGINEERS 5000 W. BROADWAY, SUITE 100 HOUSTON, TEXAS 77056 P.O. BOX 1000 HOUSTON, TEXAS 77001	SBC CONSULTING ENGINEERS 5000 W. BROADWAY, SUITE 100 HOUSTON, TEXAS 77056 P.O. BOX 1000 HOUSTON, TEXAS 77001

STORM SEWER

- 1A 24" INLET
RM = 714.00
INV. = 711.00
- 1B 48" CATCHBASIN O.L.
RM = 714.00
INV. = 710.52
- 1C 48" MANHOLE O.L.
RM = 714.00
INV. = 710.28
- 1D 48" MANHOLE O.L.
RM = 714.00
INV. = 710.00
- 1E 48" CATCHBASIN O.L.
RM = 714.00
INV. = 710.12

- 2A 24" INLET
RM = 708.80
INV. = 708.75
- 2B 48" CATCHBASIN O.L.
RM = 713.28
INV. = 709.75
- 2C 48" MANHOLE O.L.
RM = 718.10
INV. = 709.75
- 2D 48" MANHOLE O.L.
RM = 718.00
INV. = 709.75

- 3A 24" INLET
RM = 716.00
INV. = 709.75
- 3B 48" CATCHBASIN O.L.
RM = 718.00
INV. = 709.75
- 3C 48" MANHOLE O.L.
RM = 718.00
INV. = 709.75

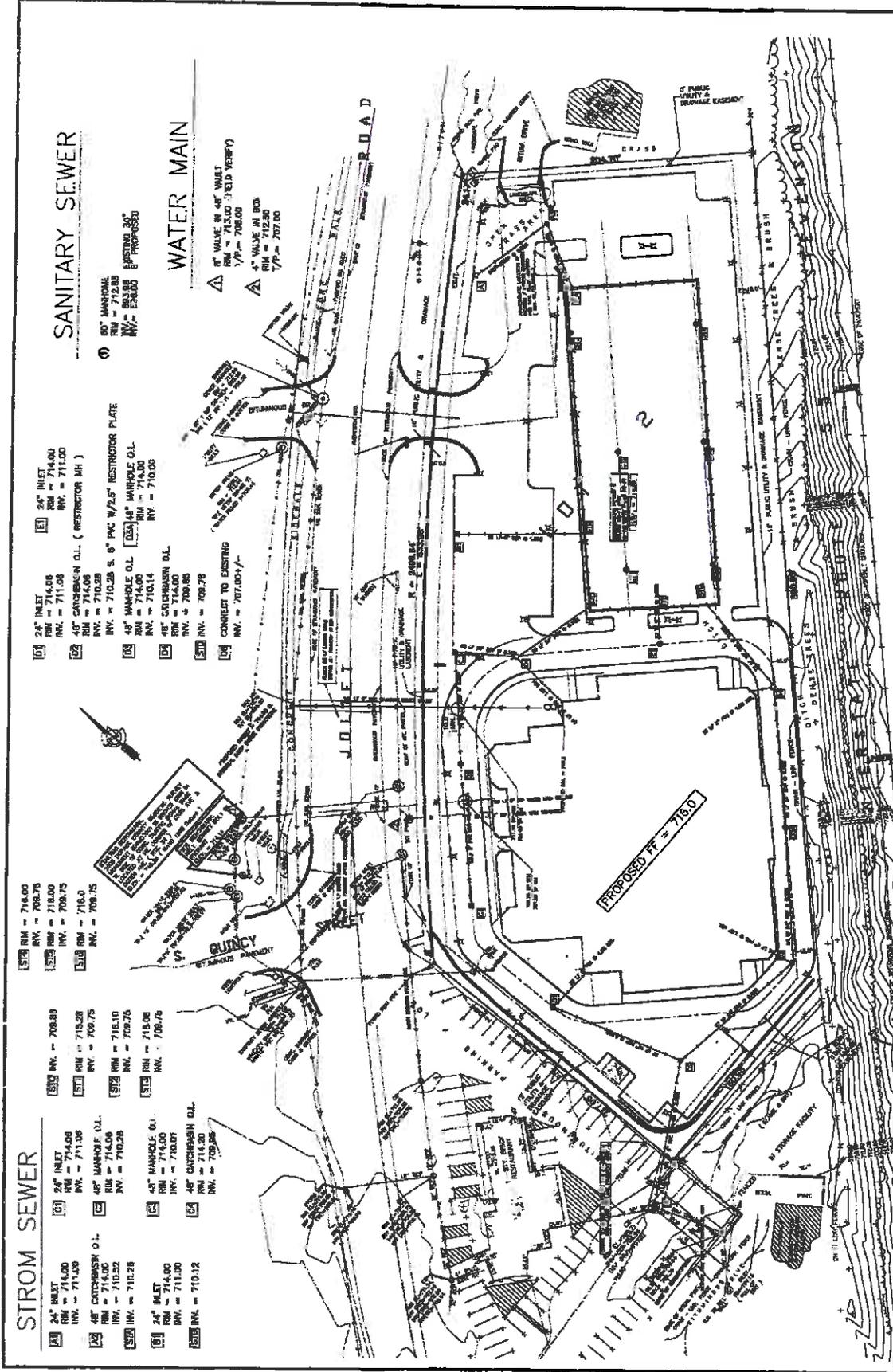
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RM = 714.00
INV. = 711.00
- 4B 48" CATCHBASIN O.L. (RESTRICTOR MH)
RM = 714.00
INV. = 710.28
- 4C 48" MANHOLE O.L. (54" 48" RESTRICTOR FLATE)
RM = 714.00
INV. = 710.00
- 4D 48" CATCHBASIN O.L.
RM = 710.14
INV. = 709.75
- 4E 48" CATCHBASIN O.L.
RM = 709.75
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INV. = 707.00

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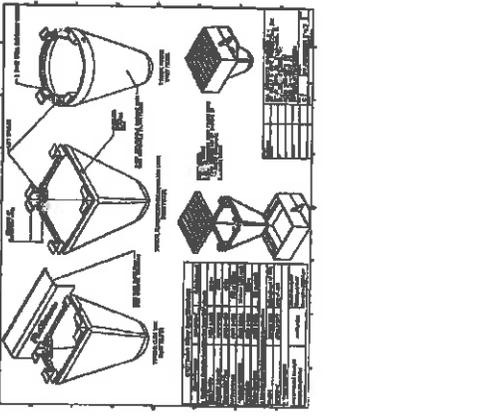
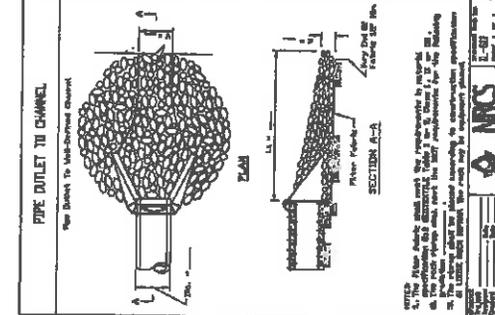
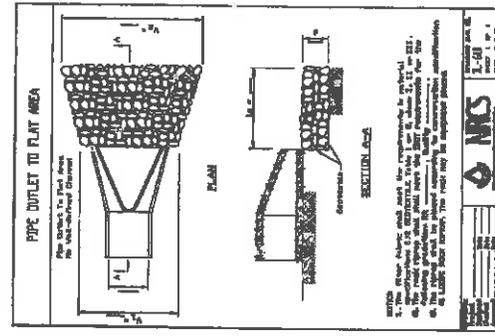
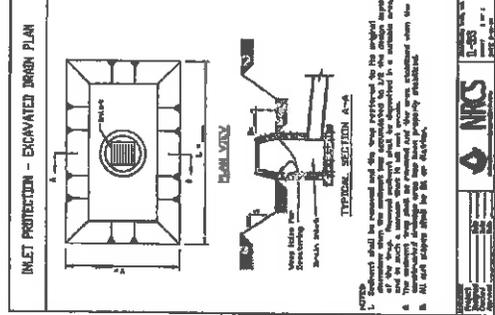
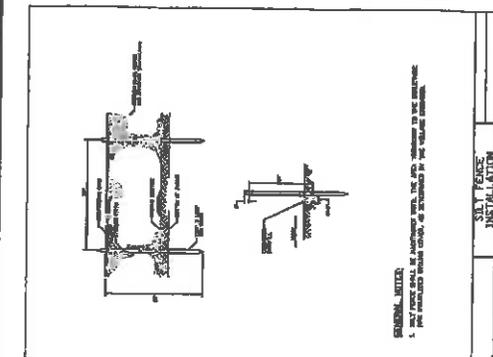
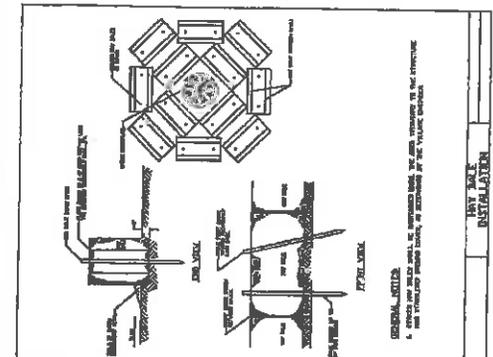
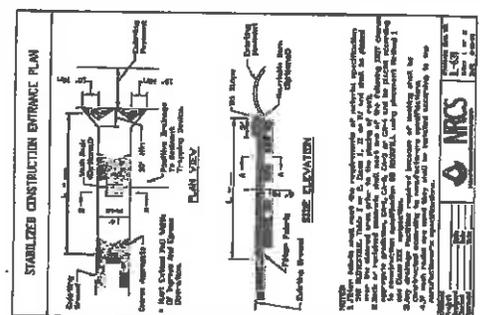
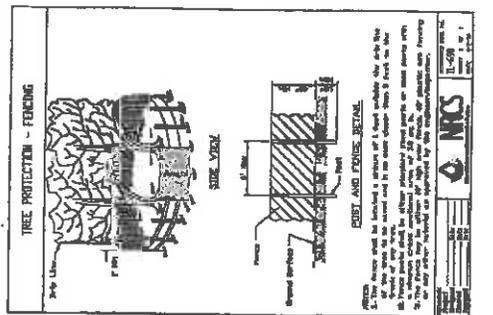
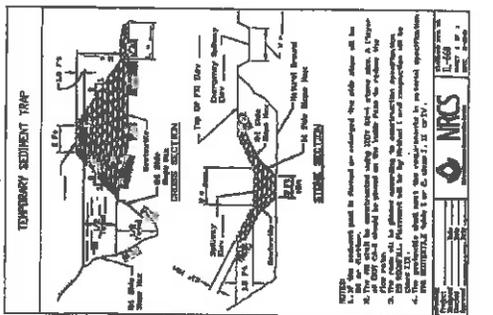
- 5A 80" MANHOLE
RM = 712.53
INV. = 693.00

WATER MAIN

- 6A 8" VALVE IN 48" VAULT
RM = 713.00 (FIELD VERIFY)
VP = 708.00
- 6B 4" VALVE IN BOX
RM = 712.50
VP = 707.00



<p>S.R.C. INC. REGISTERED ENGINEERS CONSTRUCTION, INC. 1000 N. WASHINGTON ST. CHICAGO, ILL. 60610 TEL: 312-467-0000</p>	<p>CLIENT: COMPASS ARENA DEVELOPMENT LLC 1000 N. WASHINGTON ST. CHICAGO, ILL. 60610 TEL: 312-467-0000</p>	<p>REVISIONS:</p> <table border="1"> <tr><td>1</td><td>ISSUE FOR PERMITS</td><td>JAN 28</td></tr> <tr><td>2</td><td>ISSUE FOR BIDDING</td><td>FEB 15</td></tr> <tr><td>3</td><td>ISSUE FOR CONSTRUCTION</td><td>MAR 15</td></tr> <tr><td>4</td><td>ISSUE FOR AS-BUILT</td><td>MAY 15</td></tr> </table>	1	ISSUE FOR PERMITS	JAN 28	2	ISSUE FOR BIDDING	FEB 15	3	ISSUE FOR CONSTRUCTION	MAR 15	4	ISSUE FOR AS-BUILT	MAY 15	<p>PROJECT NO. 000000</p> <p>DATE 1-10-10</p> <p>SCALE 1" = 40'</p> <p>DRAWN BY [NAME]</p> <p>CHECKED BY [NAME]</p>	<p>SHEET 5 of 10</p>
			1	ISSUE FOR PERMITS	JAN 28											
2	ISSUE FOR BIDDING	FEB 15														
3	ISSUE FOR CONSTRUCTION	MAR 15														
4	ISSUE FOR AS-BUILT	MAY 15														
<p>FINAL ENGINEERING COMPASS ARENA 635 JOLIET RD. WILLOWBROOK, IL</p>		<p>UTILITY PLAN</p>														



SBC INC. ENGINEERING
 COMPASS ARENA
 635 JOLIET RD. WILLOWBROOK, IL
 60157-3200
 TEL: 630-582-7777 FAX: 630-582-7778

NO.	DATE	DESCRIPTION
1	11/11/03	ISSUED FOR PERMITS
2	11/11/03	ISSUED FOR PERMITS
3	11/11/03	ISSUED FOR PERMITS
4	11/11/03	ISSUED FOR PERMITS
5	11/11/03	ISSUED FOR PERMITS

FINAL ENGINEERING
 COMPASS ARENA
 635 JOLIET RD. WILLOWBROOK, IL

SOIL EROSION AND SEDIMENT CONTROL PLAN

PROJECT NO. 070011
 DATE 11/11/03
 SCALE 1"=10'-0"
 DRAWN BY [Name]
 CHECKED BY [Name]



StormTrap
 2485 WEST BIRKJALOW ROAD
 MOORE, IL 60451
 P: 815-241-4463
 F: 815-241-1100

ENGINEER INFORMATION:

SOUTH WEST
 ENGINEERING
 CONSULTANTS, INC.
 7821 BAINBRIDGE DR
 DOWNERS GROVE, IL 60518
 PHONE: 630-787-0025
 FAX: 630-787-0026

PROJECT INFORMATION:

COMPASS ARENA
 WILLOWBROOK, IL

CURRENT ISSUED DATE:

27-JAN-2015

APPROVED BY:

PRELIMINARY

REV. DATE: DWSIC DWG.

27-JAN-2015 ISSUED FOR PRELIMINARY DS

SCALE:

NTB

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

0.0

DESIGN ASSUMPTIONS

COVER: 1/8" O.D. - MAX. 4.07
 GROUND WATER TABLE: BELOW THE SYSTEMS INVERT
 SOIL PRESSURE: 4000 PSF
 LOADING: ASHOTO HS-20 HIGHWAY LOADING

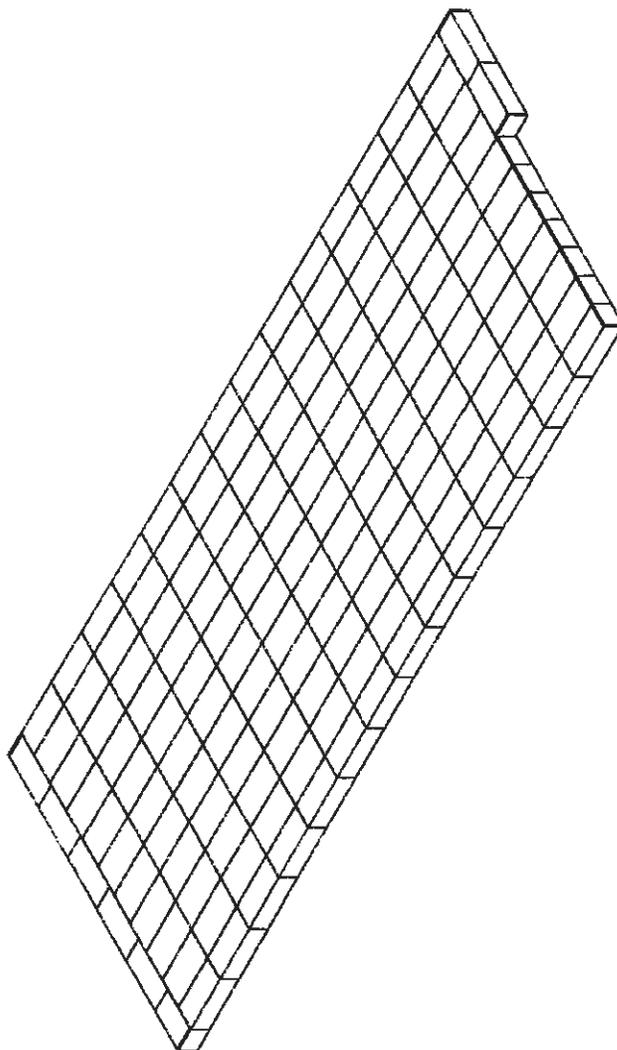
SHEET INDEX

PAGE	DESCRIPTION	REV.
0.0	COVER SHEET	1
1.0	SINGLETRAP INSTALLATION SPECIFICATIONS	1
2.0	SINGLETRAP INSTALLATION SPECIFICATIONS	1
3.0	DETAIL LAYOUT	1
4.0	STANDARD - 4'-0" SINGLETRAP UNIT TYPES	1

JOB SITE INFORMATION

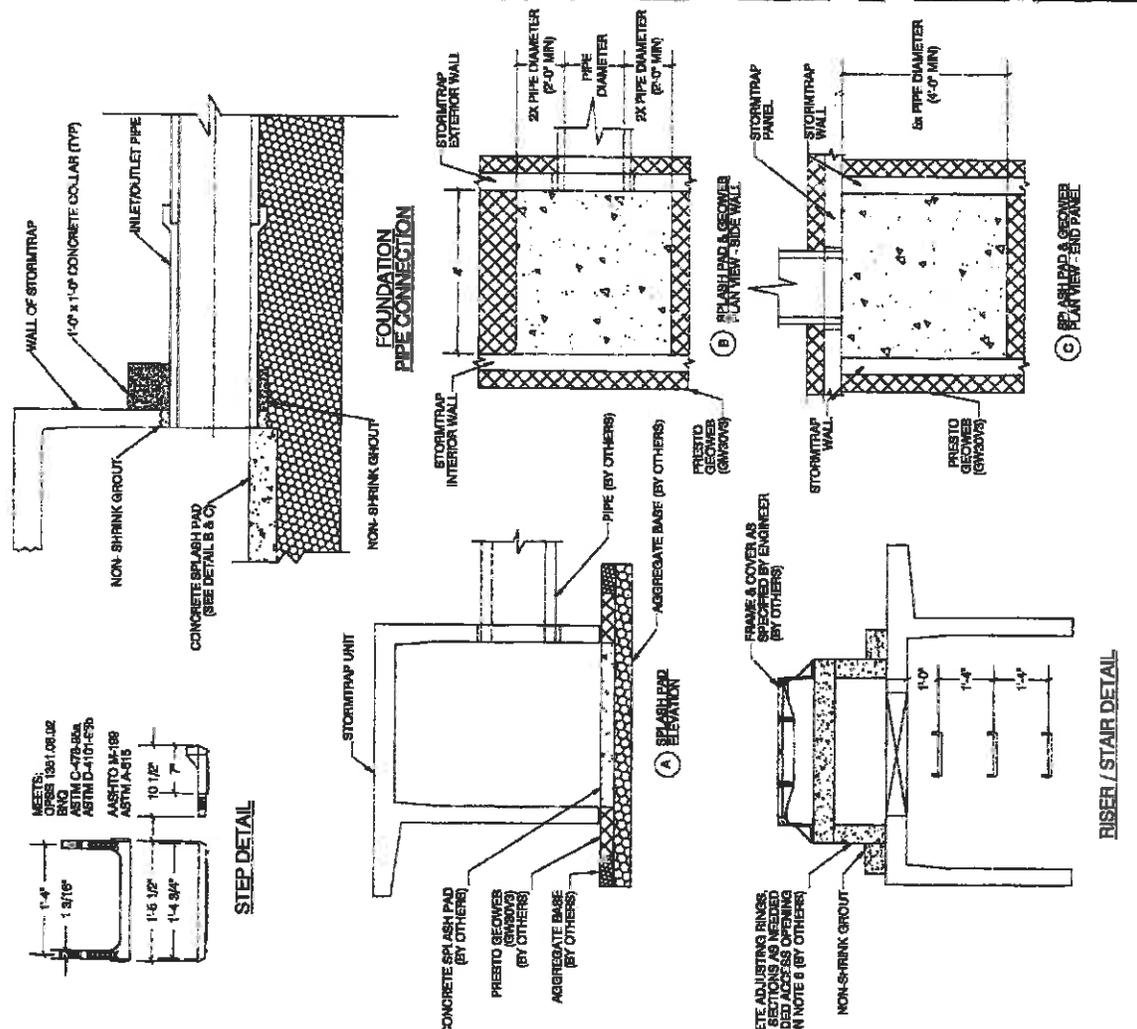
DESCRIPTION

JOB NAME: COMPASS ARENA
 ENGINEERING COMPANY: SOUTHWEST ENGINEERING CONSULTANTS, INC.
 CONTACT NAME: 630-787-0026
 CONTACT FAX: 630-787-0026
 STORM TRAP SUPPLIER: STORMTRAP
 CONTACT NAME: KEITH REBER
 CELL PHONE: 618-774-8449
 SALES EMAIL: APPEP@STORMTRAP.COM
 WATER STORAGE HEIGHT: 61.025.00 CUBIC FEET
 WATER STORAGE PROOF: 61.175.00 CUBIC FEET
 UNIT HEIGHT/DIAM: 4'-0" SINGLETRAP
 UNIT QUANTITY: 162 TOTAL PIECES



COMPASS ARENA
 WILLOWBROOK, IL

REV.	DATE	DESC.	UNCL.
A	27-JAN-2015	ISSUED FOR PRELIMINARY	DB



RECOMMENDED ACCESS OPENING SPECIFICATION

1. TYPICAL ACCESS OPENINGS FOR THE STORMTRAP OPENINGS ARE 24" IN DIAMETER. ACCESS OPENINGS LARGER THAN 24" IN DIAMETER NEED TO BE APPROVED BY STORMTRAP. ALL OPENINGS MUST BE AT LEAST 1'-0" OF CLEARANCE IN ALL DIRECTIONS FROM THE EDGE OF THE STORMTRAP UNIT.
2. PLANT COATED STEEL BARS PRODUCED BY H.A. INDUSTRIES PART #PS-PTC 002; HAVING A MINIMUM TENSILE STRENGTH OF 60,000 PSI AND A YIELD STRENGTH OF 45,000 PSI SHALL BE USED. ALL BARS SHALL BE PLACED WITH A MAXIMUM EDGE DISTANCE OF 4" BETWEEN THEM. BARS MAY BE MOVED OR ALTERED TO AVOID OPENINGS OR OTHER IRREGULARITIES IN THE UNIT.
3. STORMTRAP LIFTING INSERTS MAY BE RELOCATED TO CONFORM WITH THE ACCESS OPENING ON THE CENTER OF GRAVITY OF THE UNIT, AS NEEDED.
4. STORMTRAP ACCESS OPENINGS MAY BE RELOCATED TO AVOID INTERFERENCE WITH INLET AND/OR OUTLET. PIPE OPENINGS SO PLACED MUST BE AT LEAST ONE ACCESS OPENING PER UNIT FOR ACCESS AND INSPECTION.
5. USE PRECAST ADJUSTING RINGS AS NEEDED TO ADJUST BRIDGE. STORMTRAP RECOMMENDS FOR COVER OVER SET TO USE PRECAST BARREL ON CONE SECTIONS. (BY OTHERS)

RECOMMENDED PIPE OPENING SPECIFICATION

1. PIPE OPENINGS SHALL MAINTAIN A MINIMUM 1'-0" OF CLEARANCE FROM A VERTICAL EDGE OF THE STORMTRAP UNIT.
2. MAXIMUM OPENING SIZE TO BE DETERMINED BY UNIT HEIGHT. PREFERRED OPENING SIZE SHALL BE 1'-0" TO 1'-6". MAXIMUM OPENING SIZE SHALL BE 1'-0" TO 1'-6".
3. CONNECTING PIPES SHALL BE INSTALLED WITH A 1'-0" CONCRETE COLLAR AND A AGGREGATE BASE FOR AT LEAST ONE PIPE LENGTH. AS SHOWN, A STRUCTURAL GRADE CONCRETE ON GROUT WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI SHALL BE USED.
4. THE ANNUAL SPACE BETWEEN THE PIPE AND THE HOLE SHALL BE FILLED WITH NON-SHRINK GROUT.

RECOMMENDED PIPE INSTALLATION INSTRUCTIONS

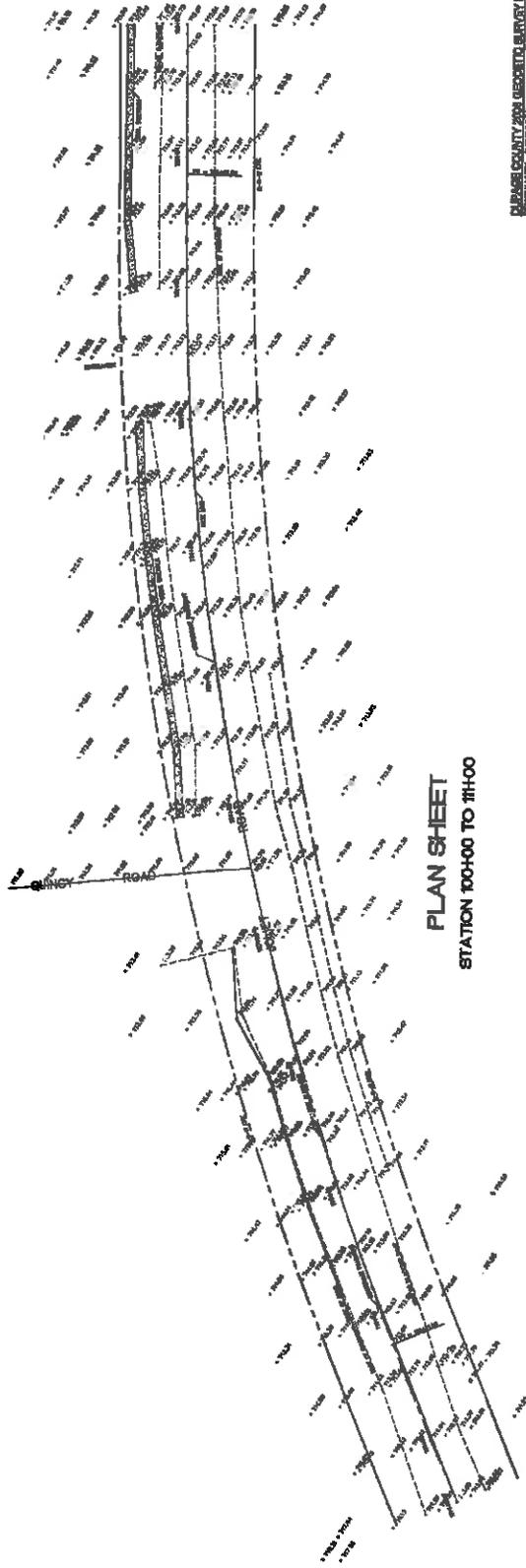
1. CLEAN AND LIGHTLY LUBRICATE ALL OF PIPE TO BE INSERTED INTO STORMTRAP.
2. IF PIPE IS NOT, CARE SHOULD BE TAKEN TO ALLOW AND SHARP EDGES, BEVEL AND LUBRICATE LEAD END OF PIPE.
3. ALIGN CENTER OF PIPE TO CORRECT ELEVATION AND INSERT INTO OPENING.

SPLASH PAD & GEOWEB SPECIFICATION

1. THE APPROVED GEOWEB SHALL BE PRECAST GEOWEB (GWSKW). THE GEOWEB NOMINAL DIMENSIONS SHALL BE 5'-4" X 2'-4".
2. SPLASH PAD AND GEOWEB SHALL BE INSTALLED PRIOR TO INSTALLATION OF THE STORMTRAP UNITS.
3. THE GEOWEB INFILL MATERIAL SHALL BE ASHTO M-198 AGGREGATE (SEE DETAIL A).
4. THE CONCRETE SPLASH PAD SHALL BE INSTALLED WITH THE GEOWEB AND IS REQUIRED AT ALL PIPE ENTRY LOCATIONS. SEE DETAIL B & C.
5. THE GEOWEB EDGE SHALL BE INSTALLED 1'-1" BEYOND THE OUTER PERIMETER OF THE STORMTRAP SYSTEM.
6. THE GEOWEB LONGITUDINAL DIMENSION (25'-0") SHALL BE INSTALLED PARALLEL TO THE STORMTRAP LEGS.
7. THE CONCRETE SPLASH PAD AND GEOWEB SHALL BE CENTERED AT THE PIPE PENETRATION.
8. SPLASH PAD DIMENSIONS COULD VARY IN UNITS THAT ARE LESS THAN 18'-0" IN LENGTH.

PRECAST CONCRETE ADJUSTING RINGS SHALL BE USED TO ADJUST BRIDGE. (BY OTHERS) SEE RECOMMENDED ACCESS OPENING SPECIFICATION NOTE 5 (BY OTHERS)

**EXISTING CROSS SECTIONS ALONG
JOLIET ROAD IN WILLOWBROOK, ILLINOIS.
(ON MAY 8, 2015)**



**PLAN SHEET
STATION 100+00 TO 110+00**

CLARKE COUNTY 2014 GEODETIC SURVEY MONUMENT
 MONUMENT IS LOCATED ALONG THE WEST SIDE OF MADISON STREET IN THE EAST END OF THE TOWNSHIP OF WILLOWBROOK, ILLINOIS. THE MONUMENT IS A BRASS PIN ON A PLATE FOR THE INTERSECTION OF MADISON STREET AND 2ND ST. NORTH OF THE CENTERLINE OF SOUTH FRONTAGE ROAD. MONUMENT IS 2.00 FEET ABOVE THE SIMPLE LOGGED 3.75 FT. ABOVE THE STREET SURFACE.
 ELEVATION714.52 (NAVD 83)

NOTICE: THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION AND FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



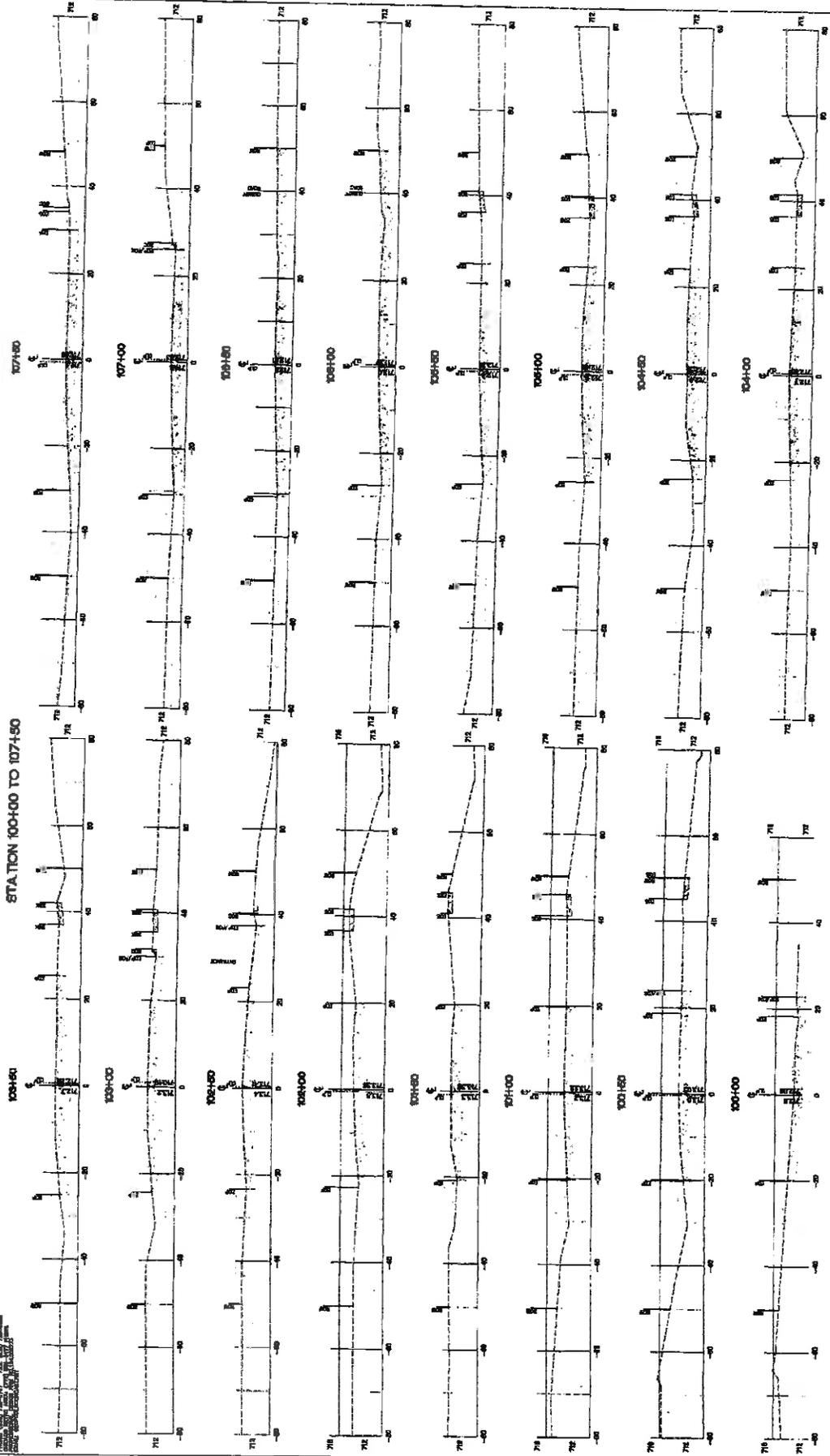
WARNING
 THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

635 JOLIET ROAD, WILLOWBROOK, ILLINOIS		DATE	1 OF 3
DATE: 05-25-15	PROJECT: PER	DATE: 05-25-15	DATE: 05-25-15
DATE: 05-25-15	PROJECT: PER	DATE: 05-25-15	DATE: 05-25-15
DATE: 05-25-15	PROJECT: PER	DATE: 05-25-15	DATE: 05-25-15

ESPOOL
 1000 N. W. 10th St., Suite 100
 Ft. Lauderdale, FL 33304
 (954) 571-1111
 www.espool.com

EXISTING CROSS SECTIONS
STATION 100+00 TO 107+50

NOTES:
1. ALL DIMENSIONS ARE IN FEET.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE TO EXISTING UNLESS NOTED OTHERWISE.



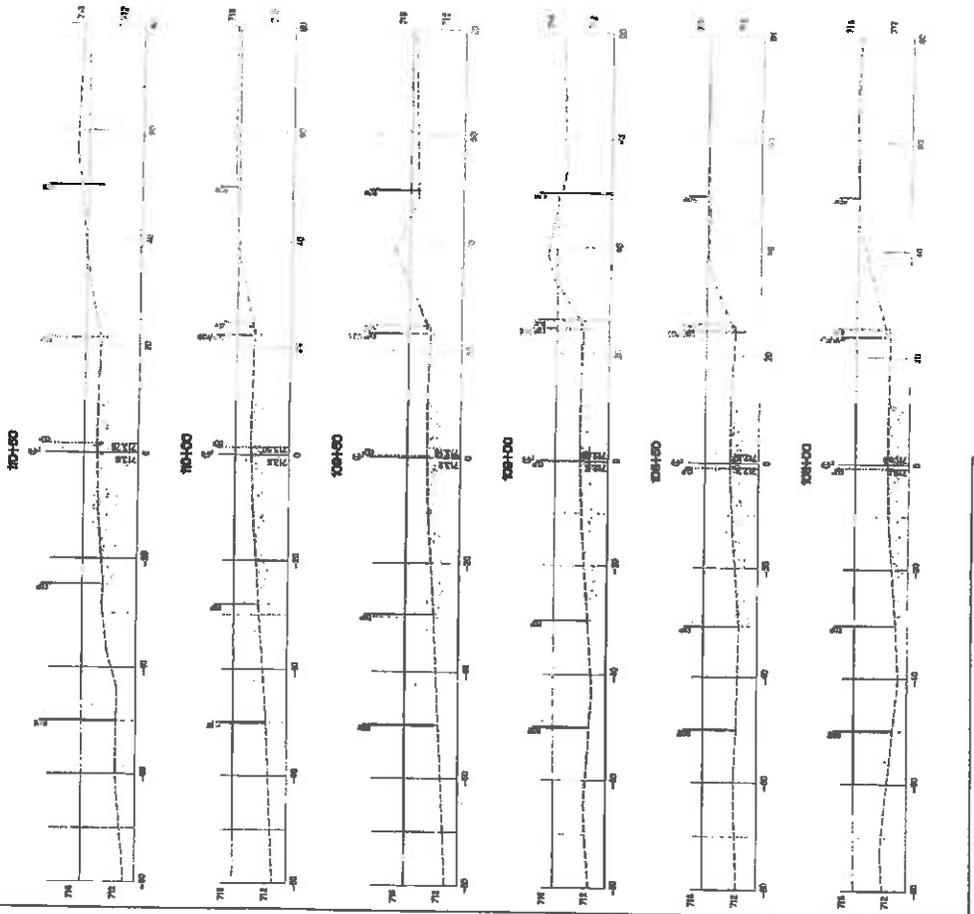
LEGEND:
 --- EXISTING GROUND SURFACE
 - - - - - PROPOSED ROAD GRADE
 --- EXISTING SIDEWALK
 --- EXISTING CURB
 --- EXISTING DRAINAGE
 --- EXISTING STRUCTURE

SCALE: HORIZONTAL 1"=40'
VERTICAL 1"=4'

BUS JULET ROAD, WELDONROCK, ILLINOIS		DATE: 05-20-14	2 OF 3
OWNER: ILL. STATE	DESIGNED BY: WILSON JOHNSON & ASSOCIATES, INC.	CHECKED BY: J. WILSON	
PROJECT NO.: 14-001	DATE: 05-20-14	SCALE: AS SHOWN	
PROJECT NO.: 14-001	DATE: 05-20-14	SCALE: AS SHOWN	

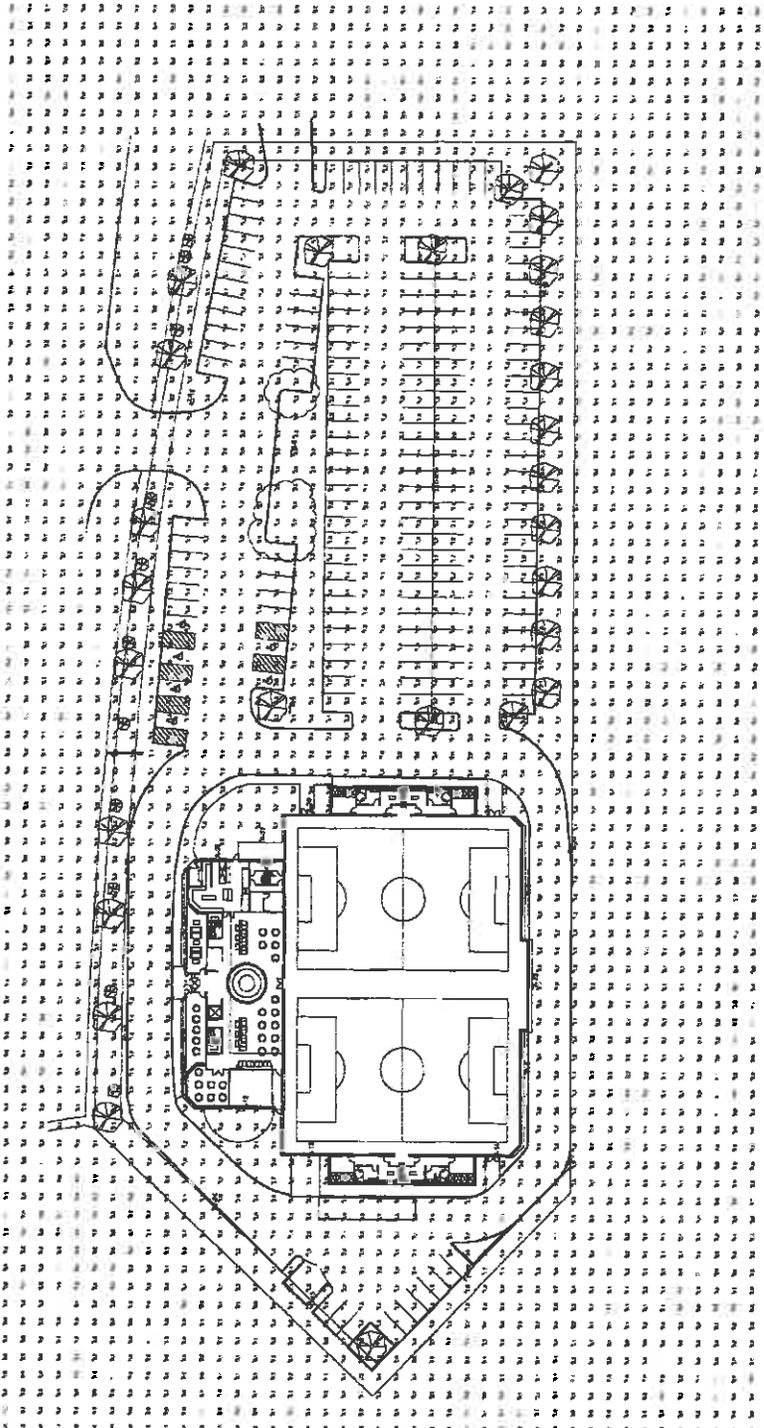
EXISTING CROSS SECTIONS

STATION 108+00 TO 114+00



LEGEND:
 --- EXISTING
 --- PROPOSED
 --- CENTERLINE
 --- EDGE OF ROADWAY
 --- EDGE OF SHOULDER
 --- EDGE OF DRIVE
 --- EXISTING UTILITY
 --- PROPOSED UTILITY

635 SOLEY ROAD, WILLOWBROOK, ILLINOIS	
DATE: 02-15-18	SCALE: 1" = 10'-0"
BY: J. J. [unreadable]	CHECKED: [unreadable]
DATE: 02-15-18	DATE: 02-15-18
PROJECT NO: 18-078	DATE: 02-15-18
3 OF 3	



1
 1/8" = 1'-0"
 SITE PLAN

STATISTICS

Item	Quantity	Area	Vol	Weight	Permits
Rebar	10,000	10,000	10,000	10,000	10,000
Formwork	10,000	10,000	10,000	10,000	10,000
Concrete	10,000	10,000	10,000	10,000	10,000
Steel Decking	10,000	10,000	10,000	10,000	10,000
Other	10,000	10,000	10,000	10,000	10,000
Total	40,000	40,000	40,000	40,000	40,000

LUMINAIRE SCHEDULE

Code	Label	Quantity	Description	Power	Notes
A	LED	100	LED LUMINAIRE	100W	100' x 100'
B	LED	100	LED LUMINAIRE	100W	100' x 100'
C	LED	100	LED LUMINAIRE	100W	100' x 100'
D	LED	100	LED LUMINAIRE	100W	100' x 100'
E	LED	100	LED LUMINAIRE	100W	100' x 100'

LUMINAIRE LOCATIONS

No.	Label	Quantity	Notes
1	A	100	LED LUMINAIRE
2	B	100	LED LUMINAIRE
3	C	100	LED LUMINAIRE
4	D	100	LED LUMINAIRE
5	E	100	LED LUMINAIRE

D-Series Street LED Area Luminaire

DESCRIPTION: This luminaire is designed for use in street lighting applications. It features a high-pressure sodium (HPS) or metal halide (MH) lamp housed in a die-cast aluminum body. The luminaire is designed to be mounted on a standard street lighting pole. The luminaire is designed to be used in a variety of applications, including street lighting, parking lots, and industrial areas. The luminaire is designed to be used in a variety of applications, including street lighting, parking lots, and industrial areas.

FEATURES:

- High-pressure sodium (HPS) or metal halide (MH) lamp
- Die-cast aluminum body
- Standard street lighting pole mounting
- Designed for use in a variety of applications, including street lighting, parking lots, and industrial areas.

TECHNICAL SPECIFICATIONS:

Item	Description	Quantity	Notes
1	Luminaire	1	
2	Lamp	1	
3	Mounting hardware	1	

COMPASS ARENA
886 JOILET ROAD
WILLOWBROOK, ILLINOIS

VAPEL AND ASSOCIATES
OAK BROOK, IL 60521

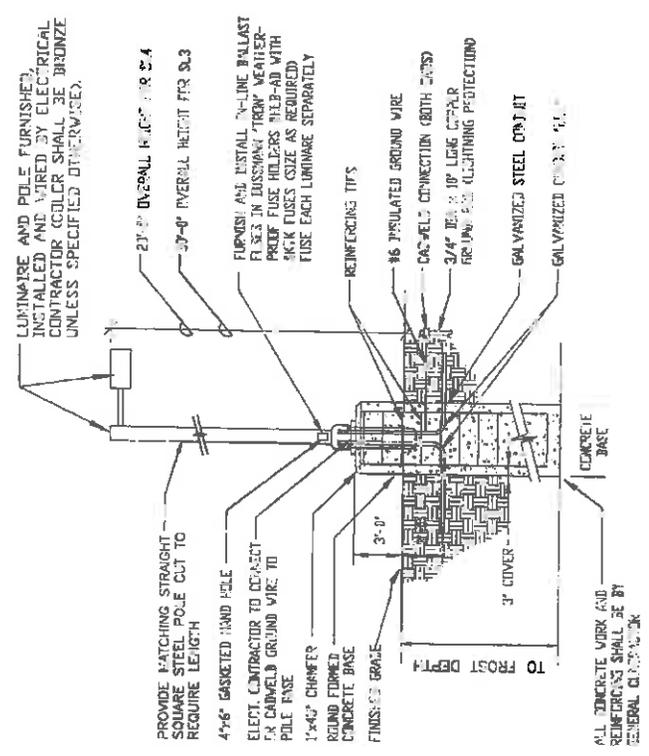
SF2
708.354.4005 OFFICE
1419 KENILWORTH RD. SUITE 108
OAK BROOK, IL 60521

REVISIONS:

NO.	DATE	DESCRIPTION
1	01/15/14	ISSUED FOR PERMIT
2	02/10/14	REVISED PER COMMENTS
3	03/05/14	REVISED PER COMMENTS
4	04/01/14	REVISED PER COMMENTS
5	05/01/14	REVISED PER COMMENTS
6	06/01/14	REVISED PER COMMENTS
7	07/01/14	REVISED PER COMMENTS
8	08/01/14	REVISED PER COMMENTS
9	09/01/14	REVISED PER COMMENTS
10	10/01/14	REVISED PER COMMENTS
11	11/01/14	REVISED PER COMMENTS
12	12/01/14	REVISED PER COMMENTS

NOTES:

1. ALL CONCRETE WORK AND REINFORCING SHALL BE BY GENERAL CONTRACTOR.
2. PROVIDE MATCHING STRAIGHT SQUARE STEEL POLE CUT TO REQUIRE LENGTH.
3. 4"x6" GASKETED HAND HOLE.
4. ELECT. CONTRACTOR TO CONNECT 4x4 GALV. GROUND WIRE TO POLE BASE.
5. 1"x4" CHIMNEY ROUND FORMED CONCRETE BASE.
6. FINISH: 60 GRADE.
7. 3'-0" TO POST DEPTH.
8. 3'-0" COVER.
9. GALVANIZED STEEL CONJ. RT.
10. GALVANIZED CONJ. FT.
11. 2"x4" TRAILER LIGHT CARRIER FOR LIGHTNING PROTECTION.
12. 1/2" INSULATED GROUND WIRE.
13. CAS-WELD CONNECTION (BOTH ENDS).
14. REINFORCING TIPS.
15. FURNISH AND INSTALL 1/2" LINE BALLAST FL 3/32" DISSIMILAR TROW WEATHER-PROOF FUSE HOLDERS 1/2" P-AD WITH 1/2" FUSES (SIZE AS REQUIRED). FUSE EACH LUMINAIRE SEPARATELY.
16. 23'-0" OVERALL H.C.T. PER S.4
17. 37'-0" OVERALL HEIGHT PER S.3
18. LUMINAIRE AND POLE FURNISHED, INSTALLED AND WIRED BY ELECTRICAL CONTRACTOR (COLOR SHALL BE BRONZE UNLESS SPECIFIED OTHERWISE).



POLE DETAIL

SCALE: **1** SF2

NOT TO SCALE



EST. 1960

Willowbrook

835 Midway Drive
Willowbrook, IL 60527-5549

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

Mayor

Frank A. Trilla

Village Clerk

Leroy R. Hansen

Village Trustees

Sue Berglund

Umberto Davi

Terrence Kelly

Michael Mistele

Gayle Neal

Paul Oggerino

Village Administrator

Tim Halik

Chief of Police

Mark Shelton

Director of Finance

Carrie Dittman

June 28, 2016

BRASSEUR, DARCIE
549 RIDGEMOOR DR
WILLOWBROOK, IL 60527

Re: Account 252060.010
Delinquent Water Bill

Dear Sir or Madam,

Please be advised that your water bill is now delinquent in the amount of \$ 144.66. This amount now includes a \$25.00 fee pursuant to Section 6-8-5 of the Village of Willowbrook Code. This \$25.00 is added to all accounts delinquent 45 or more days after the billing date. This amount also includes all other penalties pursuant to Section 6-8-5 of the Village Code. Your failure to satisfy the total amount of this delinquency on or before July 25, 2016, will result in the immediate termination of your water service.

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

If you have any questions concerning your water bill, or if you wish to arrange a hearing before the Mayor and Board of Trustees to contest the termination of your water service, please contact me at the Village of Willowbrook by writing to 835 Midway Drive, Willowbrook, IL 60527 or call 630-323-8215 not later than five (5) days prior to the scheduled termination date.

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

Sincerely,

Timothy J. Halik
Director of Municipal Services



Proud Member of the
Illinois Route 66 Scenic Byway



EST. 1960

Willowbrook

835 Midway Drive
Willowbrook, IL 60527-5549

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

Mayor

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Director of Finance

Carrie Dittman



Proud Member of the
Illinois Route 66 Scenic Byway

June 28, 2016

ESPERANZA, GUZMAN
617 68TH ST
WILLOWBROOK, IL 60527

Re: Account 213420.000
Delinquent Water Bill

Dear Sir or Madam,

Please be advised that your water bill is now delinquent in the amount of \$ 252.20. This amount now includes a \$25.00 fee pursuant to Section 6-8-5 of the Village of Willowbrook Code. This \$25.00 is added to all accounts delinquent 45 or more days after the billing date. This amount also includes all other penalties pursuant to Section 6-8-5 of the Village Code. Your failure to satisfy the total amount of this delinquency on or before July 25, 2016, will result in the immediate termination of your water service.

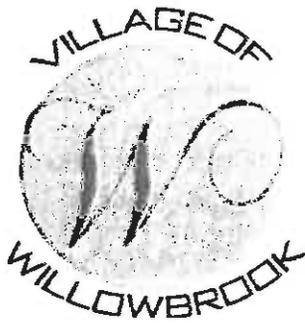
Should your water service be terminated, Section 6-8-8 of the Village Code provides that a \$70.00 non-refundable reinstatement fee be charged. Said \$70.00 reinstatement fee shall be paid in addition to all delinquent bills and all penalties thereon before water service will be reinstated.

If you have any questions concerning your water bill, or if you wish to arrange a hearing before the Mayor and Board of Trustees to contest the termination of your water service, please contact me at the Village of Willowbrook by writing to 835 Midway Drive, Willowbrook, IL 60527 or call 630-323-8215 not later than five (5) days prior to the scheduled termination date.

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

Sincerely,

Timothy J. Halik
Director of Municipal Services



EST. 1960

Willowbrook

835 Midway Drive
Willowbrook, IL 60527-5549

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

Mayor

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Tim Halik

Chief of Police

Mark Shelton

Director of Finance

Carrie Dittman

June 28, 2016

GARCIA, ANNETTE
545 63RD ST
WILLOWBROOK, IL 60527

Re: Account 253475.000
Delinquent Water Bill

Dear Sir or Madam,

Please be advised that your water bill is now delinquent in the amount of \$ 70.86. This amount now includes a \$25.00 fee pursuant to Section 6-8-5 of the Village of Willowbrook Code. This \$25.00 is added to all accounts delinquent 45 or more days after the billing date. This amount also includes all other penalties pursuant to Section 6-8-5 of the Village Code. Your failure to satisfy the total amount of this delinquency on or before July 25, 2016, will result in the immediate termination of your water service.

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

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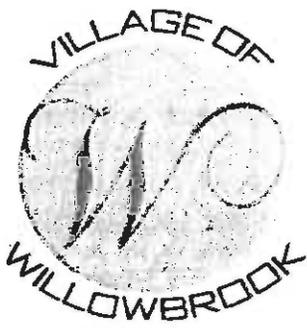
If you do not satisfy the bill or contact me, your water service will be automatically terminated.

Sincerely,

Timothy J. Halik
Director of Municipal Services



Proud Member of the
Illinois Route 66 Scenic Byway



EST. 1960

Willowbrook

835 Midway Drive
Willowbrook, IL 60527-5549

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

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Mark Shelton

Director of Finance

Carrie Dittman



Proud Member of the
Illinois Route 66 Scenic Byway

June 28, 2016

HAMMOCK, HAROLD
6507 QUINCY STREET
WILLOWBROOK, IL 60527

Re: Account 250175.000
Delinquent Water Bill

Dear Sir or Madam,

Please be advised that your water bill is now delinquent in the amount of \$ 228.94. This amount now includes a \$25.00 fee pursuant to Section 6-8-5 of the Village of Willowbrook Code. This \$25.00 is added to all accounts delinquent 45 or more days after the billing date. This amount also includes all other penalties pursuant to Section 6-8-5 of the Village Code. Your failure to satisfy the total amount of this delinquency on or before July 25, 2016, will result in the immediate termination of your water service.

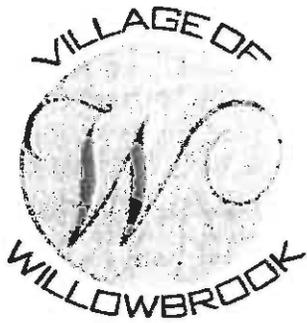
Should your water service be terminated, Section 6-8-8 of the Village Code provides that a \$70.00 non-refundable reinstatement fee be charged. Said \$70.00 reinstatement fee shall be paid in addition to all delinquent bills and all penalties thereon before water service will be reinstated.

If you have any questions concerning your water bill, or if you wish to arrange a hearing before the Mayor and Board of Trustees to contest the termination of your water service, please contact me at the Village of Willowbrook by writing to 835 Midway Drive, Willowbrook, IL 60527 or call 630-323-8215 not later than five (5) days prior to the scheduled termination date.

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

Sincerely,

Timothy J. Halik
Director of Municipal Services



EST. 1960

Willowbrook

835 Midway Drive
Willowbrook, IL 60527-5549

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

Mayor

Frank A. Trilla

Village Clerk

Leroy R. Hansen

Village Trustees

Sue Berglund

Umberto Davi

Terrence Kelly

Michael Mistele

Gayle Neal

Paul Oggerino

Village Administrator

Tim Halik

Chief of Police

Mark Shelton

Director of Finance

Carrie Dittman

June 28, 2016

KASS, MICHAEL
6401 TREMONT RD
WILLOWBROOK, IL 60527

Re: Account 252470.000
Delinquent Water Bill

Dear Sir or Madam,

Please be advised that your water bill is now delinquent in the amount of \$ 344.25. This amount now includes a \$25.00 fee pursuant to Section 6-8-5 of the Village of Willowbrook Code. This \$25.00 is added to all accounts delinquent 45 or more days after the billing date. This amount also includes all other penalties pursuant to Section 6-8-5 of the Village Code. Your failure to satisfy the total amount of this delinquency on or before July 25, 2016, will result in the immediate termination of your water service.

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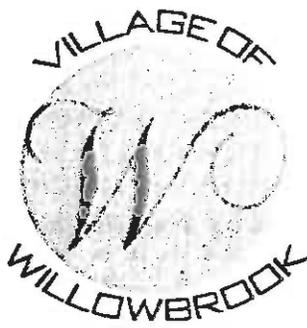
If you do not satisfy the bill or contact me, your water service will be automatically terminated.

Sincerely,

Timothy J. Halik
Director of Municipal Services



Proud Member of the
Illinois Route 66 Scenic Byway



EST. 1960

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Mark Shelton

Director of Finance

Carrie Dittman

June 28, 2016

KAYALI, HANNA
800 RIDGEMOOR DR W
WILLOWBROOK, IL 60527

Re: Account 250240.001
Delinquent Water Bill

Dear Sir or Madam,

Please be advised that your water bill is now delinquent in the amount of \$ 202.05. This amount now includes a \$25.00 fee pursuant to Section 6-8-5 of the Village of Willowbrook Code. This \$25.00 is added to all accounts delinquent 45 or more days after the billing date. This amount also includes all other penalties pursuant to Section 6-8-5 of the Village Code. Your failure to satisfy the total amount of this delinquency on or before July 25, 2016, will result in the immediate termination of your water service.

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Sincerely,

Timothy J. Halik
Director of Municipal Services



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Director of Finance

Carrie Dittman

June 28, 2016

SCHWERTFEGER, GEORGE
6306 MARTIN DR
WILLOWBROOK, IL 60527

Re: Account 250075.000
Delinquent Water Bill

Dear Sir or Madam,

Please be advised that your water bill is now delinquent in the amount of \$ 115.35. This amount now includes a \$25.00 fee pursuant to Section 6-8-5 of the Village of Willowbrook Code. This \$25.00 is added to all accounts delinquent 45 or more days after the billing date. This amount also includes all other penalties pursuant to Section 6-8-5 of the Village Code. Your failure to satisfy the total amount of this delinquency on or before July 25, 2016, will result in the immediate termination of your water service.

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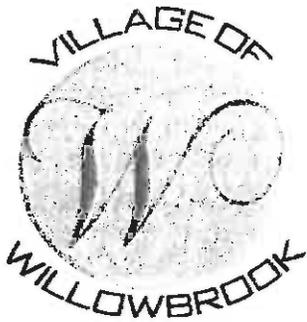
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Sincerely,

Timothy J. Halik
Director of Municipal Services



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Mark Shelton

Director of Finance

Carrie Dittman

June 28, 2016

SHAH, MILAP
6816 QUINCY ST
WILLOWBROOK, IL 60527

Re: Account 210120.006
Delinquent Water Bill

Dear Sir or Madam,

Please be advised that your water bill is now delinquent in the amount of \$ 279.33. This amount now includes a \$25.00 fee pursuant to Section 6-8-5 of the Village of Willowbrook Code. This \$25.00 is added to all accounts delinquent 45 or more days after the billing date. This amount also includes all other penalties pursuant to Section 6-8-5 of the Village Code. Your failure to satisfy the total amount of this delinquency on or before July 25, 2016, will result in the immediate termination of your water service.

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

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Director of Finance

Carrie Dittman

June 28, 2016

STEIN, FRED
6350 TREMONT RD
WILLOWBROOK, IL 60527

Re: Account 252930.001
Delinquent Water Bill

Dear Sir or Madam,

Please be advised that your water bill is now delinquent in the amount of \$ 247.41. This amount now includes a \$25.00 fee pursuant to Section 6-8-5 of the Village of Willowbrook Code. This \$25.00 is added to all accounts delinquent 45 or more days after the billing date. This amount also includes all other penalties pursuant to Section 6-8-5 of the Village Code. Your failure to satisfy the total amount of this delinquency on or before July 25, 2016, will result in the immediate termination of your water service.

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Sincerely,

Timothy J. Halik
Director of Municipal Services



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Mark Shelton

Director of Finance

Carrie Dittman

June 28, 2016

WORLDWIDE TRANSMISSION GROUP
C/O: VALVE BODY CONNECTION
585 EXECUTIVE DR
WILLOWBROOK, IL 60527

Re: Account 410210.004
Delinquent Water Bill

Dear Sir or Madam,

Please be advised that your water bill is now delinquent in the amount of \$ 383.99. This amount now includes a \$25.00 fee pursuant to Section 6-8-5 of the Village of Willowbrook Code. This \$25.00 is added to all accounts delinquent 45 or more days after the billing date. This amount also includes all other penalties pursuant to Section 6-8-5 of the Village Code. Your failure to satisfy the total amount of this delinquency on or before July 25, 2016, will result in the immediate termination of your water service.

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Director of Municipal Services



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Carrie Dittman

June 28, 2016

ZENNER, RICHARD
125 WATERFORD DR
WILLOWBROOK, IL 60527

Re: Account 250850.001
Delinquent Water Bill

Dear Sir or Madam,

Please be advised that your water bill is now delinquent in the amount of \$ 201.71. This amount now includes a \$25.00 fee pursuant to Section 6-8-5 of the Village of Willowbrook Code. This \$25.00 is added to all accounts delinquent 45 or more days after the billing date. This amount also includes all other penalties pursuant to Section 6-8-5 of the Village Code. Your failure to satisfy the total amount of this delinquency on or before July 25, 2016, will result in the immediate termination of your water service.

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Sincerely,

Timothy J. Halik
Director of Municipal Services



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VILLAGE OF WILLOWBROOK

BOARD MEETING AGENDA ITEM - HISTORY/COMMENTARY

ITEM TITLE:

An Ordinance Amending Special Use Permit No. 02-143 as Approved in Ordinance No. 02-O-06 and Granting Certain Variations from the Zoning Ordinance – PC 16-10: 5800 South Holmes Avenue – Holmes Elementary School Temporary Modular Classrooms.

AGENDA NO. 7

AGENDA DATE:
07/25/16

STAFF REVIEW: Anna Franco, Planning Consultant

SIGNATURE: Anna Franco

LEGAL REVIEW: Tom Bastian, Village Attorney

SIGNATURE: THOMAS BASTIAN TH.

RECOMMENDED BY: Tim Halik, Village Administrator

SIGNATURE: Tim Halik

REVIEWED & APPROVED BY COMMITTEE: YES NO N/A

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

Maercker School District 60 is required by law to provide educational services to the three (3) to five (5) year old population identified with special needs and that require an Individual Education Plan (IEP). These children are identified through pre-school screening conducted by Maercker School District staff. The children are also referred to the School District through Child Find services. As soon as a child turns three (3) years old and is identified as requiring special services, the School District must meet the child's needs.

As a result of the required preschool screenings, the number of students requiring early childhood services in the Fall has grown significantly. The School District was unaware of the number of children until the screenings were conducted in late Spring. In the previous school year, the School District utilized space at the Christian Church for this need, but unfortunately that space is not available for the coming school year. The law prohibits class sizes from exceeding ten (10) special needs students per classroom, and the number of students coming to the School District in the Fall require additional classroom space that the School District does not have available in the school building.

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

Maercker School District 60 is requesting approval of variations from the parking section of the Village code in order to place two (2) temporary modular classrooms outside at Holmes Elementary School, located at 5800 South Holmes Avenue, Clarendon Hills. The Maercker School District will have a three (3) year lease of the modular classrooms to accommodate incoming students requiring special services per the state mandated Individualized Education Plan (IEP) program.

The modular classrooms will be located in an area that is currently used for overnight school bus parking. The overnight bus parking will remain on the property, but will be relocated just south of the modular classrooms. The School District is requesting an amendment to the existing special use for variations to allow the overnight bus parking to remain on the property, to reduce the number for on-site parking spaces, and to allow off-site parking on an adjacent lot with an existing use.

New sanitary, water, and electric infrastructure extensions will be added to the property to service the modular classrooms, and five (5) additional trees will be planted to screen the classrooms and bus parking from adjacent residential homes.

ACTION PROPOSED: Pass attached Ordinance.

ORDINANCE NO. 16-O-_____

AN ORDINANCE AMENDING SPECIAL USE PERMIT NO. 02-143 AS APPROVED IN ORDINANCE NO. 02-O-06 AND GRANTING CERTAIN VARIATIONS FROM THE ZONING ORDINANCE - PC 16-10: 5800 SOUTH HOLMES AVENUE - HOLMES ELEMENTARY SCHOOL TEMPORARY MODULAR CLASSROOMS

WHEREAS, on or about June 23, 2016, Maercker School District 60, as applicant, filed an application with the Village of Willowbrook ("VILLAGE") affirming that it is the owner of the property legally described as Exhibit "A" attached hereto which is, by this reference, incorporated herein ("SUBJECT REALTY"); and,

WHEREAS, said application requested that the terms and conditions of Special Use Permit No. 02-143 heretofore granted with respect to the SUBJECT REALTY by Ordinance 02-O-06, be amended so as to permit the construction of two (2) temporary modular classrooms and utility connections on the SUBJECT REALTY; and,

WHEREAS, said application further requested variation in the application of Section 9-10-5(B), Off-Street Parking, Location; Section 9-10-5(K), Off-Street Park, Required Spaces; Section 9-10-5(O), Off-Street Parking, Parking Of Certain Vehicles Prohibited; and,

WHEREAS, Notice of Public Hearing on said application was published on or about July 1, 2016, in The Suburban Life, being a newspaper of general circulation within the Village of

Willowbrook, all as required by the statutes of the State of Illinois and the ordinances of the Village; and,

WHEREAS, on the 20th day of July, 2016, the Plan Commission of the Village conducted a Public Hearing on said application, all in accordance with the statutes of the State of Illinois and the ordinances of the Village; and,

WHEREAS, the Plan Commission forwarded its recommendations, including its Findings of Fact, in a report dated July 20, 2016 to the Mayor and Board of Trustees on or about July 25, 2016, a copy of which is attached hereto as Exhibit "B" which is, by this reference, incorporated herein; and,

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 Special Use Permit No. 02-143, passed and approved by Ordinance No. 02-O-06, is hereby amended so as to permit the construction of two (2) temporary modular classrooms and utility connections on the SUBJECT REALTY, subject to the terms and conditions that:

1. Construction and maintenance of the modular classrooms shall at all times be in substantial compliance with the plans identified in the attachments of the July 20, 2016 staff report for PC 16-10.

SECTION TWO: That the several terms and conditions contained in Special Use Permit No. 02-143, as passed and approved by

Ordinance No. 02-0-16, shall, to the extent not expressly modified by the terms and conditions of this Ordinance, remain in full force and effect as therein provided.

SECTION THREE: That Section 9-10-5(B) of the Village Code of the Village of Willowbrook establishing the location of required accessory off street parking be varied to allow off-site parking on an adjacent lot with an existing use.

SECTION FOUR: That Section 9-10-5(K) of the Village Code of the Village of Willowbrook establishing the minimum number of accessory off street parking spaces for an elementary school be varied by reducing same from one (1) space per employee to sixteen (16) spaces.

SECTION FIVE: That Section 9-10-5(O) of the Village Code of the Village of Willowbrook establishing parking of certain vehicles prohibited be varied to allow nine (9) overnight bus parking stalls on the subject property.

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

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

PASSED and APPROVED this 25th day of July, 2016.

APPROVED:

Mayor

ATTEST:

Village Clerk

ROLL CALL VOTE:

AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

EXHIBIT "A"

LEGAL DESCRIPTION OF SUBJECT REALTY

LOTS 2 THROUGH 25, BOTH INCLUSIVE, TOGETHER WITH THE SOUTH 1/2 OF VACATED 58TH STREET ADJOINING ON THE NORTH, AND THE NORTH 1/2 OF THE VACATED ALLEY ADJOINING ON THE SOUTH OF SAID LOTS 2 THROUGH 25, BOTH INCLUSIVE, AND LOTS 78 THROUGH 101, BOTH INCLUSIVE, TOGETHER WITH THE SOUTH 1/2 OF THE VACATED ALLEY ADJOINING ON THE NORTH OF SAID LOTS 78 THROUGH 101, BOTH INCLUSIVE, IN THE WOMAN'S SUBDIVISION OF LOT 7 IN HALL'S SUBDIVISION OF THE NORTHWEST ¼ FO SECTION 14, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF THE WOMAN'S SUBIDIVISION RECORDED APRIL 12, 1892 AS DOCUMENT 48190, IN DU PAGE COUNTY, ILLINOIS.

PINs: 09-14-104-009 and 09-14-104-024

ADDRESS: 5800 South Holmes Avenue, Clarendon Hills, Illinois 60514

EXHIBIT "B"

PLAN COMMISSION RECOMMENDATION AND FINDINGS OF FACT

Recommendation Letter

M E M O R A N D U M

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

MEMO FROM: William Remkus, Chairman Pro Tem, Plan
Commission

DATE: July 21, 2016

SUBJECT: Zoning Hearing Case 16-10: Holmes Elementary School Modular Classrooms, 5800 South Holmes Avenue, Clarendon Hills, Illinois 60514. Consideration of a petition for approval of an amendment to an existing special use for variations from Title 9 of the Village Code to allow the location of two (2) temporary modular outdoor classrooms at the property commonly known as Holmes Elementary School, in the R-1 Zoning District

At the special meeting of the Plan Commission held on July 20, 2016, the above referenced application was discussed and the following motion was made:

MOTION: Made by Ruffolo seconded by Kaucky that based on the submitted petition and testimony presented, I move that the Plan Commission forward its findings of fact to the Mayor and Village Board for special uses and variances as shown in Attachments 1 and 2 of the staff report prepared for the July 20, 2016 Plan Commission for PC 16-10, and recommend approval of an amendment to the existing special use to allow a variation from 9-10-5 (K) to reduce the minimum required on-site parking spaces, a variation from 9-10-5 (B) to allow off-site parking on an adjacent lot with an existing use, and a variation from 9-10-5 (O) to allow nine (9) overnight bus parking stalls, to allow two (2) temporary modular classrooms on the subject property, subject to the following conditions:

1. Additional landscaping, including four (4) evergreen trees and one (1) deciduous tree, shall be added to

the Landscape Plan, and that the Landscape Plan shall be prepared per Village code requirements.

2. Construction and maintenance of the modular classrooms shall at all times be in substantial compliance with the plans identified in the attachments of the July 20, 2016 staff report for PC 16-10.
3. The two (2) temporary modular classrooms shall be allowed for a period of three (3) years from the date of approval of the zoning request by the Village Board.

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

MOTION DECLARED CARRIED

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

WR:jp

EXHIBIT "B" (CONTINUED)

Findings of Fact

Special Use and Planned Unit Development Standards:

The Willowbrook Zoning Ordinance requires special uses to meet certain standards. These standards are listed below, along with proposed findings for the Plan Commission's consideration and refinement.

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.

Finding: The Maercker School District affirms that the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The school district puts a high value on the safety of its students and staff and by extension, the general public.

- (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.

Findings: The Maercker School District affirms 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.

i. Temporary Structure: The school district is seeking to make as little change as possible. By setting the temporary structure as far back from the side yard as possible we feel they can accomplish this goal.

ii. Car and Bus Parking: The proposed parking variations represent no change in the current or past practice regarding car and bus parking since prior to the original 2002 Special Use Permit and annexation.

- (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.

Findings: The Maercker School District affirms that the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for use permitted in the district.

i. The use of the Temporary Structure is in keeping with the use of the existing school and will have little impact on the surrounding properties.

ii. The Car and Bus Parking variations will present no change to past practices.

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

Findings: The Maercker School District affirms that adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.

i. The proper utilities have been professionally engineered.

ii. There are no proposed changes regarding site access, site drainage or impervious surfaces.

(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.

Findings: The Maercker School District affirms that adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets. The proposed Use does not represent any significant change to the current traffic or parking routines on the surrounding public streets.

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

Findings: The Maercker School District affirms 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.

(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)

Findings: The Maercker School District affirms that 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.

i. The change (growth) in student enrollment created by the State mandated Early Childhood program has created the need for the temporary structure.

ii. Car and Bus Parking use has not changes since prior to the 2002 Special Use Permit. The school district is seeking to make as little change in this regard as possible, but merely maintain their current operations.

iii. The school district has not petitioned the village for a Special Use Permit in the last year.

VILLAGE OF WILLOWBROOK

BOARD MEETING AGENDA ITEM - HISTORY/COMMENTARY

ITEM TITLE:

AN ORDINANCE OF THE VILLAGE OF WILLOWBROOK AMENDING SECTION 11-3-1: ENTITLED "TAX REQUIRED; AMOUNT:", SECTION 11-3-3: ENTITLED "DEFINITIONS" AND SECTION 11-3-4 ENTITLED "TAX RETURN:" OF CHAPTER 3 ENTITLED "MUNICIPAL HOTEL TAX" OF TITLE 11 ENTITLED "TAXES" OF THE VILLAGE CODE OF ORDINANCES OF THE VILLAGE OF WILLOWBROOK, ILLINOIS

AGENDA NO. 8

AGENDA DATE: 7/25/16

STAFF REVIEW: Tim Halik, Village Administrator

SIGNATURE: THALIK

LEGAL REVIEW: Thomas Bastian, Village Attorney

SIGNATURE: THOMAS BASTIAN JR.

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)

In March of 2013, the Village Board adopted a Resolution to executed a Legal Services Agreement with several law firms to seek the collection of unremitted taxes due and owing to the Village under the Village's Hotel / Motel Room Tax. This action came about after it was brought to the Village's attention that online travel companies (OTCs) were not remitting the proper amount of such taxes to the Village in the course of the operation of their businesses. As part of the Agreement, the attorneys would assist the Village as needed in filing litigation pleadings and representing the Village as necessary to seek recovery of past, present, and future taxes, interest and penalties owed dating back to 1990, when online travel booking business began.

Originally, it was planned that a class-action suit would be filed in federal court with all fourteen (14) participating municipalities to be added as plaintiffs in the case. However, after an opinion in the *City of Chicago v. Hotels.com, et al.* litigation was released on June 21, 2013 it was decided to proceed in state court. So, the federal case was voluntarily dismissed and the claims re-filed in state court on July 8, 2013. In June of 2014 Administrator Halik gave a deposition in the case. On September 28, 2015, the Judge denied the motion for class certification on the basis that many municipal hotel tax ordinances in Illinois are too diverse to warrant class certification. On October 13, 2015 a move for summary judgment on behalf of each of the fourteen Illinois municipalities in the case was filed. On June 20, 2016, the District Court granted Summary Judgement in favor of the OTC's applying to all municipalities except Lombard.

If it chooses, the Village can appeal to seek to reverse the ruling. In addition, we can amend our Hotel / Motel Room Tax Ordinance, similar to that of Lombard's, to include definitions that would specifically apply to OTCs. Amending the ordinance will provide for prospective taxation moving forward and a new stream of revenue.

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

Attorney Bastian drafted the attached amendatory ordinance which includes language based on ordinances in place in Rosemont, Oakbrook Terrace, Lombard, and Chicago. Under these revised provisions, OTC's will be required to remit the proper amount of taxes when buying blocks of hotel rooms through the operation of their business.

ACTION PROPOSED:

Pass Ordinance.

ORDINANCE NO. 16-O-_____

**AN ORDINANCE OF THE VILLAGE OF WILLOWBROOK
AMENDING SECTION 11-3-1: ENTITLED "TAX REQUIRED;
AMOUNT:", SECTION 11-3-3: ENTITLED "DEFINITIONS"
AND SECTION 11-3-4 ENTITLED "TAX RETURN:" OF
CHAPTER 3 ENTITLED "MUNICIPAL HOTEL TAX"
OF TITLE 11 ENTITLED "TAXES" OF THE VILLAGE CODE
OF ORDINANCES OF THE VILLAGE OF WILLOWBROOK, ILLINOIS**

BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Willowbrook, DuPage County, Illinois, that Section 11-3-1 entitled "Tax Required; Amount:" and section 11-3-3 entitled "Definitions" of Chapter 3 entitled "Municipal Hotel Tax" of Title 11 entitled "Taxes" of the Village Code of Ordinances of the Village of Willowbrook as amended, is hereby further amended, as follows:

Section 1. Section 11-3-1: entitled "Tax Required; Amount:"
as amended, is hereby further amended, to read as follows:

"There is hereby levied and imposed upon the use and privilege of engaging in the business of leasing, renting, making, facilitating or servicing the leasing or renting of a hotel or motel room in the Village of Willowbrook, a tax of five (5%) percent on the gross rental receipts (not including taxes or other non-room rental charges added to the hotel or motel bill) for each such hotel or motel room rented for every twenty-four (24) hour period, or any fraction thereof, excluding, however, from the gross

rental receipts, the proceeds of such renting or leasing or letting to permanent residents of that hotel or motel."

Section 2. Section 11-3-3: entitled "Definitions:" as amended, is hereby further amended, by deleting the definition of "Rent or Rental" and inserting the following in lieu thereof in proper alphabetical order:

"Gross Rental Receipts. The total amount of consideration for occupancy, valued in money, whether received in money or otherwise, including all receipts, cash, credits, and property or services of any kind or nature, including, but not limited to, amounts charged for the making, servicing or facilitating reservations."

Section 3. Section 11-3-4 entitled "Tax Return:" as amended, is hereby further amended, to read as follows:

"(A) Each person, business, corporation, partnership or other entity, subject to the tax imposed in section 11-3-1 of this chapter shall make a tax return as required by this section to the village treasurer on or before the twentieth day of each month stating:

1. Name;
2. Principal place of business;
3. Gross receipts during the prior month upon the basis of which the tax is imposed;
4. Amount of tax;

5. Such other reasonable and related information as the corporate authorities may require.

(B)Each person making the return shall, at the time of making such return, pay to the village treasurer the amount of tax herein imposed."

Section 4. The remaining provisions of Title 11, Chapter 3, shall remain in full force and effect and unamended by this ordinance.

Section 5. This Ordinance shall be in full force and effect upon its passage and approval in the manner provided by law.

PASSED and APPROVED this 25th day of July, 2016.

ROLL CALL VOTE:

AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

APPROVED:

Mayor

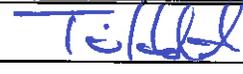
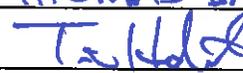
ATTEST:

Village Clerk

VILLAGE OF WILLOWBROOK

BOARD MEETING AGENDA ITEM - HISTORY/COMMENTARY

<p style="text-align: center;">ITEM TITLE:</p> <p>A RESOLUTION WAIVING THE COMPETITIVE BIDDING PROCESS AND AUTHORIZING THE MAYOR AND VILLAGE CLERK TO EXECUTE A CERTAIN CONTRACT - CLARENDON HILLS ROAD AND 67TH STREET INTERSECTION IMPROVEMENT PROJECT – BETWEEN THE VILLAGE OF WILLOWBROOK AND CROWLEY-SHEPPARD ASPHALT, INC.</p>	<p>AGENDA NO. 9</p> <p>AGENDA DATE: <u>7/25/16</u></p>
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STAFF REVIEW: Tim Halik, Village Administrator	SIGNATURE: <u></u>
LEGAL REVIEW: Thomas Bastian, Village Attorney	SIGNATURE: <u>THOMAS BASTIAN TH.</u>
RECOMMENDED BY: Tim Halik, Village Administrator	SIGNATURE: <u></u>
REVIEWED & APPROVED BY COMMITTEE: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	

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

At the FY 2016/17 Budget Workshop, the Village Board discussed and approved the completion of an intersection improvement project located at Clarendon Hills Road and 67th Street. This intersection is under the jurisdiction of the City of Darien. However, both the north and east legs are in Willowbrook. For several years, the Village has received safety complaints regarding the intersection. Traffic counts taken in 2012, and updated in 2015, have revealed that the intersection currently does not meet warrants for full signalization. Therefore, it is unlikely that a grant could be obtained to signalize, and the cost of this improvement would be substantial (and arguably not warranted).

The prior traffic counts revealed significant traffic volume traveling westbound 67th Street and turning southbound onto CHRD during peak periods. The Village engineering consultant was asked to evaluate available options to improve the traffic flow at the intersection. The Final Evaluation Report was received on December 8, 2015 and the findings discussed at the Board’s Budget Workshop on March 16, 2016. The recommendation was to widen the east leg (67th Street) of the intersection to the north to provide for a new dedicated left turn lane. After the improvements were designed, requests for construction proposals were sent to two (2) roadway contractors currently working in town, in order to eliminate mobilization charges:

<u>Vendor</u>	<u>Proposal Amount</u>
Crowley-Sheppard Asphalt, Inc.	\$92,681.00
K-Five Construction Corporation	\$118,095.50

In March, the estimated total cost of this project was \$135,584. However, we have been able to improve upon those initial estimates and can now complete the project for approximately \$112,581 (\$23,273 less than was budgeted). Crowley-Sheppard is our 2016 MFT Roadway Maintenance Program contractor and has performed work for the Village on multiple occasions in the past.

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

The FY 2016/17 Budget includes the following funding for this project:

<u>FUND</u>	<u>ACCOUNT</u>	<u>DESCRIPTION</u>	<u>UNEXPENDED</u>
Capital Projects Fund	10-68-540-423	Traffic Improvements	\$85,500.00
General Fund	01-35-720-245	P.W. Engineering Design	\$109,782.51

ACTION PROPOSED: Adopt Resolution. The project would be completed in conjunction with this year’s MFT road work, which will start in early August.

RESOLUTION NO. 16-R-_____

A RESOLUTION WAIVING THE COMPETITIVE BIDDING PROCESS AND AUTHORIZING THE MAYOR AND VILLAGE CLERK TO EXECUTE A CERTAIN CONTRACT - CLARENDON HILLS ROAD AND 67TH STREET INTERSECTION IMPROVEMENT PROJECT – BETWEEN THE VILLAGE OF WILLOWBROOK AND CROWLEY-SHEPPARD ASPHALT, INC.

WHEREAS, in the opinion of at least two-thirds (2/3) of the Trustees then holding office, it is in the best interests of the Village to waive the competitive bidding process and to authorize the Mayor and Village Clerk to execute an Agreement with Crowley-Sheppard Asphalt, Inc., for the purpose of completing an intersection improvement project located at Clarendon Hills Road and 67th Street within the Village of Willowbrook.

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

SECTION ONE: That the competitive bidding process be waived and that the Mayor and Village Clerk be and the same are hereby authorized to execute an Agreement with Crowley-Sheppard Asphalt, Inc., in substantially the same form attached hereto as Exhibit “A” and made a part hereof, for the purposes of Crowley-Sheppard Asphalt, Inc. completing an intersection improvement project located at Clarendon Hills Road and 67th Street within the Village of Willowbrook.

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

SECTION THREE: That this Resolution shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

ADOPTED and APPROVED this 25th day of July, 2016

APPROVED:

Mayor

ATTEST:

Village Clerk

ROLL CALL VOTE: AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

CONTRACT

THIS CONTRACT ENTERED INTO THIS 25th day of July, 2016 between Crowley-Sheppard Asphalt, Inc. ("Contractor") and the Village of Willowbrook, a municipal corporation of the State of Illinois ("Village"), in consideration of the following and other valuable consideration the sufficiency of which is hereby acknowledged, the Village and Contractor agree as follows:

1. The Village of Willowbrook has found it to be in the best interests of the Village to accept the proposal from Contractor to complete an intersection improvement project on a unit cost basis.

2. Contract has submitted a proposal to the Village of Willowbrook including all terms, conditions, requirements and specifications contained therein are incorporated herein as "Exhibit A" and expressly made a part of this agreement as if each term, condition and requirement was repeated herein verbatim. In the event any inconsistent terms are contained in this agreement and in "Exhibit A," the terms of this agreement shall control. The project specifications are available for review at the Willowbrook Village Hall.

3. Contractor agrees to complete such work in a good and workmanlike manner in accordance with the plans and specifications attached hereto.

4. The Contractor certifies that the Contractor is not delinquent in the payment of taxes to the Illinois Department of Revenue in accordance with 65 ILCS 5/11-42.1-1.

5. Contractor certifies that it is not barred from bidding on state, municipal or other contracts by reason of Sections 33E-3 (bid rigging) or 33E-4 (bid totaling) of the Criminal Code of 1961 (720 ILCS 5/33E-3 and 5/33E-4), and further certifies that it is not barred from bidding on State, municipal and other contracts by reason of conviction of State laws regarding bid rigging or bid rotation.

6. The Village of Willowbrook agrees to pay Contractor for the performance of the work completed in a good and workmanlike manner based on the unit prices stipulated in said proposal. Payment shall be in conformance with the provisions of the Local Government Prompt Payment Act (50 ILCS 505/1 et. seq.).

7. At the time of execution of the Agreement, the Contractor shall furnish, at Contractor's expense, bonds payable to the Village in the form of bonds set forth herein, secured by a surety company acceptable to the Village, as follows:

A. Faithful performance bond in an amount equal to one hundred percent (100%) of the total contract price, conditioned upon the faithful performance of all covenants and stipulations under the Contract and holding good for a period of one (1) year after the date when final payment becomes due, except as otherwise provided by law or regulation or by the Contract Documents to protect the Owner against the results of defective materials, workmanship, and equipment during that time.

B. Labor and material bond in an amount equal to one hundred percent (100%) of the total Contract Price for the payment of all persons, companies, or corporations who perform labor upon or furnish material to be used in the Work under this Contract.

8. Contractor agrees that not less than the prevailing wage as determined by the Illinois Department of Labor, shall be paid to all laborers, workers and mechanics performing work under this Contract in accordance with the Illinois Prevailing Wage Act and Contractor agrees to comply with all other provisions of the Illinois Prevailing Wage Act (820 ILCS

130/0.01 et. Seq.) as amended. If the Department of Labor revises the wage rates, the revised rate as provided by the Illinois Department of Labor shall apply to this Agreement and Contractor will not be allowed additional compensation on account of said revisions.

Contractor shall make and keep, for a period of not less than five (5) years, records of all laborers, mechanics, and other workers employed by them on the project; the records shall include each worker's name, address, telephone number when available, social security number, classification or classifications, the hourly wages paid in each period, the number of hours worked each day, and the starting and ending times of work each day.

Contractor shall submit monthly, in person, by mail, or electronically a certified payroll to the Village of Willowbrook. The certified payroll shall consist of a complete copy of the records. The certified payroll shall be accompanied by a statement signed by the Contractor that:

- A. such records are true and accurate;
- B. the hourly rate paid to each worker is not less than the general prevailing rate of hourly wages required; and
- C. Contractor is aware that filing a certified payroll that he or she knows to be false is a Class B misdemeanor.

Upon seven (7) business days' notice, Contractor shall make available for inspection the records to the Village of Willowbrook, its officers and agents, and to the Director of Labor and his deputies and agents at all reasonable hours at a location within this State.

Contractor and each subcontractor shall permit his/her employees to be interviewed on the job, during working hours, by compliance investigators of the Department or the Department of Labor. (See Attached for Certified Payroll Form)

9. Contractor agrees that it has and will comply with all laws relating to the employment preference to veterans in accordance with the Veterans Preference Act (330 ILCS 55/0.01 et. seq.).

10. Contractor agrees that it has and will comply with all laws relating to the employment of Illinois workers in accordance with the Employment of Illinois Workers on Public Works Act (30 ILCS 570/1 et. seq.).

11. Contractor agrees that it, pursuant to 30 ILCS 580/1 et. seq. ("Drug-Free Workplace Act"), will provide a drug free workplace by:

A. Publishing a statement:

(1) Notifying employees that the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance

including cannabis, is prohibited in the workplace.

- (2) Specifying the actions that will be taken against employees for violations of such prohibition; and
- (3) Notifying the employee that, as a condition of employment on this Agreement, the employee will:
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such conviction.

B. Establishing a drug-free awareness program to inform employees about:

- (1) The dangers of drug abuse in the workplace;
- (2) Contractor's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance program; and
- (4) The penalties that may be imposed upon employees for drug violations.

C. Making it a requirement to give a copy of the statement required by Subsection A to each employee engaged in the performance of the Agreement and to post the statement in a prominent place in the workplace.

D. Notifying the Village of Willowbrook within ten

(10) days after receiving notice under Subparagraph 11(A) 3 (b) from an employee or otherwise receiving actual notice of such conviction.

E. Imposing a sanction on, or requiring the satisfactory participation in a drug abuse assistance or rehabilitation program by any employee who is convicted, as required by 30 ILCS 580/5.

F. Assisting employees in selecting a course of action in the event drug counseling treatment and rehabilitation is required and indicating that a trained referral team is in place.

G. Making a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

12. The Contractor certifies that if the Contractor is not a party to a collective bargaining agreement in effect, Contractor is in compliance with the Substance Abuse Prevention on Public Works Projects Act (820 ILCS 265/1, et seq.) and if Contractor is a party to a collective bargaining agreement, that agreement deals with the subject matter of the Substance Abuse Prevention on Public Works Projects Act or has in place and is enforcing a written program which meets or exceeds the program requirements of the Substance Abuse Prevention on Public Works Projects Act.

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

14. During the performance of this contract, the Contractor agrees as follows:

A. That it will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, marital status, national origin or ancestry, citizenship status, age, physical or mental disability unrelated to ability, sexual orientation, military status or an unfavorable discharge from military service; and, further, that he or she will examine all job classifications to determine if minority persons or women are underutilized and will take appropriate affirmative action to rectify any underutilization.

B. That, if he or she hires additional employees in order to perform this contract or any portion of this contract, he or she will determine the availability (in accordance with the Department's Rules and Regulations) of minorities and women in the areas from which he or she may reasonably recruit and he or she will hire for each job classification for which employees are hired in a way that minorities and women are not underutilized.

C. That, in all solicitations or advertisements for employees placed by him or her or on his or her behalf, he or she will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, sexual orientation, marital status, national origin or ancestry, citizenship status, age, physical or mental disability unrelated to ability, sexual orientation, military status or an unfavorable discharge from military service.

D. That he or she will send to each labor organization or representative of workers with which he or she has or is bound by a collective bargaining or other agreement or understanding/ a notice advising the labor organization or representative of the contractor's obligations under the Act and the Department's Rules and Regulations. If any labor organization or representative fails or refuses to cooperate with the contractor in his or her efforts to comply with the Act and Rules and Regulations/ the contractor will promptly notify the Department and the contracting agency and will recruit employees from other sources when necessary to fulfill its obligations under the contract.

E. That he or she will submit reports as required by the Department's Rules and Regulations/ furnish all relevant information as may from time to time be requested

by the Department or the contracting agency, and in all respects comply with the Act and the Department's Rules and Regulations.

F. That he or she will permit access to all relevant books/ records/ accounts and work sites by personnel of the contracting agency and the Department for purposes of investigation to ascertain compliance with the Act and the Department's Rules and Regulations.

G. That he or she will include verbatim or by reference the provisions of this clause in every subcontract that may be awarded under which any portion of the contract obligations are undertaken or assumed, so that the provisions will be binding upon the subcontractor. In the same manner as with other provisions of this contract, the contractor will be liable for compliance with applicable provisions of this clause by subcontractors; and further it will promptly notify the contracting agency and the Department in the event any subcontractor fails or refuses to comply with the provisions. In addition, the contractor will not utilize any subcontractor declared by the Illinois Human Rights Commission to be ineligible for contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations.

In the event of the contractor's non-compliance with the provisions of this Equal Employment Opportunity Clause,

the Act or the Rules and Regulations of the Department, the contractor may be declared ineligible for future contracts or subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations, and the contract may be cancelled or voided in whole or in part, and other sanctions or penalties may be imposed or remedies invoked as provided by statute or regulation.

15. During the performance of its Agreement with the Village of Willowbrook, Contractor:

Will not maintain or provide for its employees any segregated facilities at any of its establishments, and not permit its employees to perform their services at any location, under its control, where segregated facilities' means any waiting rooms, work areas, restrooms and washrooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation and housing facilities provided for employees which are segregated by explicit directive or are in fact segregated on the basis of race, creed, color, or national origin because of habit, local custom, or otherwise. Contractor (except where it has obtained identical certifications from proposed Subcontractors and material suppliers for specific time periods), obtain certifications in compliance with this subparagraph from

proposed subcontractors or material suppliers prior to the award of a subcontract or the consummation of material supply agreements, exceeding \$10,000.00 which are not exempt from the provisions of the Equal Opportunity clause, and that Contractor will retain such certifications in its files.

16. Contractor agrees to assume all risk of loss and to indemnify and hold harmless the Village of Willowbrook, its officers, agents and employees from any and all liabilities, claims, suits, injuries, losses, damages, fines or judgments, including litigation costs and attorneys' fees, arising out of the work performed by Contractor including, to the extent allowed by law, those liabilities, injuries, claims, suits, losses, damages, fines or judgments, including litigation costs and attorneys' fees arising out of, or alleged to arise out of, the intentional, willful, wanton or negligent acts of Contractor, its employees, agents, assigns and/or subcontractors.

17. The Contractor represents and warrants to the Village that neither it nor any of its principals, shareholders, members, partners, or affiliates, as applicable, is a person or entity named as a Specially Designated National and Blocked Person (as defined in Presidential Executive Order 13224) and that it is not

acting, directly or indirectly, for or on behalf of a Specially Designated National and Blocked Person. The Contractor further represents and warrants to the Village that the Contractor and its principals, shareholders, members, partners, or affiliates, as applicable, are not, directly or indirectly, engaged in, and are not facilitating, the transactions contemplated by this Agreement on behalf of any person or entity named as a Specially Designated National and Blocked Person. The Contractor hereby agrees to defend, indemnify and hold harmless the Village, the Corporate Authorities, and all Village elected or appointed officials, officers, employees, agents, representatives, engineers, and attorneys, from and against any and all claims, damages, losses, risks, liabilities, and expenses (including reasonable attorneys' fees and costs) arising from and related to any breach of the foregoing representations and warranties.

18. Insurance requirements shall be as follows:

A. Contractor shall procure and maintain for the duration of the Contract insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the Work by the contractor, its agents, representatives, employees or subcontractors.

- B. Coverage shall be at least as broad as:
- (1) Insurance Services Office Commercial General Liability Occurrence form CG 0001 (Ed. 11/85);
and
 - (2) Insurance Services Office form number CA0001 (Ed. 1/87) covering Automobile Liability, symbol 01 "any auto" and endorsement CA0029 (Ed. 12/88) changes in Business Auto and Truckers coverage forms - Insured Contract;
and
 - (3) Worker's Compensation as required by the Labor Code of the State of Illinois and Employers' Liability Insurance.
- C. Contractor shall maintain limits no less than:
- (1) Commercial General Liability: \$2,000,000 combined single limit per occurrence for bodily injury, personal injury, and property damage.
 - (2) Automobile Liability: \$1,000,000 combined single limit per accident for bodily injury and property damage.
 - (3) Worker's Compensation and Employers' Liability: Worker's Compensation limits as required by the Labor Code of the State of Illinois and Employers' Liability limits of \$1,000,000 per accident.

D. The policies are to contain, or be endorsed to contain the following provisions:

(1) Commercial General Liability and Automobile Liability Coverages:

(a) The Village, its officials and employees are to be covered as additional insureds as respects liability arising out of activities performed by or on behalf of the Contractor, as well as materials, and equipment procured, owned, leased, hired or borrowed by the Contractor. The coverage shall contain no special limits on the scope of the protection afforded to the Village and its officials.

(b) The Contractor's insurance coverage shall be primary insurance as respects the Village, its officials and employees. Any insurance or self-insurance maintained by the Village, its officials or employees shall be excess of Contractor's insurance and shall not contribute with it.

(c) Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Village, its officials or employees.

(d) Coverage shall state that the Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

(2) Worker's Compensation and Employers' Liability Coverage:

The insurer shall agree to waive all rights of subrogation against the Village, its officials, employees or volunteers for losses arising from work performed by the Contractor for the Village.

(3) All Coverages:

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

19. Contractor shall at all times observe and comply with all laws, ordinances, and regulations of the federal, state, local and Village government which may in any manner affect the performance of this Contract.

20. No member of the governing body of the Village of Willowbrook or other unit of government and no other

officer, employee, or agent of the Village of Willowbrook or other unit of government who exercises any functions or responsibilities in connection with the carrying out of this project to which this Contract pertains, shall have personal interest, direct or indirect, in the Contract.

Additionally, the Contractor certifies that no officer or employee of the Village of Willowbrook has solicited any gratuity, discount, entertainment, hospitality, loan, forbearance, or other tangible or intangible item having monetary value including, but not limited to, cash, food and drink, and honoraria for speaking engagements related to or attributable to the government employment or the official position of the employee or officer from the contractor in violation of Chapter 12 of the Village Code of Ordinances of the Village of Willowbrook, adopted by the Village pursuant to the requirements of Article 10 of the State Officials and Employees Ethics Act.

Finally, The Contractor certifies that the Contractor has not given to any officer or employee of the Village of Willowbrook any gratuity, discount entertainment, hospitality, loan, forbearance, or other tangible or intangible item having monetary value including, but not limited to, cash, food and drink, and honoraria for speaking engagements related to or attributable to the government employment or the official position of the

employee or officer from the contractor in violation of Chapter 12 of the Village Code of Ordinances of the Village of Willowbrook adopted by the Village pursuant to the requirements of Article 10 of the State Officials and Employees Ethics Act.

21. In the event that Contractor shall fail to perform such work within a reasonable time after being assigned such work or shall fail to complete such work in a good and workmanlike manner, the Village of Willowbrook may terminate this Contract by written notice to Contractor, effective immediately upon mailing.

22. All change orders increasing the cost of the contract by Two Thousand Five Hundred Dollars (\$2,500.00) or less must be approved, in writing, by the Village Administrator or his designee. All change orders increasing the cost of the contract by Two Thousand Five Hundred Dollars (\$2,500.00) or more must be approved by official action of the Village Board of the Village of Willowbrook.

Additionally, no change order which authorizes or necessitates any increase in the contract price that is fifty percent (50%) or more of the original contract price or that authorizes or necessitates any increase in the price of a subcontract under the contract that is fifty percent (50%) or more of the original subcontract price

shall be issued, unless the portion of the contract that is covered by the change order is resubmitted for bidding in the same manner for which the original contract was bid, or unless competitive bidding was waived for the original portion of the contract. Bidding for the portion of the contract covered by the change order shall be subject to any requirements to employ females and minorities on the project that existed at the bidding for the original contract, together with any later requirements imposed by law.

23. Notice as provided for herein shall be transmitted to the Village of Willowbrook, Village Administrator, 835 Midway Drive, Willowbrook, Illinois 60527 as may be applicable by first class prepaid mail. Any notice to Contractor shall be deemed received when mailed.

24. Contractor agrees to maintain all records and documents for projects of the Public Body in compliance with the Freedom of Information Act, 5 ILCS 140/1 et seq. In addition, Contractor shall produce within three (3) days, without cost to the Public Body, records which are responsive to a request received by the Public Body under the Freedom of Information Act so that the Public Body may provide records to those requesting them within the required five (5) business day period. If additional time

is necessary to compile records in response to a request then Contractor shall so notify the Public Body within three (3) days in order for the Village shall request an extension so as to comply with the Act. In the event that the Village is found to have not complied with the Freedom of Information Act based upon Contractor's failure to produce documents or otherwise appropriately respond to a request under the Act, then Contractor shall indemnify and hold the Village harmless/ and pay all amounts determined to be due including but not limited to fines, costs, attorneys/ fees and penalties.

25. Time is of the essence of this Contract. This Contract is made and executed in duplicate in Willowbrook/ DuPage County/ Illinois the day and year first above written.

Contractor:

By: _____

Village of Willowbrook

By: _____
Its Mayor

ATTEST:

Village Clerk

INSTRUCTIONS FOR CERTIFIED PAYROLL FORM

PLEASE NOTE: THE SUBMISSION OF FALSIFIED PAYROLL RECORDS IS A CRIMINAL OFFENSE.

1. For all public works projects, Payroll Certifications and Accompanying Affidavit must be filed with the Village of Willowbrook on a monthly basis under the Illinois Prevailing Wage Act (820 ILCS 130/5).
2. The information must be provided for **each payroll period**. Please note the starting and ending dates of each payroll period in the space provided.
3. If you are a contractor or subcontractor working for the Village of Willowbrook on more than one project, please fill out a form for each project.
4. For each project you worked on for the Village of Willowbrook, you must identify the names of employees that worked on the project and their classifications. You must record the number of hours they worked each day of the pay period, along with the total hourly wages paid during that pay period, including the hourly fringe benefits paid.
5. Please note that pertinent information is required on the second sheet. The Subcontractor information, if applicable, is very important; however, it is **ABSOLUTELY IMPERATIVE** that the **AFFIDAVIT** information be completed in its **ENTIRETY** including **SIGNATURE**. If additional forms are needed and copies are made, please be sure to also duplicate the second sheet. A second sheet **MUST** accompany every certified transcript of payroll form showing that you are swearing that the information on each sheet is accurate.
6. Fringe Benefits **MUST** be paid if required for the work classification, regardless of your union or non-union status.
7. If a fringe benefit is paid into a fund, place the letter "F" behind the rate; if the benefit is included on the employee's payroll check, place the letter "E" behind the rate; credit will be given for health insurance paid, payments made into an ERISA approved pension plan, required vacation and/or training (registration in a BAT-approved program).
8. The items requested under the heading, "Contract Information," help to correctly identify the project. If a Contract or Project Number is not known, please do your best to secure the information. The information requested for "Project" and "Project Location" should **always** be completed.
9. You are invited to visit Illinois Department of Labor's web site at www.state.il.us/agency/idol for more detailed information regarding application of the Prevailing Wage Act.

AFFIDAVIT

SUBCONTRACTORS

Monthly Statement of Compliance

Date: _____

I, _____ (name
signatory party), _____ (title),

do hereby state: that I pay or supervise the payment
of the persons employed on the public works project

_____ (name
of project); that during the payroll period commencing

on the _____ day of _____, _____ (year), and

ending on the _____ day of _____, _____ (year),

all persons employed on said project have been

paid the full wages earned, that no rebates

have been or will be made either directly or indirectly

to or on behalf of said _____

(name of contractor or subcontractor) from the full

wages earned by any person, and that no

deductions have been made either directly or

indirectly from the full wages earned by any

persons, other than permissible deductions as

defined by Federal and/or State law. I further certify

that this payroll is correct and complete; that the wage

rates contained therein are not less than the actual

rates herein stated and that the classification set forth

for each laborers or mechanic conform to the work

he/she performed.

Signature: _____

**Attach explanation of monies paid, copy of contract
or billing, or other pertinent information.**

Company Name: _____

Contact Person: _____

Address: _____

City, State, Zip: _____

Telephone Number: _____

Company Name: _____

Contact Person: _____

Address: _____

City, State, Zip: _____

Telephone Number: _____

Company Name: _____

Contact Person: _____

Address: _____

City, State, Zip: _____

Telephone Number: _____

Company Name: _____

Contact Person: _____

Address: _____

City, State, Zip: _____

Telephone Number: _____

CROWLEY-SHEPPARD ASPHALT INC.

CONTRACTOR

PLANT OFFICE
6525 WEST 99th STREET
P.O. BOX 157
CHICAGO RIDGE, ILLINOIS 60415-0157
OFFICE: (708) 499-2900 FAX: (708) 499-3106



Village of Willowbrook
835 Midway Drive
Willowbrook, IL 60527

Village of Willowbrook
67th Street Turn Lane Project
67th Street & Clarendon Hills Road

Page 1 of 2

July 19, 2016

Attention: Mr. Tim Halik, Village Administrator

Office: 630-920-2261

Email: thalik@willowbrook.il.us

<u>ITEM NO.</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT BID</u>	<u>BID EXT.</u>	
1.)	Tree Removal (6 to 15 Units Diameter)	25.00	Unit	80.00	\$2,000.00
2.)	Removal and disposal of Unsuitable Material	150.00	C.Y.	72.00	\$10,800.00
3.)	Porous Granular Embankment	30.00	C.Y.	45.00	\$1,350.00
4.)	Sodding, Salt Tolerant	145.00	S.Y.	18.00	\$2,610.00
5.)	Supplemental Watering	2.00	Unit	175.00	\$350.00
6.)	Inlet Filters	4.00	Each	150.00	\$600.00
7.)	Subbase Granular Material, Type B 4"	220.00	S.Y.	9.50	\$2,090.00
8.)	Hot-Mix Asphalt Base Course Widening, 9 1/2"	134.00	S.Y.	67.25	\$9,011.50
9.)	Bituminous Materials (Prime Coat)	200.00	lbs.	0.01	\$2.00
10.)	Leveling Binder (Machine Method), N50	85.00	Ton	125.00	\$10,625.00
11.)	Hot-Mix Asphalt Surface Course, Mix "D", N50	124.00	Ton	125.00	\$15,500.00
12.)	Detectable Warnings	14.00	S.F.	35.00	\$490.00
13.)	Hot-Mix Asphalt Surface Removal, 2 3/4"	975.00	S.Y.	6.50	\$6,337.50
14.)	Combination Curb and Gutter Removal	290.00	Foot	7.00	\$2,030.00
15.)	Sidewalk Removal	120.00	S.F.	3.00	\$360.00
16.)	Strip Reflective Crack Control Treatment	300.00	Foot	3.00	\$900.00
17.)	Catch Basins, Type C, Type 11 Frame and Grate	1.00	Each	5,500.00	\$5,500.00
18.)	Combination Concrete Curb and Gutter, Type B-6.12	285.00	Foot	35.00	\$9,975.00
19.)	Thermoplastic Pavement Marking-Letters and Symbols	37.00	S.F.	5.00	\$185.00
20.)	Thermoplastic Pavement Marking-Line 4"	990.00	Foot	2.10	\$2,079.00
21.)	Thermoplastic Pavement Marking-Line 6"	170.00	Foot	3.00	\$510.00
22.)	Thermoplastic Pavement Marking-Line 12"	20.00	Foot	6.00	\$120.00
23.)	Thermoplastic Pavement Marking-Line 24"	24.00	Foot	9.00	\$216.00
24.)	Tree, Gleditsia Triacanthos Inermis Skyline (Skyline Thornless Common Honey Locust), 3" Caliper, Balled and Burlapped	5.00	Each	900.00	\$4,500.00
25.)	Structures to be Adjusted	3.00	Each	850.00	\$2,550.00

CROWLEY-SHEPPARD ASPHALT INC.
CONTRACTOR

PLANT OFFICE
6525 WEST 99th STREET
P.O. BOX 157
CHICAGO RIDGE, ILLINOIS 60415-0157
OFFICE: (708) 499-2900 FAX: (708) 499-3106

Village of Willowbrook
835 Midway Drive
Willowbrook, IL 60527

Village of Willowbrook
67th Street Turn Lane Project
67th Street & Clarendon Hills Road

Attention: Mr. Tim Halik, Village Administrator
Office: 630-920-2261
Email: thalik@willowbrook.il.us

Page 2 of 2
July 19, 2016

<u>ITEM NO.</u>	<u>DESCRIPTION</u>	<u>QUANTITY</u>	<u>UNIT BID</u>	<u>BID EXT.</u>
26.)	Portland Cement Concrete Sidewalk 5 Inch, Special	85.00 S.F.	14.00	\$1,190.00
27.)	Relocated Existing Solar Powered Sign Panel and Post	1.00 Each	800.00	\$800.00
<u>TOTAL:</u>				<u>\$92,681.00</u>

NOTES & EXCLUSIONS

LPC 662 by Others
Final Payment by Unit Prices

Accepted and Agreed to By

SIGNATURE:

NAME:

DATE:

VILLAGE OF WILLOWBROOK

BOARD MEETING

AGENDA ITEM - HISTORY/COMMENTARY

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

AGENDA NO. 16

AGENDA DATE: 7/25/16

STAFF REVIEW: Cindy Stuchl

SIGNATURE: Cindy Stuchl

LEGAL REVIEW: Thomas Bastian

SIGNATURE: THOMAS BASTIAN TH.

RECOMMENDED BY VILLAGE ADMIN.:

SIGNATURE: TELLER

REVIEWED & APPROVED BY COMMITTEE: YES NO N/A

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

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

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

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

ACTION PROPOSED: ADOPT THE RESOLUTION.

RESOLUTION NO. 16-R-_____

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

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

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

WHEREAS, the Open Meetings Act permits governmental bodies to destroy the verbatim record of closed meetings without notification to or the approval of a records commission or the State Archivist under the Local Records Act or the State Records Act not less than eighteen (18) months after the completion of the meeting recorded, but only after:

1. It approves the destruction of a particular recording; and

2. It approves written minutes of the closed meeting; and

WHEREAS, for the verbatim record by audio tape of the meeting(s) set forth in Section Two of this Resolution, at least eighteen (18) months have passed since the completion of each of those meetings, and this governmental body has approved written minutes for each of the meetings set forth in Section Two; and

WHEREAS, this governmental body may order the destruction of the verbatim record even if it continues to

withhold the approved minutes of the closed meeting until some later period of time;

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

SECTION ONE: The Whereas clauses set forth above are incorporated herein by reference as if set out in full.

SECTION TWO: The Mayor and Board of Trustees of the Village of Willowbrook hereby orders the destruction of the verbatim record being an audio tape of the following closed meetings:

2014

July 28

SECTION THREE: That all other prior Resolutions of the Village of Willowbrook in conflict with the provisions of this Resolution are hereby repealed.

SECTION FOUR: This Resolution shall be in full force and effect from and after its adoption and approval.

ADOPTED AND APPROVED this 25th day of July, 2016.

APPROVED:

Mayor

ATTEST:

Village Clerk

ROLL CALL VOTE:

AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

VILLAGE OF WILLOWBROOK

BOARD MEETING

AGENDA ITEM - HISTORY/COMMENTARY

ITEM TITLE: A RESOLUTION MAKING A DETERMINATION
RELATIVE TO THE RELEASE OF CLOSED SESSION MINUTES
PURSUANT TO THE ILLINOIS OPEN MEETINGS ACT

AGENDA NO. 17

AGENDA DATE: 7/25/16

STAFF REVIEW: Cindy Stuchl

SIGNATURE: *Cindy Stuchl*

LEGAL REVIEW: Thomas Bastian

SIGNATURE: THOMAS BASTIAN TH.

RECOMMENDED BY VILLAGE ADMIN.:

SIGNATURE: *T. Stuchl*

REVIEWED & APPROVED BY COMMITTEE: YES NO N/A

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

In compliance with the Illinois Open Meetings Act, Illinois Compiled Statutes requires that minutes of meetings closed to the public shall be available only after the public body determines that it is no longer necessary to protect the public interest or the privacy of an individual by keeping them confidential. Each public body shall review closed session minutes no less than semi-annually.

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

The Village Administrator and Deputy Clerk have reviewed the closed session minutes itemized on Schedules A & B of the Resolution. The Village Staff recommend the adoption of the Resolution making a determination relative to the release of the closed session minutes pursuant to the Illinois Open Meetings Act as listed on the attached Schedules A & B.

ACTION PROPOSED: ADOPT THE RESOLUTION.

RESOLUTION NO. 16-R-_____

A RESOLUTION MAKING A DETERMINATION RELATIVE
TO THE RELEASE OF CLOSED SESSION MINUTES
PURSUANT TO THE ILLINOIS OPEN MEETINGS ACT

WHEREAS, the Mayor and Board of Trustees of the Village of Willowbrook have met from time to time in closed session for the purposes authorized by the Illinois Open Meetings Act; and

WHEREAS, as required by the Act, the Village Clerk has kept written minutes of all such closed sessions; and

WHEREAS, pursuant to the requirements of the Open Meetings Act, the Mayor and Board of Trustees have met in closed session to review all closed session minutes; and

WHEREAS, they have determined that a need for confidentiality still exists as to the closed session minutes from the meetings set forth on Schedule "A" attached hereto; and

WHEREAS, they have further determined that the minutes of the meetings listed on Schedule "B" attached hereto no longer require confidential treatment and should be made available for public inspection.

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

SECTION ONE: The Closed Session minutes from those meetings set forth on Schedule "B" attached hereto are hereby released for public inspection.

SECTION TWO: The Village Clerk is hereby authorized and directed to make said minutes available for inspection and copying in accordance with the standing procedures of the Clerk's office.

SECTION THREE: This Resolution shall be in full force and effect from and after its adoption and approval.

ADOPTED and APPROVED this 25th day of July, 2016.

APPROVED:

Mayor

ATTEST:

Village Clerk

ROLL CALL VOTE:

AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

SCHEDULE "A"

**CLOSED SESSION MINUTES
FOR WHICH THE NEED FOR CONFIDENTIALITY STILL EXISTS**

1991

March 25
August 12-Items 3 & 4

1992

February 24-Items 3 & 4
April 27-Item 3
June 8

1996

June 10
June 24

1998

July 13-Item 6

2002

July 8-Item 4
July 22
August 12
September 9
November 11-Items 3 & 4
November 25
December 9

2003

January 13
April 28-Items 3 & 4

2004

May 24
June 14-Items 3 & 4

2005

June 13
June 27-Items 3 & 4
April 11

2006

January 23

2007

May 29
July 9

2008

January 14
January 28
April 14
May 12
August 19
September 8
October 27
November 10

2009

February 9
February 23
March 9
May 26
June 8
June 22
July 13
July 27
August 10
August 24

2009 – Cont.

September 14
November 19
November 23
December 14

2010

February 22
April 26-Item 5
June 28

2011

January 24
May 9
May 23
June 13
June 27
July 11
July 25
September 12
September 26
November 14
November 28
December 12

2012

May 29-Item 5
June 11
October 8

2013

February 25

SCHEDULE "A"

**CLOSED SESSION MINUTES
FOR WHICH THE NEED FOR CONFIDENTIALITY STILL EXISTS**

2015

May 11-Item 4

June 8

September 14

2016

February 22

March 7

May 23

June 13

SCHEDULE "B"

**CLOSED SESSION MINUTES
WHICH NO LONGER REQUIRE CONFIDENTIAL TREATMENT
AND ARE AVAILABLE FOR PUBLIC INSPECTION**

2012

January 9

March 12

May 29 – Item #4

2013

March 11

March 23

June 10

2016

January 25

March 16

March 28

MINUTES OF THE REGULAR MEETING OF THE FINANCE AND ADMINISTRATION COMMITTEE OF THE VILLAGE OF WILLOWBROOK HELD ON MONDAY, JUNE 13, 2016 AT 5:30 P.M. AT THE VILLAGE HALL, 835 MIDWAY DRIVE, WILLOWBROOK, ILLINOIS.

1. CALL TO ORDER

The meeting was called to order by Trustee Neal at 5:36 p.m.

2. ROLL CALL

Those present at roll call were Trustee Gayle Neal and Director of Finance Carrie Dittman. Chairman Umberto Davi was absent.

3. APPROVAL OF MINUTES

Minutes of the Regular Finance/Administration Committee held on Monday, May 9, 2016 were reviewed.

Motion to approve made by Trustee Neal. Motion carried.

4. DISCUSSION – Annual Appropriation Ordinance: FY 2016/17

Director of Finance Dittman relayed that the Village follows the Illinois Appropriation Act and is required to annually adopt an appropriation ordinance that establishes spending authority. The appropriation does not replace the Administrative (Operating) Budget, which was passed in April 2016 and serves as the day to day management tool to monitor expenditures. The line items in the Administrative Budget are generally doubled to form the appropriation amounts, which are the amounts the Village cannot exceed in fiscal year 2016/17. The appropriation will be presented to the Village board for approval.

5. DISCUSSION – Proposed Business District Plan

Director of Finance Dittman discussed that owners of commercial properties located near Kingery Highway and Plainfield Road have faced challenges finalizing their proposed re-development projects plans given the high cost of required off-site improvements, including necessary traffic improvements. The Village has received requests for the consideration of public subsidies in order to make these projects financially viable. The public finance consultant Ehlers Associates was hired to review the financial data, including project proformas and gap analysis reports, to assist in determining whether a public subsidy is warranted, and if so, what amount. The final report concluded that a public subsidy is warranted. After continued discussions with the commercial property owners, it was agreed that the creation of a new Business District Sales Tax was the preferred method to raise funding to provide the subsidies. If approved as proposed, the sales tax rate within the boundaries of the new Business District would be 1% higher (i.e., 8% versus 7% elsewhere in town). This 1% sales tax increment would be collected from the state, forwarded to the Village, and deposited into a separate fund. Eligible project expenses could be reimbursed to the developers from this fund to offset extraordinary development costs. In accordance with state law, the maximum term of a Business District is 23 years.

At the Village board meeting on June 27, the Village Board will be presented with the proposed business district plan and will set a future public hearing date. After two (2) publications of the notice of public hearing, the public hearing will be conducted to allow interested parties an opportunity to comment on the proposed business district. After the hearing, the Village Board will consider whether to approve the business district. If approved, the Village will file the necessary documents with the IL Dept. of Revenue by October 1, who will collect the new business district sales tax beginning January 2017.

6. REPORT – Monthly Disbursement Reports – May 2016

The Committee reviewed and accepted the disbursement reports for the month of May and key items are highlighted below:

- Total cash outlay for all Village funds – \$1,188,234. Fiscal Year to Date is \$1,188,234.
- Payroll for active employees including all funds - \$348,394 (2 payrolls this month). The average payroll for the year was \$174,197.
- Average daily outlay of cash for all Village funds – \$38,330. Fiscal year to date daily average is the same.
- Average daily expenditures for the General Fund - \$26,461. Fiscal year to date average is the same.

7. REPORT – Sales Tax, Income Tax, Utility Tax, Places of Eating Tax, Fines, Red Light Fines, Building Permits, Water Revenues, Hotel/Motel Tax and Motor Fuel Tax

All revenues are fiscal year to date collections through May 31, 2016 (unaudited):

- Sales tax receipts - \$267,882 up 5.76% from the prior year. Trending 11.3% over budget.
- Income Tax receipts - \$116,485 down 23.91% compared to the prior year, 6.5% under budget.
- Utility tax receipts - \$76,429 up .41% from the prior year, 2.4% under budget, consisting of:
 - Telecomm tax - \$35,774, up .90%.
 - Northern IL gas - \$10,304, down 4.87%
 - ComEd - \$30,662, up 2.79%
- Places of Eating Tax receipts - \$41,442 up 7.92% compared to the prior year, trending 17.8% over budget.
- Fines - \$10,990 down 27.23% compared with the prior year, 25.55% under budget. Fines come from County distributions and also local fine tickets written by Village police officers.
- Red Light Fines – \$60,454 up 54.57% from the prior year receipts, trending 12.8% above budget.
- Building Permit receipts - \$28,379 up 147.89% from the prior year.
- Water sales receipts - \$262,520 up 2.26% from the prior year, 4.82% below budget.
- Hotel/Motel Tax receipts - \$18,523 up 312.63% compared with the prior year, since May 2015 (receipts from April 2015) was still taxed at 1%. The hotel/motel tax rate increased to 5% effective June 1, 2015. Three of the four hotels are open and active.
- Motor Fuel Tax receipts - \$19,435 down 2.15% compared with the prior year, 3.2% below budget.

The reports above were approved by Trustee Neal.

8. VISITOR'S BUSINESS

There were no visitors present at the meeting.

9. COMMUNICATIONS

There were no communications received.

10. ADJOURNMENT

Motion to adjourn at 5:57 p.m. was made by Trustee Neal.

{Minutes transcribed by: Carrie Dittman, 7/6/2016}

MINUTES OF THE SPECIAL MEETING OF THE HOTEL/MOTEL TAX ADVISORY COMMITTEE OF THE VILLAGE OF WILLOWBROOK HELD ON WEDNESDAY, MARCH 16, 2016, AT THE VILLAGE OF WILLOWBROOK, 835 MIDWAY DRIVE, WILLOWBROOK, ILLINOIS.

1. CALL TO ORDER

Trustee Gayle Neal called the meeting to order at 4:02 p.m.

2. ROLL CALL

Those present were Trustee Gayle Neal, Member Rashmi Patel (Econo Lodge), Member Frank Fishella (Chamber of Commerce), Member Roswitha Korpas (La Quinta) arrived at 4:08, Village Administrator Timothy Halik, Director of Finance Carrie Dittman, Administrative Intern Tiffany Kolodziej and Beth Marchetti, DuPage Convention and Visitors Bureau.

ABSENT: Member Alan Gagnon (Red Roof Inn Plus) and Member Jaimin Shah (Willowbrook Inn).

3. VISITOR'S BUSINESS

There were no visitors present.

4. APPROVAL OF MINUTES - January 28, 2016

Motion by Frank Fishella, second by Rashmi Patel, to approve the minutes as presented. Motion carried.

5. MONTHLY FINANCIAL REPORT - February 29, 2016

Director Dittman presented the fiscal year to date financials through February 29, 2016 to the Committee. Cash on hand is \$135,353, accounts receivable is \$4,724, prepaid expenditures is \$3,000, and opening fund balance at May 1, 2015 was \$496.

The fund has received \$182,810 in hotel/motel tax to date compared to budget of \$210,000 and interest income of \$40. Director Dittman noted each of the expenditure line items which total \$40,269 compared to budget of \$82,825; at February 29, fund balance of the fund is \$143,077.

6. UPDATE - New Businesses

Administrative Intern Tiffany Kolodziej gave an update on the new businesses that have opened in Willowbrook including Bates Water Solutions, Inc., Chishack, Diamond Edge Academy and European Wax Center. Pending projects include Compass Arena (opening unknown), Petco (opening mid-April), and Pete's Fresh Market (opening unknown).

7. PRESS RELEASE - DuPage CVB's Tourism Grant Program

Director Dittman shared a press release that was sent to the Village by the DuPage Convention & Visitor's Bureau on the newly developed Tourism Grant Program. The DCVB awarded its first grant to Eaglewood Resort & Spa in Itasca in February 2016.

The grant money comes from DuPage County and participating communities and is used to secure new business for the hotels. The Village has allocated \$5000 in the current fiscal year budget and \$5000 in next year's budget for this program.

Beth Marchetti added that the DCVB has just awarded its second grant for an event at Christmastime that will occur in Lombard. She noted that Roswitha may be able to use this program for the Rt. 66 motorcycle group that sometimes comes to town, or for different sports groups.

8. DISCUSSION - GENERAL COMMITTEE DIRECTION

Village Administrator Timothy Halik noted that he had been in contact with his counterpart at the City of Elmhurst that has a trolley program. He then introduced Administrative Intern Tiffany Kolodziej who has been researching the trolley company and she presented her findings and passed around a pamphlet. Elmhurst uses The Trolley Car & Bus Company, which employs a professional uniformed driver, and the trolley can play a CD over a PA system to give facts about the town and provides advertising. A bus is also available. Designated stops can be set in town at key locations. The owner offered to make a presentation to the H/M Committee at a future meeting and bring the trolley for the Committee to see.

The Committee discussed that the trolley sounded better than a bus, offering more flair, and that possible stops could be at the Town Center (where there are already benches), at the Whole Foods shopping center and possibly a village park like Willow Pond for picnics and recreational activities. The trolley would stop at the hotels and loop to these other stops. Construction/congestion around 63rd Street was discussed and possibly adding that area as a second phase once the construction was complete would be a good idea. It was mentioned that perhaps Harlem-Irving Co. who owns the Town Center development could be invited to the trolley presentation meeting to see if they would like to participate.

The Committee discussed the promotion of the trolley, such as pamphlets placed in the hotels, signs at the stops, advertising in the Village's newsletter and on the mobile phone app, and the Mayor could perform a ribbon-cutting on the first run.

The Committee agreed to invite the trolley company owner to present at a future meeting, date TBD.

Beth Marchetti discussed collaboration between DCVB, Mayor Trilla and Willowbrook area schools to bring international travel camps called Steam Discovery Tours to the area. The tours consist of gifted students interested in science, technology, engineering, arts and mathematics with stops at locations like the Museum of Science and Industry, Argonne National Laboratory and Fermilab.

Beth also noted that an ad will go on Choose Chicago's website geared towards McCormick Place visitors and ads will be placed at Midway Airport. There was discussion about use of a taxi company such as American Taxi to shuttle between the Village and Midway, and perhaps ride packages could be purchased. A link could be placed on the WB mobile phone app. Beth will reach out to American Taxi.

Additionally, a billboard will be going up on I-55 by Lemont Rd. around April 15th. Beth is looking into a billboard ad closer to Midway airport as well but believes these are sold out until May or June.

Finally, Trustee Neal discussed adding flower pot displays at each of the hotel entrances and has been in contact with Hinsdale Nurseries. This could be funded with the landscape beautification line item funds. The Willowbrook Inn has been progressing on their remodeling but no opening date has been specified. They will be going back to the Holiday Inn branding.

9. ADJOURNMENT

Motion to adjourn the meeting made by Frank Fishella, seconded by Rashmi Patel at 4:45 p.m.

The next special meeting of the Hotel/Motel Tax Advisory Committee will be determined when the schedule of the trolley company owner permits.

Minutes transcribed by Carrie Dittman, 3/18/2016

MINUTES OF THE SPECIAL MEETING OF THE HOTEL/MOTEL TAX ADVISORY COMMITTEE OF THE VILLAGE OF WILLOWBROOK HELD ON TUESDAY, MAY 24, 2016, AT THE VILLAGE OF WILLOWBROOK, 835 MIDWAY DRIVE, WILLOWBROOK, ILLINOIS.

1. CALL TO ORDER

Trustee Gayle Neal called the meeting to order at 4:10 p.m.

2. ROLL CALL

Those present were Trustee Gayle Neal, Member Frank Fishella (Chamber of Commerce), Member Roswitha Korpas (La Quinta), Mayor Frank Trilla, Director of Finance Carrie Dittman, Administrative Intern Tiffany Kolodziej and Miriam Blumenthal, DuPage Convention and Visitors Bureau (DCVB). Also present: Damien Hudson, driver/owner, of The Trolley Car & Bus Company.

ABSENT: Member Rashmi Patel (Econo Lodge), Member Alan Gagnon (Red Roof Inn Plus) and Member Jaimin Shah (Willowbrook Inn – hotel is closed).

3. TROLLEY TOUR

The purpose of the meeting was to take a “dry run” tour on the proposed trolley that would shuttle hotel guests on summer weekends to certain stops within the Village to enjoy shopping and dining options locally. Damien Hudson of the Trolley Car & Bus Company provided the trolley transportation today for the committee.

The members boarded the trolley at the Village Hall and proceeded along a proposed route, which began at La Quinta Inn and proceeded to the Econo Lodge. The route then travelled past the Kerry Piper and Chicken Basket, which may become a stop, and down Quincy Street to Midway Drive and into the Target parking lot, which may also be a stop. If added, these businesses must be contacted for permission to stop and to erect signage. The trolley then proceeded into the Red Roof Inn Plus parking lot, and out onto Rt. 83.

The trolley then entered the Town Center shopping center from Plainfield Rd. and drove behind the stores to a proposed stop alongside the Bed Bath & Beyond, which is out of the main flow of traffic through the center. Another stop at the Town Center may need to be added to more easily access the shops at the northern end. The trolley then exited the center onto Rt. 83 and proceeded to the Hinsdale Lake Commons shopping center at 63rd Street.

Two (2) stops are proposed at Hinsdale Lake Commons, the first in front of the Tomato Bar (opening soon) at the northwest side, and the second in front of the “Tangerine” sculpture near Charter Fitness. A brief discussion ensued about the hotels partnering with Charter Fitness to offer day passes to the hotel guests. The trolley proceeded back to La Quinta, which would be the starting point of the loop. The run took approx. 35 minutes to complete.

The trolley then proceeded back to Village Hall where Frank Trilla left the meeting.

The committee discussed the next steps in the trolley project; Director Dittman noted that she had already been in touch with representatives from the Town Center and Hinsdale Lake Commons about placing stops there. She will contact them again to get agreements/permissions in place. Target, Kerry Piper & Dei Rhea’s Chicken Basket will need to be contacted as well to get the proper permissions for stops at those locations.

Administrative intern Kolodziej distributed some trolley sign designs she had created and noted that she had contacted one of the Village's sign vendors and requested some ballpark costs. The committee agreed that the decoratively curved green sign of the trolley, with white lettering, in a size of 18" x 18" was the preferred design, with as large a font as possible, and approximately 12 signs would be needed. If removable reflective numbers could be added to the signs, the Village could use those numbers to correspond to a location on a trolley map brochure.

Trustee Neal discussed preparing a brochure that would have the route stops/times listed, and there is potential for businesses to advertise in the brochure as well. The details in the brochure and the trolley route could also be added to the Willowbrook mobile app.

4. NEW BUSINESS

Trustee Neal reported that the manager of the Red Roof Inn Plus, Alan Gagnon, had just left his position at the hotel. An interim manager, Michael Smith, has been placed there 2-3 days per week starting this week.

Ms. Blumenthal distributed and briefly discussed a hotel marketing package that the DCVB has been working on.

5. COMMUNICATIONS

No communications were received.

6. VISITOR'S BUSINESS

There were no visitors present.

7. ADJOURNMENT

Motion to adjourn the meeting made by Roswitha Korpas, seconded by Frank Fishella at 5:26 p.m.

Minutes transcribed by Carrie Dittman, 5/27/2016

MINUTES OF THE REGULAR MEETING OF THE MUNICIPAL SERVICES
COMMITTEE OF THE VILLAGE OF WILLOWBROOK HELD ON MONDAY,
JUNE 13, 2016 AT THE VILLAGE HALL, 835 MIDWAY DRIVE, IN THE
VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS

1. CALL TO ORDER

Chairman Mistele called the meeting to order at 5:30 PM.

2. ROLL CALL

Those present at roll call were Chairman Michael Mistele, Trustee Paul Oggerino, and Village Administrator Tim Halik. Absent: None.

3. APPROVAL OF MINUTES

- a) After review of the draft minutes from the May 9, 2016 regular meeting of the Municipal Services Committee, Trustee Oggerino made a motion to approve the minutes as presented. Chairman Mistele seconded the motion. Motion Carried

4. DISCUSSION – 2016 Motor Fuel Tax (MFT) Funded Roadway Maintenance Program

Administrator Halik reminded the Committee that at the February 8, 2016 Village Board meeting, the Board adopted the annual IDOT resolution allocating the use of up to \$442,142 in motor fuel tax funds for both the Village's 2016 Roadway Maintenance Program and the local share of the Clarendon Hills Road STP project. The 25% local share Clarendon Hills Road project is estimated to be approximately \$193,750 which will leave about \$248,392 in funding for the 2016 Road Maintenance Program. Halik advised that our plan for the 2016 season was to continue roadwork within the Waterford subdivision. However, it is the Village's policy to first survey all Village roadways after the winter season to determine whether other roadways are in need of priority maintenance. This year's Village-wide road survey revealed that roads within the southwest quadrant of town are in much worse maintenance condition than the remaining streets within the Waterford Subdivision. Therefore, it was decided that the 2016 program should include work within the Village's southwest quadrant. Halik advised that staff recommends that this year's road maintenance program consist of the milling and overlay of select Village streets, which were identified, full depth patching throughout town, crack filling in select areas, which were also identified, and replacement of pavement markings. Halik also described that in addition to the above, the resurfacing of Midway Drive was included as an alternate bid. If favorable unit prices are obtained, staff would recommend also adding Midway Drive to the resurfacing list. Halik shared that this program was assembled in contract form and sent to IDOT for approval. After the contract document was approved, a Notice of Bid was published on June 9th in IDOT's Contractor Bulletin. The public bid opening will occur at the Village Hall on June 20, 2016 at 10:00 AM. The bid results will be brought back to the Municipal Services Committee for review and consideration on July 11, 2016. The Committee members were in agreement with this year's MFT program.

5. REPORT – Municipal Services Department

- a. Administrator Halik reviewed the monthly permit activity report for the month of May 2016. Halik advised that the Village received about \$28,400 in permit revenue

for the month. This amount represents approximately 12% of the total budgeted amount of revenue for fiscal year 2016/17.

- b. Administrator Halik shared the water system pumpage report for April 2016. The report indicates that the Village pumped 26,791,000 gallons of water in the month, bringing the total amount pumped for the fiscal year to 352,856,000 gallons, which is very close to our estimated pumpage projection of 350,000,000 gallons.
- c. Administrator Halik shared the April and May 2016 scavenger reports from the vendor, Republic Services. This report contains information pertaining to the tons of refuse and recyclable material collected by the scavenger in Willowbrook each month.
- d. Administrator Halik reviewed the May 2016 Clarke Environmental Program Update. He noted on page 3 of the report that we've experienced some malfunctioning of our New Jersey Light Trap. The problem was identified to be a disruption of electric service to the concession building located at Community Park, where the trap is located. Our electrical contractor checked the building but found all electrical installations in proper working order. We then reported the issue to ComEd. Their crews found a nearby faulty transformer that was causing the interruption of service. The internal oil within the transformer had leaked out, killing the grass in the area, and causing the transformer to overheat and shut-down. The transformer was repaired and the turf replaced by ComEd.

6. VISITOR'S BUSINESS

(None)

7. COMMUNICATIONS

(None)

8. ADJOURNMENT

Motion to adjourn was made by Chairman Mistele. The meeting was adjourned at 5:45 PM.

(Minutes transcribed by: Tim Halik, 7/7/16)

MINUTES OF THE REGULAR MEETING OF THE PARKS AND RECREATION COMMISSION
HELD ON TUESDAY, JUNE 7, 2016, AT THE VILLAGE HALL, 835 MIDWAY DRIVE,
WILLOWBROOK, DUPAGE COUNTY, ILLINOIS

1. CALL TO ORDER

Chairman Cobb called the meeting to order at the hour of 7:08 p.m.

2. ROLL CALL

Those present at roll call were Chairman Richard Cobb, Commissioners Lorraine Grimsby, Ron Kanaverskis, Carol Lazarski, and Rob Pionke.

ABSENT: Commissioners Laurie Landsman, Rene Schuurman, and at time of Roll Call –
Commissioner Doug Stetina

Also present were Village Administrator Timothy Halik and Temporary Interim Superintendent of Parks and Recreation John Fenske.

A QUORUM WAS DECLARED

3. APPROVAL OF MINUTES – MAY 3, 2016

The Commission reviewed the May 3, 2016 minutes.

MOTION: A Motion was made by Commissioner Grimsby and seconded by Commissioner Kanaverskis to approve the May 3, 2016 minutes as presented.

ROLL CALL VOTE: AYES: Chairman Cobb, Commissioners Grimsby, Kanaverskis, Lazarski, and Pionke. NAYS: None. ABSENT: Commissioners Landsman, Schuurman, and Stetina.

MOTION DECLARED CARRIED

4. VISITOR'S BUSINESS

Ms. Barb Bozak, 6340 Americana Drive, Willowbrook, IL. Ms. Bozak advised that several residents from Lake Hinsdale Tower have been discussing the issues with Lake Hinsdale Park. The park is in a state of not being used due to playground equipment being removed. Suggestions were made about equipping the park with activities geared towards people with special needs.

***NOTE: Commissioner Stetina arrived at 7:11 p.m.

Chairman Cobb related that he has been meeting with Village staff about the park. Chairman Cobb stated that due to the suspension of grant funding, there has been a delay in completing any work at Willow Pond park and Lake Hinsdale park. Correspondence from the state has indicated that if any work is started, the

Village has the potential to lose any grant money. After discussion, the consensus of the Commission was to forfeit the \$60,000 grant for Lake Hinsdale park and begin renovations to include new playground equipment and possibly garden plots.

Administrator Halik advised that he will contact the consultant that drew up the Master Plan and have him come up with some proposals.

5. DISCUSSION – STATUS OF WILLOW POND PARK RENOVATION PROJECT (OSLAD GRANT)/LAKE HINSDALE PARK RENOVATION PROJECT

See discussion in Item #4.

6. DISCUSSION – SPECIAL EVENT UPDATES/PLANNING

- a. Fishing Derby, Willow Pond Park – June 25, 2016

Interim Superintendent Fenske advised that flyers have been posted at the park, Indian Prairie Library, and Community Bank. As of today's date, there are three kids signed up for this event.

- b. Touch-A-Truck, Willow Commons Center – July 8, 2016

Interim Superintendent Fenske stated that so far, there are 15 confirmed vehicles for this event. Flyers are also posted at Community Bank, Borse Park, and the Gower website.

- c. Movie Night in the Park – July 15, 2016

Interim Superintendent Fenske advised that the movie this year will be The Minions. Chick-fil-A will be donating half the costs for the movie. Advertisement flyers for the movie will be at the restaurant on each table. Chick-fil-A will be passing out free food and drinks beginning at 7:30 p.m.

7. REPORT – WILLOWBROOK RESIDENT PARTICIPATION IN BURR RIDGE PARK DISTRICT PROGRAMS

Administrator Halik stated that he had spoken to the Burr Ridge Park District asking for an update on the status of the Intergovernmental Agreement. The agreement began in the Fall of 2015. The numbers have been increasing. A quarter to a third of all participants are Willowbrook residents.

8. COMMUNICATIONS

Interim Superintendent Fenske advised that he met with an Eagle Scout candidate that wishes to add artificial fish habitats to the pond at Prairie Trail. Interim Superintendent Fenske related that the other Eagle Scout project at Ridgemoor Park has been completed.

9. ADJOURNMENT

MOTION: Made by Commissioner Stetina, seconded by Commissioner Lazarski to adjourn the meeting at the hour of 8:29 p.m.

ROLL CALL VOTE: AYES: Chairman Cobb, Commissioners Grimsby, Kanaverskis, Lazarski, Pionke, and Stetina. NAYS: None. ABSENT: Commissioners Landsman and Schuurman.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ and APPROVED,

July 5, 2016

Chairman

Minutes transcribed by Executive Secretary Cindy Stuchl.

A G E N D A

Minutes of the Public Safety Committee of the Village of Willowbrook that was held on June 13th, 2016 at 5:30 p.m. at the Willowbrook Police Department, 7760 Quincy Street, in the Village of Willowbrook, DuPage County, Illinois.

1. CALL TO ORDER

The meeting was called to order at 5:32 p.m.

2. ROLL CALL

Those present at roll call were Chief Mark Shelton, Deputy Chief Robert Schaller, Chairman of the Public Safety Committee Terrence Kelly, and Trustee Sue Berglund.

3. Approval of May 9th, 2016 Public Safety Committee Meeting Minutes.

The Committee approved the May 9th, 2016 Public Safety Committee Meeting Minutes.

4. Discussion – DuPage Justice Information System (DuJIS).

The Committee discussed the DuPage Justice Information System (DuJIS) new system for CAD/RMS and the Village desire to participate in the County-wide program. The E.T.S.B. was requesting a Letter of Intent from each town to get an account of how many will be involved and this also will give E.T.S.B. a measure for which to set costs. The network connection shown for fiber connection cost is shown to be \$793 x (12) months for (4) years totaling \$38,064.00. The estimated overall cost for Willowbrook is \$184,281.86 which spans thru 2023 and would begin budgeting 2017/2018 fiscal with estimated annual payments to be refined. The costs given were estimated at the highest quote and will be adjusted after the E.T.S.B. receives all the Letters of Intent. The goal for this E.T.S.B. program is to have all departments input information into a central system throughout the County. The Committee agreed with proceeding and participating with this County-wide program.

5. Reviewed the Weekly Press Releases – Information.

6. Reviewed the Overtime Report for 05/01/2016-05/28/2016 - Information.

7. Reviewed the Monthly Expenditure Report for May 2016 – Information.

8. Reviewed Monthly Offense Summary Report for May 2016 - Information.

Trustee Kelly inquired about police reoccurrences at a certain address. Chief Shelton advised it was in reference to a House Check and involved nothing that was criminal in nature.

9. Reviewed the Letter(s) of Recognition and Appreciation – Information.

- Detective John Handzik
- Detective Daniel Polfliet
- Officer Scott Eisenbeis
- Officer Nick Volek

10. DISCUSSION ITEMS

- Building – Update
Furniture and equipment from the building located at 7760 Quincy Street is being moved over to the 825 Midway Drive building. Phone lines and computers have been established and are working. By Friday, June 17th, the building located at 7760 Quincy Street should be empty and the police department will be operating out of the 825 Midway Drive building.
- DuPage County Computer – Update
Chief Shelton advised the Committee that the DuPage County States' Attorney is going to start testing TASER for body camera operations. The States' Attorney's office is reviewing the download/upload to a service and storage. In the future department deciding to use body cameras would be responsible for the cameras themselves, the individual department own storage and maintenance. This is in its initial stages with the States' Attorney's office and other costs are to be determined. There may be a discount for TASER body camera purchase in the future, depending on total orders by departments. Should they decide to use body cameras, the State's Attorney's Office would be storing video sent, but interfaces need to be investigated and possible integration with new DuJIS system.
- New Officer Hiring – Update
New Officer Vanderjack has begun Field Training and the other new recruit should be starting the Police Training Academy June 26th, 2016.

11. VISITOR'S BUSINESS (Public comment is limited to three minutes per person).

None

12. ADJOURNMENT

The meeting was adjourned at 6:02 p.m.

NEXT MEETING SCHEDULED JULY 11TH, 2016 AT 5:30 P.M.