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, MAY 10, 2021, AT 6:30 P.M. AT THE WILLOWBROOK POLICE DEPARTMENT TRAINING ROOM, 7760 QUINCY STREET, WILLOWBROOK, IL, DUPAGE COUNTY, ILLINOIS

DUE TO THE COVID 19 PANDEMIC, THE VILLAGE WILL BE UTILIZING A ZOOM WEBINAR. MEMBERS OF THE PUBLIC CAN ATTEND THE MEETING VIA ZOOM WEBINAR BY VIDEO OR AUDIO. IF A MEMBER IS USING ZOOM, PLEASE EITHER USE YOUR PHONE OR COMPUTER, NOT BOTH.

THE PUBLIC CAN UTILIZE THE FOLLOWING CALL IN NUMBER:

Dial in Phone Number: 312 626 6799

Meeting ID: 914 1433 4696

Written Public Comments Can Be Submitted By 5:15 P.M. on May 10, 2021, to cmardegan@willowbrook.il.us

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. OATHS OF OFFICE
   i. VILLAGE TRUSTEE MICHAEL MISTELE
   ii. VILLAGE TRUSTEE GREG RUFFOLO
   iii. VILLAGE TRUSTEE UMBERTO DAVI
   iv. VILLAGE CLERK DEBORAH HAHN
   v. VILLAGE PRESIDENT (MAYOR) FRANK TRILLA

5. VISITORS' BUSINESS - Public Comment is Limited to Three Minutes Per Person

6. OMNIBUS VOTE AGENDA:
   a. Waive Reading of Minutes (APPROVE)
   b. **Minutes – Regular Board Meeting – April 26, 2021 (APPROVE)**
   c. **Warrants – $296,259.58(APPROVE)**
   d. **Monthly Financial Report – April 2021 (APPROVE)**
   e. **A Proclamation Declaring May 15, 2021 as Police Officers Memorial Day and the Week of May 9th – May**

15th, 2021 as Police Week in the Village of Willowbrook.(ADOPT)

f. RESOLUTION NO. A Resolution of the Village of Willowbrook Supporting Restoration of Local Government Distributive Fund Revenue. (ADOPT)

g. ORDINANCE NO. 21-O- - An Ordinance Extending Temporary Executive Powers Pursuant to 65 ILCS 5/11-1-6. (PASS)

h. RESOLUTION NO. A Resolution of the Village of Willowbrook Approving and Accepting a Proposal From Sikich, LLP for Services to Create a Request for Proposals for IT Managed Services and to Assist in the Evaluation and Selection Process. (ADOPT)

i. RESOLUTION NO. - A Resolution Approving and Authorizing the Purchase of One (1) Livescan Rugged Booking Cabinet at a Total Cost Not to Exceed $20,650.00. (ADOPT)

j. Receive Plan Commission Recommendation – Public Hearing Case 21-05: Consideration of a petition requesting review and recommendation regarding a Final Plat for 7809 and 7815 Clarendon Hills Road, Willowbrook, Illinois (minor subdivision for a lot line adjustment between two residential lots), approval of written recommendation regarding a Final Plat for 7809 and 7815 Clarendon Hills Road, Willowbrook, Illinois (minor subdivision for a lot line adjustment between two residential lots), approval of a variation from Section 9-3-7(B)1 of the Village of Willowbrook Zoning Ordinance to reduce the minimum required setback on Clarendon Hills Road from seventy feet (70') to forty-feet (40') for the newly proposed Lot 2, and consideration of other such relief, exceptions, and variations from Title 9 and Title 10 of the Village Code. The Applicant for this petition is Icon Building Group, 106 Roman Lane, Hawthorne Woods, IL 60047. The property owners are Joseph and Catherine McHugh, 7815 Clarendon Hills Road, Willowbrook IL 60527, and Michael Gwozdz and Catherine McHugh (Gwozdz), 7809 Clarendon Hills Road, Willowbrook IL 60527. (RECEIVE)

NEW BUSINESS

7. **RESOLUTION NO. - A Resolution Pursuant to Title 5, Chapter 1, Section 5-1-14 of the Village Code to Deviate from the Police Department Hiring Rotation Process and Affect the Original Appointment of One (1) Lateral Police Candidate for the Rank of Patrol Officer. (ADOPT)**

8. **ORDINANCE NO. - An Ordinance of the Village of Willowbrook Dissolving the Willowbrook Parks and Recreation Commission. (PASS)**

9. **RESOLUTION NO. - A Resolution to Approve and Authorize the Execution of an Agreement for Professional Engineering Services to Perform a Risk and Resilience Assessment & Emergency Response Plan for the Village's Public Water Supply and for the Preparation of a Capital Improvement Plan By and Between Christopher B. Burke Engineering, Ltd. and the Village of Willowbrook. (ADOPT)**

10. **RESOLUTION NO. - A Resolution to Approve and Authorize the Execution of an Agreement for Professional Engineering Services to Perform a Comprehensive Water Rate Study in the Village of Willowbrook By and Between Christopher B. Burke Engineering, Ltd. And the Village of Willowbrook. (ADOPT)**

11. **ORDINANCE NO. - An Ordinance Granting Special Use Permits for a Fast Food Establishment and Drive Through Use and Granting Certain Variations from the Zoning Ordinance - PC 21-01: 7505 Kingery Highway - Panda Express (PASS)**

12. CLOSED SESSION
    The Appointment, Employment, Compensation, Discipline, Performances or Dismissal of Specific Village Employees.

13. RECONVENE BOARD MEETING

14. **RESOLUTION NO. - A Resolution Approving and Authorizing the Mayor to Execute, on Behalf of the Village of Willowbrook, an Employment Agreement with Robert Schaller for the Employment Position of Chief of Police of the Village of Willowbrook, DuPage County, Illinois. (ADOPT)**

15. **RESOLUTION NO. - A Resolution Approving and Authorizing the Mayor to Execute, on Behalf of the Village of Willowbrook, an Employment Agreement with Caroline A. Dittman for the Employment Position of Director of Finance of the Village of Willowbrook, DuPage County, Illinois. (ADOPT)**

16. **RESOLUTION NO. - A Resolution Approving and Authorizing the Mayor to Execute, on Behalf of the Village of Willowbrook, an Employment Agreement with Brian Pabst for the Employment Position of Village Administrator of the Village of Willowbrook, DuPage County, Illinois. (ADOPT)**

PRIOR BUSINESS

17. TRUSTEE REPORTS

18. ATTORNEY'S REPORT

19. CLERK'S REPORT

20. ADMINISTRATOR'S REPORT

21. MAYOR'S REPORT

22. ADJOURNMENT

Back to Agenda

MINUTES OF THE REGULAR MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON MONDAY, APRIL 26, 2021, AT 6:30 P.M. AT THE WILLOWBROOK POLICE DEPARTMENT TRAINING ROOM, 7760 QUINCY STREET, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

DUE TO THE COVID 19 PANDEMIC, THE VILLAGE WILL BE UTILIZING A ZOOM CONFERENCE CALL FOR THIS MEETING.

1. CALL TO ORDER

The meeting was called to order at 6:30 P.M. by Mayor Frank Trilla.

2. ROLL CALL

Those physically present at roll call were Mayor Frank A. Trilla, Village Clerk Deborah Hahn, Trustees Sue Berglund, Umberto Davi, Michael Mistele, Gayle Neal, Greg Ruffolo, Village Administrator Brian Pabst, Assistant Village Administrator Sean Halloran, Chief Robert Schaller, Deputy Chief Lauren Kasper, and Deputy Clerk Mardegan.

Due to the COVID-19 pandemic, the present Via conference call was Village Attorney Thomas Bastian and Director of Finance Carrie Dittman.

Absent: None.

****Public Works Foreman AJ Passero joined zoom at 6:43 p.m.

A QUORUM WAS DECLARED

3. PLEDGE OF ALLEGIANCE

Mayor Trilla asked Trustee Davi to lead everyone in saying the Pledge of Allegiance.

4. VISITORS' BUSINESS

Carol Lazarski, a longtime Parks & Recreation Commissioner, invited the Mayor and the Board to celebrate Arbor Day this Friday where a tree has been planted in Waterford Park thanks to a generous donation to Hinsdale Nurseries.

Arbor Day was celebrated on the last Friday in April for almost 150 years. While most holidays celebrate something that has already happened and is worth remembering, Arbor Day represents hope for the future. The simple act of planting a tree represents a belief that the tree will grow to provide us with clean air and water, cooling shade, habitat for wildlife, healthier communities, and endless natural beauty - all for a better tomorrow.

The following day, the Park and Recreation Commissioners will dedicate the tree in remembrance of former Commissioner Ramona

Weigas. Ramona was a kind giving person, who gave her time and talents to the community through her children's school, the library, and Willowbrook Parks and Recreation Commissioner. I cannot think of a better person to dedicate this first tree too.

I hope you will join us either Friday at 1 pm or Saturday at 11 am at Waterford Park. Your support will be greatly appreciated.

5. OMNIBUS VOTE AGENDA

Mayor Trilla read over each item in the Omnibus Vote Agenda for the record.

OMNIBUS VOTE AGENDA:

a. Waive Reading of Minutes

b. Minutes – Regular Board Meeting – April 12, 2021

c. Warrants – $ 122,759.73

d. ORDINANCE NO. 21-O- 20 – An Ordinance Extending Temporary Executive Powers Pursuant to 65 ILCS 5/11-1-6 (PASS)

e. RESOLUTION NO. 21-R-21 – A Resolution Authorizing the Purchase of One 2018 Ford F-450 XL 4x4 Dump Truck from Hawk Ford, at a Total Cost Not to Exceed $78,910.00 (ADOPT)

f. RESOLUTION NO. 21-R-22 – A Resolution Authorizing the Purchase of One 2021 International 4X2 5-Ton Dump HV-507 Equipped with Snow Fighter Package and Extended Warranty at a Total Cost Not to Exceed $179,927.00 (ADOPT)

g. RESOLUTION NO. 21-R-23 - A Resolution Authorizing the Purchase of Bulk Rock Salt for Use Within the Village of Willowbrook for the 2021/2022 Winter Season (ADOPT)

h. RESOLUTION NO. 21-R-24 - A Resolution Approving and Authorizing the Mayor to Execute an Agreement with NJ Ryan Tree & Landscaping, LLC to Conduct the 2021 Village-Wide Spring and Fall Brush Collection Program in an Amount Not to Exceed $31,200.00(ADOPT)

i. Receive Plan Commission Recommendation for a Special Use Permit for a Fast-Food Establishment and a Special Use Permit for a Drive-Through in the B-2 Community Shopping District, including certain variations from Title 9 Village Code. The

applicant seeks to demolish the existing gas/service station and construct a one-story, 2,300 square foot building and drive-through with associated on- and off-site improvements. The Applicant is Hakim Yala of Panda Express, Inc., 1683 Walnut Grove Avenue, Rosemead, CA 91770. The Property Owner is True North Energy, LLC, 10346 Brecksville Road, Brecksville, OH 44141 (RECEIVE)

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

Trustee Oggerino questioned items #5e and #5f and asked staff to explain if anyone looked into leasing the vehicles vs. buying them after listening to a presentation by Enterprise.

Attorney Bastian responded this was through the state bidding purchase program.

Public Works Foreman Passero stated Enterprise did not have the vehicles we need.

Trustee Mistele stated that we discussed this in the Municipal Services Meeting and the committee members are all in favor of purchasing the vehicles.

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

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

MOTION DECLARED CARRIED

NEW BUSINESS

6. MOTION – A Motion to Approve the FY 2021/22 Budget (PASS)

MOTION: Made by Trustee Mistele and seconded by Trustee Davi to approve the FY 2021/22 Budget as presented.

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

MOTION DECLARED CARRIED

7. MOTION – A Motion to Approve Meritorious Service Award for Officer Darren Biggs(PASS)

On March 10, 2021, Chief Schaller related that Willowbrook officers were dispatched to an ambulance assist for a full arrest at Target. Upon arrival, Officers Biggs and Johnson observed the unresponsive victim lying on the ground, surrounded by Target employees. The Target employees had already deployed an Automated External Defibrillator (AED) and delivered a shock to the victim when Officer Biggs acted. After checking for responsiveness, Officer Biggs immediately began Cardiopulmonary Resuscitation (CPR). As Officer Biggs continued CPR, Officers Handzik, Volek, Blaylock, and Opacian arrived shortly after and with additional medical supplies and played support roles while waiting for Tri-State Fire Protection District to arrive.

Officers Biggs, Johnson, Volek, Blaylock, Handzik, and Opacian should be recognized for their quick action and teamwork during this emergency response. Their diligence in providing an extraordinary level of service to the Citizens of the Village of Willowbrook should be commended. Special mention to Officer Biggs for his quick actions, resulting in lifesaving aid being rendered to the victim.

Staff recommends a Meritorious Service Award be given to Officer Darren Biggs.

Trustee Berglund personally thanked Officer Biggs for saving her husband's life.

MOTION: Made by Trustee Davi and seconded by Trustee Mistele to approve Meritorious Service Award for Officer Darren Biggs as presented.

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

MOTION DECLARED CARRIED

8. ORDINANCE NO. 21-O-22 - An Ordinance Amending Chapter 13 Entitled "Solicitors" of Title 3 Entitled "Business Regulations" of the Village Code of Ordinances of the Village of Willowbrook (ADOPT)

Chief Schaller stated, at the March 22, 2021, Village Board Meeting, the Board approved an amendment to Chapter 13 - Solicitation Regulations. Staff presented a reordering of the code sections to bring the Village code in line with neighboring communities and to streamline the language for easier interpretation by the solicitors and enforcement by the Village. Permit fees were set at $75.00 permit fee for commercial solicitations and $0.00 for charitable solicitations at the March 22, 2021, Village Board Meeting. Upon review and further discussion of the amendment, the permit fee did not accurately reflect the labor for background investigations of all solicitors, manufacture of identification cards, and additional facets of the permit process.

The fees are A solicitation permit fee in an amount equal to seventy-five($75.00) dollars per applicant and thirty-five dollars ($35.00) for each solicitor on behalf of the applicant.

MOTION: Made by Trustee Neal and seconded by Trustee Oggerino to pass Ordinance No. 21-O-22 as presented.

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

MOTION DECLARED CARRIED

9. RESOLUTION NO. 21-O-25 A Resolution Approving and Accepting a Proposal and Authorizing the Village Administrator to Execute an Agreement with Robert Half International, Inc. ("Accounttemps") to Provide Temporary Staffing Services to the Village of Willowbrook (ADOPT)

Assistant Administrator Halloran stated the recommendation in front of the Board tonight is a resolution approving and authorizing the Village Administrator to execute an agreement with Robert Hall International to Provide Temporary Staffing services. The position is included in the FY 21/22 budget. Staff expects to have this position assist with several administrative tasks, including writing minutes, scanning documents, collecting surveys, and customer assistance. Lastly, staff expects this to be a part-time position to work with the Village for 20 hours on average a week.

A discussion was had on when the Village Employees will return to work.

Trustee Berglund stated that our staff need s help on-site and questioned why the agreement with RH Customer Temporary Servicesstated to work from home in the agreement

Administrator Pabst stated that would only take place if someone had Covid.

Trustee Mistele commented that at the Budget Meeting, it was decided that the Village needed secretarial support on a part-time basis.

Trustee Neal asked if there was a plan in place when everyone will return to work?

Administrator Pabst responded that we have a policy in place that dictates working from home. Furthermore, Administrator Pabst was unaware that the elected officials had any issues with this policy. The only Board member that came to me with concerns was Trustee Berglund.

Trustee Mistele said our main concern is the safety of our personnel.

Trustee Berglund stated that staff has their own private office and should come back to work.

Trustee Oggerino agrees with Trustee Berglund. There should be a plan in place and a date when employees are expected to return to work.

Attorney Bastian stated that the issue is the approval of the agreement for temporary account temps for staffing. This is what we need to vote on.

Mayor Trilla stated we could discuss this at the next Board meeting.

MOTION: Made by Trustee Mistele and seconded by Trustee Ruffolo to adopt Resolution No. 21-O-25 as presented.

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

MOTION DECLARED CARRIED

10. CLOSED SESSION

The Appointment, Employment, Compensation, Discipline, Performances or Dismissal of Specific Village Employees

RECESS INTO CLOSED SESSION

MOTION: Made by Trustee Ruffolo and seconded by Trustee Berglund to adjourn into Closed Session at the hour of 7:15 p.m.

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

MOTION DECLARED CARRIED

11. RECONVENE BOARD MEETING

MOTION: Made by Trustee Mistele and seconded by Trustee Berglund to reconvene Board Meeting.

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

MOTION DECLARED CARRIED

12. RESOLUTION NO. 21-O-26 – A Resolution Approving and Authorizing the Mayor to Execute, on Behalf of the Village of Willowbrook, an Employment Agreement with Robert Schaller for the Employment Position of Chief of Police of the Village of Willowbrook, DuPage County, Illinois (ADOPT)

MOTION: Made by Trustee Davi and seconded by Trustee Mistele to post phone item #12 until the May 10, 2021 Board Meeting.

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

MOTION DECLARED CARRIED

13. RESOLUTION NO. 21-O-27 - A Resolution Approving and Authorizing the Mayor to Execute, on Behalf of the Village of Willowbrook, an Employment Agreement with Caroline A. Dittman for the Employment Position of Director of Finance of the Village of Willowbrook, DuPage County, Illinois (ADOPT)

MOTION: Made by Trustee Davi and seconded by Trustee Mistele to post phone item #13 until the May 10, 2021 Board Meeting.

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

MOTION DECLARED CARRIED

14. RESOLUTION NO. 21-O-28 - A Resolution Approving and Authorizing the Mayor to Execute, on Behalf of the Village of Willowbrook, an Employment Agreement with Brian Pabst for the Employment Position of Village Administrator of the Village of Willowbrook, DuPage County, Illinois (ADOPT)

MOTION: Made by Trustee Davi and seconded by Trustee Mistele to post phone item #14 until the May 10, 2021 Board Meeting.

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

MOTION DECLARED CARRIED

PRIOR BUSINESS

15. TRUSTEE REPORTS

Trustee Neal had no report.

Trustee Ruffolo had no report.

Trustee Mistele shared the Willowbrook Chamber will be starting their Luncheons.

Trustee Berglund had no report.

Trustee Davi had no report.

Trustee Oggerino had no report.

16. ATTORNEY'S REPORT

Attorney Bastian stated at the May 10, 20121, Board Meeting the Newly Elected Board Members, Mayor, and Clerk will be sworn in.

17. CLERK'S REPORT

Clerk Hahn had no report.

18. ADMINISTRATOR'S REPORT

Administrator Pabst updated the Board that the new part-time employee will assist staff with the Citizen Survey, which is expected to be completed in the next couple of weeks. Administrator Pabst also briefed the Board on the Construction Manager Request for Proposals for the Community Resource Center.

19. MAYOR'S REPORT

Mayor Trilla had no report.

20. ADJOURNMENT

MOTION: Made by Trustee Davi and seconded by Trustee Berglund to adjourn the Regular Meeting at the hour of 8:45 p.m.

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

MOTION DECLARED CARRIED

PRESENTED, READ, and APPROVED.

_____, 2021.

_____
Frank A. Trilla, Mayor

Minutes transcribed by Deputy Clerk Christine Mardegan.

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WARRANTS

6c

May 10, 2021

GENERAL CORPORATE FUND	----------	$250,811.26
WATER FUND	----------	$39,516.32
MOTOR FUEL TAX FUND	----------	0.00
WATER CAPITAL IMPORVEMENTS FUND	----------	$0.00
POLICE PENSION FUND	----------	$5,580.90
CAPITAL PROJECT FUND	----------	344.50
RT 83/PLAINFIELD RD BUSINESS DIST TAX	----------	$6.60
TOTAL WARRANTS	----------	$296,259.58

Carrie Dittman, Director of Finance

C.D.

APPROVED:
Frank A. Trilla, Mayor

CHECK DISBURSEMENT REPORT FOR VILLAGE OF WILLOWBROOK
CHECK DATE FROM 04/28/2021 - 05/11/2021

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 01 GENERAL FUND							
05/11/2021	APCH	204(E)*#	INTERGOVERMENTAL PERSONNEL	EMP DED PAY- INSURANCE	210-204	00	15,319.28
				LIFE INSURANCE - ELECTED OFFICIALS	410-141	05	71.68
				LIFE INSURANCE - COMMISSIONERS	435-148	07	16.24
				HEALTH/DENTAL/LIFE INSURANCE	455-141	10	3,114.03
				HEALTH/DENTAL/LIFE INSURANCE	455-141	10	87.29
				HEALTH/DENTAL/LIFE INSURANCE	510-141	15	610.08
				LIFE INSURANCE - PLAN COMMISSION	510-340	15	70.56
				LIFE INSURANCE - COMMISSIONERS	550-148	20	53.20
				HEALTH/DENTAL/LIFE INSURANCE	610-141	25	3,001.53
				HEALTH/DENTAL/LIFE INSURANCE	630-141	30	29,955.27
				HEALTH/DENTAL/LIFE INSURANCE	710-141	35	3,421.77
				HEALTH/DENTAL/LIFE INSURANCE	810-141	40	1,856.78
				CHECK APCHK 204(E) TOTAL FOR FUND 01:			57,577.71
05/11/2021	APCH	205(E)	PCS CLOUD SOLUTIONS	EDP LICENSES	460-263	10	1,587.60
05/11/2021	APCH	206(E)*#	WEX BANK	FUEL/MILEAGE/WASH	455-303	10	36.00
				FUEL/MILEAGE/WASH	630-303	30	4,371.85
				FUEL/MILEAGE/WASH	710-303	35	579.80
				FUEL/MILEAGE/WASH	810-303	40	66.30
				CHECK APCHK 206(E) TOTAL FOR FUND 01:			5,053.95
05/11/2021	APCH	97007	ALEXANDER EQUIPMENT COMPANY INC	MAINTENANCE - EQUIPMENT	740-411	35	53.90
05/11/2021	APCH	97008	ALEXANDER ERDMANN	UNIFORMS	630-345	30	117.35
05/11/2021	APCH	97009	B & E AUTO REPAIR & TOWING	MAINTENANCE - VEHICLES	630-409	30	4,378.30
05/11/2021	APCH	97010	BOB BARKER COMPANY INC	JAIL SUPPLIES	650-343	30	166.39
05/11/2021	APCH	97011	CHOICE OFFICE EQUP & SUPPLIES IN	COPY SERVICE	455-315	10	658.49
05/11/2021	APCH	97012	CHRISTINE ROBLES	UNIFORMS	630-345	30	297.47
05/11/2021	APCH	97013#	CITY WIDE OF ILLINOIS	MAINTENANCE - BUILDING	466-228	10	1,314.00
				MAINTENANCE SUPPLIES	570-331	20	219.69
				MAINTENANCE - BUILDING	630-228	30	1,069.00
				MAINTENANCE - BUILDING	630-228	30	1,827.23
				CHECK APCHK 97013 TOTAL FOR FUND 01:			4,429.92
05/11/2021	APCH	97014	CLARKE ENVIRONMENTAL	MOSQUITO ABATEMENT	760-259	35	6,612.50
05/11/2021	APCH	97015	CODE ENFORCEMENT REPRESENTATIVES	CODE ENFORCE INSPECTION	830-119	40	731.25
				CODE ENFORCE INSPECTION - REIMB	830-119	40	157.50

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 01 GENERAL FUND							
				CHECK APCHK 97015 TOTAL FOR FUND 01:			888.75
05/11/2021	APCH	97016#	COMCAST CABLE	INTERNET/WEBSITE HOSTING	460-225	10	226.82
				INTERNET/WEBSITE HOSTING	715-225	35	108.35
				CHECK APCHK 97016 TOTAL FOR FUND 01:			335.17
05/11/2021	APCH	97017*#	COMED	ENERGY - STREET LIGHTS	745-207	35	124.47
				ENERGY - STREET LIGHTS	745-207	35	533.41
				CHECK APCHK 97017 TOTAL FOR FUND 01:			657.88
05/11/2021	APCH	97018	DARREN BIGGS	OPERATING EQUIPMENT	630-401	30	26.97
05/11/2021	APCH	97019	DESIGN PERSPECTIVES INC	CONTRACTED MAINTENANCE & LANDSCAPING	570-281	20	3,500.00
05/11/2021	APCH	97021*#	FIRST NATIONAL BANK OMAHA	OFFICE SUPPLIES	455-301	10	17.98
				FEES/DUES/SUBSCRIPTIONS	455-307	10	12.99
				FEES/DUES/SUBSCRIPTIONS	455-307	10	9.99
				COMMISSARY PROVISION	455-355	10	5.00
				COMMISSARY PROVISION	455-355	10	65.89
				EDP LICENSES	460-263	10	64.99
				EDP LICENSES	460-263	10	128.00
				EDP LICENSES	460-263	10	337.50
				EDP LICENSES	460-263	10	64.99
				PUBLIC RELATIONS	475-365	10	74.58
				EDP LICENSES	555-263	20	14.99
				SCHOOLS/CONFERENCES/TRAVEL	610-304	25	75.00
				SCHOOLS/CONFERENCES/TRAVEL	610-304	25	15.00
				CHECK APCHK 97021 TOTAL FOR FUND 01:			886.90
05/11/2021	APCH	97022#	FOX TOWN PLUMBING INC	CONTRACTED MAINTENANCE & LANDSCAPING	570-281	20	2,028.25
				MAINTENANCE - PW BUILDING	725-418	35	68.50
				CHECK APCHK 97022 TOTAL FOR FUND 01:			2,096.75
05/11/2021	APCH	97023	FRONTLINE PUBLIC SAFETY SOLUTION	FEES/DUES/SUBSCRIPTIONS	630-307	30	1,500.00
05/11/2021	APCH	97024	GBJ SALES, LLC	MAINTENANCE - SALT BINS	725-414	35	275.00
05/11/2021	APCH	97026*#	H AND R CONSTRUCTION INC.	STORM WATER IMPROVEMENTS MAINTENANCE	750-381	35	6,848.00
				STORM WATER IMPROVEMENTS MAINTENANCE	750-381	35	6,710.00
				STORM WATER IMPROVEMENTS MAINTENANCE	750-381	35	6,768.00
				CHECK APCHK 97026 TOTAL FOR FUND 01:			20,326.00

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 01 GENERAL FUND							
05/11/2021	APCH	97027	HUNTER ASPHALT PAVING INC	STORM WATER IMPROVEMENTS MAINTENANCE	750-381	35	1,379.00
				STORM WATER IMPROVEMENTS MAINTENANCE	750-381	35	1,103.20
				CHECK APCHK 97027 TOTAL FOR FUND 01:			2,482.20
05/11/2021	APCH	97028	ILLINOIS AUDIO PRODUCTIONS INC	PHONE - TELEPHONES	455-201	10	300.00
05/11/2021	APCH	97030	ILLINOIS TRUCK ENFORCEMENT ASSOC	FEES/DUES/SUBSCRIPTIONS	630-307	30	100.00
05/11/2021	APCH	97032	INT. INST.OF MUNICIPAL CLERKS	FEES/DUES/SUBSCRIPTIONS	410-307	05	290.00
05/11/2021	APCH	97033	JOAQUIN SILVA	UNIFORMS	630-345	30	240.89
05/11/2021	APCH	97034	JOHN J. HANDZIK	UNIFORMS	630-345	30	62.61
05/11/2021	APCH	97035	JOSE LOPEZ	UNIFORMS	630-345	30	770.02
05/11/2021	APCH	97036	KANE, MCKENNA & ASSOCIATES, INC.	CONSULTING	455-306	10	125.00
05/11/2021	APCH	97037	LAUREN KASPAR	UNIFORMS	630-345	30	86.38
05/11/2021	APCH	97038*#	LAW OFFICES STORINO RAMELLO&DURK	FEES - VILLAGE ATTORNEY	470-239	10	12,655.30
05/11/2021	APCH	97039	LEIGHTRONIX SERVICES	EDP LICENSES	460-263	10	1,295.00
05/11/2021	APCH	97040	LUTICIA TOLENTINO	PARK PERMIT FEES	310-814	00	200.00
05/11/2021	APCH	97041	METRO REPORTING SERVICE LTD.	FEES - COURT REPORTER	520-246	15	368.80
05/11/2021	APCH	97044*#	MITECHS, INC.	EDP LICENSES	460-263	10	5,332.00
				CONSULTING SERVICES - IT	460-306	10	880.15
				CONSULTING - IT/GRANT	640-306	30	145.00
				CHECK APCHK 97044 TOTAL FOR FUND 01:			6,357.15
05/11/2021	APCH	97045	MUNICIPAL EMERGENCY SERVICES INC	OPERATING EQUIPMENT	630-401	30	35.99
05/11/2021	APCH	97046	NCPERS GROUP LIFE INSURANCE	EMP DED - SUPPLEMENTAL LIFE INSURANCE	210-213	00	80.00
05/11/2021	APCH	97047#	NICOR GAS	NICOR GAS (835 MIDWAY)	466-236	10	252.28
				NICOR GAS (7760 QUINCY)	630-235	30	361.42
				NICOR GAS	725-415	35	241.38
				CHECK APCHK 97047 TOTAL FOR FUND 01:			855.08
05/11/2021	APCH	97048*#	NJ RYAN TREE & LANDSCAPE LLC	CONTRACTED MAINTENANCE & LANDSCAPING	570-281	20	7,200.00
				CONTRACTED MAINTENANCE & LANDSCAPING	570-281	20	5,100.00
				TREE MAINTENANCE	750-338	35	18,900.00
				TREE MAINTENANCE	750-338	35	8,800.00

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 01 GENERAL FUND							
				TREE MAINTENANCE	750-338	35	14,600.00
				TREE MAINTENANCE	750-338	35	14,800.00
				TREE MAINTENANCE	750-338	35	6,450.00
				TREE MAINTENANCE	750-338	35	5,550.00
				TREE MAINTENANCE	750-338	35	4,650.00
				SALT	755-331	35	8,960.00
				CHECK APCHK 97048 TOTAL FOR FUND 01:			95,010.00
05/11/2021	APCH	97049	NUTOYS LEISURE PRODUCTS	MAINTENANCE - EQUIPMENT	570-411	20	244.00
05/11/2021	APCH	97050*#	RAGS ELECTRIC, INC	CONTRACTED MAINTENANCE & LANDSCAPING	570-281	20	345.43
05/11/2021	APCH	97051	RAY O'HERRON CO., INC.	OPERATING EQUIPMENT	630-401	30	699.00
				OPERATING EQUIPMENT	630-401	30	274.98
				CHECK APCHK 97051 TOTAL FOR FUND 01:			973.98
05/11/2021	APCH	97052	RBH CONSTRUCTION, LLC	SITE IMPROVEMENTS	750-289	35	2,500.00
				SITE IMPROVEMENTS	750-289	35	2,000.00
				SITE IMPROVEMENTS	750-289	35	2,250.00
				SITE IMPROVEMENTS	750-289	35	850.00
				CHECK APCHK 97052 TOTAL FOR FUND 01:			7,600.00
05/11/2021	APCH	97053	SAFARILAND LLC	JAIL SUPPLIES	650-343	30	222.06
05/11/2021	APCH	97054#	SATELLITE PHONE STORE	PHONE - TELEPHONES	455-201	10	65.76
				PHONE - TELEPHONES	630-201	30	65.76
				CHECK APCHK 97054 TOTAL FOR FUND 01:			131.52
05/11/2021	APCH	97055	SERVICE SANITATION INC	CONTRACTED MAINTENANCE & LANDSCAPING	570-281	20	82.00
				ADA PARK MAINTENANCE	590-519	20	204.00
				CHECK APCHK 97055 TOTAL FOR FUND 01:			286.00
05/11/2021	APCH	97056	STAPLES	EDP EQUIPMENT/SOFTWARE	615-212	25	268.90
05/11/2021	APCH	97057	SUBURBAN DOOR CHECK & LOCK SERVI	MAINTENANCE - BUILDING	630-228	30	19.20
				MAINTENANCE - BUILDING	630-228	30	778.00
				CHECK APCHK 97057 TOTAL FOR FUND 01:			797.20
05/11/2021	APCH	97058	TAMELING INDUSTRIES	STREET & ROW MAINTENANCE OTHER	755-328	35	805.72

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 01 GENERAL FUND							
05/11/2021	APCH	97059	THOMPSON ELEV. INSPECT. SERVICE	ELEVATOR INSPECTION	830-117	40	129.00
05/11/2021	APCH	97060	THOMSON REUTERS - WEST	FEES/DUES/SUBSCRIPTIONS	630-307	30	1,044.00
05/11/2021	APCH	97061	TRAFFIC CONTROL & PROTECTIONS	ROAD SIGNS	755-333	35	219.85
				ROAD SIGNS	755-333	35	305.50
				CHECK APCHK 97061 TOTAL FOR FUND 01:			525.35
05/11/2021	APCH	97062#	ULINE	OPERATING EQUIPMENT	630-401	30	90.16
				TRASH REMOVAL	755-279	35	135.47
				CHECK APCHK 97062 TOTAL FOR FUND 01:			225.63
05/11/2021	APCH	97065*#	WAREHOUSE DIRECT	OFFICE SUPPLIES	455-301	10	82.51
				OFFICE SUPPLIES	455-301	10	20.22
				OFFICE SUPPLIES	455-301	10	46.05
				COMMISSARY PROVISION	455-355	10	41.12
				COMMISSARY PROVISION	455-355	10	16.99
				OFFICE SUPPLIES	610-301	25	72.18
				OFFICE SUPPLIES	610-301	25	190.50
				FIRING RANGE	630-245	30	69.96
				OPERATING EQUIPMENT	630-401	30	39.95
				OPERATING EQUIPMENT	630-401	30	100.77
				OPERATING EQUIPMENT	630-401	30	62.30
				OPERATING EQUIPMENT	630-401	30	142.90
				CHECK APCHK 97065 TOTAL FOR FUND 01:			885.45
05/11/2021	APCH	97066	WESTERN FIRST AID & SAFETY	MAINTENANCE - BUILDING	466-228	10	80.60
05/11/2021	APCH	97067	WILD GOOSE CHASE INC	CONTRACTED MAINTENANCE & LANDSCAPING	570-281	20	1,920.00
				CONTRACTED MAINTENANCE & LANDSCAPING	570-281	20	960.00
				CONTRACTED MAINTENANCE & LANDSCAPING	570-281	20	450.00
				CHECK APCHK 97067 TOTAL FOR FUND 01:			3,330.00
05/11/2021	APCH	97068#	WLBK BURR RIDGE CHAMBER OF COM	SCHOOLS/CONFERENCES/TRAVEL	410-304	05	100.00
				SCHOOLS/CONFERENCES/TRAVEL	455-304	10	75.00
				CHECK APCHK 97068 TOTAL FOR FUND 01:			175.00
				Total for fund 01 GENERAL FUND			250,811.26

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 02 WATER FUND							
05/03/2021	APCH	97005	VERIZON WIRELESS	PHONE - TELEPHONES	401-201	50	75.06
05/11/2021	APCH	204(E)*#	INTERGOVERMENTAL PERSONNEL	HEALTH/DENTAL/LIFE INSURANCE	401-141	50	3,480.51
05/11/2021	APCH	206(E)*#	WEX BANK	FUEL/MILEAGE/WASH	401-303	50	579.80
05/11/2021	APCH	97006	ADS ENVIRONMENTAL SERVICES	LEAK SURVEYS	430-276	50	5,763.00
05/11/2021	APCH	97017*#	COMED	ENERGY - ELECTRIC PUMP	420-206	50	669.87
05/11/2021	APCH	97020	ETP LABS INC	SAMPLING ANALYSIS	420-362	50	100.00
				SAMPLING ANALYSIS	420-362	50	30.00
				CHECK APCHK 97020 TOTAL FOR FUND 02:			130.00
05/11/2021	APCH	97025	GENCO INDUSTRIES INC	DISTRIBUTION SYSTEM REPLACEMENT	440-694	50	4,795.00
05/11/2021	APCH	97026*#	H AND R CONSTRUCTION INC.	MATERIAL & SUPPLIES - DISTRIBUTION	430-476	50	3,900.00
05/11/2021	APCH	97042	METROPOLITAN INDUSTRIES INC	MATERIALS & SUPPLIES- STANDPIPE/PUMPH	425-475	50	138.00
05/11/2021	APCH	97043	MIDWEST METER INC	NEW METERING EQUIPMENT	435-461	50	7,000.00
05/11/2021	APCH	97044*#	MITECHS, INC.	IT CONSULTING	417-306	50	775.75
05/11/2021	APCH	97048*#	NJ RYAN TREE & LANDSCAPE LLC	WATER DISTRIBUTION REPAIRS/MAINTENANC	430-277	50	8,550.00
				WATER DISTRIBUTION REPAIRS/MAINTENANC	430-277	50	1,875.00
				CHECK APCHK 97048 TOTAL FOR FUND 02:			10,425.00
05/11/2021	APCH	97050*#	RAGS ELECTRIC, INC	WELLHOUSE REPAIRS & MAIN - WB EXEC PL	425-474	50	1,506.60
05/11/2021	APCH	97064	UNDERGROUND PIPE & VALVE, CO.	MATERIAL & SUPPLIES - DISTRIBUTION	430-476	50	192.00
05/11/2021	APCH	97065*#	WAREHOUSE DIRECT	OFFICE SUPPLIES	401-301	50	85.73
				Total for fund 02 WATER FUND			39,516.32

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 07 POLICE PENSION FUND							
05/11/2021	APCH	97021*#	FIRST NATIONAL BANK OMAHA	SCHOOLS CONFERENCE TRAVEL	401-304	62	100.00
05/11/2021	APCH	97029	ILLINOIS STATE TREASURER	DEPT OF INSURANCE FILING FEE	401-531	62	4,562.90
05/11/2021	APCH	97031	INSPE ASSOCIATES LTD	EXAMS - PHYSICAL	401-543	62	918.00
				Total for fund 07 POLICE PENSION FUND			5,580.90

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 10 CAPITAL PROJECT FUND							
05/11/2021	APCH	97063	UMB BANK N.A.	BOND ISSUANCE COSTS	550-404	68	344.50
				Total for fund 10 CAPITAL PROJECT FUND			344.50

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 15 RT 83/PLAINFIELD RD BUSINESS DISTRCT TAX							
05/11/2021	APCH	97038*#	LAW OFFICES STORINO RAMELLO&DURK	LEGAL FEES	401-242	15	6.60
				Total for fund 15 RT 83/PLAINFIELD RD BUSINESS			6.60
			TOTAL - ALL FUNDS				296,259.58

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

Payroll Liability Check Register
For Check Dates 04/01/2021 to 04/30/2021

Check Number	Vendor Name	Check Date	Check Amount
EFT394	AFLAC	04/23/2021	2,716.34
EFT395	EFTPS	04/23/2021	53,835.54
EFT396	COMMUNITY BANK OF WILLOWBROOK	04/23/2021	238.89
EFT397	I C M A RETIREMENT TRUST - 457	04/23/2021	825.00
EFT398	ILLINOIS STATE DISBURSEMENT UNIT	04/23/2021	2,244.30
EFT399	ILLINOIS FRATERNAL	04/23/2021	1,152.00
EFT400	I.M.R.F. PENSION FUND	04/23/2021	32,352.09
EFT401	NATIONWIDE RETIREMENT SOLUTIONS	04/23/2021	7,700.19
EFT402	VILLAGE OF WILLOWBROOK	04/23/2021	50,842.09
EFT403	ILLINOIS DEPT. OF REVENUE	04/23/2021	8,036.90
EFT387	EFTPS	04/09/2021	26,461.01
EFT388	COMMUNITY BANK OF WILLOWBROOK	04/09/2021	238.89
EFT389	I C M A RETIREMENT TRUST - 457	04/09/2021	825.00
EFT390	ILLINOIS STATE DISBURSEMENT UNIT	04/09/2021	997.30
EFT391	NATIONWIDE RETIREMENT SOLUTIONS	04/09/2021	7,882.53
EFT392	VILLAGE OF WILLOWBROOK	04/09/2021	50,639.55
EFT393	ILLINOIS DEPT. OF REVENUE	04/09/2021	6,082.06
Total Checks: 17		Total Paid:	$253,069.68

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MONTHLY FINANCIAL REPORT

APRIL 2021

RESPECTFULLY SUBMITTED BY:

Frank A. Trilla, Mayor

Carrie Dittman, Director of Finance

C.D.

VILLAGE OF WILLOWBROOK
FINANCIAL REPORT
MUNICIPAL SALES AND USE TAXES

MONTH DIST	SALE MADE	16-17	17-18	18-19	19-20	20-21	Difference from Prior Year
MAY	FEB	$ 267,882	$ 264,472	$ 276,118	$ 320,221	$ 307,589	-3.94%
JUNE	MAR	312,681	304,436	334,282	360,870	359,968	-0.25%
JULY	APR	269,580	304,925	309,957	343,577	289,885	-15.63%
AUG	MAY	331,887	345,478	376,154	397,471	356,759	-10.24%
SEPT	JUNE	398,196	354,582	364,229	408,372	385,683	-5.56%
OCT	JULY	316,266	313,701	320,062	380,773	415,157	9.03%
NOV	AUG	315,293	361,826	339,020	389,765	390,300	0.14%
DEC	SEPT	325,374	334,582	342,467	363,388	391,326	7.69%
JAN	OCT	289,208	312,400	329,103	375,088	404,167	7.75%
FEB	NOV	304,898	319,012	362,572	368,379	379,791	3.10%
MARCH	DEC	371,080	416,900	428,214	437,962	446,756	2.01%
APRIL	JAN	263,392	285,192	296,927	311,493	322,056	3.39%
TOTAL		$ 3,765,737	$ 3,917,506	$ 4,079,105	$ 4,457,359	$ 4,449,437	
MTH AVG		$ 313,811	$ 326,459	$ 339,925	$ 371,447	$ 370,786	
BUDGET		*$ 3,600,000*	*$ 3,600,000*	*$ 3,600,000*	*$ 4,000,000*	*$ 3,500,000*	

YEAR TO DATE LAST YEAR : $ 4,457,359

YEAR TO DATE THIS YEAR : $ 4,449,437

DIFFERENCE : $ (7,922)

PERCENTAGE CHANGE : -0.18%

CURRENT FISCAL YEAR :

BUDGETED REVENUE: $ 3,500,000

PERCENTAGE OF YEAR COMPLETED : 100.00%

PERCENTAGE OF REVENUE TO DATE : 127.13%

PROJECTION OF ANNUAL REVENUE : $ 4,449,437

EST. DOLLAR DIFF ACTUAL TO BUDGET $ 949,437

EST. PERCENT DIFF ACTUAL TO BUDGET 27.13%

VILLAGE OF WILLOWBROOK
MONTHLY CASH AND INVESTMENT BALANCE BY FUND
FOR THE MONTH ENDED 04/30/2021

ACCOUNT	BALANCE
Fund 01 GENERAL FUND	
CHECKING - 0283	0.00
COMMUNITY BANK OF WB - 0275	862,599.96
IL FUNDS - 5435	4,766,407.99
COMMUNITY BANK OF WB MM - 1771	305,770.59
COMMUNITY BANK RD LGHT - 0243	32,480.36
COMMUNITY BANK OF WB FSA - 3804	13,045.99
COMMUNITY BANK DRUG ACCT - 4171	27,721.39
PETTY CASH REVLVING	950.00
Total For Fund 01:	6,008,976.28
Fund 02 WATER FUND	
IL FUNDS WATER - 5914	870,948.16
COMMUNITY BANK OF WB WTR - 4163	546,021.90
COMMUNITY BANK OF WB - 0275	0.00
Total For Fund 02:	1,416,970.06
Fund 04 MOTOR FUEL TAX FUND	
IL FUNDS MFT - 5443	826,952.09
COMMUNITY BANK OF WB - 0275	0.00
Total For Fund 04:	826,952.09
Fund 06 SSA ONE BOND & INTEREST FUND	
IL FUNDS SSA BOND - 4621	21,860.39
Total For Fund 06:	21,860.39
Fund 07 POLICE PENSION FUND	
COMMUNITY BANK OF WB PP - 4155	12,686.08
COMMUNITY BANK OF WB - 0275	0.00
SCHWAB - PP MONEY MARKET	191,246.40
US TREASURIES	1,113,594.21
US AGENCIES	5,952,170.11
MUNICIPAL BONDS	1,463,286.13
CORPORATE BONDS	1,718,604.30
MUTUAL FUNDS	12,315,937.65
BROKERED CDS	299,326.05
MARKET VALUE CONTRA	5,717,680.89
Total For Fund 07:	28,784,531.82
Fund 09 WATER CAPITAL IMPROVEMENTS FUND	
IL FUNDS WTR CAP - 1206	1,019,504.98
Total For Fund 09:	1,019,504.98
Fund 10 CAPITAL PROJECT FUND	
COMMUNITY BANK OF WB - 0275	680.52
Total For Fund 10:	680.52
Fund 11 DEBT SERVICE FUND	
IL FUNDS BOND PROCEEDS DS - 2756	11.25
Total For Fund 11:	11.25
Fund 14 LAND ACQUISITION, FACILITY, EXPANSION &	
IL FUNDS - 5435	18,369.00
Total For Fund 14:	18,369.00
Fund 15 RT 83/PLAINFIELD RD BUSINESS DISTRCT TAX	
IL FUNDS BUSINESS DISTRICT - 5435	2,057,525.96
Total For Fund 15:	2,057,525.96
TOTAL CASH & INVESTMENTS:	**40,155,382.35**

GL NUMBER	DESCRIPTION	END BALANCE 04/30/2021
Fund 01 - GENERAL FUND		
MONEY MARKET		
01-00-110-322	IL FUNDS - 5435	4,766,407.99
01-00-110-323	COMMUNITY BANK OF WB MM - 1771	305,770.59
01-00-110-325	COMMUNITY BANK RD LGHT - 0243	32,480.36
01-00-110-380	COMMUNITY BANK DRUG ACCT - 4171	27,721.39
	Net MONEY MARKET	5,132,380.33
PETTY CASH		
01-00-110-911	PETTY CASH REVLVING	950.00
	Net PETTY CASH	950.00
SAVINGS		
01-00-110-257	COMMUNITY BANK OF WB - 0275	862,599.96
01-00-110-332	COMMUNITY BANK OF WB FSA - 3804	13,045.99
	Net SAVINGS	875,645.95
Fund 02 - WATER FUND		
MONEY MARKET		
02-00-110-113	IL FUNDS WATER - 5914	870,948.16
02-00-110-209	COMMUNITY BANK OF WB WTR - 4163	546,021.90
	Net MONEY MARKET	1,416,970.06
Fund 04 - MOTOR FUEL TAX FUND		
MONEY MARKET		
04-00-110-116	IL FUNDS MFT - 5443	826,952.09
	Net MONEY MARKET	826,952.09
Fund 06 - SSA ONE BOND & INTEREST FUND		
MONEY MARKET		
06-00-110-117	IL FUNDS SSA BOND - 4621	21,860.39
	Net MONEY MARKET	21,860.39
Fund 07 - POLICE PENSION FUND		
MONEY MARKET		
07-00-110-202	COMMUNITY BANK OF WB PP - 4155	12,686.08
07-00-110-336	SCHWAB - PP MONEY MARKET	191,246.40
	Net MONEY MARKET	203,932.48
AGENCY CERTIFICATES		
07-00-120-260	US AGENCIES	5,952,170.11
	Net AGENCY CERTIFICATES	5,952,170.11
CORPORATE BONDS		
07-00-120-288	CORPORATE BONDS	1,718,604.30
	Net CORPORATE BONDS	1,718,604.30
MUNICIPAL BONDS		
07-00-120-270	MUNICIPAL BONDS	1,463,286.13
	Net MUNICIPAL BONDS	1,463,286.13
MUTUAL FUNDS		
07-00-120-290	MUTUAL FUNDS	12,315,937.65
	Net MUTUAL FUNDS	12,315,937.65
MARKET VALUE		
07-00-120-900	MARKET VALUE CONTRA	5,717,680.89
	Net MARKET VALUE	5,717,680.89
TREASURY NOTES		
07-00-120-250	US TREASURIES	1,113,594.21
	Net TREASURY NOTES	1,113,594.21
CERTIFICATE OF DEPOSIT		
07-00-120-292	BROKERED CDS	299,326.05

GL NUMBER	DESCRIPTION	END BALANCE 04/30/2021
Fund 07 - POLICE PENSION FUND		
	Net CERTIFICATE OF DEPOSIT	299,326.05
Fund 09 - WATER CAPITAL IMPROVEMENTS FUND		
MONEY MARKET		
09-00-110-324	IL FUNDS WTR CAP - 1206	1,019,504.98
	Net MONEY MARKET	1,019,504.98
Fund 10 - CAPITAL PROJECT FUND		
SAVINGS		
10-00-110-257	COMMUNITY BANK OF WB - 0275	680.52
	Net SAVINGS	680.52
Fund 11 - DEBT SERVICE FUND		
MONEY MARKET		
11-00-110-111	IL FUNDS BOND PROCEEDS DS - 2756	11.25
	Net MONEY MARKET	11.25
Fund 14 - LAND ACQUISITION, FACILITY, EXPANSION &		
MONEY MARKET		
14-00-110-322	IL FUNDS - 5435	18,369.00
	Net MONEY MARKET	18,369.00
Fund 15 - RT 83/PLAINFIELD RD BUSINESS DISTRCT TAX		
MONEY MARKET		
15-00-110-322	IL FUNDS BUSINESS DISTRICT - 5435	2,057,525.96
	Net MONEY MARKET	2,057,525.96

ACCOUNT BALANCE REPORT FOR WILLOWBROOK
PERIOD ENDING 04/30/2021
CASH & INVESTMENTS BY INSTITUTION

GL NUMBER	DESCRIPTION	END BALANCE 04/30/2021
COMMUNITY BANK OF WB		
01-00-110-257	COMMUNITY BANK OF WB - 0275	862,599.96
01-00-110-323	COMMUNITY BANK OF WB MM - 1771	305,770.59
01-00-110-325	COMMUNITY BANK RD LGHT - 0243	32,480.36
01-00-110-332	COMMUNITY BANK OF WB FSA - 3804	13,045.99
01-00-110-380	COMMUNITY BANK DRUG ACCT - 4171	27,721.39
02-00-110-209	COMMUNITY BANK OF WB WTR - 4163	546,021.90
07-00-110-202	COMMUNITY BANK OF WB PP - 4155	12,686.08
10-00-110-257	COMMUNITY BANK OF WB - 0275	680.52
	Net COMMUNITY BANK OF WB	1,801,006.79
ILLINOIS FUNDS		
01-00-110-322	IL FUNDS - 5435	4,766,407.99
02-00-110-113	IL FUNDS WATER - 5914	870,948.16
04-00-110-116	IL FUNDS MFT - 5443	826,952.09
06-00-110-117	IL FUNDS SSA BOND - 4621	21,860.39
09-00-110-324	IL FUNDS WTR CAP - 1206	1,019,504.98
11-00-110-111	IL FUNDS BOND PROCEEDS DS - 2756	11.25
14-00-110-322	IL FUNDS - 5435	18,369.00
15-00-110-322	IL FUNDS BUSINESS DISTRICT - 5435	2,057,525.96
	Net ILLINOIS FUNDS	9,581,579.82
VILLAGE OF WILLOWBROOK		
01-00-110-911	PETTY CASH REVLVING	950.00
	Net VILLAGE OF WILLOWBROOK	950.00
CHARLES SCHWAB		
07-00-110-336	SCHWAB - PP MONEY MARKET	191,246.40
07-00-120-250	US TREASURIES	1,113,594.21
07-00-120-260	US AGENCIES	5,952,170.11
07-00-120-270	MUNICIPAL BONDS	1,463,286.13
07-00-120-288	CORPORATE BONDS	1,718,604.30
07-00-120-290	MUTUAL FUNDS	12,315,937.65
07-00-120-292	BROKERED CDS	299,326.05
07-00-120-900	MARKET VALUE CONTRA	5,717,680.89
	Net CHARLES SCHWAB	28,771,845.74
Total - All Funds:		40,155,382.35

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/2021	YTD BALANCE 04/30/2021	2020-21 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE
Fund 01 - GENERAL FUND						
PROPERTY TAX						
01-00-310-101	PROPERTY TAX LEVY - SRA	0.00	73,766.82	72,750.00	101.40	(1,016.82)
01-00-310-102	PROPERTY TAX LEVY - ROAD & BRIDGE	234.43	117,771.19	116,146.00	101.40	(1,625.19)
Net PROPERTY TAX		234.43	191,538.01	188,896.00	101.40	(2,642.01)
OTHER TAXES						
01-00-310-200	HOME RULE SALES TAX-1%	160,090.25	160,090.25	0.00	100.00	(160,090.25)
01-00-310-201	MUNICIPAL SALES TAX	322,055.84	4,449,436.49	3,500,000.00	127.13	(949,436.49)
01-00-310-202	ILLINOIS INCOME TAX	106,166.87	985,982.67	717,000.00	137.52	(268,982.67)
01-00-310-203	AMUSEMENT TAX	5,885.33	61,473.72	65,004.00	94.57	3,530.28
01-00-310-204	REPLACEMENT TAX	435.76	1,655.82	1,250.00	132.47	(405.82)
01-00-310-205	UTILITY TAX	68,285.66	807,441.15	850,000.00	94.99	42,558.85
01-00-310-206	LOCAL GAS TAX	26,686.05	252,720.25	275,000.00	91.90	22,279.75
01-00-310-208	PLACES OF EATING TAX	41,863.47	445,672.82	400,000.00	111.42	(45,672.82)
01-00-310-209	WATER TAX	10,671.90	163,709.28	160,000.00	102.32	(3,709.28)
01-00-310-210	WATER TAX - UNINCORPORATED	45.15	212.22	160.00	132.64	(52.22)
01-00-310-211	HOTEL/MOTEL TAX	11,092.78	148,379.65	216,000.00	68.69	67,620.35
01-00-310-212	SELF-STORAGE FACILITY TAX	11,946.93	123,220.07	0.00	100.00	(123,220.07)
Net OTHER TAXES		765,225.99	7,599,994.39	6,184,414.00	122.89	(1,415,580.39)
LICENSES						
01-00-310-302	LIQUOR LICENSES	625.00	22,539.00	66,750.00	33.77	44,211.00
01-00-310-303	BUSINESS LICENSES	(330.00)	102,643.50	93,000.00	110.37	(9,643.50)
01-00-310-304	VIDEO GAMING LICENSES	0.00	2,875.00	10,000.00	28.75	7,125.00
01-00-310-305	VENDING MACHINE LICENSES	0.00	1,794.00	2,500.00	71.76	706.00
01-00-310-306	SCAVENGER LICENSES	0.00	6,000.00	7,000.00	85.71	1,000.00
Net LICENSES		295.00	135,851.50	179,250.00	75.79	43,398.50
PERMITS						
01-00-310-401	BUILDING PERMITS	21,091.48	314,964.04	285,000.00	110.51	(29,964.04)
01-00-310-402	SIGN PERMITS	1,121.10	16,345.30	6,000.00	272.42	(10,345.30)
01-00-310-403	OTHER PERMITS	0.00	(24.00)	500.00	(4.80)	524.00
01-00-310-404	COUNTY BMP FEE	0.00	0.00	500.00	0.00	500.00
01-00-310-405	SPECIAL HAULING PERMITS (OXCART)	50.00	2,445.00	3,000.00	81.50	555.00
Net PERMITS		22,262.58	333,730.34	295,000.00	113.13	(38,730.34)
FINES						
01-00-310-501	CIRCUIT COURT FINES	4,051.50	61,113.91	90,000.00	67.90	28,886.09
01-00-310-502	TRAFFIC FINES	9,950.00	71,425.00	25,000.00	285.70	(46,425.00)
01-00-310-503	RED LIGHT FINES	66,250.00	642,014.00	565,000.00	113.63	(77,014.00)
01-00-310-504	DUI FINES	0.00	3,456.21	2,000.00	172.81	(1,456.21)
01-00-310-505	OVERWEIGHT TRUCK FINES	3,750.00	6,934.50	6,000.00	115.58	(934.50)
Net FINES		84,001.50	784,943.62	688,000.00	114.09	(96,943.62)
OVERHEAD REIMBURSEMENT						
01-00-310-601	ADMINISTRATIVE SUPPORT REIMB - WATE	46,857.33	562,287.96	562,288.00	100.00	0.04
Net OVERHEAD REIMBURSEMENT		46,857.33	562,287.96	562,288.00	100.00	0.04

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/2021	YTD BALANCE 04/30/2021	2020-21 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE
Fund 01 - GENERAL FUND						
CHARGES & FEES						
01-00-310-700	PLANNING APPLICATION FEES	0.00	28,690.00	10,000.00	286.90	(18,690.00)
01-00-310-701	PUBLIC HEARING FEES	0.00	33,725.00	2,500.00	1,349.00	(31,225.00)
01-00-310-702	PLANNING REVIEW FEES	0.00	0.00	2,500.00	0.00	2,500.00
01-00-310-704	ACCIDENT REPORT COPIES	240.00	2,315.00	2,000.00	115.75	(315.00)
01-00-310-705	VIDEO GAMING TERMINAL INCOME	5,857.93	27,357.73	36,000.00	75.99	8,642.27
01-00-310-706	COPIES-ORDINANCES & MAPS	0.00	0.00	50.00	0.00	50.00
01-00-310-723	ELEVATOR INSPECTION FEES	2,100.00	23,775.00	12,000.00	198.13	(11,775.00)
01-00-310-724	BURGLAR ALARM FEES	0.00	6,625.00	10,000.00	66.25	3,375.00
01-00-310-726	NSF FEE	0.00	(25.00)	0.00	100.00	25.00
Net CHARGES & FEES		8,197.93	122,462.73	75,050.00	163.17	(47,412.73)
PARK & RECREATION CHARGES						
01-00-310-813	PARK & REC CONTRIBUTION	0.00	0.00	3,000.00	0.00	3,000.00
01-00-310-814	PARK PERMIT FEES	1,460.00	1,170.00	3,000.00	39.00	1,830.00
01-00-310-815	SUMMER RECREATION FEES	4,310.00	4,510.00	9,230.00	48.86	4,720.00
01-00-310-817	SPECIAL EVENTS	0.00	0.00	5,450.00	0.00	5,450.00
01-00-310-819	BURR RIDGE/WILLOWBROOK BASEBALL R	0.00	0.00	6,500.00	0.00	6,500.00
01-00-310-820	HOLIDAY CONTRIBUTION	0.00	0.00	2,500.00	0.00	2,500.00
01-00-310-823	SPRING RECREATION FEES	0.00	0.00	200.00	0.00	200.00
Net PARK & RECREATION CHARGES		5,770.00	5,680.00	29,880.00	19.01	24,200.00
OTHER REVENUE						
01-00-310-901	REIMBURSEMENTS - IRMA	0.00	27,945.44	0.00	100.00	(27,945.44)
01-00-310-909	SALE - FIXED ASSETS	0.00	5,652.00	7,500.00	75.36	1,848.00
01-00-310-910	REIMBURSEMENTS - TREE PLANTING	0.00	600.00	500.00	120.00	(100.00)
01-00-310-911	REIMBURSEMENTS - RED LIGHT ENERGY	114.89	1,384.91	1,440.00	96.17	55.09
01-00-310-912	REIMBURSEMENTS - BRUSH PICK-UP	0.00	20,015.63	10,800.00	185.33	(9,215.63)
01-00-310-913	OTHER RECEIPTS	420.00	5,113.03	0.00	100.00	(5,113.03)
01-00-310-915	REIMBURSEMENTS - POLICE SPECIAL DET	0.00	6,493.00	5,000.00	129.86	(1,493.00)
01-00-310-917	REIMBURSEMENTS - PUBLIC WORKS OTHE	30,530.45	58,372.38	23,600.00	247.34	(34,772.38)
01-00-310-921	OTHER GRANTS	0.00	2,000.00	0.00	100.00	(2,000.00)
01-00-310-922	FEDERAL/STATE GRANTS	29,920.80	434,035.34	0.00	100.00	(434,035.34)
01-00-310-925	NICOR GAS ANNUAL PAYMENT	0.00	14,126.87	14,000.00	100.91	(126.87)
01-00-310-926	CABLE FRANCHISE FEES	10,402.44	185,535.46	204,000.00	90.95	18,464.54
01-00-310-928	DRUG FORFEITURES - STATE	0.00	45,088.20	500.00	9,017.64	(44,588.20)
01-00-310-929	DRUG FORFEITURES - FEDERAL	0.00	9,750.00	500.00	1,950.00	(9,250.00)
Net OTHER REVENUE		71,388.58	816,112.26	267,840.00	304.70	(548,272.26)
NON-OPERATING						
01-00-320-108	INTEREST INCOME	232.06	11,851.59	48,000.00	24.69	36,148.41
Net NON-OPERATING		232.06	11,851.59	48,000.00	24.69	36,148.41
TRANSFERS IN						
01-00-330-103	TRANSFER FROM HOTEL/MOTEL TAX	0.00	717,758.53	715,941.00	100.25	(1,817.53)
Net TRANSFERS IN		0.00	717,758.53	715,941.00	100.25	(1,817.53)

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/2021	YTD BALANCE 04/30/2021	2020-21 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE
Fund 01 - GENERAL FUND						
Fund 01 - GENERAL FUND:						
TOTAL REVENUES		1,004,465.40	11,282,210.93	9,234,559.00	122.17	(2,047,651.93)
Fund 02 - WATER FUND						
CHARGES & FEES						
02-00-310-712	WATER USAGE	213,424.59	3,274,348.86	3,200,000.00	102.32	(74,348.86)
02-00-310-713	WATER PENALTIES	(39.81)	11,030.03	8,000.00	137.88	(3,030.03)
02-00-310-718	SHUTOFF/NSF FEE	0.00	3,515.00	5,000.00	70.30	1,485.00
Net CHARGES & FEES		213,384.78	3,288,893.89	3,213,000.00	102.36	(75,893.89)
OTHER REVENUE						
02-00-310-714	WATER METER SALES	0.00	820.86	5,000.00	16.42	4,179.14
02-00-310-716	WATER METER READING FEES	468.50	6,322.75	5,000.00	126.46	(1,322.75)
02-00-310-717	CONSTRUCTION USAGE	0.00	400.00	1,000.00	40.00	600.00
Net OTHER REVENUE		468.50	7,543.61	11,000.00	68.58	3,456.39
NON-OPERATING						
02-00-320-108	INTEREST INCOME	38.23	1,411.35	18,000.00	7.84	16,588.65
02-00-320-713	WATER CONNECTION FEES	0.00	1,325.00	3,000.00	44.17	1,675.00
Net NON-OPERATING		38.23	2,736.35	21,000.00	13.03	18,263.65
Fund 02 - WATER FUND:						
TOTAL REVENUES		213,891.51	3,299,173.85	3,245,000.00	101.67	(54,173.85)
Fund 04 - MOTOR FUEL TAX FUND						
OTHER TAXES						
04-00-310-216	MFT RECEIPTS	24,179.49	302,962.16	310,429.00	97.59	7,466.84
04-00-310-218	MFT CAPITAL BOND RECEIPTS	0.00	281,409.81	0.00	100.00	(281,409.81)
Net OTHER TAXES		24,179.49	584,371.97	310,429.00	188.25	(273,942.97)
NON-OPERATING						
04-00-320-108	INTEREST INCOME	26.43	1,127.09	6,000.00	18.78	4,872.91
Net NON-OPERATING		26.43	1,127.09	6,000.00	18.78	4,872.91
Fund 04 - MOTOR FUEL TAX FUND:						
TOTAL REVENUES		24,205.92	585,499.06	316,429.00	185.03	(269,070.06)

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/2021	YTD BALANCE 04/30/2021	2020-21 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE
Fund 06 - SSA ONE BOND & INTEREST FUND						
PROPERTY TAX						
06-00-310-101	PROPERTY TAX RECEIPTS	0.00	325,144.51	321,925.00	101.00	(3,219.51)
Net PROPERTY TAX		0.00	325,144.51	321,925.00	101.00	(3,219.51)
NON-OPERATING						
06-00-320-108	INTEREST INCOME	0.67	130.82	1,000.00	13.08	869.18
Net NON-OPERATING		0.67	130.82	1,000.00	13.08	869.18
Fund 06 - SSA ONE BOND & INTEREST FUND:						
TOTAL REVENUES		0.67	325,275.33	322,925.00	100.73	(2,350.33)
Fund 07 - POLICE PENSION FUND						
OTHER REVENUE						
07-00-310-607	VILLAGE CONTRIBUTION	82,670.24	1,074,713.12	1,074,713.00	100.00	(0.12)
07-00-310-906	POLICE CONTRIBUTIONS	18,811.40	228,013.08	216,880.00	105.13	(11,133.08)
Net OTHER REVENUE		101,481.64	1,302,726.20	1,291,593.00	100.86	(11,133.20)
NON-OPERATING						
07-00-320-108	INTEREST INCOME	21,348.07	685,601.51	500,000.00	137.12	(185,601.51)
07-00-320-110	UNREALIZED GAIN (LOSS) ON INVESTMENT	884,016.50	5,270,700.27	0.00	100.00	(5,270,700.27)
07-00-320-111	GAIN (LOSS) ON INVESTMENTS	(5,810.25)	415,821.49	0.00	100.00	(415,821.49)
Net NON-OPERATING		899,554.32	6,372,123.27	500,000.00	1,274.42	(5,872,123.27)
Fund 07 - POLICE PENSION FUND:						
TOTAL REVENUES		1,001,035.96	7,674,849.47	1,791,593.00	428.38	(5,883,256.47)
Fund 09 - WATER CAPITAL IMPROVEMENTS FUND						
NON-OPERATING						
09-00-320-108	INTEREST INCOME	33.89	1,677.03	6,000.00	27.95	4,322.97
Net NON-OPERATING		33.89	1,677.03	6,000.00	27.95	4,322.97
TRANSFERS IN						
09-00-330-102	TRANSFER FROM WATER	0.00	200,000.00	200,000.00	100.00	0.00
Net TRANSFERS IN		0.00	200,000.00	200,000.00	100.00	0.00
Fund 09 - WATER CAPITAL IMPROVEMENTS FUND:						

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/2021	YTD BALANCE 04/30/2021	2020-21 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE
Fund 09 - WATER CAPITAL IMPROVEMENTS FUND						
TOTAL REVENUES		33.89	201,677.03	206,000.00	97.90	4,322.97
Fund 10 - CAPITAL PROJECT FUND						
NON-OPERATING						
10-00-320-108	INTEREST INCOME	0.00	0.87	0.00	100.00	(0.87)
Net NON-OPERATING		0.00	0.87	0.00	100.00	(0.87)
Fund 10 - CAPITAL PROJECT FUND:						
TOTAL REVENUES		0.00	0.87	0.00	100.00	(0.87)
Fund 11 - DEBT SERVICE FUND						
TRANSFERS IN						
11-00-330-101	TRANSFER FROM GENERAL FUND	0.00	279,851.00	279,851.00	100.00	0.00
11-00-330-102	TRANSFER FROM WATER	0.00	46,695.00	46,695.00	100.00	0.00
Net TRANSFERS IN		0.00	326,546.00	326,546.00	100.00	0.00
Fund 11 - DEBT SERVICE FUND:						
TOTAL REVENUES		0.00	326,546.00	326,546.00	100.00	0.00
Fund 14 - LAND ACQUISITION, FACILITY, EXPANSION &						
TRANSFERS IN						
14-00-330-101	TRANSFER FROM GENERAL FUND	0.00	(0.02)	0.00	100.00	0.02
Net TRANSFERS IN		0.00	(0.02)	0.00	100.00	0.02
Fund 14 - LAND ACQUISITION, FACILITY, EXPANSION & :						
TOTAL REVENUES		0.00	(0.02)	0.00	100.00	0.02
Fund 15 - RT 83/PLAINFIELD RD BUSINESS DISTRCT TAX						
OTHER TAXES						
15-00-310-201	BUSINESS DISTRICT SALES TAX TOWN CE	42,682.09	565,142.87	600,000.00	94.19	34,857.13
Net OTHER TAXES		42,682.09	565,142.87	600,000.00	94.19	34,857.13
Fund 15 - RT 83/PLAINFIELD RD BUSINESS DISTRCT TAX:						

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/2021	YTD BALANCE 04/30/2021	2020-21 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE
Fund 15 - RT 83/PLAINFIELD RD BUSINESS DISTRCT TAX						
TOTAL REVENUES		42,682.09	565,142.87	600,000.00	94.19	34,857.13
TOTAL REVENUES - ALL FUNDS		2,286,315.44	24,260,375.39	16,043,052.00	151.22	(8,217,323.39)

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/21	YTD BALANCE 04/30/2021	2020-21 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE	APPROP.	APPROP. AVAIL.
Fund 01 - GENERAL FUND								
Dept 05 - VILLAGE BOARD & CLERK								
GENERAL MANAGEMENT								
01-05-400-147	MEDICARE	72.35	953.50	887.00	107.50	(66.50)	1,774.00	820.50
01-05-400-161	SOCIAL SECURITY	309.36	4,077.06	3,794.00	107.46	(283.06)	7,588.00	3,510.94
01-05-410-101	SALARY - MAYOR & VILLAGE BO	4,200.00	56,400.00	54,000.00	104.44	(2,400.00)	108,000.00	51,600.00
01-05-410-125	SALARY - VILLAGE CLERK	600.00	7,200.00	7,200.00	100.00	0.00	14,400.00	7,200.00
01-05-410-141	LIFE INSURANCE - ELECTED OF	71.68	767.76	767.00	100.10	(0.76)	1,534.00	766.24
01-05-410-201	PHONE - TELEPHONES	42.47	528.38	696.00	75.92	167.62	1,392.00	863.62
01-05-410-301	OFFICE SUPPLIES	42.90	92.90	500.00	18.58	407.10	1,000.00	907.10
01-05-410-302	PRINTING & PUBLISHING	0.00	176.00	0.00	100.00	(176.00)	0.00	(176.00)
01-05-410-303	FUEL/MILEAGE/WASH	0.00	0.00	100.00	0.00	100.00	200.00	200.00
01-05-410-304	SCHOOLS/CONFERENCES/TRA	0.00	110.00	5,770.00	1.91	5,660.00	11,540.00	11,430.00
01-05-410-307	FEES/DUES/SUBSCRIPTIONS	0.00	1,589.30	2,400.00	66.22	810.70	4,800.00	3,210.70
GENERAL MANAGEMENT		5,338.76	71,894.90	76,114.00	94.46	4,219.10	152,228.00	80,333.10
COMMUNITY RELATIONS								
01-05-420-365	PUBLIC RELATIONS	0.00	169.96	500.00	33.99	330.04	1,000.00	830.04
COMMUNITY RELATIONS		0.00	169.96	500.00	33.99	330.04	1,000.00	830.04
DATA PROCESSING								
01-05-417-212	EDP EQUIPMENT/SOFTWARE	0.00	984.34	0.00	100.00	(984.34)	0.00	(984.34)
DATA PROCESSING		0.00	984.34	0.00	100.00	(984.34)	0.00	(984.34)
Total Dept 05 - VILLAGE BOARD & CLERK		5,338.76	73,049.20	76,614.00	95.35	3,564.80	153,228.00	80,178.80
Dept 07 - BOARD OF POLICE COMMISSIONERS								
ADMINISTRATION								
01-07-400-147	MEDICARE	0.00	14.48	7.00	206.86	(7.48)	14.00	(0.48)
01-07-400-161	SOCIAL SECURITY	0.00	61.87	31.00	199.58	(30.87)	62.00	0.13
01-07-435-148	LIFE INSURANCE - COMMISSIO	16.24	219.52	260.00	84.43	40.48	520.00	300.48
01-07-435-239	FEES - BOPC ATTORNEY	0.00	0.00	5,000.00	0.00	5,000.00	10,000.00	10,000.00
01-07-435-301	OFFICE SUPPLIES	0.00	0.00	100.00	0.00	100.00	200.00	200.00
01-07-435-302	PRINTING & PUBLISHING	0.00	348.00	4,000.00	8.70	3,652.00	8,000.00	7,652.00
01-07-435-304	SCHOOLS/CONFERENCES/TRA	0.00	0.00	1,000.00	0.00	1,000.00	2,000.00	2,000.00
01-07-435-307	FEES/DUES/SUBSCRIPTIONS	0.00	375.00	500.00	75.00	125.00	1,000.00	625.00
01-07-435-311	POSTAGE & METER RENT	0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00
ADMINISTRATION		16.24	1,018.87	11,398.00	8.94	10,379.13	22,796.00	21,777.13
OTHER								
01-07-440-542	EXAMS - WRITTEN	0.00	5,558.00	15,000.00	37.05	9,442.00	30,000.00	24,442.00
01-07-440-543	EXAMS - PHYSICAL	0.00	1,375.00	2,000.00	68.75	625.00	4,000.00	2,625.00
01-07-440-544	EXAMS - PSYCHOLOGICAL	0.00	3,850.00	2,500.00	154.00	(1,350.00)	5,000.00	1,150.00
01-07-440-545	EXAMS - POLYGRAPH	0.00	1,280.00	1,000.00	128.00	(280.00)	2,000.00	720.00
OTHER		0.00	12,063.00	20,500.00	58.84	8,437.00	41,000.00	28,937.00
Total Dept 07 - BOARD OF POLICE COMMISSIONERS		16.24	13,081.87	31,898.00	41.01	18,816.13	63,796.00	50,714.13

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/21	YTD BALANCE 04/30/2021	2020-21 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE	APPROP.	APPROP. AVAIL.
Fund 01 - GENERAL FUND								
Dept 10 - ADMINISTRATION								
GENERAL MANAGEMENT								
01-10-400-147	MEDICARE	411.34	5,569.71	5,322.00	104.65	(247.71)	10,644.00	5,074.29
01-10-400-151	IMRF	7,142.66	66,734.46	49,218.00	135.59	(17,516.46)	98,436.00	31,701.54
01-10-400-161	SOCIAL SECURITY	1,758.83	20,903.97	20,435.00	102.29	(468.97)	40,870.00	19,966.03
01-10-400-171	SUI - UNEMPLOYMENT	243.72	1,204.71	774.00	155.65	(430.71)	1,548.00	343.29
01-10-455-101	SALARIES - MANAGEMENT STA	14,381.60	185,925.63	175,125.00	106.17	(10,800.63)	350,250.00	164,324.37
01-10-455-102	OVERTIME	140.38	2,883.19	5,000.00	57.66	2,116.81	10,000.00	7,116.81
01-10-455-105	ASSISTANT VILLAGE ADMINISTR	9,522.56	142,748.40	130,175.00	109.66	(12,573.40)	260,350.00	117,601.60
01-10-455-126	SALARIES - CLERICAL	4,607.36	59,738.08	56,726.00	105.31	(3,012.08)	113,452.00	53,713.92
01-10-455-131	PERSONNEL RECRUITMENT	0.00	447.95	500.00	89.59	52.05	1,000.00	552.05
01-10-455-141	HEALTH/DENTAL/LIFE INSURAN	4,063.50	50,556.72	49,602.00	101.92	(954.72)	99,204.00	48,647.28
01-10-455-201	PHONE - TELEPHONES	762.52	18,369.05	12,684.00	144.82	(5,685.05)	25,368.00	6,998.95
01-10-455-266	CODIFY ORDINANCES	1,453.00	4,286.00	5,000.00	85.72	714.00	10,000.00	5,714.00
01-10-455-301	OFFICE SUPPLIES	829.66	5,334.86	8,000.00	66.69	2,665.14	16,000.00	10,665.14
01-10-455-302	PRINTING, PUBLISHING & TRAN	142.11	3,192.15	2,500.00	127.69	(692.15)	5,000.00	1,807.85
01-10-455-303	FUEL/MILEAGE/WASH	59.41	479.48	750.00	63.93	270.52	1,500.00	1,020.52
01-10-455-304	SCHOOLS/CONFERENCES/TRA	0.00	204.00	2,000.00	10.20	1,796.00	4,000.00	3,796.00
01-10-455-305	STRATEGIC PLANNING	0.00	0.00	2,000.00	0.00	2,000.00	4,000.00	4,000.00
01-10-455-306	CONSULTING	487.50	22,888.00	71,000.00	32.24	48,112.00	142,000.00	119,112.00
01-10-455-307	FEES/DUES/SUBSCRIPTIONS	176.48	8,556.00	13,000.00	65.82	4,444.00	26,000.00	17,444.00
01-10-455-311	POSTAGE & METER RENT	398.74	4,720.82	5,000.00	94.42	279.18	10,000.00	5,279.18
01-10-455-315	COPY SERVICE	626.54	6,340.31	7,000.00	90.58	659.69	14,000.00	7,659.69
01-10-455-355	COMMISSARY PROVISION	195.17	1,997.04	3,000.00	66.57	1,002.96	6,000.00	4,002.96
01-10-455-411	MAINTENANCE - EQUIPMENT	0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00
GENERAL MANAGEMENT		47,403.08	613,080.53	625,311.00	98.04	12,230.47	1,250,622.00	637,541.47
COMMUNITY RELATIONS								
01-10-475-365	PUBLIC RELATIONS	401.80	1,558.60	5,000.00	31.17	3,441.40	10,000.00	8,441.40
01-10-475-367	CRISIS MANAGEMENT	342.00	31,857.47	25,000.00	127.43	(6,857.47)	50,000.00	18,142.53
01-10-475-370	MEALS-ON-WHEELS	0.00	0.00	2,000.00	0.00	2,000.00	4,000.00	4,000.00
COMMUNITY RELATIONS		743.80	33,416.07	32,000.00	104.43	(1,416.07)	64,000.00	30,583.93
CAPITAL IMPROVEMENTS								
01-10-485-602	BUILDING IMPROVEMENTS	0.00	41,916.78	60,000.00	69.86	18,083.22	120,000.00	78,083.22
01-10-485-611	FURNITURE & OFFICE EQUIPME	0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00
CAPITAL IMPROVEMENTS		0.00	41,916.78	60,500.00	69.28	18,583.22	121,000.00	79,083.22
CONTINGENCIES								
01-10-490-799	CONTINGENCIES	0.00	0.00	10,000.00	0.00	10,000.00	20,000.00	20,000.00
CONTINGENCIES		0.00	0.00	10,000.00	0.00	10,000.00	20,000.00	20,000.00
DATA PROCESSING								
01-10-460-212	EDP EQUIPMENT/SOFTWARE	0.00	1,169.98	1,000.00	117.00	(169.98)	2,000.00	830.02
01-10-460-225	INTERNET/WEBSITE HOSTING	626.82	14,702.53	14,347.00	102.48	(355.53)	28,694.00	13,991.47
01-10-460-263	EDP LICENSES	530.49	28,109.49	43,435.00	64.72	15,325.51	86,870.00	58,760.51
01-10-460-265	CYBER DISRUPTION	0.00	12,099.00	0.00	100.00	(12,099.00)	0.00	(12,099.00)
01-10-460-267	DOCUMENT STORAGE/SCANNI	0.00	1,745.10	5,000.00	34.90	3,254.90	10,000.00	8,254.90
01-10-460-306	CONSULTING SERVICES - IT	0.00	36,680.87	18,000.00	203.78	(18,680.87)	36,000.00	(680.87)

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/21	YTD BALANCE 04/30/2021	2020-21 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE	APPROP.	APPROP. AVAIL.
Fund 01 - GENERAL FUND								
DATA PROCESSING		1,157.31	94,506.97	81,782.00	115.56	(12,724.97)	163,564.00	69,057.03
BUILDINGS								
01-10-466-228	MAINTENANCE - BUILDING	6,021.94	72,092.03	30,545.00	236.02	(41,547.03)	61,090.00	(11,002.03)
01-10-466-236	NICOR GAS (835 MIDWAY)	253.31	2,082.47	2,000.00	104.12	(82.47)	4,000.00	1,917.53
01-10-466-240	ENERGY/COMED (835 MIDWAY)	1,129.53	3,074.59	3,000.00	102.49	(74.59)	6,000.00	2,925.41
01-10-466-251	SANITARY (835 MIDWAY)	0.00	395.66	450.00	87.92	54.34	900.00	504.34
01-10-466-293	LANDSCAPE - VILLAGE HALL	0.00	82.25	1,000.00	8.23	917.75	2,000.00	1,917.75
01-10-466-351	BUILDING MAINTENANCE SUPP	0.00	4,211.84	2,000.00	210.59	(2,211.84)	4,000.00	(211.84)
BUILDINGS		7,404.78	81,938.84	38,995.00	210.13	(42,943.84)	77,990.00	(3,948.84)
LEGAL								
01-10-470-239	FEES - VILLAGE ATTORNEY	13,705.84	99,904.24	140,000.00	71.36	40,095.76	280,000.00	180,095.76
01-10-470-241	FEES - SPECIAL ATTORNEY	855.00	3,131.60	10,000.00	31.32	6,868.40	20,000.00	16,868.40
01-10-470-242	FEES - LABOR COUNSEL	1,861.50	12,196.10	2,000.00	609.81	(10,196.10)	4,000.00	(8,196.10)
LEGAL		16,422.34	115,231.94	152,000.00	75.81	36,768.06	304,000.00	188,768.06
FINANCIAL CONSULTING								
01-10-471-252	FINANCIAL SERVICES	0.00	742.78	0.00	100.00	(742.78)	0.00	(742.78)
FINANCIAL CONSULTING		0.00	742.78	0.00	100.00	(742.78)	0.00	(742.78)
RISK MANAGEMENT								
01-10-480-272	INSURANCE - IRMA	0.00	234,758.00	233,463.00	100.55	(1,295.00)	466,926.00	232,168.00
01-10-480-273	SELF INSURANCE - DEDUCTIBL	0.00	0.00	10,000.00	0.00	10,000.00	20,000.00	20,000.00
RISK MANAGEMENT		0.00	234,758.00	243,463.00	96.42	8,705.00	486,926.00	252,168.00
TRANSFERS TO OTHER FUNDS								
01-10-900-112	TRANSFER TO DEBT SERVICE -	0.00	279,851.00	279,851.00	100.00	0.00	559,702.00	279,851.00
01-10-900-114	TRANSFER TO LAFER	0.00	(0.02)	0.00	100.00	0.02	0.00	0.02
TRANSFERS TO OTHER FUNDS		0.00	279,850.98	279,851.00	100.00	0.02	559,702.00	279,851.02
Total Dept 10 - ADMINISTRATION		73,131.31	1,495,442.89	1,523,902.00	98.13	28,459.11	3,047,804.00	1,552,361.11
Dept 15 - PLANNING & ECONOMIC DEVELOPMENT								
GENERAL MANAGEMENT								
01-15-400-147	MEDICARE	26.44	416.19	381.00	109.24	(35.19)	762.00	345.81
01-15-400-151	IMRF	469.31	4,166.02	3,203.00	130.07	(963.02)	6,406.00	2,239.98
01-15-400-161	SOCIAL SECURITY	113.08	1,779.71	1,631.00	109.12	(148.71)	3,262.00	1,482.29
01-15-400-171	SUI - UNEMPLOYMENT	24.99	160.37	129.00	124.32	(31.37)	258.00	97.63
01-15-510-126	SALARIES - CLERICAL	1,903.87	24,683.31	23,386.00	105.55	(1,297.31)	46,772.00	22,088.69
01-15-510-141	HEALTH/DENTAL/LIFE INSURAN	610.08	7,278.58	8,062.00	90.28	783.42	16,124.00	8,845.42
01-15-510-301	OFFICE SUPPLIES	77.22	90.55	250.00	36.22	159.45	500.00	409.45
01-15-510-302	PRINTING & PUBLISHING	0.00	92.03	2,500.00	3.68	2,407.97	5,000.00	4,907.97
01-15-510-307	FEES/DUES/SUBSCRIPTIONS	0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00
01-15-510-311	POSTAGE & METER RENT	439.15	2,107.26	500.00	421.45	(1,607.26)	1,000.00	(1,107.26)
01-15-510-340	LIFE INSURANCE - PLAN COMMI	70.56	846.72	1,032.00	82.05	185.28	2,064.00	1,217.28
01-15-510-401	OPERATING EQUIPMENT	0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/21	YTD BALANCE 04/30/2021	2020-21 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE	APPROP.	APPROP. AVAIL.
Fund 01 - GENERAL FUND								
GENERAL MANAGEMENT		3,734.70	41,620.74	42,074.00	98.92	453.26	84,148.00	42,527.26
DATA PROCESSING								
01-15-515-305	EDP PERSONNEL TRAINING	0.00	0.00	1,800.00	0.00	1,800.00	3,600.00	3,600.00
DATA PROCESSING		0.00	0.00	1,800.00	0.00	1,800.00	3,600.00	3,600.00
ENGINEERING								
01-15-520-229	RENT - MEETING ROOM	0.00	0.00	250.00	0.00	250.00	500.00	500.00
01-15-520-245	FEES - ENGINEERING	1,927.76	10,422.51	2,500.00	416.90	(7,922.51)	5,000.00	(5,422.51)
01-15-520-246	FEES - COURT REPORTER	716.00	4,196.75	2,700.00	155.44	(1,496.75)	5,400.00	1,203.25
01-15-520-254	PLAN REVIEW - ENGINEER	0.00	7,418.15	5,000.00	148.36	(2,418.15)	10,000.00	2,581.85
01-15-520-257	PLAN REVIEW - PLANNER	13,919.13	101,083.88	125,000.00	80.87	23,916.12	250,000.00	148,916.12
01-15-520-258	PLAN REVIEW - TRAFFIC CONS	0.00	7,245.00	2,500.00	289.80	(4,745.00)	5,000.00	(2,245.00)
ENGINEERING		16,562.89	130,366.29	137,950.00	94.50	7,583.71	275,900.00	145,533.71
Total Dept 15 - PLANNING & ECONOMIC DEVELOPMEN		20,297.59	171,987.03	181,824.00	94.59	9,836.97	363,648.00	191,660.97
Dept 20 - PARKS & RECREATION								
CAPITAL IMPROVEMENTS								
01-20-595-643	POND IMPROVEMENTS	0.00	0.00	400.00	0.00	400.00	800.00	800.00
01-20-595-693	COURT IMPROVEMENTS	0.00	0.00	800.00	0.00	800.00	1,600.00	1,600.00
CAPITAL IMPROVEMENTS		0.00	0.00	1,200.00	0.00	1,200.00	2,400.00	2,400.00
ADMINISTRATION								
01-20-400-147	MEDICARE	34.96	531.12	648.00	81.96	116.88	1,296.00	764.88
01-20-400-151	IMRF	594.25	5,509.36	5,308.00	103.79	(201.36)	10,616.00	5,106.64
01-20-400-161	SOCIAL SECURITY	149.46	2,270.98	2,772.00	81.93	501.02	5,544.00	3,273.02
01-20-400-171	SUI - UNEMPLOYMENT	59.67	342.96	270.00	127.02	(72.96)	540.00	197.04
01-20-550-101	SALARIES - PERMANENT EMPL	2,410.77	29,412.73	32,585.00	90.26	3,172.27	65,170.00	35,757.27
01-20-550-103	PART TIME - PROGRAM SUPERV	0.00	0.00	2,500.00	0.00	2,500.00	5,000.00	5,000.00
01-20-550-148	LIFE INSURANCE - COMMISSIO	53.20	706.16	1,068.00	66.12	361.84	2,136.00	1,429.84
01-20-550-301	OFFICE/GENERAL PROGRAM S	0.00	381.45	1,000.00	38.15	618.55	2,000.00	1,618.55
01-20-550-302	PRINTING & PUBLISHING	140.00	140.00	13,500.00	1.04	13,360.00	27,000.00	26,860.00
01-20-550-311	POSTAGE & METER RENT	0.51	163.51	3,800.00	4.30	3,636.49	7,600.00	7,436.49
ADMINISTRATION		3,442.82	39,458.27	63,451.00	62.19	23,992.73	126,902.00	87,443.73
DATA PROCESSING								
01-20-555-212	EDP EQUIPMENT/SOFTWARE	0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00
01-20-555-263	EDP LICENSES	14.99	119.92	0.00	100.00	(119.92)	0.00	(119.92)
01-20-555-306	CONSULTING - PROGRAM HOST	8,500.00	8,500.00	15,000.00	56.67	6,500.00	30,000.00	21,500.00
DATA PROCESSING		8,514.99	8,619.92	15,500.00	55.61	6,880.08	31,000.00	22,380.08
MAINTENANCE								
01-20-570-102	OVERTIME	0.00	3,033.81	7,000.00	43.34	3,966.19	14,000.00	10,966.19
01-20-570-103	PART TIME - LABOR	0.00	798.00	2,541.00	31.40	1,743.00	5,082.00	4,284.00
01-20-570-228	MAINTENANCE - PARK BUILDIN	0.00	1,215.55	12,386.00	9.81	11,170.45	24,772.00	23,556.45
01-20-570-234	RENT - EQUIPMENT	0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00

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Fund 01 - GENERAL FUND								
01-20-570-235	NICOR GAS (825 MIDWAY)	0.00	196.62	1,200.00	16.39	1,003.38	2,400.00	2,203.38
01-20-570-250	SANITARY (825 MIDWAY)	0.00	22.18	50.00	44.36	27.82	100.00	77.82
01-20-570-278	SANITARY (PARKS)	0.00	179.03	150.00	119.35	(29.03)	300.00	120.97
01-20-570-280	BALLFIELD MAINTENANCE	5,084.40	13,377.20	10,000.00	133.77	(3,377.20)	20,000.00	6,622.80
01-20-570-281	CONTRACTED MAINTENANCE &	14,059.92	130,020.92	120,900.00	107.54	(9,120.92)	241,800.00	111,779.08
01-20-570-331	MAINTENANCE SUPPLIES	275.35	848.28	5,000.00	16.97	4,151.72	10,000.00	9,151.72
01-20-570-411	MAINTENANCE - EQUIPMENT	0.00	1,799.56	3,500.00	51.42	1,700.44	7,000.00	5,200.44
MAINTENANCE		19,419.67	151,491.15	163,227.00	92.81	11,735.85	326,454.00	174,962.85
SUMMER PROGRAM								
01-20-575-119	SUMMER PROGRAM MATERIAL	0.00	220.00	7,600.00	2.89	7,380.00	15,200.00	14,980.00
01-20-575-517	SENIORS PROGRAM-SUMMER	4,000.00	4,000.00	5,400.00	74.07	1,400.00	10,800.00	6,800.00
SUMMER PROGRAM		4,000.00	4,220.00	13,000.00	32.46	8,780.00	26,000.00	21,780.00
FALL PROGRAM								
01-20-580-517	SENIORS PROGRAM-FALL	4,000.00	4,000.00	5,400.00	74.07	1,400.00	10,800.00	6,800.00
FALL PROGRAM		4,000.00	4,000.00	5,400.00	74.07	1,400.00	10,800.00	6,800.00
WINTER/SPECIAL PROGRAMS								
01-20-585-121	WINTER PROGRAM MATERIALS	0.00	0.00	2,000.00	0.00	2,000.00	4,000.00	4,000.00
01-20-585-150	CHILDRENS SPECIAL EVENTS -	0.00	0.00	3,000.00	0.00	3,000.00	6,000.00	6,000.00
01-20-585-151	FAMILY SPECIAL EVENT - MOVIE	0.00	0.00	1,500.00	0.00	1,500.00	3,000.00	3,000.00
01-20-585-152	FAMILY SPECIAL EVENT - TREE	0.00	2,564.00	4,900.00	52.33	2,336.00	9,800.00	7,236.00
01-20-585-153	FAMILY SPECIAL EVENT - BACK	0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00
01-20-585-154	FAMILY SPECIAL EVENT - RACE	0.00	300.05	13,600.00	2.21	13,299.95	27,200.00	26,899.95
01-20-585-155	CHILDREN'S HOLIDAY PARTY	0.00	0.00	5,000.00	0.00	5,000.00	10,000.00	10,000.00
01-20-585-157	COMMUNITY PICNIC	0.00	0.00	3,000.00	0.00	3,000.00	6,000.00	6,000.00
01-20-585-517	SENIORS PROGRAM-WINTER/S	4,000.00	4,000.00	5,400.00	74.07	1,400.00	10,800.00	6,800.00
WINTER/SPECIAL PROGRAMS		4,000.00	6,864.05	38,900.00	17.65	32,035.95	77,800.00	70,935.95
SPRING PROGRAM								
01-20-586-121	SPRING PROGRAM MATERIALS	0.00	0.00	200.00	0.00	200.00	400.00	400.00
SPRING PROGRAM		0.00	0.00	200.00	0.00	200.00	400.00	400.00
SPECIAL RECREATION								
01-20-590-518	SPECIAL RECREATION ASSOC P	0.00	39,310.86	39,310.00	100.00	(0.86)	78,620.00	39,309.14
01-20-590-519	ADA PARK MAINTENANCE	174.00	174.00	4,840.00	3.60	4,666.00	9,680.00	9,506.00
01-20-590-520	ADA RECREATION ACCOMMODA	0.00	0.00	7,700.00	0.00	7,700.00	15,400.00	15,400.00
01-20-590-521	ADA PARK IMPROVEMENTS	0.00	0.00	15,400.00	0.00	15,400.00	30,800.00	30,800.00
SPECIAL RECREATION		174.00	39,484.86	67,250.00	58.71	27,765.14	134,500.00	95,015.14
Total Dept 20 - PARKS & RECREATION		43,551.48	254,138.25	368,128.00	69.04	113,989.75	736,256.00	482,117.75
Dept 25 - FINANCE DEPARTMENT								
GENERAL MANAGEMENT								
01-25-400-147	MEDICARE	277.19	3,590.88	3,373.00	106.46	(217.88)	6,746.00	3,155.12
01-25-400-151	IMRF	4,817.64	35,387.75	23,994.00	147.49	(11,393.75)	47,988.00	12,600.25

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Fund 01 - GENERAL FUND								
01-25-400-161	SOCIAL SECURITY	1,185.27	14,544.45	14,424.00	100.84	(120.45)	28,848.00	14,303.55
01-25-400-171	SUI - UNEMPLOYMENT	62.94	1,173.89	1,032.00	113.75	(141.89)	2,064.00	890.11
01-25-610-101	SALARIES - MANAGEMENT STA	11,472.31	151,507.25	138,033.00	109.76	(13,474.25)	276,066.00	124,558.75
01-25-610-102	OVERTIME	0.00	0.00	1,500.00	0.00	1,500.00	3,000.00	3,000.00
01-25-610-104	PART TIME - CLERICAL	0.00	15,733.04	31,609.00	49.77	15,875.96	63,218.00	47,484.96
01-25-610-126	SALARIES - CLERICAL	7,747.36	79,709.88	61,500.00	129.61	(18,209.88)	123,000.00	43,290.12
01-25-610-141	HEALTH/DENTAL/LIFE INSURAN	3,783.33	30,908.41	19,008.00	162.61	(11,900.41)	38,016.00	7,107.59
01-25-610-301	OFFICE SUPPLIES	0.00	1,475.66	2,500.00	59.03	1,024.34	5,000.00	3,524.34
01-25-610-302	PRINTING & PUBLISHING	126.00	1,401.70	1,000.00	140.17	(401.70)	2,000.00	598.30
01-25-610-303	FUEL/MILEAGE/WASH	0.00	0.00	250.00	0.00	250.00	500.00	500.00
01-25-610-304	SCHOOLS/CONFERENCES/TRA	0.00	340.00	1,000.00	34.00	660.00	2,000.00	1,660.00
01-25-610-307	FEES/DUES/SUBSCRIPTIONS	0.00	1,285.27	1,605.00	80.08	319.73	3,210.00	1,924.73
01-25-610-311	POSTAGE & METER RENT	26.16	157.86	250.00	63.14	92.14	500.00	342.14
GENERAL MANAGEMENT		29,498.20	337,216.04	301,078.00	112.00	(36,138.04)	602,156.00	264,939.96
DATA PROCESSING								
01-25-615-212	EDP EQUIPMENT/SOFTWARE	0.00	251.72	500.00	50.34	248.28	1,000.00	748.28
01-25-615-263	EDP LICENSES	0.00	12,172.00	12,000.00	101.43	(172.00)	24,000.00	11,828.00
01-25-615-267	DOCUMENT STORAGE/SCANNI	0.00	0.00	1,000.00	0.00	1,000.00	2,000.00	2,000.00
DATA PROCESSING		0.00	12,423.72	13,500.00	92.03	1,076.28	27,000.00	14,576.28
FINANCIAL CONSULTING								
01-25-620-251	AUDIT SERVICES	0.00	29,915.00	34,000.00	87.99	4,085.00	68,000.00	38,085.00
01-25-620-252	FINANCIAL SERVICES	0.00	1,700.00	4,550.00	37.36	2,850.00	9,100.00	7,400.00
FINANCIAL CONSULTING		0.00	31,615.00	38,550.00	82.01	6,935.00	77,100.00	45,485.00
Total Dept 25 - FINANCE DEPARTMENT		29,498.20	381,254.76	353,128.00	107.97	(28,126.76)	706,256.00	325,001.24
Dept 30 - POLICE DEPARTMENT								
ADMINISTRATION								
01-30-400-147	MEDICARE	3,308.87	41,475.79	41,024.00	101.10	(451.79)	82,048.00	40,572.21
01-30-400-151	IMRF	3,482.26	31,444.59	25,270.00	124.43	(6,174.59)	50,540.00	19,095.41
01-30-400-161	SOCIAL SECURITY	870.13	11,622.84	11,683.00	99.49	60.16	23,366.00	11,743.16
01-30-400-171	SUI - UNEMPLOYMENT	173.80	10,868.11	6,708.00	162.02	(4,160.11)	13,416.00	2,547.89
01-30-630-101	SALARIES - PERMANENT EMPL	176,431.99	2,223,516.35	2,289,826.00	97.10	66,309.65	4,579,652.00	2,356,135.65
01-30-630-102	OVERTIME	28,515.65	365,632.14	336,000.00	108.82	(29,632.14)	672,000.00	306,367.86
01-30-630-103	OVERTIME - SPECIAL DETAIL &	1,912.38	13,925.48	15,000.00	92.84	1,074.52	30,000.00	16,074.52
01-30-630-105	SALARIES-COPS GRANT OFFIC	16,584.19	85,639.68	0.00	100.00	(85,639.68)	0.00	(85,639.68)
01-30-630-126	SALARIES - CLERICAL	14,126.72	183,316.58	178,439.00	102.73	(4,877.58)	356,878.00	173,561.42
01-30-630-127	OVERTIME - CLERICAL	0.00	635.98	10,000.00	6.36	9,364.02	20,000.00	19,364.02
01-30-630-131	PERSONNEL RECRUITMENT	0.00	320.50	1,000.00	32.05	679.50	2,000.00	1,679.50
01-30-630-141	HEALTH/DENTAL/LIFE INSURAN	38,212.54	360,606.06	358,884.00	100.48	(1,722.06)	717,768.00	357,161.94
01-30-630-155	POLICE PENSION	82,670.24	1,074,713.12	1,074,713.00	100.00	(0.12)	2,149,426.00	1,074,712.88
01-30-630-201	PHONE - TELEPHONES	1,368.04	15,989.96	27,000.00	59.22	11,010.04	54,000.00	38,010.04
01-30-630-202	ACCREDITATION	0.00	4,645.00	4,645.00	100.00	0.00	9,290.00	4,645.00
01-30-630-241	FEES - FIELD COURT ATTORNE	12,935.00	13,685.00	16,000.00	85.53	2,315.00	32,000.00	18,315.00
01-30-630-245	FIRING RANGE	0.00	1,299.50	2,500.00	51.98	1,200.50	5,000.00	3,700.50
01-30-630-301	OFFICE SUPPLIES	0.00	4,471.70	4,000.00	111.79	(471.70)	8,000.00	3,528.30

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/21	YTD BALANCE 04/30/2021	2020-21 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE	APPROP.	APPROP. AVAIL.
Fund 01 - GENERAL FUND								
01-30-630-302	PRINTING & PUBLISHING	1,458.66	6,323.49	4,000.00	158.09	(2,323.49)	8,000.00	1,676.51
01-30-630-303	FUEL/MILEAGE/WASH	3,926.51	46,647.35	50,000.00	93.29	3,352.65	100,000.00	53,352.65
01-30-630-304	SCHOOLS/CONFERENCES/TRA	78.00	31,602.82	40,000.00	79.01	8,397.18	80,000.00	48,397.18
01-30-630-305	TUITION REIMBURSEMENT	0.00	0.00	6,000.00	0.00	6,000.00	12,000.00	12,000.00
01-30-630-307	FEES/DUES/SUBSCRIPTIONS	5,642.85	30,933.22	20,500.00	150.89	(10,433.22)	41,000.00	10,066.78
01-30-630-308	CADET PROGRAM	0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00
01-30-630-309	EMPLOYEE RECOGNITION	0.00	927.49	3,000.00	30.92	2,072.51	6,000.00	5,072.51
01-30-630-311	POSTAGE & METER RENT	126.16	2,677.77	4,200.00	63.76	1,522.23	8,400.00	5,722.23
01-30-630-315	COPY SERVICE	281.05	3,649.29	4,100.00	89.01	450.71	8,200.00	4,550.71
01-30-630-345	UNIFORMS	377.82	16,817.53	28,500.00	59.01	11,682.47	57,000.00	40,182.47
01-30-630-346	AMMUNITION	2,468.00	3,397.60	14,000.00	24.27	10,602.40	28,000.00	24,602.40
01-30-630-401	OPERATING EQUIPMENT	2,006.53	43,855.77	25,000.00	175.42	(18,855.77)	50,000.00	6,144.23
01-30-630-409	MAINTENANCE - VEHICLES	2,454.14	42,921.23	50,000.00	85.84	7,078.77	100,000.00	57,078.77
01-30-630-421	MAINTENANCE - RADIO EQUIPM	0.00	2,399.94	6,500.00	36.92	4,100.06	13,000.00	10,600.06
ADMINISTRATION		399,411.53	4,675,961.88	4,658,992.00	100.36	(16,969.88)	9,317,984.00	4,642,022.12
DATA PROCESSING								
01-30-640-212	EDP EQUIPMENT/SOFTWARE	0.00	2,038.80	3,732.00	54.63	1,693.20	7,464.00	5,425.20
01-30-640-225	INTERNET/WEBSITE HOSTING	400.00	4,800.00	6,760.00	71.01	1,960.00	13,520.00	8,720.00
01-30-640-263	EDP LICENSES	0.00	26,037.75	30,000.00	86.79	3,962.25	60,000.00	33,962.25
01-30-640-267	DOCUMENT STORAGE/SCANNI	0.00	0.00	2,000.00	0.00	2,000.00	4,000.00	4,000.00
01-30-640-306	CONSULTING - IT/GRANT	0.00	12,860.03	22,875.00	56.22	10,014.97	45,750.00	32,889.97
DATA PROCESSING		400.00	45,736.58	65,367.00	69.97	19,630.42	130,734.00	84,997.42
BUILDINGS								
01-30-630-228	MAINTENANCE - BUILDING	2,669.23	59,936.95	44,927.00	133.41	(15,009.95)	89,854.00	29,917.05
01-30-630-235	NICOR GAS (7760 QUINCY)	437.03	3,711.77	5,000.00	74.24	1,288.23	10,000.00	6,288.23
01-30-630-250	SANITARY (7760 QUINCY)	0.00	530.36	1,200.00	44.20	669.64	2,400.00	1,869.64
01-30-630-351	BUILDING MAINTENANCE SUPP	348.44	1,429.87	3,000.00	47.66	1,570.13	6,000.00	4,570.13
BUILDINGS		3,454.70	65,608.95	54,127.00	121.21	(11,481.95)	108,254.00	42,645.05
RISK MANAGEMENT								
01-30-645-273	SELF INSURANCE - DEDUCTIBL	0.00	0.00	20,000.00	0.00	20,000.00	40,000.00	40,000.00
RISK MANAGEMENT		0.00	0.00	20,000.00	0.00	20,000.00	40,000.00	40,000.00
CONSTRUCTION								
01-30-635-288	BUILDING CONSTR & REMODEL	0.00	16,325.00	1,500.00	1,088.33	(14,825.00)	3,000.00	(13,325.00)
CONSTRUCTION		0.00	16,325.00	1,500.00	1,088.33	(14,825.00)	3,000.00	(13,325.00)
PATROL								
01-30-650-268	ANIMAL CONTROL	0.00	200.00	800.00	25.00	600.00	1,600.00	1,400.00
01-30-650-343	JAIL SUPPLIES	407.06	1,305.99	1,500.00	87.07	194.01	3,000.00	1,694.01
01-30-650-348	DRUG FORFEITURE- STATE	0.00	45,088.20	500.00	9,017.64	(44,588.20)	1,000.00	(44,088.20)
01-30-650-349	DRUG FORFEITURE - FEDERAL	0.00	9,750.00	500.00	1,950.00	(9,250.00)	1,000.00	(8,750.00)
PATROL		407.06	56,344.19	3,300.00	1,707.40	(53,044.19)	6,600.00	(49,744.19)
TRAFFIC SAFETY								
01-30-660-105	PART TIME - CROSSING GUARD	395.40	3,801.98	5,323.00	71.43	1,521.02	10,646.00	6,844.02

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/21	YTD BALANCE 04/30/2021	2020-21 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE	APPROP.	APPROP. AVAIL.
Fund 01 - GENERAL FUND								
TRAFFIC SAFETY		395.40	3,801.98	5,323.00	71.43	1,521.02	10,646.00	6,844.02
CRIME PREVENTION								
01-30-670-331	COMMODITIES	0.00	226.53	5,000.00	4.53	4,773.47	10,000.00	9,773.47
CRIME PREVENTION		0.00	226.53	5,000.00	4.53	4,773.47	10,000.00	9,773.47
TELECOMMUNICATIONS								
01-30-675-235	RADIO DISPATCHING	0.00	232,842.17	312,000.00	74.63	79,157.83	624,000.00	391,157.83
01-30-675-263	EQUIPMENT MAINTENANCE	1,026.00	1,026.00	0.00	100.00	(1,026.00)	0.00	(1,026.00)
TELECOMMUNICATIONS		1,026.00	233,868.17	312,000.00	74.96	78,131.83	624,000.00	390,131.83
RED LIGHT								
01-30-630-246	RED LIGHT - ADJUDICATOR	726.00	2,948.00	6,000.00	49.13	3,052.00	12,000.00	9,052.00
01-30-630-247	RED LIGHT - CAMERA FEES	22,475.00	246,475.83	275,000.00	89.63	28,524.17	550,000.00	303,524.17
01-30-630-248	RED LIGHT - COM ED	114.89	1,270.13	2,000.00	63.51	729.87	4,000.00	2,729.87
01-30-630-249	RED LIGHT - MISC FEE	2,182.50	21,413.70	35,000.00	61.18	13,586.30	70,000.00	48,586.30
RED LIGHT		25,498.39	272,107.66	318,000.00	85.57	45,892.34	636,000.00	363,892.34
Total Dept 30 - POLICE DEPARTMENT		430,593.08	5,369,980.94	5,443,609.00	98.65	73,628.06	10,887,218.00	5,517,237.06
Dept 35 - PUBLIC WORKS DEPARTMENT								
CAPITAL IMPROVEMENTS								
01-35-765-625	VEHICLES - NEW & OTHER	0.00	15,063.50	0.00	100.00	(15,063.50)	0.00	(15,063.50)
01-35-765-685	STREET IMPROVEMENTS	39,200.00	41,566.00	30,000.00	138.55	(11,566.00)	60,000.00	18,434.00
CAPITAL IMPROVEMENTS		39,200.00	56,629.50	30,000.00	188.77	(26,629.50)	60,000.00	3,370.50
ADMINISTRATION								
01-35-400-147	MEDICARE	208.01	3,129.41	3,204.00	97.67	74.59	6,408.00	3,278.59
01-35-400-151	IMRF	3,449.92	36,960.29	28,147.00	131.31	(8,813.29)	56,294.00	19,333.71
01-35-400-161	SOCIAL SECURITY	889.37	13,378.39	13,700.00	97.65	321.61	27,400.00	14,021.61
01-35-400-171	SUI - UNEMPLOYMENT	15.12	1,249.04	998.00	125.15	(251.04)	1,996.00	746.96
01-35-710-101	SALARIES - PERMANENT EMPL	11,146.48	149,449.17	163,587.00	91.36	14,137.83	327,174.00	177,724.83
01-35-710-102	OVERTIME	733.72	33,182.21	20,000.00	165.91	(13,182.21)	40,000.00	6,817.79
01-35-710-103	PART TIME - LABOR	0.00	10,412.61	11,072.00	94.04	659.39	22,144.00	11,731.39
01-35-710-126	SALARIES - CLERICAL	2,115.54	27,437.97	26,308.00	104.30	(1,129.97)	52,616.00	25,178.03
01-35-710-141	HEALTH/DENTAL/LIFE INSURAN	3,849.63	45,547.69	54,315.00	83.86	8,767.31	108,630.00	63,082.31
01-35-710-201	TELEPHONES	177.27	2,296.13	2,784.00	82.48	487.87	5,568.00	3,271.87
01-35-710-301	OFFICE SUPPLIES	168.00	838.60	500.00	167.72	(338.60)	1,000.00	161.40
01-35-710-302	PRINTING & PUBLISHING	0.00	852.70	750.00	113.69	(102.70)	1,500.00	647.30
01-35-710-303	FUEL/MILEAGE/WASH	517.97	7,230.48	10,400.00	69.52	3,169.52	20,800.00	13,569.52
01-35-710-304	SCHOOLS/CONFERENCES/TRA	0.00	112.00	2,000.00	5.60	1,888.00	4,000.00	3,888.00
01-35-710-307	FEES/DUES/SUBSCRIPTIONS	0.00	100.00	400.00	25.00	300.00	800.00	700.00
01-35-710-311	POSTAGE & METER RENT	0.00	1,315.94	1,500.00	87.73	184.06	3,000.00	1,684.06
01-35-710-345	UNIFORMS	794.80	2,646.49	3,800.00	69.64	1,153.51	7,600.00	4,953.51
01-35-710-401	OPERATING SUPPLIES & EQUIP	0.00	2,535.48	2,500.00	101.42	(35.48)	5,000.00	2,464.52
01-35-710-405	FURNITURE & OFFICE EQUIPME	0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00
ADMINISTRATION		24,065.83	338,674.60	346,465.00	97.75	7,790.40	692,930.00	354,255.40

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/21	YTD BALANCE 04/30/2021	2020-21 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE	APPROP.	APPROP. AVAIL.
Fund 01 - GENERAL FUND								
DATA PROCESSING								
01-35-715-212	EDP EQUIPMENT/SOFTWARE	0.00	819.32	0.00	100.00	(819.32)	0.00	(819.32)
01-35-715-225	INTERNET/WEBSITE HOSTING	108.35	1,430.29	1,296.00	110.36	(134.29)	2,592.00	1,161.71
DATA PROCESSING		108.35	2,249.61	1,296.00	173.58	(953.61)	2,592.00	342.39
ENGINEERING								
01-35-720-245	FEES - ENGINEERING	4,387.29	18,461.30	30,000.00	61.54	11,538.70	60,000.00	41,538.70
01-35-720-254	PLAN REVIEW - ENGINEER	0.00	0.00	1,500.00	0.00	1,500.00	3,000.00	3,000.00
ENGINEERING		4,387.29	18,461.30	31,500.00	58.61	13,038.70	63,000.00	44,538.70
BUILDINGS								
01-35-725-413	MAINTENANCE - GARAGE	1,054.98	4,774.39	5,000.00	95.49	225.61	10,000.00	5,225.61
01-35-725-414	MAINTENANCE - SALT BINS	103.82	103.82	1,500.00	6.92	1,396.18	3,000.00	2,896.18
01-35-725-415	NICOR GAS	350.53	2,659.64	3,200.00	83.11	540.36	6,400.00	3,740.36
01-35-725-417	SANITARY USER CHARGE	0.00	85.85	200.00	42.93	114.15	400.00	314.15
01-35-725-418	MAINTENANCE - PW BUILDING	0.00	36,207.03	10,000.00	362.07	(26,207.03)	20,000.00	(16,207.03)
BUILDINGS		1,509.33	43,830.73	19,900.00	220.25	(23,930.73)	39,800.00	(4,030.73)
EQUIPMENT REPAIR								
01-35-735-409	MAINTENANCE - VEHICLES	535.62	33,281.51	20,000.00	166.41	(13,281.51)	40,000.00	6,718.49
01-35-735-411	MAINTENANCE - EQUIPMENT	97.23	687.18	1,000.00	68.72	312.82	2,000.00	1,312.82
EQUIPMENT REPAIR		632.85	33,968.69	21,000.00	161.76	(12,968.69)	42,000.00	8,031.31
SNOW REMOVAL								
01-35-740-287	SNOW REMOVAL CONTRACT	775.00	228,692.50	70,000.00	326.70	(158,692.50)	140,000.00	(88,692.50)
01-35-740-411	MAINTENANCE - EQUIPMENT	872.44	1,109.47	4,000.00	27.74	2,890.53	8,000.00	6,890.53
SNOW REMOVAL		1,647.44	229,801.97	74,000.00	310.54	(155,801.97)	148,000.00	(81,801.97)
STREET LIGHTING								
01-35-745-207	ENERGY - STREET LIGHTS	1,176.13	19,064.96	21,000.00	90.79	1,935.04	42,000.00	22,935.04
01-35-745-223	MAINTENANCE - STREET LIGHT	0.00	48,431.17	17,000.00	284.89	(31,431.17)	34,000.00	(14,431.17)
01-35-745-224	MAINTENANCE - TRAFFIC SIGN	0.00	3,141.00	3,141.00	100.00	0.00	6,282.00	3,141.00
STREET LIGHTING		1,176.13	70,637.13	41,141.00	171.70	(29,496.13)	82,282.00	11,644.87
STORM WATER IMPROVEMENTS								
01-35-750-286	JET CLEANING CULVERT	0.00	16,393.85	20,000.00	81.97	3,606.15	40,000.00	23,606.15
01-35-750-289	SITE IMPROVEMENTS	1,600.00	6,625.99	10,000.00	66.26	3,374.01	20,000.00	13,374.01
01-35-750-290	EQUIPMENT RENTAL	1,100.60	1,319.60	3,500.00	37.70	2,180.40	7,000.00	5,680.40
01-35-750-328	STREET & ROW MAINTENANCE	0.00	165,387.13	160,000.00	103.37	(5,387.13)	320,000.00	154,612.87
01-35-750-338	TREE MAINTENANCE	0.00	158,460.50	150,000.00	105.64	(8,460.50)	300,000.00	141,539.50
01-35-750-381	STORM WATER IMPROVEMENT	31,294.70	87,403.72	92,500.00	94.49	5,096.28	185,000.00	97,596.28
STORM WATER IMPROVEMENTS		33,995.30	435,590.79	436,000.00	99.91	409.21	872,000.00	436,409.21
STREET MAINTENANCE								
01-35-755-279	TRASH REMOVAL	199.75	199.75	2,000.00	9.99	1,800.25	4,000.00	3,800.25
01-35-755-281	ROUTE 83 BEAUTIFICATION	0.00	40,490.30	52,000.00	77.87	11,509.70	104,000.00	63,509.70
01-35-755-284	BRUSH PICKUP	0.00	18,500.00	35,000.00	52.86	16,500.00	70,000.00	51,500.00
01-35-755-328	STREET & ROW MAINTENANCE	515.14	13,282.67	15,000.00	88.55	1,717.33	30,000.00	16,717.33

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/21	YTD BALANCE 04/30/2021	2020-21 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE	APPROP.	APPROP. AVAIL.
Fund 01 - GENERAL FUND								
01-35-755-331	SALT	0.00	95,798.10	80,000.00	119.75	(15,798.10)	160,000.00	64,201.90
01-35-755-332	J.U.L.I.E.	0.00	2,762.13	2,400.00	115.09	(362.13)	4,800.00	2,037.87
01-35-755-333	ROAD SIGNS	2,489.30	6,953.50	7,700.00	90.31	746.50	15,400.00	8,446.50
01-35-755-401	OPERATING EQUIPMENT	401.56	6,784.80	1,500.00	452.32	(5,284.80)	3,000.00	(3,784.80)
STREET MAINTENANCE		3,605.75	184,771.25	195,600.00	94.46	10,828.75	391,200.00	206,428.75
NUISANCE CONTROL								
01-35-760-258	PEST CONTROL	1,113.20	1,113.20	1,000.00	111.32	(113.20)	2,000.00	886.80
01-35-760-259	MOSQUITO ABATEMENT	6,612.50	33,572.50	35,300.00	95.11	1,727.50	70,600.00	37,027.50
NUISANCE CONTROL		7,725.70	34,685.70	36,300.00	95.55	1,614.30	72,600.00	37,914.30
Total Dept 35 - PUBLIC WORKS DEPARTMENT		118,053.97	1,449,301.27	1,233,202.00	117.52	(216,099.27)	2,466,404.00	1,017,102.73
Dept 40 - BUILDING & ZONING DEPARTMENT								
GENERAL MANAGEMENT								
01-40-400-147	MEDICARE	133.25	1,736.55	1,905.00	91.16	168.45	3,810.00	2,073.45
01-40-400-151	IMRF	2,316.89	20,702.13	17,621.00	117.49	(3,081.13)	35,242.00	14,539.87
01-40-400-161	SOCIAL SECURITY	569.70	7,425.13	8,147.00	91.14	721.87	16,294.00	8,868.87
01-40-400-171	SUI - UNEMPLOYMENT	24.99	481.15	387.00	124.33	(94.15)	774.00	292.85
01-40-810-101	SALARIES - PERMANENT EMPL	7,495.20	97,341.05	97,014.00	100.34	(327.05)	194,028.00	96,686.95
01-40-810-102	OVERTIME	0.00	456.75	11,000.00	4.15	10,543.25	22,000.00	21,543.25
01-40-810-126	SALARIES - CLERICAL	1,903.97	24,684.62	23,386.00	105.55	(1,298.62)	46,772.00	22,087.38
01-40-810-141	HEALTH/DENTAL/LIFE INSURAN	2,314.06	25,121.86	24,278.00	103.48	(843.86)	48,556.00	23,434.14
01-40-810-201	TELEPHONES	42.47	717.77	876.00	81.94	158.23	1,752.00	1,034.23
01-40-810-301	OFFICE SUPPLIES	13.47	1,293.76	1,000.00	129.38	(293.76)	2,000.00	706.24
01-40-810-302	PRINTING & PUBLISHING	0.00	1,608.95	750.00	214.53	(858.95)	1,500.00	(108.95)
01-40-810-303	FUEL/MILEAGE/WASH	35.19	415.28	1,000.00	41.53	584.72	2,000.00	1,584.72
01-40-810-304	SCHOOLS/CONFERENCES/TRA	0.00	912.52	1,200.00	76.04	287.48	2,400.00	1,487.48
01-40-810-307	FEES/DUES/SUBSCRIPTIONS	0.00	729.00	500.00	145.80	(229.00)	1,000.00	271.00
01-40-810-311	POSTAGE & METER RENT	24.27	304.44	400.00	76.11	95.56	800.00	495.56
01-40-810-315	COPY SERVICE	549.04	5,212.90	4,500.00	115.84	(712.90)	9,000.00	3,787.10
01-40-810-345	UNIFORMS	0.00	21.97	400.00	5.49	378.03	800.00	778.03
01-40-810-409	MAINTENANCE - VEHICLES	0.00	1,781.51	500.00	356.30	(1,281.51)	1,000.00	(781.51)
GENERAL MANAGEMENT		15,422.50	190,947.34	194,864.00	97.99	3,916.66	389,728.00	198,780.66
DATA PROCESSING								
01-40-815-212	EDP EQUIPMENT/SOFTWARE	0.00	128.90	0.00	100.00	(128.90)	0.00	(128.90)
01-40-815-267	DOCUMENT STORAGE/SCANNI	0.00	3,420.60	9,000.00	38.01	5,579.40	18,000.00	14,579.40
DATA PROCESSING		0.00	3,549.50	9,000.00	39.44	5,450.50	18,000.00	14,450.50
ENGINEERING								
01-40-820-245	FEES - ENGINEERING	0.00	442.64	0.00	100.00	(442.64)	0.00	(442.64)
01-40-820-246	FEES - DRAINAGE ENGINEER	0.00	450.00	0.00	100.00	(450.00)	0.00	(450.00)
01-40-820-254	PLAN REVIEW - CIVIL ENGINEE	1,475.00	17,199.01	12,000.00	143.33	(5,199.01)	24,000.00	6,800.99
01-40-820-255	PLAN REVIEW - STRUCTURAL	3,190.25	8,666.75	7,000.00	123.81	(1,666.75)	14,000.00	5,333.25
01-40-820-258	PLAN REVIEW - BUILDING CODE	14,618.00	155,411.70	140,000.00	111.01	(15,411.70)	280,000.00	124,588.30
ENGINEERING		19,283.25	182,170.10	159,000.00	114.57	(23,170.10)	318,000.00	135,829.90

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/21	YTD BALANCE 04/30/2021	2020-21 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE	APPROP.	APPROP. AVAIL.
Fund 01 - GENERAL FUND								
INSPECTION								
01-40-830-109	PART TIME - INSPECTOR	3,318.00	42,168.00	40,000.00	105.42	(2,168.00)	80,000.00	37,832.00
01-40-830-115	PLUMBING INSPECTION	800.00	4,950.00	15,000.00	33.00	10,050.00	30,000.00	25,050.00
01-40-830-117	ELEVATOR INSPECTION	673.00	5,843.00	5,000.00	116.86	(843.00)	10,000.00	4,157.00
01-40-830-119	CODE ENFORCE INSPECTION	0.00	3,125.00	5,000.00	62.50	1,875.00	10,000.00	6,875.00
INSPECTION		4,791.00	56,086.00	65,000.00	86.29	8,914.00	130,000.00	73,914.00
Total Dept 40 - BUILDING & ZONING DEPARTMENT		39,496.75	432,752.94	427,864.00	101.14	(4,888.94)	855,728.00	422,975.06
Dept 53 - HOTEL/MOTEL								
GENERAL MANAGEMENT								
01-53-401-307	FEES DUES SUBSCRIPTIONS	0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00
GENERAL MANAGEMENT		0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00
COMMUNITY RELATIONS								
01-53-435-319	CHAMBER DIRECTORY	0.00	1,500.00	3,000.00	50.00	1,500.00	6,000.00	4,500.00
COMMUNITY RELATIONS		0.00	1,500.00	3,000.00	50.00	1,500.00	6,000.00	4,500.00
SPECIAL EVENTS								
01-53-436-379	SPECIAL PROMOTIONAL EVENT	0.00	0.00	2,500.00	0.00	2,500.00	5,000.00	5,000.00
SPECIAL EVENTS		0.00	0.00	2,500.00	0.00	2,500.00	5,000.00	5,000.00
Total Dept 53 - HOTEL/MOTEL		0.00	1,500.00	6,000.00	25.00	4,500.00	12,000.00	10,500.00
TOTAL EXPENDITURES		759,977.38	9,642,489.15	9,646,169.00	99.96	3,679.85	19,292,338.00	9,649,848.85

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/21	YTD BALANCE 04/30/2021	2020-21 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE	APPROP.	APPROP. AVAIL.
Fund 02 - WATER FUND								
Dept 50 - WATER DEPARTMENT								
CAPITAL IMPROVEMENTS								
02-50-440-626	VEHICLES - NEW & OTHER	0.00	15,063.50	0.00	100.00	(15,063.50)	0.00	(15,063.50)
02-50-440-694	DISTRIBUTION SYSTEM REPLA	0.00	3,274.80	7,500.00	43.66	4,225.20	15,000.00	11,725.20
CAPITAL IMPROVEMENTS		0.00	18,338.30	7,500.00	244.51	(10,838.30)	15,000.00	(3,338.30)
ADMINISTRATION								
02-50-400-147	MEDICARE	208.36	2,940.73	3,523.00	83.47	582.27	7,046.00	4,105.27
02-50-400-151	IMRF	3,658.00	33,183.44	31,969.00	103.80	(1,214.44)	63,938.00	30,754.56
02-50-400-161	SOCIAL SECURITY	891.02	12,576.72	15,062.00	83.50	2,485.28	30,124.00	17,547.28
02-50-400-171	SUI - UNEMPLOYMENT	15.12	754.28	866.00	87.10	111.72	1,732.00	977.72
02-50-401-101	SALARIES - PERMANENT EMPL	9,646.16	146,443.54	162,087.00	90.35	15,643.46	324,174.00	177,730.46
02-50-401-102	OVERTIME	3,078.08	26,376.73	50,000.00	52.75	23,623.27	100,000.00	73,623.27
02-50-401-103	PART TIME - LABOR	0.00	8,025.11	4,538.00	176.84	(3,487.11)	9,076.00	1,050.89
02-50-401-126	SALARIES - CLERICAL	2,115.34	27,436.53	26,308.00	104.29	(1,128.53)	52,616.00	25,179.47
02-50-401-141	HEALTH/DENTAL/LIFE INSURAN	3,908.37	46,321.12	55,848.00	82.94	9,526.88	111,696.00	65,374.88
02-50-401-201	PHONE - TELEPHONES	419.87	4,115.71	5,592.00	73.60	1,476.29	11,184.00	7,068.29
02-50-401-239	FEES - VILLAGE ATTORNEY	0.00	0.00	1,000.00	0.00	1,000.00	2,000.00	2,000.00
02-50-401-301	OFFICE SUPPLIES	0.00	388.73	500.00	77.75	111.27	1,000.00	611.27
02-50-401-302	PRINTING & PUBLISHING	0.00	5,375.00	5,200.00	103.37	(175.00)	10,400.00	5,025.00
02-50-401-303	FUEL/MILEAGE/WASH	517.96	7,230.43	11,000.00	65.73	3,769.57	22,000.00	14,769.57
02-50-401-304	SCHOOLS CONFERENCE TRAV	0.00	60.35	1,500.00	4.02	1,439.65	3,000.00	2,939.65
02-50-401-307	FEES DUES SUBSCRIPTIONS	17.55	1,365.50	410.00	333.05	(955.50)	820.00	(545.50)
02-50-401-311	POSTAGE & METER RENT	825.84	5,295.68	6,000.00	88.26	704.32	12,000.00	6,704.32
02-50-401-405	FURNITURE & OFFICE EQUIPME	0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00
ADMINISTRATION		25,301.67	327,889.60	381,903.00	85.86	54,013.40	763,806.00	435,916.40
OTHER								
02-50-449-102	INTEREST - BOND	0.00	9,190.00	9,190.00	100.00	0.00	18,380.00	9,190.00
02-50-449-104	PRINCIPAL - BOND	0.00	11,314.00	11,314.00	100.00	0.00	22,628.00	11,314.00
02-50-449-105	INTEREST - IEPA LOAN	0.00	14,145.95	14,146.00	100.00	0.05	28,292.00	14,146.05
02-50-449-106	PRINCIPAL - IEPA LOAN	0.00	40,302.25	40,302.00	100.00	(0.25)	80,604.00	40,301.75
OTHER		0.00	74,952.20	74,952.00	100.00	(0.20)	149,904.00	74,951.80
DATA PROCESSING								
02-50-417-212	EDP EQUIPMENT/SOFTWARE	0.00	1,049.93	35,364.00	2.97	34,314.07	70,728.00	69,678.07
02-50-417-263	EDP LICENSES	0.00	7,163.00	15,605.00	45.90	8,442.00	31,210.00	24,047.00
02-50-417-306	IT CONSULTING	0.00	382.00	3,750.00	10.19	3,368.00	7,500.00	7,118.00
DATA PROCESSING		0.00	8,594.93	54,719.00	15.71	46,124.07	109,438.00	100,843.07
ENGINEERING								
02-50-405-245	FEES - ENGINEERING	0.00	0.00	2,500.00	0.00	2,500.00	5,000.00	5,000.00
ENGINEERING		0.00	0.00	2,500.00	0.00	2,500.00	5,000.00	5,000.00
RISK MANAGEMENT								
02-50-415-273	SELF INSURANCE - DEDUCTIBL	0.00	0.00	10,000.00	0.00	10,000.00	20,000.00	20,000.00
RISK MANAGEMENT		0.00	0.00	10,000.00	0.00	10,000.00	20,000.00	20,000.00
TRANSFERS TO OTHER FUNDS								

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/21	YTD BALANCE 04/30/2021	2020-21 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE	APPROP.	APPROP. AVAIL.
Fund 02 - WATER FUND								
02-50-410-501	REIMBURSE OVERHEAD GENER	46,857.33	562,287.96	562,288.00	100.00	0.04	1,124,576.00	562,288.04
02-50-900-109	TRANSFER TO WATER CAPITAL	0.00	200,000.00	200,000.00	100.00	0.00	400,000.00	200,000.00
02-50-900-112	TRANSFER TO DEBT SERVICE -	0.00	46,695.00	46,695.00	100.00	0.00	93,390.00	46,695.00
TRANSFERS TO OTHER FUNDS		46,857.33	808,982.96	808,983.00	100.00	0.04	1,617,966.00	808,983.04
WATER PRODUCTION								
02-50-420-206	ENERGY - ELECTRIC PUMP	1,985.55	16,498.89	18,900.00	87.30	2,401.11	37,800.00	21,301.11
02-50-420-361	CHEMICALS	0.00	28.09	1,500.00	1.87	1,471.91	3,000.00	2,971.91
02-50-420-362	SAMPLING ANALYSIS	100.00	1,720.00	4,000.00	43.00	2,280.00	8,000.00	6,280.00
02-50-420-488	MAINTENANCE - PUMPS & WELL	0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00
02-50-420-491	PUMP INSPECTION REPAIR MAI	0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00
02-50-420-575	PURCHASE OF WATER	113,340.85	1,528,727.27	1,739,500.00	87.88	210,772.73	3,479,000.00	1,950,272.73
WATER PRODUCTION		115,426.40	1,546,974.25	1,764,900.00	87.65	217,925.75	3,529,800.00	1,982,825.75
WATER STORAGE								
02-50-425-473	WELLHOUSE REPAIRS & MAINT	1,628.29	2,363.51	1,500.00	157.57	(863.51)	3,000.00	636.49
02-50-425-474	WELLHOUSE REPAIRS & MAIN -	0.00	2,873.38	1,500.00	191.56	(1,373.38)	3,000.00	126.62
02-50-425-475	MATERIALS & SUPPLIES- STAND	573.91	4,835.99	5,500.00	87.93	664.01	11,000.00	6,164.01
02-50-425-485	REPAIRS & MAINTENANCE-STA	0.00	6,804.27	6,300.00	108.00	(504.27)	12,600.00	5,795.73
WATER STORAGE		2,202.20	16,877.15	14,800.00	114.03	(2,077.15)	29,600.00	12,722.85
TRANSPORTATION/DISTRIBUTION								
02-50-430-276	LEAK SURVEYS	1,020.00	12,021.00	9,000.00	133.57	(3,021.00)	18,000.00	5,979.00
02-50-430-277	WATER DISTRIBUTION REPAIRS	51,445.55	268,408.42	200,000.00	134.20	(68,408.42)	400,000.00	131,591.58
02-50-430-299	LANDSCAPING - OTHER	0.00	1,078.44	1,500.00	71.90	421.56	3,000.00	1,921.56
02-50-430-401	OPERATING EQUIPMENT	0.00	1,648.00	2,000.00	82.40	352.00	4,000.00	2,352.00
02-50-430-425	J. U. L. I. E. MAINTENANCE & SU	0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00
02-50-430-476	MATERIAL & SUPPLIES - DISTRI	7,181.52	24,172.85	35,000.00	69.07	10,827.15	70,000.00	45,827.15
TRANSPORTATION/DISTRIBUTION		59,647.07	307,328.71	248,000.00	123.92	(59,328.71)	496,000.00	188,671.29
METERS & BILLING								
02-50-435-278	METERS FLOW TESTING	25.50	17,072.38	2,500.00	682.90	(14,572.38)	5,000.00	(12,072.38)
02-50-435-461	NEW METERING EQUIPMENT	7,900.00	14,949.41	15,000.00	99.66	50.59	30,000.00	15,050.59
02-50-435-462	METER REPLACEMENT	0.00	0.00	1,500.00	0.00	1,500.00	3,000.00	3,000.00
02-50-435-463	MAINTENANCE - METER EQUIP	0.00	1,556.60	2,500.00	62.26	943.40	5,000.00	3,443.40
METERS & BILLING		7,925.50	33,578.39	21,500.00	156.18	(12,078.39)	43,000.00	9,421.61
Total Dept 50 - WATER DEPARTMENT		257,360.17	3,143,516.49	3,389,757.00	92.74	246,240.51	6,779,514.00	3,635,997.51
TOTAL EXPENDITURES		257,360.17	3,143,516.49	3,389,757.00	92.74	246,240.51	6,779,514.00	3,635,997.51

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/21	YTD BALANCE 04/30/2021	2020-21 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE	APPROP.	APPROP. AVAIL.
Fund 03 - HOTEL/MOTEL TAX FUND								
Dept 53 - HOTEL/MOTEL								
TRANSFERS TO OTHER FUNDS								
03-53-900-101	TRANSFER TO GENERAL	0.00	717,758.53	715,941.00	100.25	(1,817.53)	1,431,882.00	714,123.47
TRANSFERS TO OTHER FUNDS		0.00	717,758.53	715,941.00	100.25	(1,817.53)	1,431,882.00	714,123.47
Total Dept 53 - HOTEL/MOTEL		0.00	717,758.53	715,941.00	100.25	(1,817.53)	1,431,882.00	714,123.47
TOTAL EXPENDITURES		0.00	717,758.53	715,941.00	100.25	(1,817.53)	1,431,882.00	714,123.47

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/21	YTD BALANCE 04/30/2021	2020-21 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE	APPROP.	APPROP. AVAIL.
Fund 04 - MOTOR FUEL TAX FUND								
Dept 56 - MOTOR FUEL TAX								
CAPITAL IMPROVEMENTS								
04-56-430-684	STREET MAINTENANCE CONTR	0.00	236,652.52	300,000.00	78.88	63,347.48	600,000.00	363,347.48
CAPITAL IMPROVEMENTS		0.00	236,652.52	300,000.00	78.88	63,347.48	600,000.00	363,347.48
ENGINEERING								
04-56-430-245	ENGINEERING	0.00	8,693.35	25,000.00	34.77	16,306.65	50,000.00	41,306.65
ENGINEERING		0.00	8,693.35	25,000.00	34.77	16,306.65	50,000.00	41,306.65
Total Dept 56 - MOTOR FUEL TAX		0.00	245,345.87	325,000.00	75.49	79,654.13	650,000.00	404,654.13
TOTAL EXPENDITURES		0.00	245,345.87	325,000.00	75.49	79,654.13	650,000.00	404,654.13

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/21	YTD BALANCE 04/30/2021	2020-21 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE	APPROP.	APPROP. AVAIL.
Fund 06 - SSA ONE BOND & INTEREST FUND								
Dept 60 - SSA BOND								
OTHER								
06-60-550-401	BOND PRINCIPAL EXPENSE	0.00	180,000.00	180,000.00	100.00	0.00	360,000.00	180,000.00
06-60-550-402	BOND INTEREST EXPENSE	0.00	141,925.00	141,925.00	100.00	0.00	283,850.00	141,925.00
OTHER		0.00	321,925.00	321,925.00	100.00	0.00	643,850.00	321,925.00
Total Dept 60 - SSA BOND		0.00	321,925.00	321,925.00	100.00	0.00	643,850.00	321,925.00
TOTAL EXPENDITURES		0.00	321,925.00	321,925.00	100.00	0.00	643,850.00	321,925.00

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/21	YTD BALANCE 04/30/2021	2020-21 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE	APPROP.	APPROP. AVAIL.
Fund 07 - POLICE PENSION FUND								
Dept 62								
ADMINISTRATION								
07-62-401-242	LEGAL FEES	250.00	800.00	1,000.00	80.00	200.00	2,000.00	1,200.00
07-62-401-251	AUDIT FEES	0.00	3,515.00	3,515.00	100.00	0.00	7,030.00	3,515.00
07-62-401-252	ACTUARY SERVICES	0.00	6,000.00	4,400.00	136.36	(1,600.00)	8,800.00	2,800.00
07-62-401-253	FINANCIAL ADVISORY FEES	8,809.00	32,788.00	27,500.00	119.23	(5,288.00)	55,000.00	22,212.00
07-62-401-254	FIDUCIARY INSURANCE	3,187.00	3,187.00	3,283.00	97.08	96.00	6,566.00	3,379.00
07-62-401-304	SCHOOLS CONFERENCE TRAV	0.00	2,215.00	4,210.00	52.61	1,995.00	8,420.00	6,205.00
07-62-401-307	FEES DUES SUBSCRIPTIONS	0.00	795.00	819.00	97.07	24.00	1,638.00	843.00
07-62-401-311	POSTAGE & METER RENT	0.00	48.71	0.00	100.00	(48.71)	0.00	(48.71)
07-62-401-531	DEPT OF INSURANCE FILING FE	0.00	4,544.07	4,400.00	103.27	(144.07)	8,800.00	4,255.93
07-62-401-543	EXAMS - PHYSICAL	0.00	0.00	750.00	0.00	750.00	1,500.00	1,500.00
ADMINISTRATION		12,246.00	53,892.78	49,877.00	108.05	(4,015.78)	99,754.00	45,861.22
PENSION BENEFITS								
07-62-401-581	PENSION BENEFITS	113,890.72	1,334,429.77	1,332,332.00	100.16	(2,097.77)	2,664,664.00	1,330,234.23
07-62-401-582	WIDOW'S PENSION	7,129.42	86,738.40	83,182.00	104.28	(3,556.40)	166,364.00	79,625.60
07-62-401-583	NON-DUTY DISABILITY BENEFIT	6,088.42	72,297.44	72,297.00	100.00	(0.44)	144,594.00	72,296.56
07-62-401-584	DUTY DISABILITY BENEFITS	6,007.61	72,091.32	72,091.00	100.00	(0.32)	144,182.00	72,090.68
07-62-401-586	SEPARATION REFUNDS	0.00	838.28	0.00	100.00	(838.28)	0.00	(838.28)
PENSION BENEFITS		133,116.17	1,566,395.21	1,559,902.00	100.42	(6,493.21)	3,119,804.00	1,553,408.79
Total Dept 62		145,362.17	1,620,287.99	1,609,779.00	100.65	(10,508.99)	3,219,558.00	1,599,270.01
TOTAL EXPENDITURES		145,362.17	1,620,287.99	1,609,779.00	100.65	(10,508.99)	3,219,558.00	1,599,270.01

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/21	YTD BALANCE 04/30/2021	2020-21 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE	APPROP.	APPROP. AVAIL.
Fund 09 - WATER CAPITAL IMPROVEMENTS FUND								
Dept 65 - WATER CAPITAL IMPROVEMENTS								
CAPITAL IMPROVEMENTS								
09-65-440-600	WATER SYSTEM IMPROVEMENT	0.00	27,917.50	135,380.00	20.62	107,462.50	270,760.00	242,842.50
09-65-440-602	MTU REPLACEMENT	0.00	0.00	1,000.00	0.00	1,000.00	2,000.00	2,000.00
CAPITAL IMPROVEMENTS		0.00	27,917.50	136,380.00	20.47	108,462.50	272,760.00	244,842.50
Total Dept 65 - WATER CAPITAL IMPROVEMENTS		0.00	27,917.50	136,380.00	20.47	108,462.50	272,760.00	244,842.50
TOTAL EXPENDITURES		0.00	27,917.50	136,380.00	20.47	108,462.50	272,760.00	244,842.50

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/21	YTD BALANCE 04/30/2021	2020-21 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE	APPROP.	APPROP. AVAIL.
Fund 11 - DEBT SERVICE FUND								
Dept 70 - DEBT SERVICE FUND								
OTHER								
11-70-550-401	BOND PRINCIPAL	0.00	218,686.00	218,686.00	100.00	0.00	437,372.00	218,686.00
11-70-550-402	BOND INTEREST	0.00	107,860.00	107,860.00	100.00	0.00	215,720.00	107,860.00
OTHER		0.00	326,546.00	326,546.00	100.00	0.00	653,092.00	326,546.00
Total Dept 70 - DEBT SERVICE FUND		0.00	326,546.00	326,546.00	100.00	0.00	653,092.00	326,546.00
TOTAL EXPENDITURES		0.00	326,546.00	326,546.00	100.00	0.00	653,092.00	326,546.00

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 04/30/21	YTD BALANCE 04/30/2021	2020-21 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE	APPROP.	APPROP. AVAIL.
Fund 15 - RT 83/PLAINFIELD RD BUSINESS DISTRCT TAX								
Dept 15 - PLANNING & ECONOMIC DEVELOPMENT								
CONTINGENCIES								
15-15-401-242	LEGAL FEES	760.00	4,424.10	10,000.00	44.24	5,575.90	20,000.00	15,575.90
CONTINGENCIES		760.00	4,424.10	10,000.00	44.24	5,575.90	20,000.00	15,575.90
ADMINISTRATION								
15-15-455-513	SALES TAX REBATE- TOWN CEN	62,724.85	62,724.85	84,515.00	74.22	21,790.15	169,030.00	106,305.15
15-15-455-514	SALES TAX REBATE - PFM	0.00	0.00	165,000.00	0.00	165,000.00	330,000.00	330,000.00
ADMINISTRATION		62,724.85	62,724.85	249,515.00	25.14	186,790.15	499,030.00	436,305.15
STREET MAINTENANCE								
15-15-745-224	MAINT TRAFFIC SIGNALS	0.00	3,141.00	3,141.00	100.00	0.00	6,282.00	3,141.00
STREET MAINTENANCE		0.00	3,141.00	3,141.00	100.00	0.00	6,282.00	3,141.00
Total Dept 15 - PLANNING & ECONOMIC DEVELOPMEN		63,484.85	70,289.95	262,656.00	26.76	192,366.05	525,312.00	455,022.05
TOTAL EXPENDITURES		63,484.85	70,289.95	262,656.00	26.76	192,366.05	525,312.00	455,022.05
TOTAL EXPENDITURES - ALL FUNDS		1,226,184.57	16,116,076.48	16,734,153.00	96.31	618,076.52	33,468,306.00	17,352,229.52

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VILLAGE OF WILLOWBROOK

BOARD MEETING
AGENDA ITEM - HISTORY/COMMENTARY

ITEM TITLE:	AGENDA NO. 6.e.
A PROCLAMATION DECLARING MAY 15, 2021 POLICE OFFICERS MEMORIAL DAY AND THE WEEK OF MAY 9TH – 15TH, 2021 AS POLICE WEEK IN THE VILLAGE OF WILLOWBROOK.	AGENDA DATE: 05/10/21

STAFF REVIEW: Robert Schaller, Chief of Police SIGNATURE: RtS

LEGAL REVIEW: Tom Bastian, Village Attorney SIGNATURE: Tom Bastian /cm

RECOMMENDED BY: Brian Pabst, Village Administrator SIGNATURE: Brian Pabst /cm

REVIEWED & APPROVED BY PSC: YES ☐ NO ☐ N/A ☒

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

The President of the United States of America is authorized to proclaim May 15th of each year as Police Officers Memorial Day and the calendar week of each year during which such May 15th occurs as Police Week. With this national campaign, the Village of Willowbrook and the Willowbrook Police Department will be participating in the program through the adoption of this proclamation and making the public aware of this campaign.

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

Village Staff recommends that the Mayor and the Board of Trustees adopt the attached Proclamation declaring May 15th, 2021 Police Officers Memorial Day and the week of May 9th – 15th, 2021 as Police Week.

ACTION PROPOSED:

Adopt the Proclamation

Village of Willowbrook

Proclamation

WHEREAS, the Congress and President of the United States have designated May 15 as Peace Officers' Memorial Day, and the week in which May 15th falls as National Police Week; and

WHEREAS, the members of the Willowbrook Police Department play an essential role in safeguarding the rights and freedoms of all of the residents and visitors to the Village of Willowbrook; and

WHEREAS, it is important that all citizens know and understand the duties, responsibilities, hazards, and sacrifices of their law enforcement agency, and that members of our law enforcement agency recognize their duty to serve the people by safeguarding life and property, by protecting their property and protecting them against violence and disorder, and by protecting the innocent against deception and the weak against oppression; and

WHEREAS, the men and women of the Willowbrook Police Department unceasingly provide a vital public service.

NOW, THEREFORE, BE IT PROCLAIMED that all citizens of Willowbrook, and all patriotic, civic, and educational organizations, observe May 15, 2021 as Peace Officers' Memorial Day in honor of those law enforcement officers who, through their courageous deeds, have made the ultimate sacrifice in service to their community or have become disabled in the performance of duty, and let us recognize and pay respect to the survivors of our fallen heroes; and to also observe the week of May 9 – 15, 2021, as Police Week with appropriate ceremonies and observations in which all of our people may join in commemorating law enforcement officers, past and present, who, by their faithful and loyal devotion to their responsibilities, have rendered a dedicated service to their communities and, in so doing, have established for themselves an enviable and enduring reputation for preserving the rights and security of all citizens.

Proclaimed this 10th day of May, 2021

Attest:

_____ _____

Frank A. Trilla, Mayor **Deborah A. Hahn, Village Clerk**

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RESOLUTION NO. 21-R-_____

A RESOLUTION OF THE VILLAGE OF WILLOWBROOK SUPPORTING RESTORATION OF LOCAL GOVERNMENT DISTRIBUTIVE FUND REVENUE

WHEREAS, municipalities across the State of Illinois, including the Village of Willowbrook, provide essential services to their residents that include public safety support, transportation and storm/wastewater infrastructure and community health services along with many others; and

WHEREAS, the State of Illinois has maintained a long-held agreement with municipalities to support and invest in these local services through the Local Government Distributive Fund (LGDF), which includes the collection and distribution of tax revenues on behalf of municipalities; and

WHEREAS, since the state income tax was adopted in 1969, state government has shared a percentage of total income tax collections through the LGDF with municipalities on a per capita basis in lieu of a local income tax; and

WHEREAS, these shared revenues have been significantly reduced by the State since 2011 from 10% to now 6.06%; and

WHEREAS, municipalities depend on LGDF dollars, which can account between 10 and 20% of a municipality's operating budget, to lessen the burden on taxpayers and reduce the reliance on property taxes; and

WHEREAS, Governor JB Pritzker has proposed that the Fiscal Year 2022 state budget include a further 10% reduction in the amount of LGDF revenue distributed to local governments; and

WHEREAS, this revenue reduction has been proposed at a time when municipalities

are continuing to spend additional funds on the COVID-19 emergency response; and

WHEREAS, in addition to LGDF cuts over the years, the State has also reduced municipalities' share of the personal property replacement tax and increased sales tax collection fees while cities and villages have had to fund skyrocketing pension costs, which account for substantial budget increases each year; and

WHEREAS, those municipalities with fewer revenue sources, such as retail businesses with higher equalized assessed values on property, suffer the most and will be forced to explore increasing property taxes or cutting services amid further LDGF reductions.

NOW, THEREFORE BE IT RESOLVED, by the Mayor and Board of Trustees of the Village of Willowbrook, DuPage County, Illinois, that the Village of Willowbrook urges the General Assembly and the Governor to restore Local Government Distributive Fund payments to the promised 10% rate so municipalities across Illinois may provide basic levels of service and lessen the reliance on property taxes.

PASSED and APPROVED this 10th day of May, 2021, by a ROLL CALL VOTE as follows:

AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

APPROVED:

_____
Frank A. Trilla, Mayor

ATTEST:

_____
Deborah A. Hahn, Village Clerk

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VILLAGE OF WILLOWBROOK

BOARD MEETING
AGENDA ITEM - HISTORY/COMMENTARY

AN ORDINANCE EXTENDING TEMPORARY EXECUTIVE POWERS PURSUANT TO 65 ILCS 5/11-1-6	AGENDA NO. 6.g. AGENDA DATE: 05/10/21

STAFF REVIEW: Sean Halloran, Assistant Village Administrator SIGNATURE: Sean Halloran

LEGAL REVIEW: Thomas Bastian, Village Attorney SIGNATURE: Tom Bastian | cm

RECOMMENDED BY: Brian Pabst, Village Administrator SIGNATURE: B. Pabst

REVIEWED & APPROVED BY COMMISSION: YES ☐ NO ☐ N/A ☒

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

In late 2019, a new and significant Coronavirus Disease 2019 (COVID-19) emerged in China. The World Health Organization declared COVID-19 a Public Health Emergency of International Concern on January 30, 2020. The United States Secretary of Health and Human Services declared that COVID-19 presented a public health emergency on January 27, 2020.

On March 9, 2020, Illinois Governor JB Pritzker declared all counties in Illinois as a disaster area (Governor's Disaster Proclamation). Following the lead of Governor J. B. Pritzker, heath agencies on both the State and Federal level, the DuPage County Board, on March 16, 2020, passed the DuPage County Disaster Proclamation. The Centers for Disease Control (CDC) and World Health Organization have declared the COVID-19 a global pandemic.

On July 24, 2020, Illinois Governor JB Pritzker issued an additional Executive Order amending the criteria. On October 20, 2020, the Governor implemented other restrictions limiting gatherings sizes and banning indoor bar and restaurant services beginning on October 23, 2020, for regions 7 and 8. On December 11, 2020, the Governor issued Executive Order 2020-74, further tightening restrictions on bars, restaurants, and social gatherings to help mitigate the spread of COVID-19. On November 20, 2020, the Governor implemented Tier 3 Resurgence Mitigation restrictions to combat the exponential growth of COVID-19 within the State. On January 18, 2021, the Governor revised the restrictions for regions that have met certain criteria. The Village of Willowbrook is part of Region 8, and this Region has met the criteria to be reclassified to Tier 1 restrictions (attached).

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

It is the policy of the Village of Willowbrook that the corporate authorities will be prepared to address any emergencies and, therefore, pursuant to Section 5/11-1-6 of the Illinois Municipal Code, it is necessary and appropriate to establish standards for the determination of whether a state of emergency exists authorizing the Mayor to exercise extraordinary power and authority, by executive order, during the possible state of emergency, to ensure that the effects of COVID-19 are mitigated and minimized and that residents and visitors in the Village remain safe and secure.

If the ordinance is approved, it will allow for the following items allowable through the code of ordinances:
a) All actions reasonably and expeditiously necessary to respond to the local state of emergency; and
b) Approve previously appropriated expenditures of the Village to continue the operations of the Village; and
c) In the event the local state of emergency extends beyond the current fiscal year, and a new budget has not been approved, the Mayor shall be authorized to approve new spending by the Village during the existence of the local state of emergency;
d) Canceling meetings of any board or commission to which the Mayor appoints members. Any such cancellation shall automatically extend such deadlines for required actions by such board of commission as is specified in the cancellation notice;
e) Suspend licenses or permits for special events or any other licenses or permits issued by the Village which in the judgment of the Mayor could impact the public health or well-being of residents or visitors to the community;
f) Authorize any purchase for which funds are available reasonably related to the local state of emergency; and
g) Authorize to close Village facilities as is reasonably required to protect the health of the public and employees of the Village related to the local state of emergency.

This Extension of the Temporary Executive Power Ordinance will be in full effect until the next regular meeting of the Village Board of the Village of Willowbrook.

ACTION PROPOSED: Pass the Ordinance.

ORDINANCE NO. 21-O-

AN ORDINANCE EXTENDING TEMPORARY EXECUTIVE POWERS PURSUANT TO 65 ILCS 5/11-1-6

WHEREAS, on March 23, 2020, the Governor of the State of Illinois issued Executive Order 2020-10 ordering all individuals, with certain exceptions, to shelter in place through April 7, 2020; and

WHEREAS, during the March 23, 2020 regular meeting of the Mayor and Board of Trustees of the Village of Willowbrook, the Village Board adopted and approved Ordinance 20-O-08, entitled "An Ordinance Establishing Temporary Executive Powers Pursuant to 65 ILCS 5/11-1-6"; and

WHEREAS, on March 23, 2020, Village Mayor, Frank A. Trilla, signed a "Proclamation Declaring An Emergency In The Village Of Willowbrook Due To The Coronavirus (COVID-19) Outbreak"; and

WHEREAS, on April 1, 2020, the Governor of the State of Illinois issued Executive Order 2020-18 extending for an additional thirty (30) days certain executive orders, including Executive Order 2020-10, ordering all individuals, with certain exceptions, to shelter in place through April 30, 2020; and

WHEREAS, effective May 1, 2020, Governor JB Pritzker signed Executive Order 2020-32 extending for another thirty (30) days prior Executive Orders continuing shelter-in-place orders until May 30, 2020; and

WHEREAS, during the April 27, 2020 regular meeting of the Mayor and Board of Trustees of the Village of Willowbrook, the Village Board adopted and approved Ordinance 20-O-13,

entitled “An Ordinance Extending Temporary Executive Powers Pursuant to 65 ILCS 5/11-1-6”; and

WHEREAS, during the May 11, 2020 regular Village Board Meeting of the Mayor and Board of Trustees of the Village of Willowbrook, the Village Board adopted and approved Ordinance 20-O-17, entitled “An Ordinance Extending Temporary Executive Powers Pursuant to 65 ILCS 5/11-6”; and

WHEREAS, during the May 26, 2020 Village Board meeting of the Mayor and Board of Trustees, the Village Board adopted and approved Ordinance No. 20-O-19 extending temporary executive powers; and

WHEREAS, during the June 8, 2020 Village Board Meeting of the Mayor and Board of Trustees, the Village Board adopted and approved Ordinance No. 20-O-21 extending temporary executive powers; and

WHEREAS, during the June 22, 2020 Village Board Meeting of the Mayor and Board of Trustees, the Village Board adopted and the Mayor approved Ordinance No. 20-O-23 extending temporary executive powers; and

WHEREAS, on June 26, 2020, Governor JB Pritzker issued Executive Order 2020-44 (COVID-19 Executive Order No. 42) which extended prior Executive Orders related to the COVID-19 pandemic and again declared all counties in the State of Illinois disaster areas for an additional thirty (30) days; and

WHEREAS, on July 24, 2020, Governor JB Pritzker extended the Disaster Proclamations, previously issued, for an additional thirty (30) days; and

WHEREAS, on August 21, 2020, Governor JB Pritzker extended the disaster proclamation, previously issued, for an additional thirty (30) days; and

WHEREAS, on October 16, 2020, Governor JB Pritzker again extended the disaster proclamation for an additional thirty (30) days; and

WHEREAS, on November 13, 2020, Governor JB Pritzker again extended the disaster proclamation for an additional thirty (30) days; and

WHEREAS, on January 8, 2021, Governor JB Pritzker extended the disaster proclamation for an additional thirty (30) days and as further extended on February 5, 2021 by Executive Order 2021-4; and

WHEREAS, on March 5, 2021, Governor JB Pritzker extended the disaster proclamation for an additional thirty (30) days; and

WHEREAS, Governor JB Pritzker has again extended the disaster proclamation for an additional thirty (30) days through the first week of May, 2021; and

WHEREAS, the corporate authorities of the Village believe it is reasonable and necessary for the temporary executive powers afforded by Village Ordinances 20-O-08, 20-O-10, 20-O-13, 20-O-17, 20-O-19, 20-O-21, 20-O-23, 20-O-26, 20-O-29, 20-O-32, 20-O-36, 20-O-38, 20-O-44, 20-O-45, 20-O-48, 20-O-53, 20-O-55, 20-O-63, 21-O-01, 21-O-4, 21-O-7, 21-O-9, 21-O-11, 21-0-13, 21-O-16, 21-O-20 and this ordinance be extended to the adjournment of the next regularly scheduled Village of Willowbrook Mayor and Board of Trustees' meeting.

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

SECTION 1. The corporate authorities of the Village hereby determine that it is advisable, necessary and in the best interests of the public health, safety and welfare of the Village that the Village extend the temporary executive powers afforded by Village Ordinances 20-O-08, 20-O-10, 20-O-13, 20-O-17, 20-O-19, 20-O-21, 20-O-23, 20-O-26, 20-O-29, 20-O-32, 20-O-36, 20-O-38, 20-O-44, 20-O-45, 20-O-48, 20-O-53, 20-O-55, 20-O-63, 21-O-01, 21-O-4, 21-O-7, 21-O-9, 21-O-11, 21-O-13, 21-O-16, 21-O-20 and as further extended by this Village Ordinance 21-O-22, until the adjournment of the next regularly scheduled meeting of the Village of Willowbrook Mayor and Board of Trustees.

SECTION 2. The officials, officers and employees of the Village are hereby authorized to take such further actions as are necessary to carry out the intent and purpose of this Ordinance.

SECTION 3. This Ordinance shall be in full force and effect upon and after its passage, approval and publication in accordance with law.

PASSED and APPROVED this 10th day of May, 2021.

ROLL CALL VOTE: AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

APPROVED:

_____
Frank A. Trilla, Mayor

ATTEST:

_____
Deborah A. Hahn, Village Clerk

RESTORE ILLINOIS

Tier 1 Resurgence Mitigations

UPDATED 1/18/2021

Tier 1 mitigations may be applied to regions that are experiencing a sustained resurgence of COVID-19 or regions that have been under more stringent mitigations but have not yet achieved metrics that allow for a resumption of Phase 4 Restore Illinois activities. If a region again experiences a sustained resurgence of COVID-19 with Tier 1 mitigations in place, a return to stricter measures may be necessary to curtail further spread. **Tier 1 mitigations include the following:**

SETTING	MITIGATION REQUIREMENTS
Bars and restaurants	• All bars and restaurants close at 11pm and may reopen no earlier than 6am the following day • Indoor service limited to the lesser of 25 guests or 25% capacity per room • Establishments offering indoor service must serve food • Indoor service reservations limited to 2-hour maximum duration and maximum 4 persons per party (dining only with members of the same household recommended) • All bar and restaurant patrons should be seated at tables • No ordering, seating, or congregating at bar (bar stools should be removed) • Tables should be 6 feet apart • No standing or congregating indoors or outdoors while waiting for a table or exiting • No dancing or standing indoors • Reservations required for each party • No seating of multiple parties at one table • Includes private clubs and country clubs
Meetings, social events and gatherings (including weddings, funerals, potlucks, etc.)	• Limit to lesser of 25 guests or 25% of overall room capacity both indoors and outdoors • Applicable to professional, cultural and social group gatherings. • Not applicable to students participating in-person classroom learning, or sports. • This does not reduce the overall facility capacity dictated by general Phase 4 business guidance such as office, personal care, retail, etc. • No party buses
Organized group recreational activities (fitness centers, sports, etc.)	• Sports should follow the mitigation measures set forth in the All Sport Guidelines, which outlines appropriate levels of practice and competition based on individual sport risk • Face coverings must be worn at all times in fitness centers, including while engaged in individual exercise regardless of person or machine spacing • Recreation, fitness centers and outdoor activities (not included in the above exposure settings) follow Phase 4 guidance

IDPH will continue to track the positivity rate in regions requiring additional mitigations to determine if mitigations can be relaxed, if additional mitigations are required, or if current mitigation should remain in place.

- For regions experiencing a resurgence of COVID-19, Tier 1 mitigations may be applied in either of the two scenarios:
    - If a region's test positivity rate is greater than or equal to 8 percent for three consecutive days (measured with the 7-day rolling average)
    - If a region experiences both a sustained increase in test positivity rate (measured with the 7-day rolling average for 7 of 10 days) and hospital capacity is threatened, which is measured by either:
        A. A sustained increase in the number of COVID patients in the hospital (measured with the 7-day average for 7 of 10 days), or
        B. Staffed ICU bed availability falls below 20 percent for three consecutive days (measured with the 7-day rolling average)
- For regions experiencing declining spread of COVID-19, Tier 1 mitigations will go into effect if a region meets the following three metrics:
    - Test positivity rate between 6.5 and 8 percent for three consecutive days (measured with the 7-day rolling average)
    - Staffed intensive care unit (ICU) bed availability greater than or equal to 20 percent for three consecutive days (measured with the 7-day rolling average)
    - No sustained increase in the number of COVID-19 patients in hospitals (measured with the 7-day rolling average for 7 of 10 days)

Please see the Illinois Gaming Board's website for Tier 1 and Tier 2 mitigations for casino gambling and video gaming.

Follow the latest regional metrics at: https://dph.illinois.gov/regionmetrics.

For more information on guidance for businesses, please visit the FAQ on DCEO's website.

STATE OF ILLINOIS

EXECUTIVE DEPARTMENT

SPRINGFIELD, ILLINOIS

FILED
INDEX DEPARTMENT
DEC 11 2020
IN THE OFFICE OF
SECRETARY OF STATE

December 11, 2020 Executive Order 2020-74

EXECUTIVE ORDER 2020-74
(COVID-19 EXECUTIVE ORDER NO. 70)

WHEREAS, since early March 2020, Illinois has faced a pandemic that has caused extraordinary sickness and loss of life, infecting over 830,000, and taking the lives of more than 14,000 residents; and,

WHEREAS, as Illinois adapts and responds to the public health disaster caused by Coronavirus Disease 2019 (COVID-19), a novel severe acute respiratory illness that spreads rapidly through respiratory transmissions and that continues to be without an effective treatment or vaccine, the burden on residents, healthcare providers, first responders, and governments throughout the State is unprecedented; and,

WHEREAS, at all times but especially during a public health crisis, protecting the health and safety of Illinoisans is among the most important functions of State government; and,

WHEREAS, public health research and guidance indicates the necessity and efficacy of wearing cloth face coverings in public settings where social distancing measures are difficult to maintain, and indicates that the risk of transmission outdoors is less than the risk of transmission indoors; and,

WHEREAS, public health guidance advises that minimizing physical interactions between people who do not reside in the same household is critical to slowing the spread of COVID-19; and,

WHEREAS, as COVID-19 has spread in Illinois over the course of the Gubernatorial Disaster Proclamations, the circumstances causing a disaster throughout the State have changed and continue to change, making definitive predictions of the course the virus will take over the coming months extremely difficult; and,

WHEREAS, in addition to causing the tragic loss of more than 14,000 Illinoisans and wreaking havoc on the physical health of tens of thousands more, COVID-19 has caused extensive economic loss and continues to threaten the financial welfare of a significant number of individuals and businesses across the nation and the State; and,

WHEREAS, many executive agencies in the State have focused their limited resources on the ongoing response to the COVID-19 pandemic; and,

WHEREAS, the COVID-19 pandemic has required the Illinois Department of Agriculture (IDOA) to address the outbreak's impact on the State's food supply chain through regulation and oversight of meat and poultry facilities and livestock management facilities; and,

WHEREAS, the COVID-19 pandemic's disruption to the livestock market has required IDOA to concentrate its resources on working with livestock owners and producers in addressing safe and environmental animal disposal concerns through its oversight and regulation of the Dead Animal Disposal Act; and,

WHEREAS, IDOA regulates and investigates many other industries that have been directly impacted by the COVID-19 pandemic including, but not limited to, pesticide applicators, animal shelters, pet shops, and gas stations, and the continued, proper regulation of these industries requires IDOA to commit additional time and resources into creating new procedures for conducting remote investigations and trainings; and,

WHEREAS, the COVID-19 pandemic's detrimental impact to IDOA's regulated industries has required IDOA to place additional time and resources into organizing and managing the timely implementation of the Business Interruption Grant Program; and,

WHEREAS, on December 11, 2020, considering the expected continuing spread of COVID-19 and the ongoing health and economic impacts that that will be felt over the coming month by people across the State, I declared all counties in the State of Illinois as a disaster area; and,

WHEREAS, in response to the epidemic emergency and public health emergency described above, I find it necessary to re-issue Executive Orders 2020-03, 2020-04, 2020-07, 2020-08, 2020-09, 2020-11, 2020-12, 2020-15, 2020-16, 2020-17, 2020-20, 2020-21, 2020-22, 2020-23, 2020-24, 2020-25, 2020-26, 2020-27, 2020-28, 2020-29, 2020-30, 2020-34, 2020-35, 2020-36, 2020-40, 2020-41, 2020-42, 2020-45, 2020-47, 2020-50, 2020-53, 2020-56, 2020-57, 2020-60, 2020-61, 2020-62, 2020-63, 2020-64, 2020-65, 2020-66, 2020-67, 2020-68, 2020-69, 2020-70, 2020-72, and 2020-73 and hereby incorporate the WHEREAS clauses of those Executive Orders;

THEREFORE, by the powers vested in me as the Governor of the State of Illinois, pursuant to the Illinois Constitution and Sections 7(1), 7(2), 7(3), 7(8), 7(9), and 7(12) of the Illinois Emergency Management Agency Act, 20 ILCS 3305, and consistent with the powers in public health laws, I hereby order the following, effective December 11, 2020:

Part 1: Re-Issue of Executive Orders.

Executive Orders 2020-03, 2020-04, 2020-07, 2020-08, 2020-09, 2020-11, 2020-12, 2020-15, 2020-16, 2020-17, 2020-20, 2020-21, 2020-22, 2020-23, 2020-24, 2020-25, 2020-26, 2020-27, 2020-28, 2020-29, 2020-30, 2020-34, 2020-35, 2020-36, 2020-40, 2020-41, 2020-42, 2020-45, 2020-47, 2020-50, 2020-53, 2020-56, 2020-57, 2020-60, 2020-61, 2020-62, 2020-63, 2020-64, 2020-65, 2020-66, 2020-67, 2020-68, 2020-69, 2020-70, 2020-72, and 2020-73 as follows:

Executive Order 2020-04 (Closure of James R. Thompson Center; waiver of sick leave requirement for State employees):

Sections 2 and 3 of Executive Order 2020-04 are re-issued and extended through **January 9, 2021**. Nothing in Section 2 precludes the Department of Central Management Services from designating specific points of ingress and egress and controlling traffic flow in the James R. Thompson Center for State employees, members of the public attending to State business, and members of the public patronizing the businesses and food court.

Executive Order 2020-07 (In-person meeting requirements):

Section 6 of Executive Order 2020-07, as amended by Executive Order 2020-33 and Executive Order 2020-44, is re-issued and extended through **January 9, 2021**.

Executive Order 2020-08 (Secretary of State operations):

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Sections 3, 4, and 5 of Executive Order 2020-08, as amended by Executive Order 2020-39 and Executive Order 2020-44, are re-issued and extended through **January 9, 2021**.

Executive Order 2020-08 is further amended and revised as follows:

Section 6. The provisions of the Illinois Vehicle Code, 625 ILCS 5, providing for the expiration of vehicle registrations and licenses are suspended as follows: (1) all motor vehicle registrations that expire in November 2020 or December 2020 are extended; and (2) all licenses issued pursuant to Chapter 3, Article IX, Remittance Agents, and Chapter 5, Dealers, Transporters, Wreckers and Rebuilders, that expire on December 31, 2020, are extended if an application to renew the license is received by the Office of the Secretary of State by December 31, 2020.

Executive Order 2020-09 (Telehealth):

Executive Order 2020-09, as amended by Executive Order 2020-52, is re-issued in its entirety and extended through **January 9, 2021**.

Executive Order 2020-11 (Illinois Department of Corrections notification period):

Section 4 of Executive Order 2020-11 is re-issued and extended through **January 9, 2021**.

Executive Order 2020-12 (Health care worker background checks; Illinois Department of Juvenile Justice notification period):

Sections 1 and 3 of Executive Order 2020-12 are re-issued and extended through **January 9, 2021**.

Executive Order 2020-15 (Suspending provisions of the Illinois School Code):

Sections 5, 6, 7, 8, and 9 of Executive Order 2020-15 are re-issued and extended through **January 9, 2021**.

Executive Order 2020-16 (Suspension of classroom training requirement for security services):

Section 2 of Executive Order 2020-16 is re-issued and extended through **January 9, 2021**.

Executive Orders 2020-03 and 2020-17 (Cannabis deadlines and applications):

Executive Orders 2020-03 and 2020-17, as modified by Executive Order 2020-18, are re-issued and shall remain in effect as specified by Executive Order 2020-18.

Executive Order 2020-20 (Public assistance requirements):

Executive Order 2020-20 is re-issued in its entirety and extended through **January 9, 2021**.

Executive Order 2020-21 (Furlough of Illinois Department of Corrections inmates):

Executive Order 2020-21 is re-issued in its entirety and extended through **January 9, 2021**.

Executive Order 2020-22 (Placements under the Child Care Act of 1969; fingerprint submissions under Health Care Worker Background Check Act):

Sections 4, 5, and the Savings Clause of Executive Order 2020-22 are re-issued and extended through **January 9, 2021**.

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Executive Order 2020-23 (Actions by the Illinois Department of Financial and Professional Regulation for licensed professionals engaged in disaster response):

Executive Order 2020-23 is re-issued in its entirety and extended through **January 9, 2021**.

Executive Order 2020-24 (Illinois Department of Human Services Forensic Treatment Program; investigations of Illinois Department of Human Services employees):

Executive Order 2020-24 is re-issued in its entirety and extended through **January 9, 2021**.

Executive Order 2020-25 (Garnishment and wage deductions):

Executive Order 2020-25, as amended by Executive Order 2020-55, is re-issued in its entirety and extended through **January 9, 2021**.

Executive Order 2020-26 (Hospital capacity):

While several sections of Executive Order 2020-26 had previously been rescinded, Executive Order 2020-26 is re-issued in its entirety and extended through **January 9, 2021**.

Executive Order 2020-27 (Cadavers testing positive for COVID-19):

Executive Order 2020-27 is re-issued in its entirety and extended through **January 9, 2021**.

Executive Order 2020-28 (Industrial radiography certifications):

Executive Order 2020-28, as amended by Executive Order 2020-55, is re-issued in its entirety and extended through **January 9, 2021**.

Executive Order 2020-29 (In-person education or exams for professional insurance licenses):

Executive Order 2020-29 is re-issued in its entirety and extended through **January 9, 2021**.

Executive Order 2020-30 (Expired consular identification documents; electronic filings for the Illinois Human Rights Commission):

Sections, 1, 4, 5, and 6 of Executive Order 2020-30 are re-issued and extended through **January 9, 2021**.

Executive Order 2020-34 (Cannabis requirements):

Executive Order 2020-34 is re-issued in its entirety and extended through **January 9, 2021**.

Executive Order 2020-35 (Illinois Department of Public Health regulatory activities):

Sections 14, 15, 16, and 17 of Executive Order 2020-35 are re-issued and extended through **January 9, 2021**.

Executive Order 2020-36 (Marriage licenses):

Executive Order 2020-36 is re-issued in its entirety and extended through **January 9, 2021**.

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Executive Order 2020-40 (Child Labor Law):

Sections 2 and 4 of Executive Order 2020-40 are re-issued and extended through **January 9, 2021.**

Executive Order 2020-41 (Sports wagering):

Executive Order 2020-41 is re-issued in its entirety and extended through **January 9, 2021.**

Executive Order 2020-42 (State Fairs):

Executive Order 2020-42 is re-issued in its entirety and extended through **January 9, 2021.**

Executive Order 2020-45 (Cannabis licenses):

Executive Order 2020-45 is re-issued in its entirety and shall remain in effect as specified by Executive Order 2020-45.

Executive Order 2020-47 (In-person instruction at preK-12 schools):

Executive Order 2020-47 is re-issued in its entirety and extended through **January 9, 2021.**

Executive Order 2020-50 (Resuming transfers from county jails to Illinois Department of Corrections):

Executive Order 2020-50 is re-issued in its entirety and extended through **January 9, 2021.**

Executive Order 2020-53 (Region 7 mitigations):

Executive Order 2020-53 is re-issued in its entirety and extended through **January 9, 2021.**

Executive Order 2020-56 (Region 1 mitigations):

Executive Order 2020-56 is re-issued in its entirety and extended through **January 9, 2021.**

Executive Order 2020-57 (Cannabis identification cards):

Executive Order 2020-57 is re-issued in its entirety and extended through **January 9, 2021.**

Executive Order 2020-60 (Region 5 mitigations):

Executive Order 2020-60 is re-issued in its entirety and extended through **January 9, 2021.**

Executive Order 2020-61 (Regions 7 and 8 mitigations):

Executive Order 2020-61 is re-issued in its entirety and extended through **January 9, 2021.**

Executive Order 2020-62 (Region 1 Tier 2 mitigations):

Executive Order 2020-62 is re-issued in its entirety and extended through **January 9, 2021.**

Executive Order 2020-63 (Regions 4 and 10 mitigations):

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Executive Order 2020-63 is re-issued in its entirety and extended through **January 9, 2021.**

Executive Order 2020-64 (Region 11 mitigations):

Executive Order 2020-64 is re-issued in its entirety and extended through **January 9, 2021.**

Executive Order 2020-65 (Region 9 mitigations):

Executive Order 2020-65 is re-issued in its entirety and extended through **January 9, 2021.**

Executive Order 2020-66 (Region 3 mitigations):

Executive Order 2020-66 is re-issued in its entirety and extended through **January 9, 2021.**

Executive Order 2020-67 (Region 6 mitigations):

Executive Order 2020-67 is re-issued in its entirety and extended through **January 9, 2021.**

Executive Order 2020-68 (Cannabis registry identification card renewals):

Executive Order 2020-68 is re-issued in its entirety and extended through **January 9, 2021.**

Executive Order 2020-69 (Region 2 mitigations):

Executive Order 2020-69 is re-issued in its entirety and extended through **January 9, 2021.**

Executive Order 2020-70 (Regions 5, 7, and 8 Tier 2 mitigations):

Executive Order 2020-70 is re-issued in its entirety and extended through **January 9, 2021.**

Executive Order 2020-72 (Residential eviction moratorium):

Executive Order 2020-72, as amended and revised below, is re-issued in its entirety and extended through **January 9, 2021.**

Section 1. For purposes of this Executive Order, the following terms are defined as set forth below:

(a) "Covered Person" means any tenant, lessee, sub-lessee, or resident of a residential property who provides to their landlord, the owner of the residential property, or other person or entity with a legal right to pursue an eviction or possessory action, a Declaration under penalty of perjury indicating that:

1. the individual either (i) expects to earn no more than $99,000 in annual income for Calendar Year 2020 (or no more than $198,000 if filing a joint tax return), (ii) was not required to report any income in 2019 to the U.S. Internal Revenue Service, or (iii) received an Economic Impact Payment pursuant to Section 2001 of the CARES Act;
2. the individual is unable to make a full rent or housing payment due to a COVID-19 related hardship including, but not limited to, substantial loss of income, loss of compensable hours of work or wages, or an increase in out-of-pocket expenses directly related to the COVID-19 pandemic;

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3. the individual is using best efforts to make timely partial payments that are as close to the full payment as the individual's circumstances may permit, taking into account other Non-Discretionary Expenses; and
4. eviction would likely render the individual homeless—or force the individual to move into and live in close quarters in a new congregate or shared living setting—because the individual has no other available housing options.

(b) "Declaration" means the form declaration made available by the Illinois Housing Development Authority (or a similar declaration under penalty of perjury) that tenants, lessees, sub-lessees, or residents of residential properties who are covered by this Executive Order may use to invoke the protections of this Executive Order. Each landlord, owner of a residential property, or other person or entity with a legal right to pursue an eviction or possessory action must provide each tenant, lessee, sub-lessee, and resident with a Declaration at least 5 days prior to commencement of any residential eviction proceeding including, but not limited to, at least 5 days prior to the issuance of a notice of termination of tenancy. Service of the Declaration must conform with the requirements of 735 ILCS 5/9-211.

(c) "Non-Discretionary Expenses" include, but are not limited to, food, utilities, phone and internet access, school supplies, cold-weather clothing, medical expenses, child care, and transportation costs, including car payments and insurance.

Section 7. A person or entity may not commence a residential eviction action pursuant to or arising under 735 ILCS 5/9-101 *et seq.* against a tenant who does not owe rent unless the tenant poses a direct threat to the health and safety of other tenants or an immediate and severe risk to property. A tenant shall not be required to provide a Declaration if they are covered by this section.

Executive Order 2020-73 (Tier 3 mitigations):

Executive Order 2020-73 is re-issued in its entirety and extended through **January 9, 2021.**

Part 2: Savings Clause. If any provision of this Executive Order or its application to any person or circumstance is held invalid by any court of competent jurisdiction, this invalidity does not affect any other provision or application of this Executive Order, which can be given effect without the invalid provision or application. To achieve this purpose, the provisions of this Executive Order are declared to be severable.

JB Pritzker, Governor

Issued by the Governor December 11, 2020
Filed by the Secretary of State December 11, 2020

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VILLAGE OF WILLOWBROOK

BOARD MEETING
AGENDA ITEM - HISTORY/COMMENTARY

A RESOLUTION OF THE VILLAGE OF WILLOWBROOK APPROVING AND ACCEPTING A PROPOSAL FROM SIKICH, LLP FOR SERVICES TO CREATE A REQUEST FOR PROPOSALS FOR IT MANAGED SERVICES AND TO ASSIST IN THE EVALUATION AND SELECTION PROCESS	**AGENDA NO.** 6.h. **AGENDA DATE:** 5/10/2021

STAFF REVIEW: Carrie Dittman, Director of Finance **SIGNATURE:** Carrie Dittman /cm

LEGAL REVIEW: Thomas Bastian, Village Attorney **SIGNATURE:** Tom Bastian /cm

RECOMMENDED BY VILLAGE ADMIN.: Brian Pabst, Administrator **SIGNATURE:** B. Pabst

REVIEWED & APPROVED BY COMMITTEE: YES ☐ NO ☐ N/A ☒

ITEM HISTORY (ACTIONS RELATED TO THIS ITEM, OTHER PERTINENT HISTORY, ETC.)

For over 15 years, the Village has utilized the services of PCS International to provide outsourced managed Information Technology (IT) services instead of hiring a Village employee to provide those services. Over time, the staff assigned to the Village account has turned over and in light of the cyber-attack on the Village in March 2020, the Village has been considering obtaining a new firm that can 1) perform the required services at a cost-effective rate, and 2) implement the suggestions noted by Halock Security Labs in their cyber security reports to mitigate the risk of a future attack.

The Village has investigated various alternatives, including joining an established governmental IT consortium, however it appears cost prohibitive; staff has also surveyed neighboring communities on how they manage their IT systems, and most outsource to various technology firms. Due to the advanced technical knowledge required to document the Village's current IT systems and processes and to draft a Request for Proposal (RFP) to solicit a qualified technology firm, staff have determined it is necessary to hire a firm to document the Village's IT system and needs, to draft the RFP, and to assist with the analysis of responses and possible interviews of finalist firms. In 2014, the Village retained Sikich LLP for a similar project to document the Village's financial processes and draft an RFP for an Enterprise Resource Planning (ERP) system (i.e., Village-wide financial software). Sikich completed the project in a timely and effective manner.

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

Staff has obtained a proposal from Sikich LLP to perform the tasks outlined above. The system review and RFP write up would be $11,000, and the assistance to review proposals and interview finalists, if necessary, would be $5,060 for a total service cost of $16,060. Travel costs would be additional, however, are expected to be minimal as the Sikich team is located in Naperville, IL.

ACTION PROPOSED

Adopt the Resolution.

RESOLUTION NO. 21-R-____

A RESOLUTION OF THE VILLAGE OF WILLOWBROOK APPROVING AND ACCEPTING A PROPOSAL FROM SIKICH, LLP FOR SERVICES TO CREATE A REQUEST FOR PROPOSALS FOR IT MANAGED SERVICES AND TO ASSIST IN THE EVALUATION AND SELECTION PROCESS

WHEREAS, the corporate authorities of the Village have determined it is necessary and in the best interest of the Village to retain the services of professionals experienced in the preparation of requests for proposals for IT managed services and to assist the Village in the evaluation of responses and the selection process; and

WHEREAS, the Village has received an acceptable proposal from Sikich, LLP and finds that it is in the public interest to enter into an agreement with Sikich, LLP in this regard.

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

SECTION 1: The proposal and professional services master agreement submitted by Sikich, LLC to prepare a request for proposals for IT managed services and to assist the Village with evaluation of responses and the selection process, at an estimated Sixteen Thousand Sixty and 00/100 Dollars ($16,060.00), is hereby accepted and approved.

SECTION 2: The Village Mayor is hereby authorized and directed to execute that certain proposal and professional services master agreement, on behalf of the Village, with Sikich, LLP, a copy of which documents are attached hereto as Exhibit "A" and made a part hereof.

SECTION 3: This Resolution shall be in full force and effect upon its passage and approval in accordance with law.

PASSED and **APPROVED** this 10th day of May, 2021 by a roll call vote as follows:

AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

APPROVED:

_____
Frank A. Trilla, Mayor

ATTEST:

_____
Deborah A. Hahn, Village Clerk

EXHIBIT "A"

SIKICH®

Technology Services

PROFESSIONAL SERVICES MASTER AGREEMENT

This Professional Services Master Agreement (the "Master Agreement") is entered into on the date that it is accepted by Sikich (the "Effective Date") by and between the parties set forth below.

Sikich LLP ("Sikich")
Attn: Partner in Charge- Technology
1415 W. Diehl Road, Suite 400
Naperville, IL 60563
630-566-8400 (voice)
630-566-8401 (fax)
techinfo@sikich.com

Village of Willowbrook ("Client")
Attn: Carrie Dittman
835 Midway Dr,
Willowbrook, IL 60527
(630) 323-8215
cdittman@willowbrook.il.us

WHEREAS, Sikich provides computer software and computer hardware, photographs and other digital art work ("Materials") and associated technology consulting services ("Services"); and

WHEREAS, Client desires to obtain the Services and Materials from Sikich:

THEREFORE, in consideration of the mutual covenants set out in this Master Agreement, the parties, intending to be legally bound, hereby agree to the following terms and conditions:

SERVICES

1. As a "master" form of contract, this Master Agreement allows Sikich and Client to contract for multiple projects through the issuance of multiple Engagement Documents (as defined below) without having to re-negotiate the basic terms and conditions contained herein. This Master Agreement covers the provision of Services and/or Materials by Sikich and, accordingly, this Master Agreement represents a vehicle by which Client can efficiently contract with Sikich and its affiliates for a broad range of Services and/or Materials. The specific details of each project under this Master Agreement (each "Project") shall be separately negotiated and specified in a written Statement of Work or Engagement Document (hereinafter "ED") containing terms agreed by the parties. An ED may take the form of a Proposal, Statement of Work, Development Request, Change Order or Quotation. Each ED will define, as appropriate, the scope of work to be performed by Sikich, including the Services and Materials to be delivered, the Acceptance Criteria for the Services and Materials and the time line, cost estimate and payment schedule for developing and delivering the Services and Materials. Each ED shall be subject to all of the terms and conditions of this Master Agreement, in addition to the specific details set forth in the ED. To the extent any terms or provisions of an ED conflict with the terms and provisions of this Master Agreement, the terms and provisions of this Master Agreement shall control, except to the extent that the applicable ED expressly and specifically states an intent to supersede the Master Agreement on a specific matter.

ASSIGNMENT OF STAFF

2. Sikich shall have the right, at its complete discretion, to designate all persons, including independent contractors, to be assigned to perform the Services. Sikich will ensure that independent contractors are reasonably qualified to perform the required services.

CLIENT RESPONSIBILITIES

3. Client acknowledges that its reasonable cooperation is necessary for the timely implementation and completion of a Project. Failure of Client to fulfill its responsibilities as defined below may result in Sikich delaying or suspending the performance of its responsibilities under this Master Agreement with respect to a project and any EDs, at Sikich's sole and reasonable discretion. Client's responsibilities include providing Sikich with the following:

(a) Timely and accurate information;

(b) Timely access to appropriate Client personnel, equipment, systems and software;

(c) Timely feedback to testing and proofing requests;

(d) Qualified Client personnel for training and for acceptance testing; and

(e) Any additional responsibilities set forth in an ED.

Client acknowledges it is responsible for assuming all management responsibilities and for overseeing any Services Sikich provides to Client by designating an individual, preferably within senior management, who possesses suitable skill, knowledge, or experience to so manage. In addition, you are responsible for evaluating the adequacy and results of the Services performed and accepting responsibility for the results of such Services.

Client agrees to indemnify and hold Sikich harmless for any liability, loss, costs, damages or expenses, including reasonable attorney's fees, resulting from third party claims against Sikich when inaccurate information provided by Client causes Sikich to scan any website or engage in any similar activity based upon such inaccurate information. Client agrees that Sikich is not an insurer and that Client has appropriate insurance in place, in adequate amounts, to cover potential losses which may occur due to a security failure or breach.

FEES AND DIRECT EXPENSES

4. The fees for Services will be charged as agreed to in a specific ED. For fees that are based on hourly rates, Sikich may adjust these rates no more than once in a 12-month period upon 30 days prior written notice to Client, and such annual adjustments shall be capped at no more than 105% of the rates specified in the applicable ED. Time and expenses Services will include all time expended to perform the Services and direct expenses incurred while in the performance of the Services. Sikich typically charges a premium rate equal to 1.5 times the stated rates for work performed on weekends, holidays and outside of business hours, unless otherwise stated in the applicable ED. All premium rate work will require prior written approval from Client. Sikich's normal business hours are 8:00AM to 6:00PM CST Monday through Friday, except for the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Day after Thanksgiving, Christmas Day and Day after Christmas.

5. Client shall reimburse Sikich for all reasonable out-of-pocket expenses incurred by Sikich in connection with the Services and Materials being provided herein, including, but not limited to, vehicle travel from the consultant's home to the company site or airport at the then current reimbursable amount authorized by the Internal Revenue Service; parking, airfare, car rental, room, board, and other travel incidentals. Travel time to and from the consultant's home to the company site or airport will be billed at half the normal hourly billing rate.

6. Sikich will submit itemized invoices weekly to Client for all fees and expenses incurred for the previous week. Client shall pay all invoiced amounts for Services within fifteen (15) calendar days after the date of the invoice. For purchasing Materials, payment may be required before fifteen (15) days or upon ordering. Any amounts past due shall accrue interest at the rate of 1½ percent per month until paid. All right, title, and interest of any Material provided to Client within this Master Agreement shall only transfer to Client when the respective item is fully paid for by Client. Client must dispute any invoice within sixty (60) days of receipt, or the invoice will be deemed undisputed and correct. Sikich may install license keys (timed or otherwise) in any software that limit use of the software or maximum number of users until invoices are paid in full. Sikich reserves the right to cease all provision of Services if at anytime an invoice becomes past-due.

ACCEPTANCE

7. In the event "Custom Software" (as that term is defined in Paragraph 14) is specified under an ED, upon Sikich's completion and delivery of the Custom Software to Client, Client shall have thirty (30) business days after receipt and installation of the Custom Software to review and accept as complete or reject as incomplete the Custom Software in accordance with the criteria for acceptance set forth in the ED (the "Acceptance Criteria"). In the event Client elects to reject any such Custom Software as incomplete, Client shall notify Sikich in writing, not more than thirty (30) business days after receipt and installation of the Custom Software, itemizing each instance in which Custom Software fails to meet the Acceptance Criteria ("Failure") in reasonably sufficient detail to permit Sikich to replicate, diagnose and correct the Failure. Sikich will use commercially reasonable efforts to diagnose and correct all identified Failures and provide Client with a modified version of the Custom Software for review and acceptance. Sikich's efforts to correct Failures caused solely by Sikich shall be at no cost to Client. Client has thirty (30) business days to verify that all identified Failures have been corrected and to accept or reject the modified version of the Custom Software. Failure of Client to notify Sikich of a Failure within any thirty (30) business day acceptance period shall be deemed automatic and final acceptance of the Custom Software. Notwithstanding the foregoing, in the event Sikich performs additional services beyond the scope of work anticipated in the original ED, or any modified ED, then Sikich will be entitled to additional compensation under the standard Sikich time and expense policies set forth in Paragraphs 4-6. Such additional efforts may include, but are not necessarily limited to, the following Services: (a) efforts expended for retesting the Custom Software due to Client action or errors; (b) any remedial action that is caused by Client action or errors; (c) any system changes; (d) any change to the original scope of work or any amended scope of work; (e) any changes to the assumptions made by Sikich based on information provided by the Client; and (f) any unauthorized Client or third party modifications to the Custom Software or use of the Custom Software other than as designed.

8. Acceptance of Computer Hardware. In the event computer hardware is specified under an ED, upon Sikich's delivery of such computer hardware, Sikich will repair or replace any defective equipment parts at no cost to Client, provided that (i) Client provides Sikich notice of the defective equipment parts itemizing each defective part within thirty (30) business days following the delivery of the computer hardware specified in the ED, and (ii) Client did not cause the defect. Thereafter, any parts or labor incurred by Sikich to repair the defective equipment shall be billed to Client on a time and expense basis.

9. Acceptance of Third Party Software. In the event an ED provides for the delivery, configuration and/or installation of third party software, such delivery, configuration and/or installation of such third party software and any Services related to such delivery, configuration and/or installation shall be accepted by Client immediately upon delivery thereof and/or provision of such related Services. After third party software is ordered by Sikich for Client, the purchase price shall not be refundable unless the software licensor permits Sikich to return such software for a refund of any or all of the purchase price therefor and then that portion of the purchase price shall be refunded to Client.

10. Error Correction. If any Services or deliverables provided hereunder do not conform to the express specifications in an ED, and such nonconformance is not attributable to any act or omission of Client, its customers or their agents, Sikich will correct the deficiencies within a mutually agreed upon time period at no additional cost to Client, provided that Client notifies Sikich of such error or deficiency within five (5) days of receipt of the applicable deliverable by Client or its customer. If Client requests any modification to deliverables or Services other than as specified in a mutually agreed upon ED, Client may request that Sikich make the desired modification at Sikich's then current hourly rates.

11. Acceptance of Security Services. In connection with the provision of security Services, the ED will be deemed complete upon, as applicable, the acceptance of a final report by Client or its customer or upon posting results online for the requested Services. For Services requiring a draft deliverable, Sikich will provide one round of revisions to the draft report, which will be deemed final and accepted thirty (30) days after its receipt by Client or its customer.

WARRANTY

12. Sikich's warranty of the Services are limited in their entirety by the following:

    (a) Standards. Sikich represents and warrants that all of the Services will be performed in a professional and workmanlike manner conforming to generally acceptable standards of the technology industry.

    (b) Limitations of Warranty. SIKICH MAKES NO EXPRESS WARRANTIES OTHER THAN THOSE SPECIFICALLY STATED IN THIS MASTER AGREEMENT. SIKICH MAKES NO WARRANTY AS TO THE RESULTS OR PERFORMANCE THAT MAY OR MAY NOT BE OBTAINED BY CLIENT IN USING THE SERVICES, IN USING RECOMMENDATIONS PROVIDED AS PART OF SERVICES, AND/OR IN USING MATERIALS AS SET FORTH IN THIS MASTER AGREEMENT AND ANY EDS. SIKICH DOES NOT AND CANNOT WARRANT THAT (i) CLIENT WILL NOT BE HACKED OR WILL NOT HAVE ITS SECURITY COMPROMISED, OR (ii) ITS SERVICES WILL DETECT EVERY CLIENT VULNERABILITY OR WEAKNESS OR THAT THE RESULTS OF SERVICES OR DELIVERABLES WILL BE ERROR-FREE OR TOTALLY ACCURATE. SIKICH SPECIFICALLY DISCLAIMS ALL OTHER WARRANTIES EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. IN NO EVENT SHALL SIKICH AND ITS SUBCONTRACTORS BE LIABLE FOR ANY INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES ARISING IN CONNECTION WITH THIS MASTER AGREEMENT AND ANY ED, INCLUDING, BUT NOT LIMITED TO, LOST PROFITS OR LOSS OR DAMAGE TO DATA ARISING OUT OF THE USE, PARTIAL USE OR INABILITY TO USE THE MATERIALS OR RESULTS OF THE SERVICES, WHETHER IN AN ACTION IN TORT, STRICT LIABILITY OR NEGLIGENCE, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGE. SIKICH'S WARRANTY FOR ANY THIRD PARTY SOFTWARE OR HARDWARE PROVIDED TO CLIENT UNDER THIS MASTER AGREEMENT AND ANY EDS SHALL BE SOLELY LIMITED TO ANY WARRANTY PROVIDED FOR SUCH THIRD PARTY SOFTWARE OR HARDWARE BY THE LICENSOR OR ORIGINAL EQUIPMENT MANUFACTURER THAT SIKICH AGREES TO ASSIGN WITHOUT MODIFICATION TO CLIENT TO THE EXTENT SIKICH IS ALLOWED TO LEGALLY AND CONTRACTUALLY TRANSFER SUCH WARRANTY TO CLIENT.

LIMITATIONS OF LIABILITY

13. Except as hereinafter provided, the liability of Sikich and its subcontractors to Client for actual damages of any kind arising out of or in any way related to the Services or to this Master Agreement shall be limited to $25,000. Sikich shall not be liable for any costs or fees related to Client's termination, cancellation, or breach of any contracts with third party providers whose products or services are being replaced or supplemented by Sikich or providers recommended by Sikich. Sikich and its contractors shall not be liable for any damages caused as a result of or in any way related to the improper use of any Materials and/or Client's own computer hardware by Client, its employees or its customers, clients or other third parties. Client agrees that no claim may be brought by Client for the breach of this Master Agreement, any ED or the warranties set forth in Paragraph 12 of the Master Agreement and any EDs more than one (1) year after such alleged breach occurred.

OWNERSHIP

14. Except as provided in Paragraphs 14-16 and unless otherwise provided in an ED, Client, upon Client's payment of all amounts due Sikich, shall own all right, title and interest to Custom Software. "Custom Software" shall mean any computer software that is written at Client's sole expense and unique to Client's application and provided to Client under this Master Agreement and any EDs, except for the following: (a) any routines and subroutines that are used in developing or that are embodied in the Custom Software (excluding any Client Confidential Information) ("Subroutines"); (b) any Tools or Utilities (as defined in Paragraph 15) developed by or on behalf of Sikich; and (c) the Sikich Property (as defined in Paragraph 16). In the event any computer software provided by Sikich includes amendments, customizations, modifications and/or enhancements to third party software licensed by or on behalf of Client, the rights to such amendments, customizations, modifications and/or enhancements shall be determined in accordance with the terms of the applicable third party license and the applicable

ED. Sikich may further develop, use, copy and prepare derivative works and distribute works that are substantially similar to the Custom Software ("Similar Custom Software"), including works similar in function, structure, sequence or organization of the Custom Software, provided that such development, use, copying and preparation of derivative works and distribution does not violate Sikich's obligations under this Master Agreement with respect to Client's Confidential Information. Upon Client request**,** Sikich shall assign to Client all of Sikich's right, title and interest, if any, to all Custom Software, including source code and documentation, subject to the right of Sikich to develop, use, copy and prepare derivative works from Custom Software to create Similar Custom Software.

15. As used in Paragraph 14, "Tools" and/or "Utilities" shall refer to software code and/or a portion of code that Sikich has already developed, acquired by assignment or uses under license or that Sikich hereafter independently develops or acquires by assignment or uses under license from a third party, such as re-usable computer software code, routines, modules, components, methodologies, processes, technologies and tools, and that: (a) accelerates the pace of application development; or (b) accelerates the data conversion process; or (c) is a component part of the Custom Software that, in its generic form, may have general usefulness in a variety of other software programs or programming applications.

16. Except with respect to Custom Software, Sikich retains all right, title and interest, including all copyrights and patents, to the Subroutines, Tools and/or Utilities, all the results of the Services and all Sikich know-how, other than Custom Software, in whatever form ("Sikich Property"). Subject to Client fulfilling its obligations under this Master Agreement and any ED (including the timely payment of all invoices), Sikich grants to Client a worldwide, nonexclusive, nontransferable, royalty-free, perpetual license to use the object code for such Subroutines, Tools and/or Utilities that are incorporated into Custom Software to maintain, modify and enhance the Custom Software for its internal business purposes. Client may transfer the license to such Tools and/or Utilities to affiliates, successors and assigns, provided said transfer to successors and assigns it without consideration to a successor in interest of the entire business that assumes the obligations of this Master Agreement and there is no attempt to commercialize these Tools and/or Utilities.

17. Client acknowledges that Sikich is engaged in the business of providing computer security Services and associated deliverables to various clients and that none of these arrangements is exclusive. Unless otherwise specified in the applicable ED, Sikich retains all right, title and interest in all works created by Sikich for Client or any customer of Client, excluding any Confidential Information of Client or its customers. Client retains all rights to data provided by Client or its customers and portions of deliverables based thereon. Notwithstanding the foregoing, all right, title and interest in and to: (a) all copyrights, trademarks, trade secrets, inventions, proprietary processes and other intellectual property of Sikich, including software, source code, the look and feel of websites, training and implementation methodologies, documentation, databases, and other materials, regardless of media or form, which were created or conceived by Sikich or its agents prior to the date hereof, and any works based thereon, will remain the property of Sikich; and (b) all document templates, proprietary document formats, structures and designs, boilerplate language and narrative portions of deliverables which are not compilations of customer data, whether created before or after the date hereof, will remain the property of Sikich. Client will cooperate with Sikich, at Sikich's sole expense, to execute any documents Sikich deems necessary to register any of Sikich's rights with the United States Copyright Office or any other government agency or authority.

INDEPENDENT CONTRACTOR STATUS

18. The relationship of Sikich to Client shall at all times be that of an independent contractor. Nothing in this Master Agreement shall be construed to create any partnership, association, joint venture or employment between the parties. Sikich hereby acknowledges that all original works of authorship (including the Custom Software) which are made by Sikich within the scope of its independent contractor relationship which are protectable by copyright are "works made for hire" (17 U.S.C. Section 101). To the extent that the Materials are not works made for hire, upon full payment by Client, Sikich hereby assigns and will assign to Client all right, title, and interest to the Materials**,** provided that they are not Subroutines, Tools or Utilities that Sikich may use in future projects for other clients.

INDEMNIFICATION AGAINST INFRINGEMENT

19. Sikich agrees to indemnify and hold harmless Client from and against any and all costs, claims, demands, losses, expenses and liabilities arising out of or in connection with Sikich's infringement or misappropriation of any intellectual property right or other trade secret, proprietary, publicity or privacy right of any third party related to the Materials. Sikich shall have no obligations to indemnify Client if: (a) Client modifies or alters or has someone other than Sikich or its authorized contractors, alter or modify the Materials in a manner that gives rise to the infringement claims; (b) the claim could have been avoided by using an unaltered current version of the Materials which was provided to Client; (c) the claim is based upon any intellectual property, information, design, specification, instruction, software, data, or material not owned and/or created by Sikich or its consultants; or (d) the claim is based upon the combination of any Materials with any third party software, hardware, products or services. In the event such a claim is brought and Sikich has the obligation to indemnify Client under this Master Agreement, Sikich shall, at its option and election, have the right to either: (i) obtain the rights for Client to continue to use such Materials; (ii) modify the Materials so they no longer are allegedly infringing such third party rights; or (iii) replace such Materials with a new version of such Materials that does not infringe upon such third party rights; provided, however, that any modification or replacement provided hereunder, does not cause a material difference in the functionality of the Materials. This Paragraph 19, (i) is subject to Paragraph 13, and (ii) sets forth Client's sole and exclusive remedy with respect to any actual or alleged infringement, misappropriation or violation of any proprietary rights under or related to this Master Agreement.

COVENANT NOT TO ASSOCIATE

20. During the term of this Master Agreement and for a period of one (1) year thereafter, Client will not, directly or indirectly, employ, attempt to employ, or retain any person who performed any of the Services on behalf of Sikich for Client. If Client does hire a Sikich employee or any person who performed any Services on behalf of Sikich for Client during such one-year time period, then a fee equal to the total compensation paid by Sikich to such employee or other person in the immediately prior twelve months is due to Sikich. If Client has engaged a third party to staff Client executive level positions for whom Services will be performed under this Master Agreement, then Client shall cause such third party to execute a written agreement with Sikich and/or Client obligating the third party to not, directly or indirectly, employ, attempt to employ, attain or associate in any other manner with any person who performed any Services on behalf of Sikich for Client. Client shall be jointly and severally liable with such third party for payment of the above described fee to Sikich if Client's third party hires a Sikich employee or any person who performed any of the Services on behalf of Sikich for Client. The parties agree that the fees described in this Paragraph 20 shall be liquidated damages for such a breach that the parties agree is reasonable compensation to the other for its damages incurred as a result of the breach. The provisions of this Paragraph 20 shall not apply to any person hired pursuant to a general solicitation.

FORCE MAJEURE

21. Neither party shall be responsible for any delays or failure to perform due to reasons beyond their reasonable control, including, but not limited to, acts of God, terrorism, failure or delay of Client or of Sikich's suppliers or transportation or any other cause beyond the reasonable control of either party.

DISPUTE RESOLUTION

22. Negotiation: In the event that a dispute arises between Sikich and Client that cannot be resolved in the normal course of doing business after making good faith efforts to do so, within ten (10) business days after receipt of a written request by either party, senior officials with decision making authority designated by each party shall meet at Client's office to resolve the dispute. If the designated officials cannot resolve the dispute within ten (10) business days following their initial meeting, then the dispute shall be referred to arbitration pursuant to Paragraph 23 hereof.

23. Arbitration: Except as provided in Paragraph 30 with respect to injunctive relief, and except as hereinafter provided. any controversy or claim dealing exclusively with monetary damages arising out of or in any way relating to this Master Agreement or the breach thereof, shall be settled by arbitration in the City of Naperville, IL in accordance with the rules of the American Arbitration Association and

judgment upon the award rendered by the Arbitrator(s) may be entered in any Court having jurisdiction thereof. Notwithstanding the above, Sikich reserves the right to pursue claims which Sikich reasonably believes to be $5,000 or less in value (meaning amounts due Sikich) in any court of competent jurisdiction, with venue to be determined by Sikich. In all such situations (arbitration or a court of competent jurisdiction) Illinois law shall apply.

TERM AND TERMINATION

24. The "Term" of this Master Agreement shall be for one (1) calendar year commencing on the Effective Date, and will automatically be extended on an annual basis unless Sikich or Client provides written notice of non-renewal at least thirty (30) days prior to the end of the then-effective Term. Notwithstanding the foregoing, at any time during the Term, either Sikich or Client may elect to terminate this Master Agreement by providing 30 days prior written notice, in the manner set forth in Paragraph 39, to the other party. Termination of this Master Agreement shall terminate all EDs as of the Effective Termination Date (as defined below) without any further action or notice by the parties. Termination of one or more EDs shall not result in the termination of any other ED or this Master Agreement. Termination of this Master Agreement shall become effective (the "Effective Termination Date") on the 30th day following delivery of written termination notice by one party to the other. Unless an earlier date is otherwise agreed to by the parties, Sikich shall stop work under this Master Agreement and all EDs on the Effective Termination Date. On the Effective Termination Date: (a) Sikich shall be compensated for the work completed up to the Effective Termination Date; (b) Sikich shall be reimbursed for all out-of-pocket expenses incurred up to the Effective Termination Date; (c) Sikich shall deliver to Client its work product and documentation in connection with any uncompleted Materials with the understanding that such unfinished Materials are provided "AS IS," without any warranties, express or implied; and (d) the parties shall have no further obligations to each other.

25. Survival. The following provisions shall survive any termination or suspension of this Master Agreement: Paragraphs 1, 4-6 and 12-42.

CONFIDENTIALITY

26. "Confidential Information" shall include all information and materials; (a) developed during the Term, including any renewals or extensions and within the scope of this Master Agreement and any EDs, and/or (b) transmitted or shared between the parties since the start of negotiations to enter into this Master Agreement or any EDs and until its expiration or termination, including any renewals or extensions. The receiving party and its contractors warrant that it shall use reasonable care, but in no case less than the care the receiving party uses with regard to its own Confidential Information, to ensure that any Confidential Information, to which the receiving party has obtained possession or knowledge of in connection with this Master Agreement (from the disclosing party) , will not be disclosed to any third parties, in whole or in part, without the prior written permission of the disclosing party. Sikich shall use Confidential Information of Client solely for purposes of providing Materials and Services under this Master Agreement. Notwithstanding anything to the contrary in Paragraphs 26 to 30, either party may disclose Confidential Information if required to do so by law, rule or regulation or by subpoena, court order, regulatory proceeding or similar judicial or governmental process.

27. Neither party shall have the obligation to maintain the confidentiality of any Confidential Information that: (a) at the time of disclosure, had been independently developed by the receiving party or was in the receiving party's lawful possession prior to receipt from the disclosing party; (b) is lawfully obtained by the receiving party from a third party that, to the knowledge of the receiving party, did not acquire the information under an obligation of confidentiality; (c) is at the time of disclosure, or thereafter, becomes publicly known through no act or omission by the receiving party or its employees; or (d) is independently developed by the receiving party, its employees or agents who did not have access to Confidential Information of the disclosing party.

28. Upon the disclosing party's request, the receiving party will immediately return or destroy any or all Confidential Information that has been provided to it by the disclosing party. Notwithstanding the foregoing, the receiving party shall not be required to erase Confidential Information that has been saved to a back-up file in accordance with its ordinary document retention policies and procedures and may

continue to store Confidential Information solely for such purpose and for such period as required to comply with such policies and procedures and any applicable law or regulation.

29. The parties shall maintain the confidentiality of the Confidential Information as set forth in Paragraphs 26-28 during the Term, including any renewals or extension thereof, and for five (5) years following the expiration or termination, including any renewals or extensions, of this Master Agreement.

30. Injunctive Relief: Each party recognizes and acknowledges the substantial competitive value and confidential nature of the other party's Confidential Information, and that such party will suffer irreparable harm, for which monetary damages would be an inadequate remedy, if such Confidential Information were disclosed in violation of this Master Agreement. Therefore, in addition to any other available rights or remedies available under this Master Agreement, at law or in equity, each party shall have the right to have an injunction issued against the other party to prevent actual or threatened breach of Paragraphs 26-28, without the posting of a bond or any other security or the proof of actual damages.

31. Notwithstanding Paragraphs 26 to 30, if Client is subjected to the Payment Card Industry Data Security Standard ("PCI DSS"), as part of Sikich's responsibility as an Approved Scanning Vendor ("ASV"), Qualified Security Assessor ("QSA"), Payment Application Qualified Security Assessor ("PA-QSA") and/or PCI Forensic Investigator ("PFI") (a) Sikich may disclose (i) each report, including a Report on Compliance ("ROC") or Report on Validation ("ROV"); attestation, including an Attestation of Compliance ("AOC") or Attestation of Validation ("AOV"); and other related information, including working papers, notes and other materials and information generated in connection with such Services; and (ii) any and all additional agreements or other materials necessary to enable Sikich to comply with the Validation Requirements for Approved Scanning Vendors, the Validation Requirements for Qualified Security Assessors, Validation Requirements for Payment Application Qualified Security Assessors and/or QSA Validation Requirements Supplement for PCI Forensic Investigators, including any amendments as set forth and modified from time to time by the PCI Security Standards Council, LLC ("PCI SSC"), to PCI SSC and/or its members, without any additional consent, approval or permission of Client, and (b) PCI SSC and/or its members may disclose (i) such information on an as needed basis to other members and to such members' respective financial institutions and issuers and to relevant governmental, regulatory and law enforcement inspectors, regulators and agencies, and (ii) that such member has received a report and other related information with respect to Client and whether the report was satisfactory.

32. Client hereby acknowledges and consents to Sikich's use of third-party cloud computing services to store confidential and proprietary information and other data of the Client, and agrees that Sikich's use of such cloud services coupled with the use of encrypted devices, password protections and firewall protection shall constitute the best efforts of Sikich to safeguard such information and data from unauthorized disclosure. Client further agrees that, subject to applicable law, Sikich shall only be liable if it has finally judicially been determined that Sikich did not take commercially reasonable measures to protect the confidential and proprietary information and other data of the Client from unauthorized disclosure.

33. As a result of Sikich's prior or future services to the Client, Sikich might be requested or required to provide information or documents to the Client or a third party in a legal, administrative, regulatory inquiry or arbitration or similar proceeding in which Sikich is not a party. If this occurs, Sikich's efforts in complying with such requests will be deemed billable to Client as a separate engagement. Sikich shall be entitled to compensation for its time and reasonable reimbursement for its expenses (including legal fees) in complying with the request

TAXES

34. Client acknowledges and agrees that it is responsible for sales or use tax lawfully imposed on its retail purchases of Services or Materials from S kich. Client will determine for each ED issued under this Master Agreement whether to pay such tax to Sikich or to issue an appropriate fully completed certificate of exemption to Sikich to relieve S kich of the legal obligation to collect and remit such tax. Client agrees to indemnify and hold Sikich harmless for any sales or use, transaction or gross receipt taxes and any interest and/or penalties, imposed or subsequently assessed against Sikich by any state or local jurisdiction based

upon any transaction which is the subject of this Master Agreement, and any reasonable attorneys' fees and costs incurred by Sikich as a result of the same.

SEVERABILITY

35. All provisions of this Master Agreement are severable. If any provision or portion hereof is determined to be unenforceable, the rest of the Master Agreement shall remain in effect, provided that its general purposes are still reasonably capable of being effected.

HEADINGS

36. Paragraph headings have been included in this Master Agreement merely for convenience of reference. They are not to be considered part of, or to be used in interpreting this Master Agreement.

APPLICABLE LAW

37. The substantive laws of the State of Illinois shall govern this Master Agreement in construction and enforceability without regard to the laws of conflicts. Each party reserves the right to seek injunctive relief provided, however, any such action must be instituted and maintained in a state court in DuPage County, Illinois, or in a federal district court in the Northern District of Illinois.

ASSIGNMENT

38. Neither party shall assign this Master Agreement, or any of its rights and obligations under this Master Agreement, by operation of law or otherwise, without the prior written consent of the other party; provided, however, that either party may assign all, but not part, of its rights and obligations under this Master Agreement to its successor by way of merger, corporate reorganization or sale of all or substantially all of its assets, provided such successor assumes all of such party's obligations under this Master Agreement. Subject to the foregoing restriction on assignments, this Master Agreement shall be fully binding upon, inure to the benefit of, and be enforceable by, the parties and their respective successors, assigns and legal representatives.

NOTICES

39. All notices and demands of any kind or nature which either party to this Master Agreement may be required or may desire to serve upon the other in connection with this Master Agreement shall be in writing and may be served personally, by certified mail, by a nationally recognized private delivery service or by facsimile with confirmation of transmittal and posting by certified mail to the address set forth on page one of this Master Agreement. Service of such notice or demand so made shall be deemed complete: (a) when delivered, if by personal delivery or certified mail; (b) one (1) day after delivery to a nationally recognized private delivery service; or (c) upon transmission, if by facsimile with confirmation of transmittal.

WAIVER; COUNTERPARTS

40. A waiver by any party to this Master Agreement of any term or condition shall not be deemed or construed to be a general waiver of such terms or conditions or a waiver of any subsequent breach. This Master Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be deemed to be an original and all of which counterparts taken together shall constitute but one and the same instrument. In order to facilitate execution of this Master Agreement, fax and pdf signatures shall be deemed to be original signatures.

ENTIRE AGREEMENT

41. This Master Agreement constitutes the entire understanding between the parties hereto with respect to the subject matter hereof, and all prior negotiations, understandings and arguments are merged herein. This Master Agreement may not be modified, amended or otherwise changed in any manner except by a written instrument executed by the party against whom enforcement is sought.

ENFORCEMENT EXPENSES

42. If any proceeding shall be instituted by either of the parties hereto for the enforcement of any of the rights or remedies in and under this Master Agreement through arbitration or otherwise, the party in whose favor an award shall be rendered therein shall be entitled to recover from the losing party all costs reasonably incurred by the prevailing party, including, but not limited to, court and arbitration costs and reasonable expert witness and attorneys' fees.

[Signature Page Follows]

This Professional Services Master Agreement is made in Naperville, DuPage County, Illinois on the date that it is accepted by Sikich set forth below.

Sikich LLP	**Village of Willowbrook**
Signature:	Signature:
Name:	Name:
Title:	Title:
Dated:	Dated:

STATEMENT OF WORK

This Statement of Work ("SOW") is attached, incorporated into, and made a part of, the Professional Services Master Agreement ("PSMA") between Sikich LLP ("Sikich"), Village of Willowbrook ("Client") (collectively, the "Agreement"). Client is requesting the following Services to be performed according to the details below.

The scope, pricing and other terms offered in this Statement of Work are valid for thirty (30) days from the date shown on this document.

The project will be performed under a Time & Materials engagement.

Change(s) in the scope, as defined in this proposal, are subject to a change order to be included into the project. Any change order(s) will be submitted to the client for approval.

DESIGN DESCRIPTION

The Village of Willowbrook has engaged Sikich LLP to create an RFP for IT Managed Services and to assist with evaluation of responses and selection processes. It is understood that while Sikich offers these services, Sikich will not be responding as a potential service provider in order to avoid conflicts of interest. Sikich has a robust and mature IT Managed Services and Security practice with experience in local government IT Administration and Strategy. With this experience alongside our Accounting and Advisory Services we are uniquely qualified to assist the Village with this endeavor.

ESTIMATED PROFESSIONAL SERVICES

The overall estimate for completion is shown below:

SCOPE OF WORK	RATE	HOURS	AMOUNT
System and Needs Review/Information Gathering/Stakeholder Discussions	$ 275.00	24	$ 6,600.00
RFP Write Up	$ 275.00	16	$ 4,400.00
RFP QA	$ 165.00	4	$ 660.00
Assist in Response Evaluation and Finalist Interviews (assuming 3 finalists)	$ 275.00	16	$ 4,400.00
TOTAL ESTIMATED SERVICES		**60**	**$ 16,060.00**

PAYMENT TERMS AND INVOICING

Services costs and travel expenses are invoiced based on the terms set forth in the Agreement. All pricing in this Statement of Work is stated in US dollars. We reserve the right to cancel orders arising from pricing or other errors.

ACCEPTANCE

In Witness Whereof, the party has caused their duly authorized representative to execute this Statement of Work as of the later date set forth below.

AGREED TO AND ACKNOWLEDGED BY:

Village of Willowbrook

Signature:

Name:

Title:

Dated:

Client Purchase Order # (optional) _____

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Back to Agenda

VILLAGE OF WILLOWBROOK

BOARD MEETING

AGENDA ITEM - HISTORY/COMMENTARY

A RESOLUTION APPROVING AND AUTHORIZING THE PURCHASE OF ONE (1) LIVESCAN RUGGED BOOKING CABINET AT A TOTAL COST NOT TO EXCEED $20,650.00	**AGENDA NO.** 6.i. **AGENDA DATE:** 05/10/2021

STAFF REVIEW: Robert Schaller, Chief of Police **SIGNATURE:** R. Schaller

LEGAL REVIEW: Tom Bastian, Village Attorney **SIGNATURE:** Tom Bastian /cm

RECOMMENDED BY: Brian Pabst, Village Administrator **SIGNATURE:** B. Pabst

REVIEWED & APPROVED BY COMMITTEE: YES X N/A ____

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

Currently the Police Department utilizes an antiquated standalone LiveScan computer and scanner which were purchased in 2011. The current equipment and/or software is no longer under warranty by the manufacturer, 3M Cogent, INC, and is not the preferred vendor in DuPage County. The department researched several LiveScan systems and after an in-person demonstration, selected iTouch Biometrics. The iTouch Biometrics Rugged Booking Cabinet is currently the main LiveScan system and software utilized by DuPage County municipalities due to its software interface with our current county-wide Report Management Software. The equipment consists of an all-in-one rugged booking cabinet, LiveScan device, software, computer, mugshot camera, printer, integration with the DuPage County RMS system, installation, training, and a two-year extended warranty. The purchase of the new LiveScan Rugged Booking Cabinet by iTouch Biometrics was tabled at the Public Safety Committee meeting on April 26th, 2021 for approval.

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

The purchase of this rugged booking cabinet has been budgeted under line item 01-30-655-405.

ACTION PROPOSED:

APPROVE RESOLUTION.

RESOLUTION NO. 21-R-_____

A RESOLUTION APPROVING AND AUTHORIZING THE PURCHASE OF ONE (1) LIVESCAN RUGGED BOOKING CABINET AT A TOTAL COST NOT TO EXCEED $20,650.00

WHEREAS, the Village Police Department solicited a quote for the purchase of one (1) Livescan Rugged Booking Cabinet; and

WHEREAS, the Village Police Department has received an acceptable quote for a Livescan Rugged Booking Cabinet from iTouch Biometrics at a price not to exceed $20,650.00.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Willowbrook, DuPage County, Illinois, that the purchase of one (1) Livescan Rugged Booking Cabinet, from iTouch Biometrics, at a cost not to exceed $20,650.00, is approved.

BE IT FURTHER RESOLVED that the Village Police Chief of the Village of Willowbrook is hereby authorized and directed, on behalf of the Village of Willowbrook, to execute a purchase order for one (1) Livescan Rugged Booking Cabinet. A copy of said purchase order is attached hereto as Exhibit "A" and made a part hereof.

PASSED and APPROVED this 10th day of May, 2021, by a ROLL CALL VOTE as follows:

AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

APPROVED:

_____
Frank A. Trilla, Mayor

ATTEST:

_____
Deborah A. Hahn, Village Clerk

EXHIBIT "A"

PURCHASE ORDER

iTouch BIOMETRICS QUOTE:

TO:

NAME: Lauren Kaspar
TITLE: Deputy Chief of Police
POLICE DEPT: Willowbrook Police Department
ADDRESS: 7760 Quincy Street
SUITE:
CITY, ST, ZIP: Willowbrook, Il 60527-5594
PHONE: 630-920-2249
EMAIL: lkaspar@willowbrook.il.us

DATE: 04/13/21

EXPIRATION DATE: 7/12/2021

Salesperson	Job	Shipping Method	Shipping Terms	Delivery Date	Payment Terms
GB					COD

Qty	Item #	Description	Unit Price	Line Total
1.00	Livescan	Palm & 10-Print Livescan Device @ 500 dpi. FBI Certified for Capturing Fingerprints (flat and roll) and Palm Prints (Upper, Lower & Writers). 1st Year Warranty Included.	$ 6,500.00	$ 6,500.00
1.00	Illinois Law Enforcement Applications	Accurate-ID Livescan Software: Configured for Illinois and the FBI. Software Captures Demographics, Charges and Mugshots. Includes 1st Year Support and Maintenance.	$ 1,980.00	$ 1,980.00
1.00	Illinois Civil Applications	Accurate-ID Livescan Software: Configured for Illinois and the FBI. Software Captures Demographics, Photos and Livescan Device Management. Includes 1st Year Support and Maintenance.	$ 990.00	$ 990.00
1.00	Computer	Computer: Desktop HP Computer with 22" Monitor. 1st. Year Warranty Covered by Hardware Manufacturer.	$ 1,500.00	$ 1,500.00
1.00	Camera	Logitech HD Web Camera and Photo Mugshot Capture Software.	$ 500.00	$ 500.00
1.00	PRINTER	FBI Certified Lexmark Printer with Universal Tray. 1st. Year Warranty Covered by Hardware Manufacturer.	$ 1,800.00	$ 1,800.00
1.00	Booking Cabinet	Ruggedized Steel Booking Cabinet	$ 3,500.00	$ 3,500.00

1.00	RMS/JMS Integration	Integration with DuPage County Hexagon RMS System.	$	1,000.00	$	1,000.00
1.00	Installation	On-Site Installation & Training	$	900.00	$	900.00
1.00	Ext. Warranty	2nd Year Extended Warranty on Scanner Including Software Support and Upgrades to Keep the System Current with DuPage County, ISP Specs and Criminal Statutes.	$	1,980.00	$	1,980.00

Quotation prepared by: X Gerry Bornhofen

This is a quotation on the aforementioned goods, subject to the following conditions: Any or All Applicable Taxes

Subtotal	$	20,650.00
Sales Tax		
Total	**$**	**20,650.00**

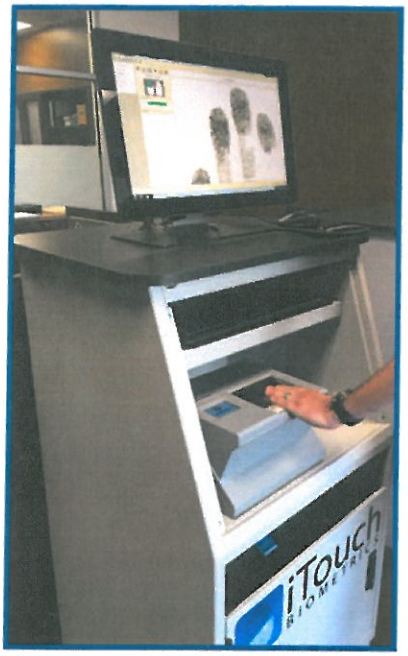
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Technical Specifications

Component	Description
Scanner	Ten-print and/or palm-print (500ppi or 1,000ppi)
Camera	HD Webcam or DSLR Camera
Monitor	LED or Touch Screen Monitor
Software	Accurate-ID
Computer	Integrated Desktop PC
Cabinet	27" x 51.6" x 29.2"







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Winter 2015

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- RMS Integration

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Back to Agenda

VILLAGE OF WILLOWBROOK

BOARD MEETING
AGENDA ITEM - HISTORY/COMMENTARY

ITEM TITLE:

Receive Plan Commission Recommendation – Public Hearing Case 21-05: Consideration of a petition requesting review and recommendation regarding a Final Plat for 7809 and 7815 Clarendon Hills Road, Willowbrook, Illinois (minor subdivision for a lot line adjustment between two residential lots), approval of written recommendation regarding a Final Plat for 7809 and 7815 Clarendon Hills Road, Willowbrook, Illinois (minor subdivision for a lot line adjustment between two residential lots), approval of a variation from Section 9-3-7(B)1 of the Village of Willowbrook Zoning Ordinance to reduce the minimum required setback on Clarendon Hills Road from seventy feet (70') to forty-feet (40') for the newly proposed Lot 2, and consideration of other such relief, exceptions, and variations from Title 9 and Title 10 of the Village Code. The applicant for this petition is Icon Building Group, 106 Roman Lane, Hawthorne Woods, IL 60047. The property owners are Joseph and Catherine McHugh, 7815 Clarendon Hills Road, Willowbrook IL 60527, and Michael Gwozdz and Catherine McHugh (Gwozdz), 7809 Clarendon Hills Road, Willowbrook IL 60527.

AGENDA NO.

6j

AGENDA DATE:
05/10/21

STAFF REVIEW: Ann Choi, Planning Consultant SIGNATURE: Ann Choi

LEGAL REVIEW: Tom Bastian, Village Attorney SIGNATURE: Tom Bastian | cm

RECOMMENDED BY: Brian Pabst, Village Administrator SIGNATURE: Brian Pabst | cm

REVIEWED & APPROVED BY COMMITTEE: YES ☐ NO ☐ N/A ☐

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

The Applicant, Icon Building Group ("Applicant"), on behalf of Michael Gwozdz and Catherine McHugh (Gwozdz) of 7809 Clarendon Hills Road (Lot 53) and Joseph and Catherine McHugh of 7815 Clarendon Hills Road (Lot 54), is requesting to: 1) adjust the lot line between the two existing parcels to create two (2) new buildable lots (resubdivision); and 2) to obtain a specific setback variation from Section 9-3-7(B)1 for 7815 Clarendon Hills Road from seventy feet (70') to forty feet (40') to enable the future construction of one (1) new single-family home. The two new lots will comply in all respects with the R-2 zoning district bulk standards without variations.

One of the property owners, Joseph and Catherine McHugh, who currently own 7815 Clarendon Hills Road (Lot 54) will acquire, as part of the subdivision, approximately thirty-five feet of additional property from the adjacent lot to the north (Lot 53). Catherine McHugh has partial ownership with the adjacent lot to the north. Village staff had previously confirmed that the loss of thirty-five feet on the property to the north would not create a zoning non-conformity with regard to Lot 53. With the additional thirty-five feet of land, the two existing lots can be resubdivided into two (2) separate lots meeting all bulk regulation requirements of the Village's R-2 zoning district. To facilitate the resubdivision and new lot boundaries, the existing single-family residence and shed on Lot 54 must be removed. The proposed subdivision qualifies as a minor subdivision and can proceed directly to final plat approval, without a public hearing, but with Plan Commission review and recommendation prior to Village Board consideration. The variation from the zoning ordinance requires a public hearing.

The existing single-family residence will be allowed to remain on Lot 1 as the Village considers this a legal non-conforming structure, and will not be required to comply with the specific setback requirement on Clarendon Hills Road. Once the existing single-family residence on Lot 1 is demolished and new construction is proposed, or the existing single-family structure is enlarged, the property owner will be required to seek a variation if the proposed new structure or addition cannot demonstrate compliance with Section 9-3-7(B)1 or any other bulk regulations required under the R-2 zoning district.

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

Staff has no objection to the proposed subdivision and variation requests. The request complies with the guidelines set forth in the Village's Comprehensive Plan and other land development regulations. The requested zoning and lot configurations should have no negative impacts on surrounding land uses. The newly proposed lots will be similar to the typical lot sizes in this neighborhood and will upgrade a substandard lot (Lot 54) to comply with current zoning bulk regulations.

The following variation from the Zoning Ordinance is requested:

1. Approval of a variation from Section 9-3-7(B)1 to permit a reduction in the minimum required setback on Clarendon Hills Road from 70' to 40' for Lot 2 of the Monchichi Manor Subdivision.

The following conditions of approval:

1. The existing structures (existing single-family residence and shed) on Lot 54 of the Clarendon Hills Subdivision shall be demolished prior to the recording of the plat.
2. The existing shed on Lot 2 of the Monchichi Manor Subdivision shall be relocated to Lot 1 or demolished prior to the recording of the plat. Accessory structures shall not be permitted on Lot 2 prior to the establishment of the principle structure.
3. The subdivider shall provide a mylar of the Final Plat of Subdivision with all required signatures (other than those of the Village officials) within sixty (60) days of approval by the Village Board.

The subdivision and variation requests were discussed at a regular meeting of the Plan Commission on May 5, 2021. No members of the public came forward to oppose the petition. The Plan Commission voted 7-0 in favor of the proposed petition, to forward a positive recommendation to the Village Board.

ACTION PROPOSED: May 10, 2021: Receive Plan Commission Recommendation.

M E M O R A N D U M

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

MEMO FROM: Dan Kopp, Chairman, Plan Commission

DATE: May 10, 2021

SUBJECT: **Zoning Hearing Case 21-05**: 7809 and 7815 Clarendon Hills Road - Consideration of a petition requesting review and recommendation regarding a Final Plat for 7809 and 7815 Clarendon Hills Road, Willowbrook, Illinois (minor subdivision for a lot line adjustment between two residential lots), approval of written recommendation regarding a Final Plat for 7809 and 7815 Clarendon Hills Road, Willowbrook, Illinois (minor subdivision for a lot line adjustment between two residential lots), approval of a variation from Section 9-3-7(B)1 of the Village of Willowbrook Zoning Ordinance to reduce the minimum required setback on Clarendon Hills Road from seventy feet (70') to forty-feet (40') for the newly proposed Lot 2, and consideration of other such relief, exceptions, and variations from Title 9 and Title 10 of the Village Code. The applicant for this petition is Icon Building Group, 106 Roman Lane, Hawthorne Woods, IL 60047. The property owners are Joseph and Catherine McHugh, 7815 Clarendon Hills Road, Willowbrook IL 60527, and Michael Gwozdz and Catherine McHugh (Gwozdz), 7809 Clarendon Hills Road, Willowbrook IL 60527.

At a regular meeting of the Plan Commission held on May 5, 2021, the above referenced application was discussed and the following motion was made:

MOTION: Made by Remkus and seconded by Wagner that based on the submitted petition and testimony provided, I move that the Plan Commission finds that the proposed Final Plat of Resubdivision for Lots 53 and 54 in Clarendon Gardens resubdividing 7809 and 7815 Clarendon Hills Road into two new lots of record, which requires a variation from Section 9-3-7(B)1 of the Zoning Ordinance, meets the Subdivision Regulation standards for approving such final plat and associated variation; that the Plan Commission approve and adopt the Standards for Variations outlined in the Staff Report for PC 21-05 for the May 5, 2021 Plan Commission meeting; and that the Plan Commission recommend to the Village Board approval of a variation from Section 9-3-7(B)1 to reduce the minimum specific setback on Clarendon Hills Road from seventy feet (70') to forty feet (40') for Lot 2; and the Plan Commission has reviewed the Final Plat of Resubdivision and recommends approval of a Final Plat of Resubdivision for PC 21-05 for the May 5, 2021 Plan Commission

meeting, subject to the following conditions of approval and plans listed in the Staff Report prepared for PC 21-05 for the May 5, 2021 Plan Commission Meeting:

Conditions of Approval:

1. The existing structures (existing single-family residence and shed) on Lot 54 of the Clarendon Hills Subdivision shall be demolished prior to the recording of the plat.
2. The existing shed on Lot 2 of the Monchichi Manor Subdivision shall be relocated to Lot 1 or demolished prior to the recording of the plat. Accessory structures shall not be permitted on Lot 2 prior to the establishment of the principle structure.
3. The subdivider shall provide a mylar of the Final Plat of Subdivision with all required signatures (other than those of the Village officials) within sixty (60) days of approval by the Village Board.

ROLL CALL: AYES: Chairman Kopp, Vice Chairman Wagner, Commissioners Kaczmarek, Kaucky, Remkus, Soukup and Walec; NAYS: None; ABSENT: None.

MOTION DECLARED CARRIED

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

DK:jp

FINDINGS OF FACT

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 is in a long established area of subdivision boundaries and lot configurations. The majority of the lots on the block have been built with a required setback of 30', with no negative impacts, thereby establishing a standard for setbacks and reasonable return. Therefore, to deny the requested variances would deny the applicant the same reasonable return enjoyed by the surrounding properties that have been established in this neighborhood.

(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 hardship is created by the application of a 70' setback in a subdivision that was developed before that requirement was codified. The development of the original subdivision has resulted in a trend in setbacks, on this area of Clarendon Hills Road, which do not meet today's standards without certain variations. To vary from these established setback trends, by more than doubling the required setback on the subject property, would create an undesirable mix of structure setbacks. This property also falls under R-2 zoning district, and the requested 40' setback is consistent with those requirements.

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

Finding: The subdivision was created prior to the Village annexing this parcel, and establishing the current setback standards. Therefore, the present owners did not create the hardship.

(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 variation will keep the status quo within the block. Adjacent properties contain structures that existed before the current zoning laws were enacted, and have

been built with a 30' required setback. Therefore, the requested setback will not be detrimental or injurious in any way.

(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 current single family detached dwelling on the lot is setback 38.45', and the proposed building area is set back 40', so there will be no substantial impact on adjacent properties with respect to the supply of light and air, traffic congestion, nor increases in the danger of fire or public safety.

(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 act to retain the essential character of the neighborhood by preserving existing setback standards on R-2 zoned lots. Conversely, not proceeding with this variation will alter the essential character by creating and undesirable mix of structure setbacks.

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

Finding: The requested variations are within the scope of authorized variations provided for in Title 9 Zoning of the Willowbrook Code of Ordinances. Standard R-2 zoning requirements have the stipulation :

"9-5B-3(D)5. - When a lot has a front or exterior side yard on a street where fifty percent (50%) or more of the frontage on the same side of the street in the same block has been developed, the front or exterior side yard requirement applicable to such lot shall be calculated by taking the average of the setbacks on all buildings in that block on the same side of the street whose setbacks are less than requirements set forth in subsection"

The spirit and intent of Title 9 is to maintain setback continuity on a developed block, and this variation will provide that.

Village of Willowbrook
Staff Report to the Village Board

Plan Commission Date:	May 5, 2021
Village Board Receive:	May 10, 2021
Prepared By:	Ann Choi, Village Planning Consultant
Case Title:	**Zoning Hearing Case No. 21-05: Final Plat of Resubdivision of Monchichi Manor**
Applicant:	Icon Building Group 106 Roman Lane Hawthorne Woods, IL 60047
Property Owners:	Joseph and Catherine McHugh 7815 Clarendon Hills Road Willowbrook IL 60527 Michael Gwozdz and Catherine McHugh (Gwozdz) 7809 Clarendon Hills Road Willowbrook IL 60527
Action Requested:	Consideration of a petition requesting a review and recommendation regarding a Final Plat for 7809 and 7815 Clarendon Hills Road, Willowbrook, Illinois (minor subdivision for a lot line adjustment between two residential lots), approval of written recommendation regarding a Final Plat for 7809 and 7815 Clarendon Hills Road, Willowbrook, Illinois (minor subdivision for a lot line adjustment between two residential lots), approval of a variation from Section 9-3-7(B)1 of the Village of Willowbrook Zoning Ordinance to reduce the minimum required setback on Clarendon Hills Road from seventy feet (70') to forty-feet (40') for the newly proposed Lot 2, and consideration of other such relief, exceptions, and variations from Title 9 and Title 10 of the Village Code.
Applicable Regulations:	Comprehensive Plan, Zoning Ordinance, Subdivision Regulations
Location:	7809 and 7815 Clarendon Hills Road, Willowbrook IL 60527
PINs:	09-26-306-008 (Lot 53) and 09-26-306-009 (Lot 54)
Existing Zoning:	R-2 Single Family Residence District
Proposed Zoning:	R-2 Single Family Residence District
Existing Land Use:	Low Density Residential (1-2 du/acre)
Property Size:	0.5 acres (Lot 53) and 0.27 acres (Lot 54)

Surrounding Land Use:

	Use	Zoning
North/South/East	Single Family Residential	R-2
West	Single Family Residential	R-3

Necessary Action by Village Board:	Receive Plan Commission Recommendation.

Documents Attached:

Attachment 1: Public Hearing Notice and Sign
Attachment 2: Legal Description
Attachment 3: Plat of Survey – 1 sheet, Sheet 1 of 1, Project No. 3908, dated 03/05/21, and prepared by Mackie Consultants.
Attachment 4: Final Plat of Resubdivision of Monchichi Manor – 1 sheet, Sheet 1 of 1, Project No. 3908, dated 04/24/20, bearing the latest revision date of 04/28/21 and prepared by Mackie Consultants.
Attachment 5: Findings of Fact – Standards for Variations
Attachment 6: Engineer's Review Letter (CBBEL), dated March 30, 2021
Engineer's Review Letter (CBBEL), dated April 29, 2021

Background

Site Description

The subject property is currently composed of two lots, Lot 53 and Lot 54 within the Clarendon Gardens Subdivision. Lot 53 (7809 Clarendon Hills Road) is approximately 0.5 acre and Lot 54 (7815 Clarendon Hills Road) is approximately 0.27 acre. Each lot is currently improved with a single-family home. Lot 53 measures approximately one hundred twenty feet (120') by one hundred eighty feet (180') with a total approximate lot area of 21,600 square feet and Lot 54 measures approximately sixty-five and eighty-one hundredths feet (65.81') by one hundred eighty feet (180') with a total approximate lot area of 11,845 square feet. The parcel was platted in DuPage County as part of the Clarendon Gardens Subdivision according to the plat recorded on May 16, 1944 as Document No. R44-462391 in DuPage County, Illinois.

Exhibit 1: Map View of the Subdivisions

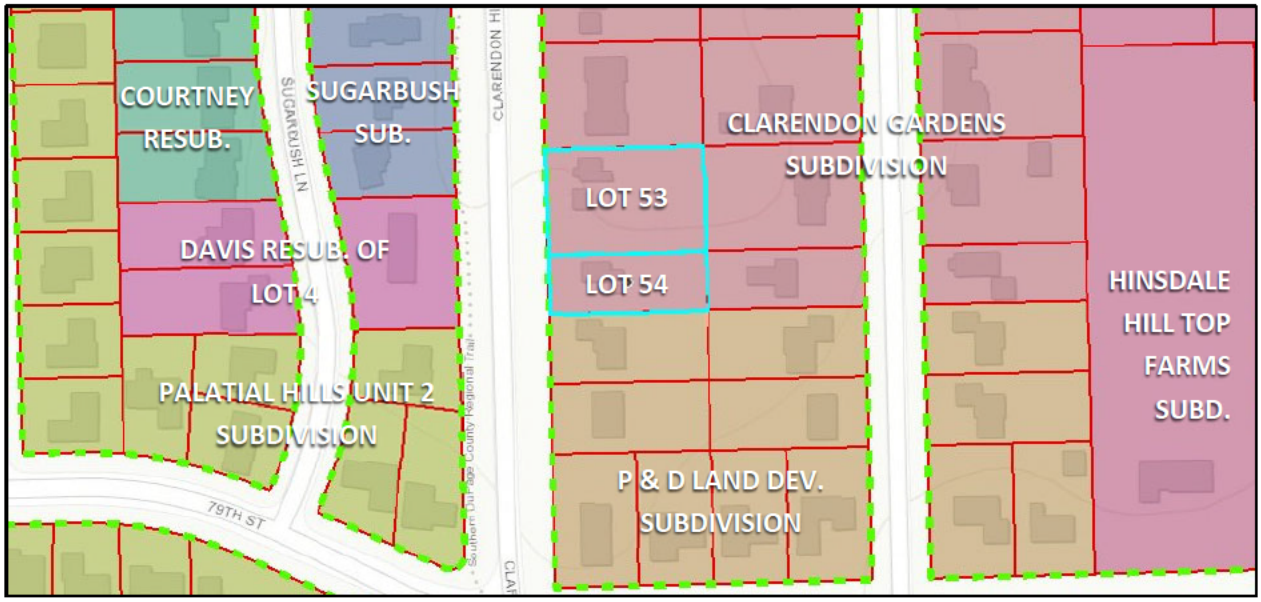
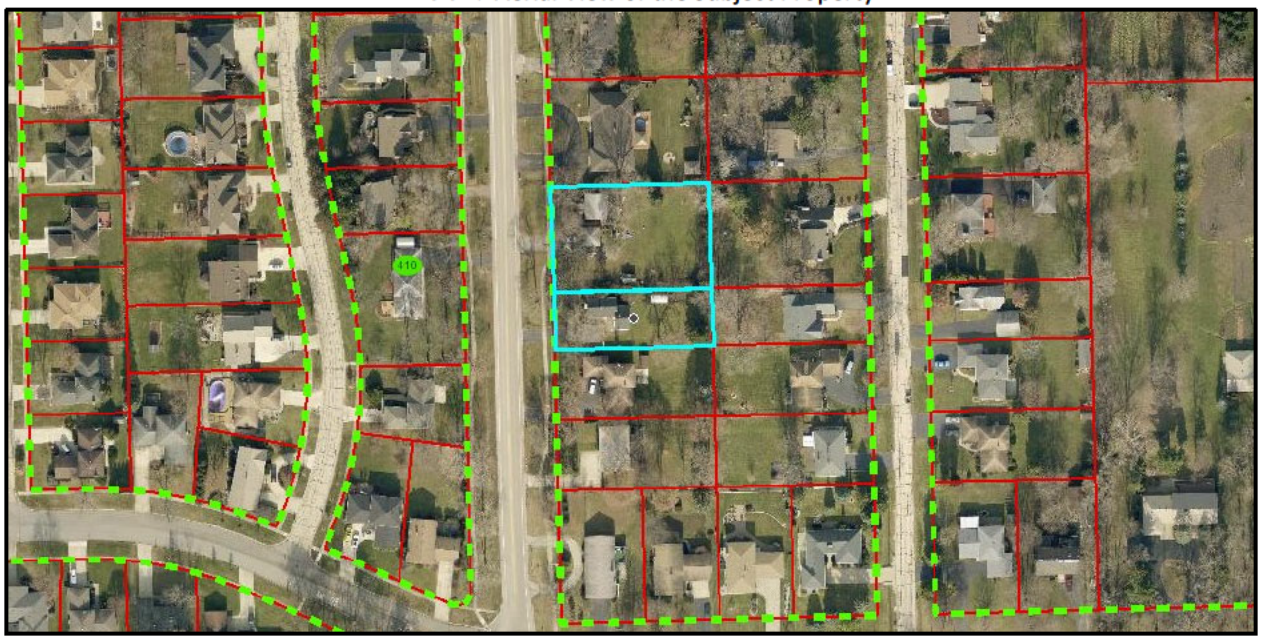


Exhibit 2: Aerial View of the Subject Property

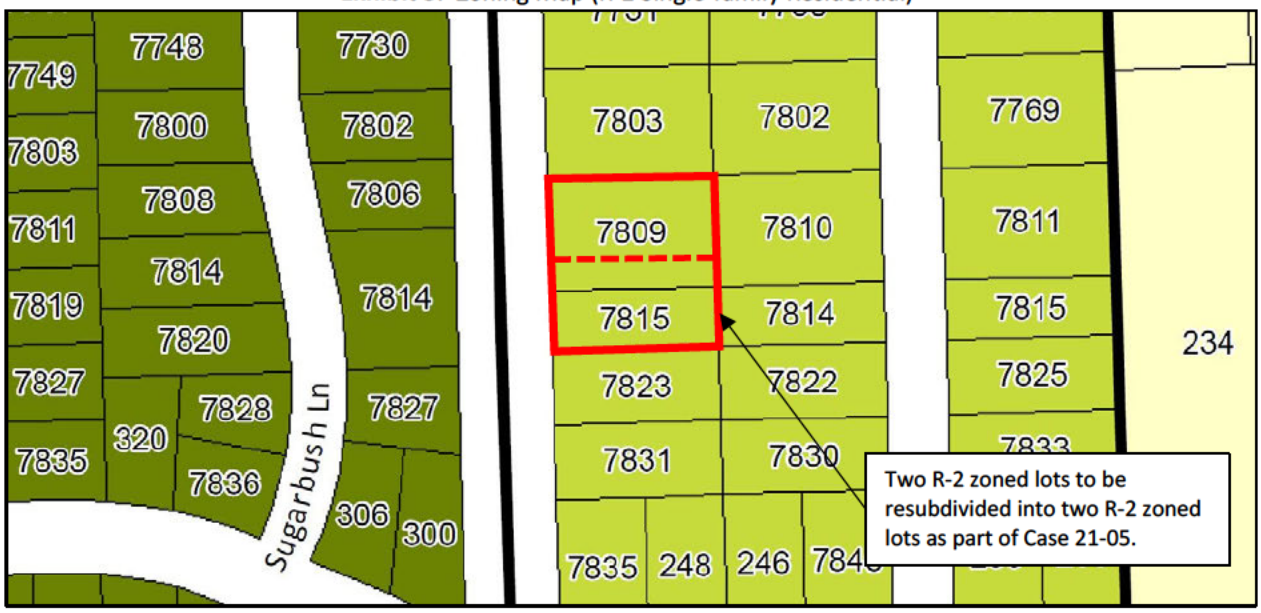


Development Proposal

The Applicant, Icon Building Group ("Applicant"), on behalf of Michael Gwozdz and Catherine McHugh (Gwozdz) of 7809 Clarendon Hills Road (Lot 53) and Joseph and Catherine McHugh of 7815 Clarendon Hills Road (Lot 54), is requesting to 1) adjust the lot line between the two existing parcels to create two (2) new buildable lots (resubdivision); and 2) to obtain a specific setback variation from Section 9-3-7(B)1 for 7815 Clarendon Hills Road from seventy feet (70') to forty feet (40') to enable the construction of one (1) new single-family home. The two new lots will comply in all respects with the R-2 zoning district bulk standards without variations.

One of the property owners, Joseph and Catherine McHugh, who currently own 7815 Clarendon Hills Road (Lot 54) have acquired approximately thirty-five feet (35') of additional property from the adjacent lot to the north (Lot 53). Catherine McHugh has partial ownership with the adjacent lot to the north. Village staff had previously confirmed that the loss of thirty-five feet on the property to the north would not create a zoning non-conformity with regard to Lot 53. With the additional thirty-five feet (35') of land, the two existing lots can be resubdivided into two (2) separate lots meeting all bulk regulation requirements of the Village's R-2 zoning district. To facilitate the resubdivision and new lot boundaries, the existing single-family residence and shed on Lot 54 must be removed.

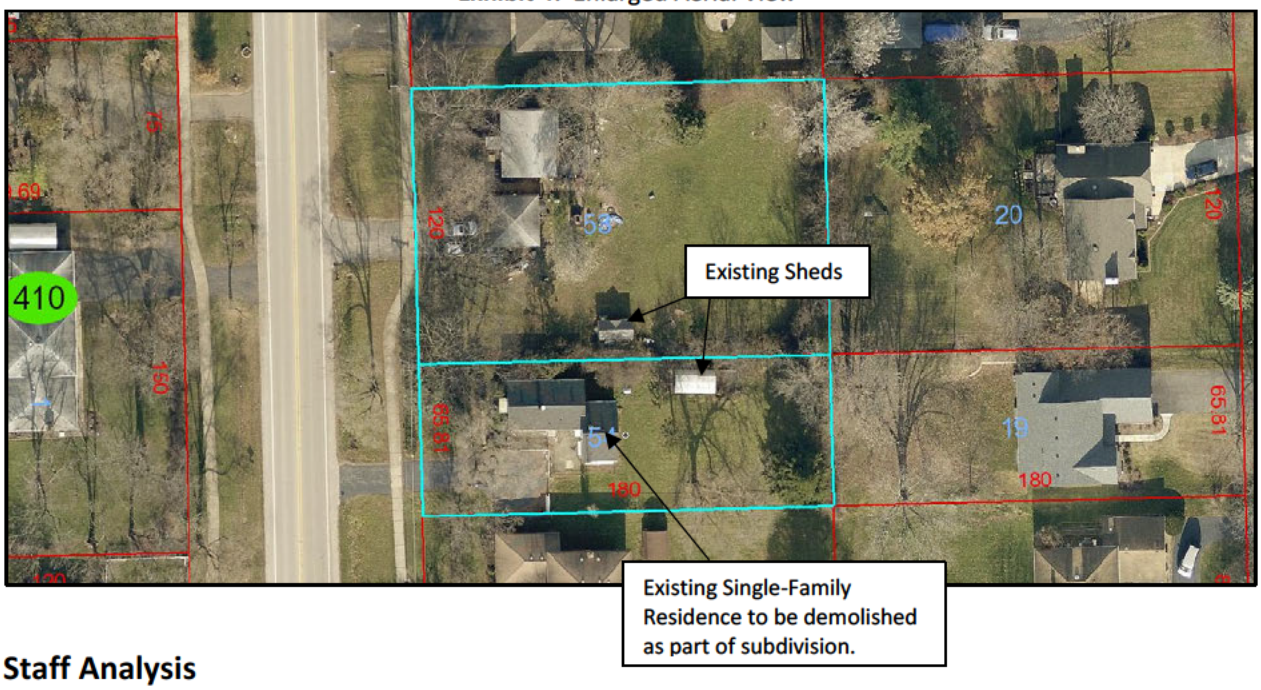
Exhibit 3: Zoning Map (R-2 Single-family Residential)



Pursuant to Section 10-3-4(G) of the Subdivision Regulations, the proposed subdivision qualifies as a minor subdivision and can proceed directly to final plat approval, without a public hearing, but with Plan Commission review and recommendation prior to Village Board consideration. The Plan Commission must also review and make a recommendation for any variations from the Subdivision Regulations without the requirement of a public hearing. The Applicant is not requesting any variations from the Subdivision Regulations. A public hearing, however, is required for the requested variation from Section 9-3-7(B)1.

As illustrated on the Plat of Survey, included as **Attachment 3** of the staff report, and in the enlarged aerial on the following page, both Lots 53 and 54 each contain an existing shed. To facilitate the resubdivision and new lot boundaries, the existing single-family residence and shed structure located upon Lot 2 must be removed. For any structures to be demolished as part of the resubdivision request, staff recommends that the demolition of these structures occur prior to the recording of the plat.

Exhibit 4: Enlarged Aerial View



Staff Analysis

Appropriateness of Use

Single-family detached homes are permitted uses in the R-2 district. The bulk regulations for the R-2 district are provided in **Table 1** below. Both proposed lots will meet these minimum requirements.

Table 1: R-2 Bulk Regulations

Bulk Regulation	Code Section	Requirement	Proposed		Departure
			Lot 1	Lot 2	
Lot Area	9-5B-3(A)1	13,000 sq. ft.	15,323 SF	1,849 SF	None
Lot Width	9-5B-3(B)1	75 ft.	85 ft.	100.91 ft.	None
Lot Depth	9-5B-3(C)	150 ft.	180 ft.	180 ft.	None
Front Yard Setback	9-5B-3(D)1	40 ft.	40 ft.	30 ft.*	None
Interior Side Yard Setback	9-5B-3(D)2	10% or 8.5 ft.	10.1 ft.	8.5 ft.	None
Exterior Side Yard Setback	9-5B-3(D)3	40 ft.	Not Applicable		
Rear Yard Setback	9-5B-3(D)4	30 ft.	30 ft.	30 ft.	None

Once the resubdivision is platted, the Applicant would like to move forward with the construction of the one (1) new residence on Lot 2. As such, the Applicant has submitted a request for a reduction in the required specific (front) yard setback requirement for Lot 2 only, since the residence on Lot 1 will remain. The requested variation is to reduce the required specific setback on Clarendon Hills Road from seventy feet (70') to forty feet (40') for Lot 2.

The existing single-family residence will be allowed to remain on Lot 1 as the Village considers this a legal non-conforming structure, and will not be required to comply with the specific setback requirement on Clarendon Hills Road. Once the existing single-family residence on Lot 1 is demolished and new construction is proposed, or the existing single-family structure is enlarged, the property owner will be required to seek a

variation if the proposed new structure or addition cannot demonstrate compliance with Section 9-3-7(B)1 or any other bulk regulations required under the R-2 zoning district.

Table 2: Specific Setback on Clarendon Hills Road

Bulk Regulation	Code Section	Requirement	Proposed	Departure
Specific Setback from CHRD (Lot 1)	9-3-7(B)1	70 feet	30 ft.*	None
Specific Setback from CHRD (Lot 2)	9-3-7(B)1	70 feet	**40 ft.**	**Yes**

** The existing single-family residence on Lot 1 will be considered a legal non-conforming structure and will not be required to comply with the specific setback requirement from Clarendon Hills Road. Once the existing single-family residence is demolished and new construction is proposed, or the existing single-family structure is enlarged, the property owner will be required to seek a variation if the proposed new structure or addition cannot demonstrate compliance from Section 9-3-7(B)1 or any other bulk regulations required under the R-2 zoning district.*

The Applicant has submitted written findings of fact as to the standards of the requested variation, which are included **as Attachment 5** in this report.

Comprehensive Plan/Compatibility

The Village of Willowbrook's Comprehensive Plan indicates that the R-2 Single-Family zoning is appropriate for this property. Another measure of appropriateness is to compare the new lot sizes with those that exist in the neighborhood. There are existing lots zoned R-2 in the area to the north, south and east of the subject property as well as lots zoned R-3 directly to the west. The lot widths of the R-2 zoned properties on the same block are approximately 75 feet to 120 feet and lot areas of approximately 13,500 square feet and 21,600 square feet. The proposed lots fall within the range of the existing lot areas in the immediate area.

Lot 1 – 15,323 square feet
Lot 2 – 18,149 square feet

The Comprehensive Plan designates Clarendon Hills as a rural cross section intended to be improved to urban standard. However, the neighborhood along Clarendon Hills Road from 75th Street to the north, and to 79th Street to the south, maintains a rural cross section. Since the proposed subdivision in this case only creates two lots out of two existing lots (zero net new lots), staff had previously determined that the improvements listed under Chapter 7 of the Subdivision Regulations are not required.

Easements and Subdivision Improvements

Although the plat of subdivision is subject to Title 10 as well as Title 9, it is not required to provide utility easements in addition to what is already in place. The utility easement requirement in Section 10-4-2 would not apply to this small subdivision because it does not create a "block." Sections 10-4-1 and 10-4-2 deal with larger subdivisions of land that create streets and multiple lots that constitute a block or blocks. As previously stated, the proposed subdivision in this case only creates two new lots out of two existing lots. Therefore, staff has determined that the only standards applicable are Section 10-4-3, that deal with "lots," and Section 10-4-4, dealing with "environmental features."

The proposed subdivision complies with the requirements of Section 10-4-3 Design Layout Standards – Lots:

(A) Sizes and Shapes:

1. The lot size, width, depth and shape in any subdivision proposed for residential uses shall be appropriate for the location and the type of development contemplated.

   The proposed resubdivision (lot line adjustment) creates two lots out of two existing lots and would meet the minimum requirements for lot area, lot width and lot depth in the R-2 zoning district. The proposed resubdivision would result in lot areas of approximately 15,323 square feet and 18,149 square feet for Lots 1 and 2, respectively; lot widths of approximately eighty-five feet (85') and one hundred and ninety-one hundredths feet (100.91') for Lots 1 and 2, respectively; and a lot depth of approximately one hundred eighty feet (180') for each lot. The shape of the newly subdivided lots would remain regular and rectangular. The applicant is requesting a resubdivision to increase the lot area for the newly created Lot 2, which would upgrade a substandard lot to comply with the bulk regulations of the R-2 zoning district. Currently, Lot 54 does not meet the current R-2 bulk standards for lot area and lot width. The larger lot size would allow for the construction of a new single-family residence. The lot size, width, depth and shape are appropriate for the location and the type of development contemplated.

2. Lot areas and widths shall conform to at least the minimum requirements of the zoning ordinance for the district in which the subdivision is proposed.

   The minimum lot area and width requirements for the R-2 zoning district are 13,000 square feet and 75 feet, respectively. The proposed resubdivision would result in lot areas of approximately 15,323 square feet and 18,149 square feet for Lots 1 and 2, respectively; and lot widths of approximately eighty-five feet (85') and one hundred and ninety-one hundredths feet (100.91') for Lots 1 and 2, respectively. Therefore, the lot area and width would conform to the minimum requirements of the zoning ordinance for the district in which the subdivision is proposed.

3. Building setback lines shall conform to at least the minimum requirements of the zoning ordinance.

   The existing single-family residence on Lot 53 is setback from the west property line at a distance of thirty-two and twenty-nine hundredths feet (32.29') and the existing single-family residence on Lot 54 is setback from the west property line at a distance of thirty-eight and forty-five hundredths feet (38.45'). Since the parcels were platted in 1944 as part of the Clarendon Gardens Subdivision, the front yard building setback at that time was thirty feet (30') and all properties within this subdivision have legal nonconforming status related to the 30-foot front yard building setback. However, the property owner of 7815 Clarendon Hills Road (Lot 54) wishes to demolish the existing single-family residence, construct a new residence, and therefore must build to current zoning regulations. Under current zoning regulations, the front yard setback under the R-2 zoning district is forty-feet (40') and there is an additional required specific setback of seventy feet (70') along Clarendon Hills Road. The applicant is requesting approval of a variation from Section 9-3-7(B)1 to permit a reduction in the specific setback on Clarendon Hills Road from seventy feet (70') to forty feet (40') for Lot 2. Approval of the variation from Section 9-3-7(B)1 for Lot 2 would allow the construction of a future single-family residence with regard to the specific setback requirement along Clarendon Hills. The existing single-family residence on Lot 1 will be considered a legal non-conforming structure and will not be required to comply with the specific setback requirement from Clarendon Hills Road until the existing single-family residence is demolished and new construction is proposed, or if the property owner constructs an addition or enlarges the existing structure. When that occurs, the property owner for Lot 1 will be required to seek a variation if the proposed new structure or addition cannot demonstrate compliance with Section 9-3-7(B)1 or any other regulations required under the R-2 zoning district. Approval of the

requested variation will allow any new structure to conform to the minimum requirements of the zoning ordinance.

4. Excessive lot depth in relation to width shall be avoided. A depth to width ratio of three to one (3:1) shall normally be considered a maximum. (Ord. 79-O-43, 11-26-1979)

   The lot depth is currently approximately 180 feet and the proposed lot widths for Lots 1 and 2 would be approximately eighty-five feet (85') and one hundred and ninety-one hundredths feet, respectively. The proposed resubdivision would result in lot depth to width ratios of 2.2:1 and 1.8:1, respectively; lower than the 3:1 maximum requirement.

5. Through lots having frontage on two (2) parallel streets are discouraged and shall only be permitted in circumstances where the Village Board determines that the health, safety and general welfare of the affected public will not be adversely impacted. (Ord. 05-O-17, 6-13-2005)

   This requirement is not applicable since the subject properties are not currently through lots and will not become through lots after resubdivision.

(B) Arrangement:

1. Every lot shall front on a street.

   The proposed resubdivision would create two lots out of two existing lots that front on Clarendon Hills Road.

2. Side lot lines shall be at right angles or radial to the street lines.

   The subject properties are located on the east side of Clarendon Hills Road. As indicated in the Final Plat of Resubdivision, the side lot lines will be at right angles to Clarendon Hills Road.

3. Streets and lots shall be arranged, to the extent possible, so as to assure that dwellings do not face rear or side yards of lots across streets wherever possible. Where such lot relationships are permitted to exist, through lots shall be screened from the street by berms or intensive and obscuring landscaping. (Ord. 79-O-43, 11-26-1979)

   The proposed resubdivision will not alter the orientation of the existing lots. The existing single-family residences currently face Clarendon Hills Road and the newly proposed lots will continue to face Clarendon Hills Road after subdivision occurs.

Natural Environmental Features

Section 10-4-4 provides that the natural environmental features and character of lands shall be preserved wherever possible. Due regard must be shown for all natural features such as large trees, natural groves, watercourses and similar community assets that will add attractiveness and value to the property, if preserved. The preservation of drainage and natural stream channels shall be considered by the subdivider and the dedication and provision of adequate barriers where appropriate, shall be required. The resubdivision of two existing residential lots into two new lots will occur on previously platted and graded land. No natural groves, watercourses or natural stream channels have been identified in this area.

Wetlands/Stormwater Management
The resubdivision of two existing residential lots into two new lots will not generate an increase of any net new impervious area. Therefore, no stormwater detention is required.

Staff Recommendation

Staff has no objection to the proposed resubdivision and requested variation. The newly created Lot 1 will be considered legal nonconforming until the existing single-family residence is demolished and a new structure is constructed in its place, or if any additions/enlargements are proposed to the existing structure. At such time, it is anticipated that the property owner of Lot 1 will seek variations. The newly created Lot 2 will fully comply with the bulk regulation requirements of the R-2 zoning district without the need for variations but will require relief from the specific setback of seventy feet (70') on Clarendon Hills Road since the property owner intends to construct a new residence to the front yard setback of forty feet (40'). The variation from the required 70-foot specific setback on Clarendon Hills Road for Lot 2 is consistent with the setbacks currently exhibited by surrounding residences fronting Clarendon Hills Road within the same neighborhood. The existing single-family residence (to be removed) located at 7815 Clarendon Hills Road is currently setback thirty-eight and forty-five hundredths feet (38.45') from the right-of-way, therefore the new home would be further away from the road than the existing home. The request complies with the guidelines set forth in the Village's Comprehensive Plan and other land development regulations. The requested zoning and lot configurations should have no negative impacts on surrounding land uses. The proposed lots will upgrade a substandard lot (Lot 54) and both lots will be similar to the typical lot sizes offered in this neighborhood.

Should the Plan Commission wish to support this request, staff recommends that the following conditions be included:

1. The existing structures (existing single-family residence and shed) on Lot 54 of the Clarendon Hills Subdivision shall be demolished prior to the recording of the plat.
2. The existing shed on Lot 2 of the Monchichi Manor Subdivision shall be relocated to Lot 1 or demolished prior to the recording of the plat. Accessory structures shall not be permitted on Lot 2 prior to the establishment of the principle structure.
3. The subdivider shall provide a mylar of the Final Plat of Subdivision with all required signatures (other than those of the Village officials) within sixty (60) days of approval by the Village Board.

Planning staff would also recommend acceptance of the submitted written findings of fact as to the standards of the variations from the Zoning Ordinance sought, which are included as **Attachment 5** of this staff report.

Sample Motion

Based on the submitted petition and testimony provided, I move that the Plan Commission finds that the proposed Final Plat of Resubdivision for Lot 53 and 54 in Clarendon Gardens resubdividing 7809 and 7815 Clarendon Hills Road into two new lots of record, which requires a variation from Section 9-3-7(B)1 of the Zoning Ordinance, meets the Subdivision Regulation standards for approving such final plat and associated variation; that the Plan Commission approve and adopt the Standards for Variations outlined in the Staff Report for PC 21-05 for the May 5, 2021 Plan Commission meeting; and that the Plan Commission recommend to the Village Board approval of a variation from Section 9-3-7(B)1 to reduce the minimum specific setback on Clarendon Hills Road from seventy feet (70') to forty feet (40') for Lot 2; and the Plan Commission has reviewed the Final Plat of Resubdivision and recommends approval of a Final Plat of Resubdivision for PC 21-05 for the May 5, 2021 Plan Commission meeting, subject to the conditions of approval and plans listed in the Staff Report prepared for PC 21-05 for the May 5, 2021 Plan Commission meeting.

Public Hearing and Communications

The Plan Commission conducted a public hearing on this petition at a regular meeting of the Plan Commission on May 5, 2021. This meeting would typically take place in the Willowbrook Police Department Training Room, 7760 S. Quincy St, Willowbrook, IL 60527. However, due to the current circumstances concerning Covid-19, this meeting was held virtually via Zoom.

There were no public comments at the hearing. Vice Chairman Wagner asked for clarification on which lot was requesting the variation. Planning Consultant Choi indicated that the requested variation would only be applicable to the newly created Lot 2, or the new south lot.

Summary of Public Hearing and Communications
No individuals from the public were sworn in at the public hearing.

1. Present: Approximately thirteen (13) individuals were present. The following members of the Plan Commission were in attendance: Chairman Dan Kopp, Vice Chairman John Wagner, Commissioners Catherine Kaczmarek, Leonard Kaucky, William Remkus, James Soukup, and Maciej Walec. The following Village staff members were present: Planning Consultant Ann Choi, Building Official Roy Giuntoli, and Recording Secretary Lisa Shemroske. Court Reporter Robin Hejnar was also in attendance.
2. Speakers: No individuals presented testimony.
3. There were no members of the general public that provided testimony in opposition to the petition.

Communications Received
The Village received zero letters in opposition to the proposed petition.

The following motion was made by Remkus was seconded by Wagner and approved unanimously, a 7-0 roll call vote of the members present:

Motion

Based on the submitted petition and testimony provided, I move that the Plan Commission finds that the proposed Final Plat of Resubdivision for Lots 53 and 54 in Clarendon Gardens resubdividing 7809 and 7815 Clarendon Hills Road into two new lots of record, which requires a variation from Section 9-3-7(B)1 of the Zoning Ordinance, meets the Subdivision Regulation standards for approving such final plat and associated variation; that the Plan Commission approve and adopt the Standards for Variations outlined in the Staff Report for PC 21-05 for the May 5, 2021 Plan Commission meeting; and that the Plan Commission recommend to the Village Board approval of a variation from Section 9-3-7(B)1 to reduce the minimum specific setback on Clarendon Hills Road from seventy feet (70') to forty feet (40') for Lot 2; and the Plan Commission has reviewed the Final Plat of Resubdivision and recommends approval of a Final Plat of Resubdivision for PC 21-05 for the May 5, 2021 Plan Commission meeting, subject to the following conditions of approval and plans listed in the Staff Report prepared for PC 21-05 for the May 5, 2021 Plan Commission Meeting:

Conditions of Approval:

1. The existing structures (existing single-family residence and shed) on Lot 54 of the Clarendon Hills Subdivision shall be demolished prior to the recording of the plat.
2. The existing shed on Lot 2 of the Monchichi Manor Subdivision shall be relocated to Lot 1 or demolished prior to the recording of the plat. Accessory structures shall not be permitted on Lot 2 prior to the establishment of the principle structure.

3. The subdivider shall provide a mylar of the Final Plat of Subdivision with all required signatures (other than those of the Village officials) within sixty (60) days of approval by the Village Board.

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Attachment 1
Public Hearing Notice and Sign (4 pages)

NOTICE OF PLAN COMMISSION MEETING AND PUBLIC HEARING
ZONING CASE NO. 21-05

NOTICE IS HEREBY GIVEN that the Plan Commission of the Village of Willowbrook, DuPage County, Illinois, will conduct a public hearing at a regular meeting of the Plan Commission on the 5th of May 2021 at the hour of 7:00 P.M. This meeting would typically take place in the Willowbrook Police Department Training Room, 7760 S. Quincy St, Willowbrook, IL 60527. However, due to the current circumstances concerning Covid-19, this meeting will be held virtually. Internet address and access instructions will be provided on the Village of Willowbrook's Plan Commission website once available:

https://www.willowbrookil.org/Archive.aspx?AMID=44

The purpose of this meeting and public hearing shall be to consider a petition requesting a review and recommendation regarding a Final Plat for 7809 and 7815 Clarendon Hills Road, Willowbrook, Illinois (minor subdivision for a lot line adjustment between two residential lots), approval of written recommendation regarding a Final Plat for 7809 and 7815 Clarendon Hills Road, Willowbrook, Illinois (minor subdivision for a lot line adjustment between two residential lots), approval of a variation from Section 9-3-7(B)1 of the Village of Willowbrook Zoning Ordinance to reduce the minimum required setback on Clarendon Hills Road from seventy feet (70') to forty-feet (40') for the newly proposed Lot 2, and consideration of other such relief, exceptions, and variations from Title 9 and Title 10 of the Village Code as are set forth in the petition, on the properties legally described as follows:

LOT 53 IN CLARENDON GARDENS, BEING A SUBDIVISION OF THE NORTH 35 ACRES OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 16, 1944 AS DOCUMENT 462391, IN DUPAGE COUNTY, ILLINOIS.

LOT 54 IN CLARENDON GARDENS, BEING A SUBDIVISION OF THE NORTH 35 ACRES OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 16, 1944 AS DOCUMENT 462391, IN DUPAGE COUNTY, ILLINOIS.

PINs: 09-26-306-008 (LOT 53) and 09-26-306-009 (LOT 54)

ADDRESS: 7809 and 7815 Clarendon Hills Rd., Willowbrook, Illinois

The applicant for this petition is Icon Building Group, 106 Roman Lane, Hawthorne Woods, IL 60047. The property owners are Joseph and Catherine McHugh, 7815 Clarendon Hills Road, Willowbrook IL 60527, and Michael Gwozdz and Catherine McHugh (Gwozdz), 7809 Clarendon Hills Road, Willowbrook IL 60527.

A copy of the Village's petition is on file in the Office of the Village Planner, Village of Willowbrook, 835 Midway, Willowbrook, Illinois, and is available for public inspection.

Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Willowbrook should contact Ann Choi,

Village of Willowbrook, 835 Midway, Willowbrook, IL 60527, or call (630) 920-2233, Monday through Friday, between 8:30 A.M. and 4:30 P.M.

All persons desiring to be heard in support or opposition to the application shall be afforded an opportunity and may submit their statements orally, in written form, or both. Written comments may be submitted up to the hour of 6:00pm on May 5, 2021 to planner@willowbrook.il.us. This hearing may be recessed to another date if not concluded on the evening scheduled.

/s/ Brian Pabst
Village Administrator
(630) 920-2261

Published in the April 15, 2021 edition of *The Doings* Newspaper.

Legal Notices

LEGAL NOTICE

TAKE NOTICE that the Board of Trustees of the Town of Leyden will hold a public hearing at 10:00 a.m. on Monday, May 17, 2021, at the Leyden Town Hall, 2501 N. Mannheim Road, Franklin Park, Illinois, to consider the 2021-2022 Budget and Appropriation Ordinances for all Town, Sewer and Water and Road and Bridge District purposes. Copies of the tentative budget will be available for public inspection thirty days before the meeting from the Town Clerk at the Leyden Town Hall.

Jamie Losurdo
Town Clerk
4/15/2021 6927617

LEGAL NOTICE
Oak Brook Park District
Public Notice for Proposed Budget and Appropriation Ordinance

Public Notice is hereby given that the proposed combined Budget and Appropriation Ordinance for the Oak Brook Park District, DuPage and Cook Counties, Illinois, for the fiscal year beginning May 1, 2021 and ending April 30, 2022, is available for public inspection at the Oak Brook Park District, Administration Office, 1450 Forest Gate Road, Oak Brook, Illinois 60523, during the normal business hours, Monday – Friday, 9:00 am – 4:30 pm.
04/15/2021 6927374

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Public Hearings

NOTICE OF A PUBLIC HEARING
PLAN COMMISSION – ZONING BOARD OF APPEALS
CITY OF COUNTRYSIDE, ILLINOIS

NOTICE IS HEREBY GIVEN, THAT A PUBLIC HEARING WILL BE HELD BY THE PLAN COMMISSION – ZONING BOARD OF APPEALS OF THE CITY OF COUNTRYSIDE, COOK COUNTY, ILLINOIS, ON TUESDAY, MAY 4, 2021 AT 7:15 PM, IN THE CITY COUNCIL CHAMBERS, 803 JOLIET ROAD, COUNTRYSIDE, ILLINOIS, 60525 TO CONSIDER:

SPECIAL USE PERMITS PURSUANT TO SECTION 10-6A-2: ENTITLED SPECIAL USES OF THE MUNICIPAL CODE (ZONING CODE):

☒ TO PERMIT A FINANCIAL INSTITUTION (BANK) IN THE B-1 ZONING DISTRICT; AND
☒ TO PERMIT A DRIVE-THROUGH FACILITY (AS PART OF THE FINANCIAL INSTITUTION) IN THE B-1 ZONING DISTRICT

AT THE REAL ESTATE COMMONLY KNOWN AS 600 W. PLAINFIELD ROAD, COUNTRYSIDE, IL 60525.

PIN#: 18-16-100-012-0000

LEGALLY DESCRIBED AS FOLLOWS:
THAT PART OF LOT 4 IN SCHOOL TRUSTEE'S SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF PLAINFIELD ROAD WITH THE WEST LINE OF THE EAST 1781.30 FEET OF THE NORTHWEST ¼ OF SAID SECTION 16 (AS MEASURED ALONG THE NORTH LINE OF SAID NORTHWEST ¼); THENCE SOUTH ALONG SAID WEST LINE 284 FEET; THENCE WEST ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 12 MINUTES 40 SECONDS WITH THE LAST DESCRIBED COURSE (AS MEASURED FROM NORTH TO WEST) FOR A DISTANCE OF 210 FEET; THENCE NORTH ALONG A LINE FORMING AN ANGLE OF 91 DEGREES 53 MINUTES 01 SECONDS WITH THE LAST DESCRIBED COURSE (AS DESCRIBED FROM EAST TO NORTH) FOR A DISTANCE OF 150 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF 66 FOOT PLAINFIELD ROAD AFORESAID, SAID POINT BEING 250 FEET SOUTHWESTERLY FROM THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE 250 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

THE APPLICANT IS FIFTH THIRD BANK (HANNAH BRYANT - AUTHORIZED AGENT) WHOSE ADDRESS IS 2100 1ST AVENUE NORTH, #100, BIRMINGHAM, ALABAMA, 35203. THE PROPERTY OWNER IS FIFTH THIRD BANK WHOSE ADDRESS IS 38 FOUNTAIN SQUARE PLAZA, MD 10903K, CINCINNATI, OH, 45202.

NOTICE IS FURTHER GIVEN, THAT ALL PERSONS PRESENT AT SAID HEARING AND DESIRING TO BE HEARD FOR OR AGAINST THE REQUESTED SPECIAL USES (CASE NUMBER PSU21-0001) AND OR TO ASK QUESTIONS SHALL BE GIVEN SUCH OPPORTUNITY. FOR QUESTIONS ABOUT THE NOTICE PLEASE CONTACT RICHARD TRENT – PLANNING MANAGER AT (708) 485-4775.

RICHARD FULLMER, JR., CHAIRMAN
PLAN COMMISSION – ZONING BOARD OF APPEALS
4/15/2021 6927498

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The search begins here! Many apartment and home hunters check the Classifieds before looking for a new place to live. Advertise your rental units with us to get a jump on the competition! Call 866-399-0537 or visit placeanad.tribunesuburbs.com

Public Hearings

NOTICE OF PLAN COMMISSION MEETING AND PUBLIC HEARING
ZONING CASE NO. 21-05

NOTICE IS HEREBY GIVEN that the Plan Commission of the Village of Willowbrook, DuPage County, Illinois, will conduct a public hearing at a regular meeting of the Plan Commission on the 5th of May 2021 at the hour of 7:00 P.M.: This meeting would typically take place in the Willowbrook Police Department Training Room, 7760 S. Quincy St, Willowbrook, IL 60527, However, due to the current circumstances concerning Covid-19, this meeting will be held virtually. Internet address and access instructions will be provided on the Village of Willowbrook's Plan Commission website once available:

https://www.willowbrookil.org/Archive.aspx?AMID=44

The purpose of this meeting and public hearing shall be to consider a petition requesting a review and recommendation regarding a Final Plat for 7809 and 7815 Clarendon Hills Road, Willowbrook, Illinois (minor subdivision for a lot line adjustment between two residential lots), approval of written recommendation regarding a Final Plat for 7809 and 7815 Clarendon Hills Road, Willowbrook, Illinois (minor subdivision for a lot line adjustment between two residential lots), approval of a variation from Section 9-3-7(B)1 of the Village of Willowbrook Zoning Ordinance to reduce the minimum required setback on Clarendon Hills Road from seventy feet (70') to forty-feet (40') for the newly proposed Lot 2 and consideration of other such relief, exceptions, and variations from Title 9 and Title 10 of the Village Code as are set forth in the petition, on the properties legally described as follows:
LOT 53 IN CLARENDON GARDENS, BEING A SUBDIVISION OF THE NORTH 35 ACRES OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 16, 1944 AS DOCUMENT 462391, IN DUPAGE COUNTY, ILLINOIS. LOT 54 IN CLARENDON GARDENS, BEING A SUBDIVISION OF THE NORTH 35 ACRES OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 16, 1944 AS DOCUMENT 462391, IN DUPAGE COUNTY, ILLINOIS.
PINs: 09-26-306-008 (LOT 53) and 09-26-306-009 (LOT 54)
ADDRESS: 7809 and 7815 Clarendon Hills Rd., Willowbrook, Illinois
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A copy of the Village's petition is on file in the Office of the Village Planner, Village of Willowbrook, 835 Midway, Willowbrook, Illinois, and is available for public inspection.

Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the village of Willowbrook should contact Ann Choi, Village of Willowbrook, 835 Midway, Willowbrook, IL 60527, or call (630) 920-2233, Monday through Friday, between 8:30 A.M. and 4:30 P.M.

All persons desiring to be heard in support or opposition to the application shall be afforded an opportunity and may submit their statements orally, in written form, or both. Written comments may be submitted up to the hour of 6:00pm on May 5, 2021 to planner@willowbrookil.us. This hearing may be recessed to another date if not concluded on the evening scheduled.
/s/ Brian Pabst
Village Administrator
(630) 920-2261
4/15/2021 6927232

Public Hearings

NOTICE OF PUBLIC HEARING REGARDING
THE VILLAGE OF BURR RIDGE'S FISCAL YEAR 2021-2022 BUDGET

The Corporate Authorities of the Village of Burr Ridge will conduct a public hearing to consider the tentative Budget for Fiscal Year 2021-22 (commencing May 1, 2021 and ending April 30, 2022) on April 26, 2021, at 7:00 p.m. in the Village Hall Board Room located at 7660 County Line Road, Burr Ridge, Illinois 60527.
This hearing shall be open to the public. Any person desiring to appear at the public hearing and provide comments on the tentative Budget for Fiscal Year 2021-22 to the Corporate Authorities will be heard. The tentative Budget is available and may be inspected by the public at the Village Hall front counter located at 7660 County Line Road, Burr Ridge, Illinois 60527, phone number 630-654-8181.

VILLAGE OF BURR RIDGE, ILLINOIS
04/15/2021 6928484

LEGAL NOTICE

A PUBLIC HEARING WILL BE HELD BY THE ZONING BOARD OF APPEALS, PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF NORTHLAKE, COOK COUNTY, ILLINOIS ON THURSDAY, APRIL 29, 2021 AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS OF CITY HALL, 55 E. NORTH AVENUE, NORTHLAKE, ILLINOIS TO:

Discuss and act upon a variance request to the City of Northlake Zoning Ordinance: The applicant Charles Fredrickson at 272 E. Palmer Avenue requesting the following:

1. Section 8-8-1 – Accessory Buildings: A variance to reduce from required three feet (3') from side lot line to match existing one and one half feet (1.5')

The legal description of the property is as follows:

Parcel 1:

Lot 19 in Block 2 in Section 2 of Country Club Addition to Midland Development Company's Northlake Village, a subdivision of the Southwest quarter (except the South 100 rods), the South half of the Northwest quarter and the Southwest quarter of the Northeast quarter in Section 32, Township 40 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N.: 12-32-105-019-0000

All INTERESTED PARTIES WILL BE GIVEN THE OPPORTUNITY TO BE HEARD.

Nancy Pauletto
City Clerk

4/15/2021 6926270

Legal Notice
Notice of Public Hearing
Wednesday, May 5th, 2021 at 7:00 P.M.
ZBA 21-06

Notice is hereby given to all interested parties that the Zoning Board of Appeals of the Village of Franklin Park, will hold a Public Hearing on Wednesday, May 5th, 2021, at 7:00 P.M. in the Community Room at 9451 West Belmont Avenue, Franklin Park, Illinois, to take public comment and testimony concerning a Conditional Use for a "Daycare Center" in the C-1 Neighborhood Convenience District per Village Code section 9-5A-3 for the property commonly known as 3541 Rose Street in Franklin Park, Illinois.

PINS: 12-22-316-036-0000

Further information regarding the application is available at the office of the Department of Community Development and Zoning.

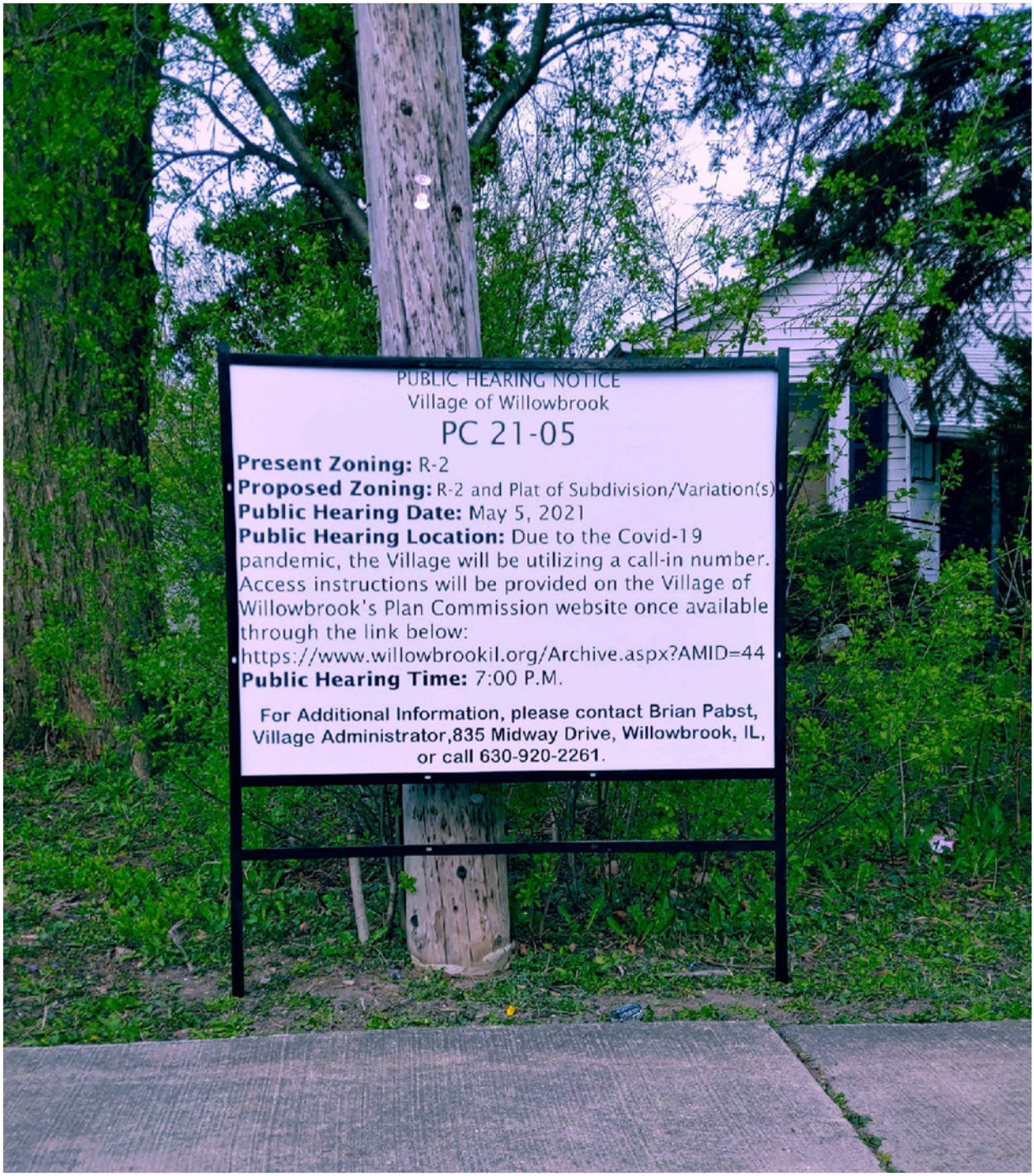
Case Number ZBA 21-06
Publication Date this 15th day of April

Mark Cwik, Chairman
Zoning Board of Appeals
Village of Franklin Park

4/15/2021 6927866

BUY LOW, SELL HIGH
Place your automobile classified ad online at placeanad.tribunesuburbs.com

Notice of Sign on Clarendon Hills Road frontage (posted on April 5, 2021)



Attachment 2
Legal Description

LOT 53 IN CLARENDON GARDENS, BEING A SUBDIVISION OF THE NORTH 35 ACRES OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 16, 1944 AS DOCUMENT 462391, IN DUPAGE COUNTY, ILLINOIS.

LOT 54 IN CLARENDON GARDENS, BEING A SUBDIVISION OF THE NORTH 35 ACRES OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 16, 1944 AS DOCUMENT 462391, IN DUPAGE COUNTY, ILLINOIS.

Common Address(es): 7809 and 7815 Clarendon Hills Road, Willowbrook, Illinois.

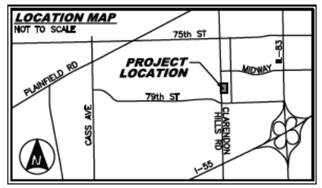
PINs: 09-26-306-008 (LOT 53) and 09-26-306-009 (LOT 54)

Attachment 3
Plat of Survey (1 sheet)

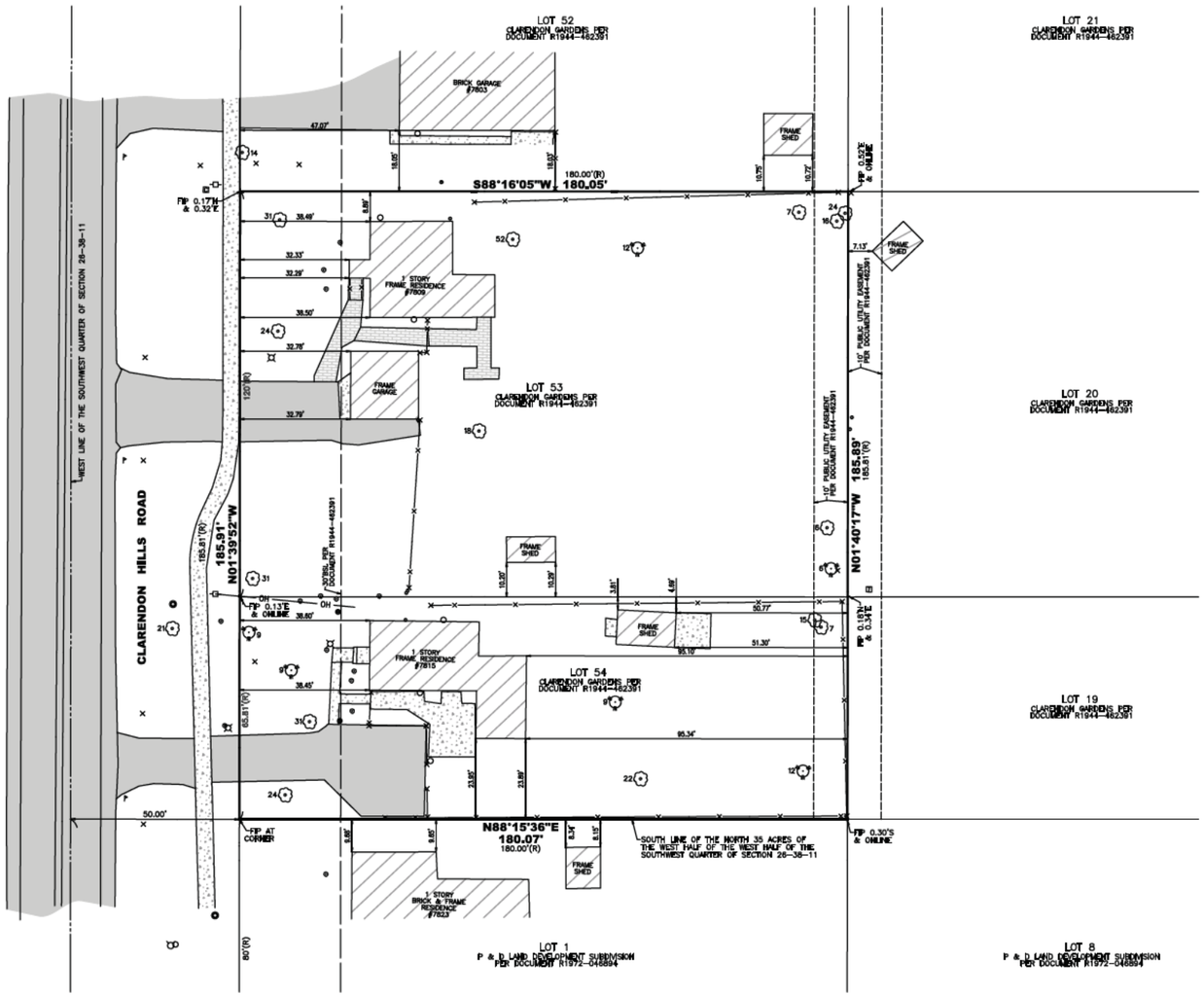
PLAT OF SURVEY

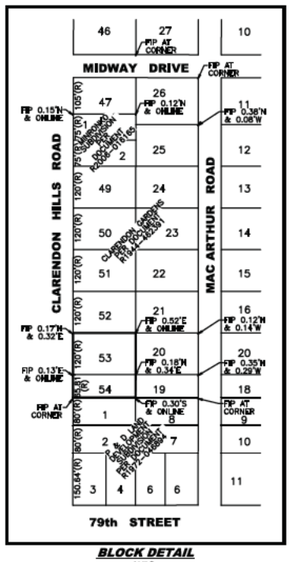
LOTS 53 & 54 IN CLARENDON GARDENS, BEING A SUBDIVISION OF THE NORTH 35 ACRES OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 16, 1944 AS DOCUMENT 462391, IN DUPAGE COUNTY, ILLINOIS

LOCATION MAP
NOT TO SCALE

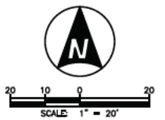


P.I.N.:
09-26-306-008
09-26-306-009





BLOCK DETAIL
N.T.S.



LEGEND:

- BOUNDARY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE (BSL)
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- OH — OVERHEAD WIRE
- FENCE
- MANHOLE (MH)
- CATCH BASIN (CB)
- INLET (INL)
- BUFFALO BOX (BB)
- BUFFALO BOX PIPE ONLY (BBP)
- AUXILIARY VALVE (AV)
- CLEANOUT (CO)
- GAS VALVE (GV)
- FIRE HYDRANT (FH)
- POWER POLE (PP)
- SIGN
- MAILBOX (MB)
- 20 DECIDUOUS TREE (SIZE IN INCHES)
- 12 CONIFEROUS TREE (SIZE IN INCHES)
- BUSH
- FIP FOUND IRON PIPE
- (R) RECORD
- CONCRETE (CONC)
- GRAVEL
- HOT MIX ASPHALT (HMA)
- BUILDING
- DEPRESSED CURB

NOTES:

1. NO COMMITMENT FOR TITLE INSURANCE WAS SUPPLIED FOR USE IN THE PREPARATION OF THIS SURVEY/PLAT/EXHIBIT. THIS SURVEY/PLAT/EXHIBIT IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE, EAST ZONE.
3. BUILDING DIMENSIONS AND TIES SHOWN HEREON ARE MEASURED FROM THE OUTSIDE FACE OF CONCRETE FOUNDATION/EXISTING STRUCTURE.
4. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
5. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISIONS ARE SHOWN HERE ON. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
6. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENTS.
7. CONTACT JULIE AT 1-800-892-0123 FOR EXACT LOCATION OF BURIED UTILITIES PRIOR TO DIGGING.
8. OBSERVABLE ABOVE GROUND UTILITIES AND ABOVE GROUND EVIDENCE OF UNDERGROUND UTILITIES LOCATED AND SHOWN HEREON.
9. PLAT IS BASED ON FIELD WORK COMPLETED ON 04/23/20.
10. PROPERTY NOT MONUMENTED AT THIS TIME PER CLIENT'S REQUEST.

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

WE, MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 26TH DAY OF APRIL

2021 IN ROSEMONT, ILLINOIS.

JEFFREY D. DERANGO
EMAIL: jderango@mackieconsult.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-004021
LICENSE EXPIRES: NOVEMBER 30, 2022

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

JEFFREY D. DERANGO
035-004021
ROSEMONT
ILLINOIS
STATE OF ILLINOIS
PROFESSIONAL LAND SURVEYOR

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:
ICON BUILDING GROUP
23103 SANCTUARY CLUB DR.
KILDEER, IL 60047
(847)773-1200

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	---
DRAWN	MRD
APPROVED	JDD
DATE	03/05/21
SCALE	1"=20'

PLAT OF SURVEY
LOT 53 AND 54 CLARENDON GARDENS
WILLOWBROOK, ILLINOIS

SHEET 1 OF 1

PROJECT NUMBER: 3908

© MACKIE CONSULTANTS LLC, 2020

ILLINOIS FIRM LICENSE 184-002694

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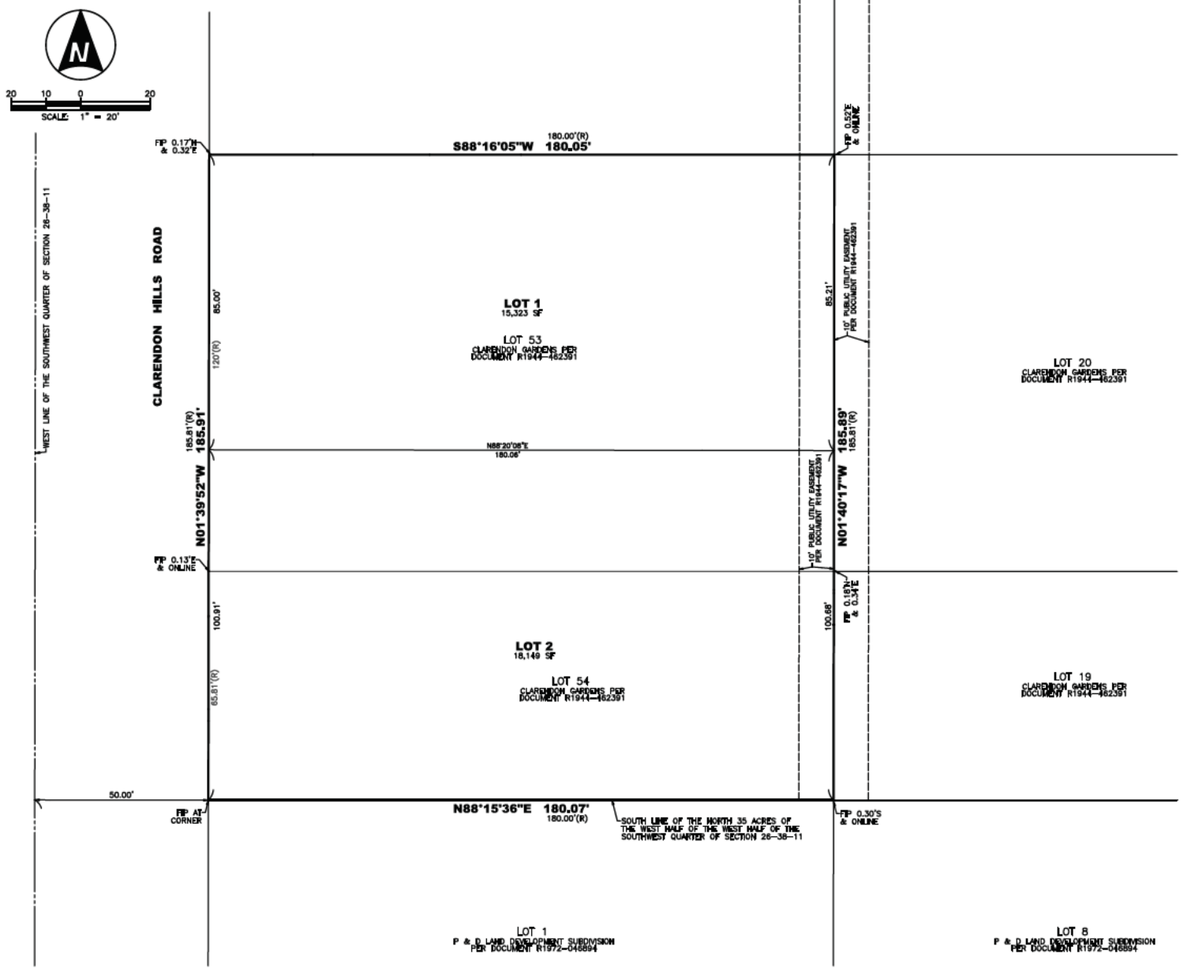
Attachment 4
Final Plat of Resubdivision of Monchichi Manor (1 sheet)

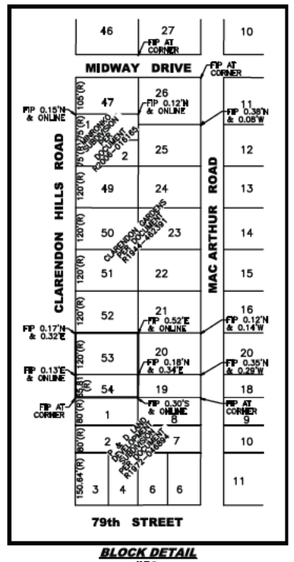
FINAL PLAT OF RESUBDIVISION
OF
MONCHICHI MANOR

LOTS 53 & 54 IN CLARENDON GARDENS, BEING A SUBDIVISION OF THE NORTH 35 ACRES OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 16, 1944 AS DOCUMENT 462391, IN DUPAGE COUNTY, ILLINOIS



P.I.N.:
09-26-306-008
09-26-306-009





BLOCK DETAIL
N.T.S.

NOTES:

1. NO COMMITMENT FOR TITLE INSURANCE WAS SUPPLIED FOR USE IN THE PREPARATION OF THIS PLAT. THIS PLAT IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE, EAST ZONE.
3. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
5. UPON COMPLETION OF CONSTRUCTION, 5/8" REBAR SHALL BE PLACED AT ALL CORNERS OF THE EXTERIOR BOUNDARY, LOT CORNERS AND CRITICAL POINTS ALONG THE RIGHTS-OF-WAY, UNLESS NOTED OTHERWISE.
6. ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED UNLESS SHOWN OTHERWISE.
7. FOR ADDITIONAL INFORMATION PERTAINING TO DEFINITIONS/USES OF EASEMENTS, SETBACKS AND OTHER MATTERS, SEE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED BY SEPARATE DOCUMENT.
8. ALL AREAS ARE MORE OR LESS.

OWNERSHIP CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE PROPERTY DESCRIBED ON THE ATTACHED PLAT AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR ANY ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY UNDER FRANCHISE AGREEMENT WITH THE VILLAGE OF WILLOWBROOK, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF FOLLOWING SCHOOL DISTRICTS:

ELEMENTARY: _____
HIGH SCHOOL: _____
OTHER: _____

WITNESS MY (OUR) HAND AND SEAL AT _____ THIS _____ DAY OF _____, 20___.

_____
OWNER (PRINTED NAME)

_____
OWNER (PRINTED NAME)

NOTARY CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS (HER)(THEIR) FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20___.

_____
NOTARY PUBLIC

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT ALL IMPROVEMENTS REQUIRED IN CONJUNCTION WITH THIS PLAT OF SUBDIVISION HAVE BEEN INSTALLED OR THAT PROPER COLLATERAL IN THE FORM OF A COMPLETION GUARANTEE, REVIEWED AND APPROVED BY THE VILLAGE ATTORNEY, HAS BEEN POSTED.

DATED AT WILLOWBROOK, ILLINOIS, THIS _____ DAY OF _____, 20___.

BY: _____
VILLAGE ENGINEER

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, VILLAGE CLERK OF THE VILLAGE OF WILLOWBROOK, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE COLLECTED ALL FEES REQUIRED BY VILLAGE ORDINANCES, ANNEXATION AGREEMENTS, RECAPTURE AGREEMENTS OR OTHER AGREEMENTS PERTAINING TO THE LAND INCLUDED IN THIS PLAT.

DATED AT WILLOWBROOK, DUPAGE COUNTY, ILLINOIS. THIS _____ DAY OF _____, 20___.

_____
VILLAGE CLERK

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK, ILLINOIS, THIS _____ DAY OF _____, 20___.

_____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

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

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT _____ ILLINOIS, THIS _____ DAY OF _____, 20___.

_____
COUNTY CLERK

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS PLAT ENVELOPE #_____
COUNTY OF DUPAGE)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, 20___ AT _____ O'CLOCK ___M.

_____
DUPAGE COUNTY RECORDER

OWNERSHIP CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE PROPERTY DESCRIBED ON THE ATTACHED PLAT AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR ANY ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY UNDER FRANCHISE AGREEMENT WITH THE VILLAGE OF WILLOWBROOK, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF FOLLOWING SCHOOL DISTRICTS:

ELEMENTARY: _____
HIGH SCHOOL: _____
OTHER: _____

WITNESS MY (OUR) HAND AND SEAL AT _____ THIS _____ DAY OF _____, 20___.

_____
OWNER (PRINTED NAME)

_____
OWNER (PRINTED NAME)

NOTARY CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, HEREBY CERTIFY THAT _____ AND _____ PERSONALLY KNOW TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS (HER)(THEIR) FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20___.

_____
NOTARY PUBLIC

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

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

DATED THIS _____ DAY OF _____ A.D., 20___.

_____
ILLINOIS REGISTERED PROFESSIONAL ENGINEER

_____
STATE REGISTRATION NUMBER

_____
REGISTRATION EXPIRATION DATE

_____
OWNER'S SIGNATURE

_____
OWNER'S PRINTED NAME

AUTHORIZATION TO RECORD CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

WE, MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, HEREBY GRANT PERMISSION TO _____ TO RECORD THIS PLAT OF SUBDIVISION.

DATED THIS _____ DAY OF _____, 20___.

_____
JEFFREY D. DERANGO
EMAIL: derango@mackieconsult.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-004021
LICENSE EXPIRES: NOVEMBER 30, 2020

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

WE, MACKIE CONSULTANTS, LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, DO HEREBY CERTIFY THAT WE HAVE SURVEYED, SUBDIVIDED AND PLATTED, FOR THE OWNER THEREOF THE FOLLOWING DESCRIBED PROPERTY AND THAT THE PLAT HEREIN DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY, SUBDIVISION AND PLAT:

LOTS 53 AND 54 IN CLARENDON GARDENS SUBDIVISION OF THE NORTH 35 ACRES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

WE FURTHER CERTIFY THAT THE PROPERTY IS LOCATED WITHIN THE VILLAGE OF WILLOWBROOK, WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS AMENDED.

WE FURTHER CERTIFY THAT ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17043C0277J, WITH A MAP REVISED DATE OF AUGUST 1, 2019. SUBJECT TO MAP INTERPRETATION AND SCALING.

GIVEN UNDER MY HAND AND SEAL THIS 28TH DAY OF APRIL, 2021, IN ROSEMONT, ILLINOIS.

JEFFREY D. DERANGO
EMAIL: derango@mackieconsult.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-004021
LICENSE EXPIRES: NOVEMBER 30, 2020

JEFFREY D DERANGO 035-004021 ROSEMONT ILLINOIS STATE OF ILLINOIS

4/28/2021 8:20:30 AM
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Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:
MR. JOSEPH McHUGH
7815 CLARENDON HILLS
WILLOWBROOK, ILLINOIS 60527

DATE	DESCRIPTION OF REVISION	BY
04/28/21	REVISED PER ENGINEER AND CLIENT COMMENTS	MRD
04/26/21	REVISED PER VILLAGE COMMENTS	MRD
03/05/21	REVISED LOTS AND SETBACKS PER CLIENT'S COMMENTS	MRD
09/23/20	REVISED LEGAL DESCRIPTION PER PROVIDED DEEDS	JDD
07/22/20	REVISED LOTS PER CLIENT'S COMMENTS	MRD
05/28/20	REVISED PER ENGINEER'S COMMENTS	MRD

DESIGNED	---
DRAWN	MRD
APPROVED	JDD
DATE	04/24/20
SCALE	1"=20'

PLAT OF RESUBDIVISION
MONCHICHI MANOR
WILLOWBROOK, ILLINOIS

SHEET 1 OF 1

PROJECT NUMBER: 3908

© MACKIE CONSULTANTS, LLC, 2020

ILLINOIS FIRM LICENSE 184-002694

Attachment 5
Findings of Fact
Standards for Variations
Monchichi Manor Resubdivision (2 pages)

9-14-4(E): 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.

Applicant Finding: The property is in a long established area of subdivision boundaries and lot configurations. The majority of the lots on the block have been built with a required setback of 30', with no negative impacts, thereby establishing a standard for setbacks and reasonable return. Therefore, to deny the requested variances would deny the applicant the same reasonable return enjoyed by the surrounding properties that have been established in this neighborhood.

(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.

Applicant Finding: The hardship is created by the application of a 70' setback in a subdivision that was developed before that requirement was codified. The development of the original subdivision has resulted in a trend in setbacks, on this area of Clarendon Hills Road, which do not meet today's standards without certain variations. To vary from these established setback trends, by more than doubling the required setback on the subject property, would create an undesirable mix of structure setbacks. This property also falls under R-2 zoning district, and the requested 40' setback is consistent with those requirements.

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

Applicant Finding: The subdivision was created prior to the Village annexing this parcel, and establishing the current setback standards. Therefore the present owners did not create the hardship.

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

Applicant Finding: The variation will keep the status quo within the block. Adjacent properties contain structures that existed before the current zoning laws were enacted, and have been built with a 30' required setback. Therefore the requested setback will not be detrimental or injurious in any way.

(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.

Applicant Finding: The current single family detached dwelling on the lot is setback 38.45', and the proposed building area is set back 40', so there will be no substantial impact on adjacent properties with respect to the supply of light and air, traffic congestion, nor increases in the danger of fire or public safety.

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

Applicant Finding: The proposed variation will act to retain the essential character of the neighborhood by preserving existing setback standards on R-2 zoned lots. Conversely, not proceeding with this variation will alter the essential character by creating and undesirable mix of structure setbacks.

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

Applicant Finding: The requested variations are within the scope of authorized variations provided for in Title 9 Zoning of the Willowbrook Code of Ordinances. Standard R-2 zoning requirements have the stipulation:

"9-5B-3(D)5. - When a lot has a front or exterior side yard on a street where fifty percent (50%) or more of the frontage on the same side of the street in the same block has been developed, the front or exterior side yard requirement applicable to such lot shall be calculated by taking the average of the setbacks on all buildings in that block on the same side of the street whose setbacks are less than requirements set forth in subsection".

The spirit and intent of Title 9 is to maintain setback continuity on a developed block, and this variation will provide that.

Attachment 6
Engineer's Review Letters (4 pages)

6. The County Health Officer Certificate should be removed as this property will not be served with well and septic.
7. The County Engineer Certificate should be removed as the lot does not front on a County Highway.

Please note that except as specifically noted in the above comments, we have not reviewed the proposed subdivision with respect to the Village Zoning Code, and we understand that there are no public improvement associated with the proposed project. Existing watermain and sanitary sewer are across the frontage of this property.

If you have any questions, feel free to contact me at any time.

Sincerely,



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

Cc Brian Pabst, Village Administrator
Roy Giuntoli, Building Official

N:\Willowbrook/900144H's/H200's/0H225/ADM N/L1.Lot53,54Resubdivision/.032021 docx

Back to Agenda

VILLAGE OF WILLOWBROOK

BOARD MEETING
AGENDA ITEM - HISTORY/COMMENTARY

ITEM TITLE:
A RESOLUTION PURSUANT TO TITLE 5, CHAPTER 1, SECTION 5-1-14 OF THE VILLAGE CODE TO DEVIATE FROM THE POLICE DEPARTMENT HIRING ROTATION PROCESS AND EFFECT THE ORIGINAL APPOINTMENT OF ONE (1) LATERAL POLICE CANDIDATE FOR THE RANK OF PATROL OFFICER

AGENDA NO. 7

AGENDA DATE: 05/10/2021

STAFF REVIEW: Robert Schaller, Chief of Police — SIGNATURE: [signature]

LEGAL REVIEW: Tom Bastian, Village Attorney — SIGNATURE: Tom Bastian /cpr

RECOMMENDED BY: Brian Pabst, Village Administrator — SIGNATURE: B. Pabst

REVIEWED & APPROVED BY PSC: YES ☐ NO ☐ N/A ■

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

Due to a patrol officer currently in the Field Training Program resigning from the police department a vacancy has been created. The Police Department currently has not reserved any police academy spots for the upcoming May academy class. Due to the terms and conditions of fulfilling COPS grant and the lack of a reservation at the police academy a deviation from the hiring rotation as defined in Section 5-1-4 of the Municipal Code of the Village of Willowbrook is requested to effect the hiring from the lateral transfer applicant list.

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

Our current police department composition ordinance (Section 5-1-1 of the Village Code of Ordinances) establishes the following as far as number and rank of positions within the police department:

Chief of Police -1
Deputy Chief of Police -1
Sergeants – 3
Patrol Officers - in such numbers as may be provided from time to time by the Mayor and Board of Trustees for a total department composition not to exceed twenty-six (26) members
TOTAL: 26 sworn officers
Currently the total number of sworn officers is 25 in the police department.

ACTION PROPOSED:

Adopt the Resolution, which will enable the Chief of Police to hire from the lateral hire candidate pool.

RESOLUTION NO. 21-R-_____

A RESOLUTION PURSUANT TO TITLE 5, CHAPTER 1, SECTION 5-1-14 OF THE VILLAGE CODE TO DEVIATE FROM THE POLICE DEPARTMENT HIRING ROTATION PROCESS AND AFFECT THE ORIGINAL APPOINTMENT OF ONE (1) LATERAL POLICE CANDIDATE FOR THE RANK OF PATROL OFFICER

WHEREAS, Title 2, Chapter 4, Section 6 of the Village Code of Ordinances provides that the Board of Police Commissioners shall make original appointments in the Police Department upon receipt of a written resolution to do so, duly adopted by a majority vote of the corporate authorities of the Village; and

WHEREAS, Title 5, Chapter 1, Section 5-1-14 authorizes lateral hiring of qualified police officers; and

WHEREAS, Title 5, Chapter 1, Section 5-1-14 further provides that the original appointment of patrol officers, pursuant to Section 2-4-6 or 5-1-14 of the Village Code of Ordinances, shall be made on a rotating basis; and

WHEREAS, the provisions of Section 5-1-14, the rotation hiring process notwithstanding, the Village Board of Trustees is expressly authorized, at any time, to deviate from the hiring rotation process and direct the Chief of Police of the Village to select a qualified candidate from the lateral candidate pool to be recommended for hire by the Village Administrator.

NOW THEREFORE BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Willowbrook, DuPage County, Illinois, that a deviation from the "rotating hiring basis", as provided in Title 5, Chapter 1, Section 5-1-14 of the Village Code of Ordinances, is hereby approved and the Chief of Police is hereby directed to select a qualified candidate from the lateral pool of qualified candidates and shall further make a recommendation to the Village Administrator of the Village to extend a conditional offer of employment as a patrol officer to such candidate all in accord with the provisions of Title 5, Chapter 1, Section 5-1-14 of the Village Code of Ordinances.

This resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED and APPROVED this 10th day of May, 2021 by a ROLL CALL VOTE as follows:

AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

APPROVED:

_____
Frank A. Trilla, Mayor

ATTEST:

_____
Deborah A. Hahn, Village Clerk

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VILLAGE OF WILLOWBROOK

BOARD MEETING
AGENDA ITEM - HISTORY/COMMENTARY

AN ORDINANCE OF THE VILLAGE OF WILLOWBROOK DISSOLVING THE WILLOWBROOK PARKS AND RECREATION COMMISSION	**AGENDA NO.** 8 **AGENDA DATE:** 5/10/2021

STAFF REVIEW: Sean Halloran, Assistant Village Administrator **SIGNATURE:** Sean Halloran

LEGAL REVIEW: Thomas Bastian, Village Attorney **SIGNATURE:** Tom Bastian | cm

RECOMMENDED BY VILLAGE ADMIN.: Brian Pabst, Administrator **SIGNATURE:** B. Pabst

REVIEWED & APPROVED BY COMMITTEE: YES ☐ NO ☐ N/A ☒

ITEM HISTORY (ACTIONS RELATED TO THIS ITEM, OTHER PERTINENT HISTORY, ETC.)

Staff requests consideration by the Board of Trustees of an ordinance amending Title 2, Chapter 3, Section 2-3-1 of the Village Code of Ordinances, regarding the combination, composition, structure, authority, and procedures of the various development-related commissions.

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

In accordance with the Village's organizational priorities for 2021, staff has evaluated the restructuring of the Parks and Recreation commission and is recommending dissolving the commission. Staff is incredibly grateful for the countless hours dedicated by volunteers since its inception. Moving forward, staff will continue to evaluate the priorties for recreational activities to enhance services and community events for Willowbrook residents.

ACTION PROPOSED

Pass the Ordinance.

ORDINANCE NO. 21-O-_____

AN ORDINANCE OF THE VILLAGE OF WILLOWBROOK DISSOLVING THE WILLOWBROOK PARKS & RECREATION COMMISSION

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

WHEREAS, on August 11, 1975, by Ordinance Number 75-O-28, the corporate authorities created an advisory commission known as the Village Parks & Recreation Commission (the "Commission"); and

WHEREAS, the stated purpose for the Commission was to advise the Mayor and Board of Trustees of the Village on all matters related to the planning, acquisition and development of parks and recreational facilities for the use and enjoyment of Village residents; and

WHEREAS, upon review and analysis of the Commission's function and responsibility, the corporate authorities of the Village have determined that it is currently in the best interest of the Village to dissolve, at least temporarily, the Village Parks & Recreation Commission.

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

Section 1. The foregoing recitals are hereby adopted as the findings of the corporate authorities of the Village of Willowbrook.

Section 2. The Village of Willowbrook Parks & Recreation Commission, as instituted and established by Ordinance Number 75-O-28, as amended and codified as Title 2, Chapter 3, Section 2-3-1 of the Village Code of Ordinances, is hereby dissolved.

Section 3. Ordinance Number 75-O-28 and Ordinance Number 99-O-01 be and are hereby repealed.

Section 4. Upon the effective date of this Ordinance, the duties and responsibilities of the Commission shall devolve upon the Village Administrator.

Section 5. Any ordinance or portion of any ordinance in conflict with the provisions of this Ordinance is expressly repealed solely to the extent of said conflict.

Section 6. This Ordinance shall be in full force and effect from and after its passage and publication in the manner provided by law.

PASSED and APPROVED this 10th day of May, 2021.

ROLL CALL VOTE: AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

APPROVED:

_____
Frank A. Trilla, Mayor

ATTEST:

_____
Deborah A. Hahn, Village Clerk

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VILLAGE OF WILLOWBROOK

BOARD MEETING
AGENDA ITEM - HISTORY/COMMENTARY

A RESOLUTION TO APPROVE AND AUTHORIZE THE EXECUTION OF AN AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES TO PERFORM A RISK AND RESILIENCE ASSESSMENT AND EMERGENCY RESPONSE PLAN FOR THE VILLAGE'S PUBLIC WATER SUPPLY AND FOR THE PREPARATION OF A CAPITAL IMPROVEMENT PLAN BY AND BETWEEN CHRISTOPHER B. BURKE ENGINEERING, LTD. AND THE VILLAGE OF WILLOWBROOK	**AGENDA NO.** 9 **AGENDA DATE:** 05/10/21

STAFF REVIEW: AJ Passero, Public Works Foreman SIGNATURE: A J Passero | cm

LEGAL REVIEW: Tom Bastian, Village Attorney SIGNATURE: Tom Bastian | cm

RECOMMENDED BY: Brian Pabst, Village Administrator SIGNATURE: B. Pabst

REVIEWED & APPROVED BY COMMITTEE: YES ☒ NO ☐ N/A ☐

BACKGROUND

In 2018, the United States Congress enacted the American Water Infrastructure Act (AWIA). Section 2013 of the Act requires that community water systems serving more than 3,300 people complete a risk and resilience assessment and develop an emergency response plan. The engineering services under this proposal's Scope of Services are to prepare a Risk and Resilience Assessment (RRA), and Emergency Response Plan (ERP) for Willowbrook's public water supply system in conformance with the guidelines outlined by the USEPA and the AWWA. Upon the completion and acceptance by the Village of the RRA and ERP, the Village can submit the Certifications to USEPA confirming that the Village has complied with Section 2013 of the American Water Infrastructure Act of 2018. The Capital Improvement Plan (CIP), prepared concurrently with the RRA and ERP, will be used for future water infrastructure improvements.

SCOPE OF SERVICES

- **Task 1** – Information and Data Collection: CBBEL will utilize our knowledge and previous project file information related to the Village's water system facilities. CBBEL will supplement any water facility file needed with field reconnaissance visit(s) and data collection meetings/interviews with Water Department Staff.
- **Task 2** – Develop the Risk and Resilience Assessment: Upon completion of Task 1, CBBEL will develop the Risk and Resilience Assessment of the water facilities utilizing USEPA's November 2019 "Baseline Information on Malevolent Acts for Community Water Systems" (EPA 817-K-001) and AWWA's July 1, 2010 "Risk and Resilience Management of Water and Wastewater Systems" (ANSI/AWWA J100-10(R13)) as guideline references.
- **Task 3** – Develop the Emergency Response Plan: Upon completion of Tasks 1 & 2, CBBEL will develop the Emergency Response Plan for the water system utilizing USEPA's July 2019 "Community Water System Emergency Response Plan Template and Instructions" (EPA 816-B-19-003) as a guideline reference.
- **Task 4** – Coordinate the Emergency Response Plan with Village staff: CBBEL will coordinate the

Emergency Response Plan developed under Task 3 with Village staff.

- **Task** 5 – Provide Draft RRA and ERP to Village for Review: CBBEL will provide Draft copies of the Risk and Resilience Assessment and the Emergency Response Plan to the Village for review and comment.
- **Task 6** – Incorporate Village Comments and Finalize RRA and ERP: CBBEL will incorporate Village comments into the Risk and Resilience Assessment and the Emergency Response Plan and finalize the RRA and ERP.
- **Task 7** – Assist Village with filing RRA and ERP Certifications with USEPA: CBBEL will assist the Village with filing the RRA and ERP Certifications with USEPA.
- **Task 8** – Preparation of Capital Improvement Plan (CIP): CBBEL, in consultation with Village Water Department staff, will prepare a list of potential capital improvement projects and assign a timetable to each along with preliminary budget costs associated with each project. The CIP will be used in a later Water Rate Study to determine if the Village has the current and future projected capital to fund the proposed improvements.

ESTIMATE OF FEE TASK FEE

- Task 1 – Information and Data Collection $ 2,250
- Task 2 – Develop the Risk and Resilience Assessment $ 7,000
- Task 3 – Develop the Emergency Response Plan $ 7,000
- Task 4 – Coordinate the Emergency Response Plan with Village staff $ 3,200
- Task 5 – Provide Draft RRA and ERP to Village for Review $ 1,250
- Task 6 – Incorporate Village Comments and Finalize RRA and ERP $ 2,000
- Task 7 – Assist Village with filing RRA and ERP Certifications with USEPA $ 300
- Task 8 – Preparation of Capital Improvement Plan (CIP) $ 6,500 Direct Costs $ 500

TOTAL NOT-TO-EXCEED FEE: $ 30,000

STAFF RECOMMENDATION

The proposal and agreement, including general conditions and first amendment to general conditions, by and between the Village of Willowbrook and Christopher B. Burke Engineering, Ltd. to Engineering Services and create a Risk and Resilience Assessment & Emergency Response Plan on behalf of the Village, be and is attached as Exhibit "A". Staff recommends consideration of the attached proposal by Christopher B. Burke Engineering for the Village of Willowbrook ERR, ERP and CIP programs.

ACTION PROPOSED: Adopt the Resolution.

RESOLUTION NO. 21-R-_____

A RESOLUTION TO APPROVE AND AUTHORIZE THE EXECUTION OF AN AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES TO PERFORM A RISK AND RESILIENCE ASSESSMENT AND EMERGENCY RESPONSE PLAN FOR THE VILLAGE'S PUBLIC WATER SUPPLY AND FOR THE PREPARATION OF A CAPITAL IMPROVEMENT PLAN BY AND BETWEEN CHRISTOPHER B. BURKE ENGINEERING, LTD. AND THE VILLAGE OF WILLOWBROOK

WHEREAS, the Corporate Authorities of the Village of Willowbrook (the "Village") have determined that it is in the best interest of the Village to enter into a professional engineering services agreement with Christopher B. Burke Engineering, Ltd. ("CBBEL") for professional engineering services related to the preparation of a risk and resilience assessment and emergency response plan for the Village's public water supply and for the preparation of Village capital improvement plan; and

WHEREAS, the Village has a past satisfactory relationship with CBBEL for the provision of professional engineering services; and

WHEREAS, the Village desires to retain CBBEL to provide the aforesaid professional engineering services to the Village.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

BE IT FURTHER RESOLVED by the Mayor and Board of Trustees of the Village of Willowbrook, DuPage County, Illinois, that the certain Proposal and Agreement, including General Conditions and First Amendment to General Conditions, by and between the Village of Willowbrook and Christopher B. Burke Engineering, Ltd. to perform a risk and resilience assessment and emergency response plan for the Village's public water supply and for the preparation of a Village capital improvement plan at an estimated cost of $30,000.00, be and is hereby approved. The Mayor and Village Clerk be and the same are hereby authorized to execute and attest, all on behalf of the Village of Willowbrook, that certain Professional Services Agreement, including General Conditions and First Amendment to General Conditions, all attached hereto as Exhibit "A" and made a part hereof.

PASSED and APPROVED this 10th day of May, 2021 by a ROLL CALL VOTE as follows:

AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

APPROVED:

_____
Frank A. Trilla, Mayor

ATTEST:

_____
Deborah A. Hahn, Village Clerk

EXHIBIT "A"

Christopher B. Burke Engineering, Ltd.
Professional Services Agreement

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 West Higgins Road Suite 600 Rosemont, Illinois 60018 TEL (847) 823-0500 FAX (847) 823-0520

January 25, 2021

Village of Willowbrook
835 Midway Drive
Willowbrook, IL 60527

Attention: Mr. Michael S. Mertens
Assistant Village Administrator

Subject: Proposal for Professional Engineering Services
American Water Infrastructure Act
Risk and Resilience Assessment & Emergency Response Plan

Dear Mike:

At your request, Christopher B. Burke Engineering, Ltd. (CBBEL) is pleased to provide this proposal for professional engineering services related to the preparation of a Risk and Resilience Assessment (RRA) & Emergency Response Plan (ERP) for the Village's public water supply. In addition to preparing the RRA and ERP, CBBEL, in consultation with the Village, will prepare a Capital Improvement Plan (CIP) to be used as a roadmap for future infrastructure improvements. Included below you will find our Understanding of the Assignment, Scope of Services and Estimate of Fee. Please note that our proposed staff for this project has experience and knowledge of Willowbrook's water system and have been trained under AWWA's Utility Risk and Resilience Certificate Program.

UNDERSTANDING OF THE ASSIGNMENT

In 2018, the United States Congress enacted the American Water Infrastructure Act (AWIA). Section 2013 of the Act requires that community water systems serving more than 3,300 people complete a risk and resilience assessment and develop an emergency response plan.

The USEPA is tasked with establishing the criteria for the RRA's and ERP's and administering compliance with the Act. The USEPA has developed informational documents, baseline information, guide templates and instructions for use in preparing an RRA and ERP. Community water systems are required to certify that they have completed the required RRA and ERP by providing USEPA two one-page certification

forms. USEPA does not require filing copies of the RRA and ERP, the Agency only requires that communities certify that the assessment and response plan have been completed and are up to date.

The engineering services under this proposal's Scope of Services are to prepare a Risk and Resilience Assessment, and Emergency Response Plan for Willowbrook's public water supply system in conformance with the guidelines outlined by the USEPA and the AWWA. Upon the completion and acceptance by the Village of the RRA and ERP, the Village can submit the Certifications to USEPA confirming that the Village has complied with Section 2013 of the American Water Infrastructure Act of 2018. The CIP, prepared concurrently with the RRA and ERP, will be used for future water infrastructure improvements.

SCOPE OF SERVICES

Task 1 – Information and Data Collection: CBBEL will utilize our knowledge and previous project file information related to the Village's water system facilities. CBBEL will supplement any water facility file needed with field reconnaissance visit(s) and data collection meetings/interviews with Water Department Staff.

Task 2 – Develop the Risk and Resilience Assessment: Upon completion of Task 1, CBBEL will develop the Risk and Resilience Assessment of the water facilities utilizing USEPA's November 2019 "Baseline Information on Malevolent Acts for Community Water Systems" (EPA 817-K-001) and AWWA's July 1, 2010 "Risk and Resilience Management of Water and Wastewater Systems" (ANSI/AWWA J100-10(R13)) as guideline references.

Task 3 – Develop the Emergency Response Plan: Upon completion of Tasks 1 & 2, CBBEL will develop the Emergency Response Plan for the water system utilizing USEPA's July 2019 "Community Water System Emergency Response Plan Template and Instructions" (EPA 816-B-19-003) as a guideline reference.

Task 4 – Coordinate the Emergency Response Plan with Local Emergency Planning Committees: CBBEL will coordinate the Emergency Response Plan developed under Task 3 with Local Emergency Planning Committees.

Task 5 – Provide Draft RRA and ERP to Village for Review: CBBEL will provide Draft copies of the Risk and Resilience Assessment and the Emergency Response Plan to the Village for review and comment.

Task 6 – Incorporate Village Comments and Finalize RRA and ERP: CBBEL will incorporate Village comments into the Risk and Resilience Assessment and the Emergency Response Plan and finalize the RRA and ERP.

Task 7 – Assist Village with filing RRA and ERP Certifications with USEPA: CBBEL will assist the Village with filing the RRA and ERP Certifications with USEPA.

Task 8 – Preparation of Capital Improvement Plan (CIP): CBBEL, in consultation with Village Water Department staff, will prepare a list of potential capital improvement projects and assign a timetable to each along with preliminary budget costs associated with each project. The CIP will be used in a later Water Rate Study to determine if the Village has the current and future projected capital to fund the proposed improvements.

ESTIMATE OF FEE

We have determined the following fees for each of the tasks described in this proposal.

TASK		FEE
Task 1 –	Information and Data Collection	$ 2,250
Task 2 –	Develop the Risk and Resilience Assessment	$ 7,000
Task 3 –	Develop the Emergency Response Plan	$ 7,000
Task 4 –	Coordinate the Emergency Response Plan with Local Emergency Planning Committees	$ 3,200
Task 5 –	Provide Draft RRA and ERP to Village for Review	$ 1,250
Task 6 –	Incorporate Village Comments and Finalize RRA and ERP	$ 2,000
Task 7 –	Assist Village with filing RRA and ERP Certifications with USEPA	$ 300
Task 8 –	Preparation of Capital Improvement Plan (CIP)	$ 6,500
Direct Costs		$ 500
	TOTAL NOT-TO-EXCEED FEE:	**$ 30,000**

We will bill you at the hourly rates specified on the attached Schedule of Charges and establish our contract in accordance with the attached General Terms and Conditions. Direct costs for blueprints, photocopying, mailing, overnight delivery, messenger services and report compilation are included in the fee estimate. These General Terms and Conditions are expressly incorporated into and are an integral part of this contract for professional services. Please note that any requested meetings or additional services are not included in the preceding fee estimate and will be billed at the attached hourly rates.

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

Sincerely,



Michael E. Kerr, PE
President

MEE/pjb

Encl. Schedule of Charges
General Terms and Conditions

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

BY: _____

TITLE: _____

DATE: _____

N:\PROPOSALS\ADMIN\2021\Willowbrook AWIA RRA-ERP-CIP.011921.doc

CHRISTOPHER B. BURKE ENGINEERING, LTD.
STANDARD CHARGES FOR PROFESSIONAL SERVICES
APRIL,2020

Personnel	Charges* ($/Hr)
Principal	275
Engineer VI	251
Engineer V	208
Engineer IV	170
Engineer III	152
Engineer I/II	121
Survey V	229
Survey IV	196
Survey III	172
Survey II	126
Survey I	100
Engineering Technician V	198
Engineering Technician IV	161
Engineering Technician III	146
Engineering Technician I/II	68
CAD Manager	177
Assistant CAD Manager	153
CAD II	135
GIS Specialist III	148
GIS Specialist I/II	94
Landscape Architect	170
Landscape Designer I/II	94
Environmental Resource Specialist V	216
Environmental Resource Specialist IV	170
Environmental Resource Specialist III	139
Environmental Resource Specialist I/II	94
Environmental Resource Technician	114
Administrative	104
Engineering Intern	63
Information Technician III	130
Information Technician I/II	116

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

*Charges include overhead and profit

Christopher B. Burke Engineering, Ltd. reserves the right to increase these rates and costs by 5% after December 31, 2020.

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

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

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

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

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

3. Changes: Client reserves the right by written change order or amendment to make changes in requirements, amount of work, or engineering time schedule adjustments, and Engineer and Client shall negotiate appropriate adjustments acceptable to both parties to accommodate any changes, if commercially possible.

4. Suspension of Services: Client may, at any time, by written order to Engineer (Suspension of Services Order) require Engineer to stop all, or any part, of the services required by this Agreement. Upon receipt of such an order, Engineer shall immediately comply with its terms and take all reasonable steps to minimize the costs associated with the services affected by such order. Client, however, shall pay all costs incurred by the suspension, including all costs necessary to maintain continuity and for the

resumptions of the services upon expiration of the Suspension of Services Order. Engineer will not be obligated to provide the same personnel employed prior to suspension, when the services are resumed, in the event that the period of suspension is greater than thirty (30) days.

5. Termination: This Agreement may be terminated by either party upon thirty (30) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. This Agreement may be terminated by Client, under the same terms, whenever Client shall determine that termination is in its best interests. Cost of termination, including salaries, overhead and fee, incurred by Engineer either before or after the termination date shall be reimbursed by Client.

6. Documents Delivered to Client: Drawings, specifications, reports, and any other Project Documents prepared by Engineer in connection with any or all of the services furnished hereunder shall be delivered to the Client for the use of the Client. Engineer shall have the right to retain originals of all Project Documents and drawings for its files. Furthermore, it is understood and agreed that the Project Documents such as, but not limited to reports, calculations, drawings, and specifications prepared for the Project, whether in hard copy or machine readable form, are instruments of professional service intended for one-time use in the construction of this Project. These Project Documents are and shall remain the property of the Engineer. The Client may retain copies, including copies stored on magnetic tape or disk, for information and reference in connection with the occupancy and use of the Project.

   When and if record drawings are to be provided by the Engineer, Client understands that information used in the preparation of record drawings is provided by others and Engineer is not responsible for accuracy, completeness, nor sufficiency of such information. Client also understands that the level of detail illustrated by record drawings will generally be the same as the level of detail illustrated by the design drawing used for project construction. If additional detail is requested by the Client to be included on the record drawings, then the Client understands and agrees that the Engineer will be due additional compensation for additional services.

   It is also understood and agreed that because of the possibility that information and data delivered in machine readable form may be altered, whether inadvertently or otherwise, the Engineer reserves the right to retain the original tapes/disks and to remove from copies provided to the Client all identification reflecting the involvement of the Engineer in their preparation. The Engineer also reserves the right to retain hard copy originals of all Project Documentation delivered to the Client in machine readable form, which originals shall be referred to and shall govern in the event of any inconsistency between the two.

   The Client understands that the automated conversion of information and data from the system and format used by the Engineer to an alternate system or format cannot be accomplished without the introduction of inexactitudes, anomalies, and errors. In the event Project Documentation provided to the Client in machine readable form is so converted, the Client agrees to assume all risks associated therewith and, to the fullest

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

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

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

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

8. Standard of Practice: The Engineer will strive to conduct services under this agreement in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions as of the date of this Agreement.

9. Compliance With Laws: The Engineer will strive to exercise usual and customary professional care in his/her efforts to comply with those laws, codes, ordinance and regulations which are in effect as of the date of this Agreement.

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

Further to the law and code compliance, the Client understands that the Engineer will strive to provide designs in accordance with the prevailing Standards of Practice as previously set forth, but that the Engineer does not warrant that any reviewing agency having jurisdiction will not for its own purposes comment, request changes and/or additions to such designs. In the event such design requests are made by a reviewing agency, but which do not exist in the form of a written regulation, ordinance or other similar document as published by the reviewing agency, then such design changes (at substantial variance from the intended design developed by the Engineer), if effected and incorporated into the project documents by the Engineer, shall be considered as Supplementary Task(s) to the Engineer's Scope of Service and compensated for accordingly.

10. Indemnification: Engineer shall indemnify and hold harmless Client up to the amount of this contract fee (for services) from loss or expense, including reasonable attorney's fees for claims for personal injury (including death) or property damage to the extent caused by the sole negligent act, error or omission of Engineer.

    Client shall indemnify and hold harmless Engineer under this Agreement, from loss or expense, including reasonable attorney's fees, for claims for personal injuries (including death) or property damage arising out of the sole negligent act, error omission of Client.

    In the event of joint or concurrent negligence of Engineer and Client, each shall bear that portion of the loss or expense that its share of the joint or concurrent negligence bears to the total negligence (including that of third parties), which caused the personal injury or property damage.

    Engineer shall not be liable for special, incidental or consequential damages, including, but not limited to loss of profits, revenue, use of capital, claims of customers, cost of purchased or replacement power, or for any other loss of any nature, whether based on contract, tort, negligence, strict liability or otherwise, by reasons of the services rendered under this Agreement.

11. Opinions of Probable Cost: Since Engineer has no control over the cost of labor, materials or equipment, or over the Contractor(s) method of determining process, or over competitive bidding or market conditions, his/her opinions of probable Project Construction Cost provided for herein are to be made on the basis of his/her experience and qualifications and represent his/her judgement as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposal, bids or the Construction Cost will not vary from opinions of probable construction cost prepared by him/her. If prior to the Bidding or Negotiating Phase, Client wishes greater accuracy as to the Construction Cost, the Client shall employ an independent cost estimator Consultant for the purpose of obtaining a second construction cost opinion independent from Engineer.

12. Governing Law & Dispute Resolutions: This Agreement shall be governed by and construed in accordance with Articles previously set forth by (Item 9 of) this Agreement, together with the laws of the **State of Illinois**.

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

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

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

13. Successors and Assigns: The terms of this Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns: provided, however, that neither party shall assign this Agreement in whole or in part without the prior written approval of the other.

14. Waiver of Contract Breach: The waiver of one party of any breach of this Agreement or the failure of one party to enforce at any time, or for any period of time, any of the provisions hereof, shall be limited to the particular instance, shall not operate or be deemed to waive any future breaches of this Agreement and shall not be construed to be a waiver of any provision, except for the particular instance.

15. Entire Understanding of Agreement: This Agreement represents and incorporates the entire understanding of the parties hereto, and each party acknowledges that there are no warranties, representations, covenants or understandings of any kind, matter or description whatsoever, made by either party to the other except as expressly set forth herein. Client and the Engineer hereby agree that any purchase orders, invoices, confirmations, acknowledgments or other similar documents executed or delivered with respect to the subject matter hereof that conflict with the terms of the Agreement shall be null, void & without effect to the extent they conflict with the terms of this Agreement.

16. Amendment: This Agreement shall not be subject to amendment unless another instrument is duly executed by duly authorized representatives of each of the parties and entitled "Amendment of Agreement".

17. Severability of Invalid Provisions: If any provision of the Agreement shall be held to contravene or to be invalid under the laws of any particular state, county or jurisdiction where used, such contravention shall not invalidate the entire Agreement, but it shall be construed as if not containing the particular provisions held to be invalid in the particular state, country or jurisdiction and the rights or obligations of the parties hereto shall be construed and enforced accordingly.

18. Force Majeure: Neither Client nor Engineer shall be liable for any fault or delay caused by any contingency beyond their control including but not limited to acts of God, wars, strikes, walkouts, fires, natural calamities, or demands or requirements of governmental agencies.

19. Subcontracts: Engineer may subcontract portions of the work, but each subcontractor must be approved by Client in writing.

20. Access and Permits: Client shall arrange for Engineer to enter upon public and private property and obtain all necessary approvals and permits required from all governmental authorities having jurisdiction over the Project. Client shall pay costs (including Engineer's employee salaries, overhead and fee) incident to any effort by Engineer toward assisting Client in such access, permits or approvals, if Engineer perform such services.

21. Designation of Authorized Representative: Each party (to this Agreement) shall designate one or more persons to act with authority in its behalf in respect to appropriate aspects of the Project. The persons designated shall review and respond promptly to all communications received from the other party.

22. Notices: Any notice or designation required to be given to either party hereto shall be in writing, and unless receipt of such notice is expressly required by the terms hereof shall be deemed to be effectively served when deposited in the mail with sufficient first class postage affixed, and addressed to the party to whom such notice is directed at such party's place of business or such other address as either party shall hereafter furnish to the other party by written notice as herein provided.

23. Limit of Liability: The Client and the Engineer have discussed the risks, rewards, and benefits of the project and the Engineer's total fee for services. In recognition of the relative risks and benefits of the Project to both the Client and the Engineer, the risks have been allocated such that the Client agrees that to the fullest extent permitted by law, the Engineer's total aggregate liability to the Client for any and all injuries, claims, costs, losses, expenses, damages of any nature whatsoever or claim expenses arising out of this Agreement from any cause or causes, including attorney's fees and costs, and expert witness fees and costs, shall not exceed the total Engineer's fee for professional engineering services rendered on this project as made part of this Agreement. Such causes included but are not limited to the Engineer's negligence, errors, omissions, strict liability or breach of contract. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

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

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

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

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

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

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

specific to the project and shall be the product of the Client. As such, any and all insurance requirements made part of Contract Documents prepared by the Engineer are not to be considered the Engineer's recommendation, and the Client shall make the final decision regarding insurance requirements.

25. Information Provided by Others: The Engineer shall indicate to the Client the information needed for rendering of the services of this Agreement. The Client shall provide to the Engineer such information as is available to the Client and the Client's consultants and contractors, and the Engineer shall be entitled to rely upon the accuracy and completeness thereof. The Client recognizes that it is impossible for the Engineer to assure the accuracy, completeness and sufficiency of such information, either because it is impossible to verify, or because of errors or omissions which may have occurred in assembling the information the Client is providing. Accordingly, the Client agrees, to the fullest extent permitted by law, to indemnify and hold the Engineer and the Engineer's subconsultants harmless from any claim, liability or cost (including reasonable attorneys' fees and cost of defense) for injury or loss arising or allegedly arising from errors, omissions or inaccuracies in documents or other information provided by the Client to the Engineer.

26. Payment: Client shall be invoiced once each month for work performed during the preceding period. Client agrees to pay each invoice within thirty (30) days of its receipt. The client further agrees to pay interest on all amounts invoiced and not paid or objected to for valid cause within said thirty (30) day period at the rate of eighteen (18) percent per annum (or the maximum interest rate permitted under applicable law, whichever is the lesser) until paid. Client further agrees to pay Engineer's cost of collection of all amounts due and unpaid after sixty (60) days, including court costs and reasonable attorney's fees, as well as costs attributed to suspension of services accordingly and as follows:

    Collection Costs. In the event legal action is necessary to enforce the payment provisions of this Agreement, the Engineer shall be entitled to collect from the Client any judgement or settlement sums due, reasonable attorneys' fees, court costs and expenses incurred by the Engineer in connection therewith and, in addition, the reasonable value of the Engineer's time and expenses spent in connection with such collection action, computed at the Engineer's prevailing fee schedule and expense policies.

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

27. When construction observation tasks are part of the service to be performed by the Engineer under this Agreement, the Client will include the following clause in the construction contract documents and Client agrees not to modify or delete it:

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

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

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

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

Contractor and shall not be responsible for the Contractor's failure to perform its Work in accordance with the Contract Documents or any applicable laws, codes, rules or regulations.

When municipal review services are included in the Scope of Services, the Engineer (acting on behalf of the municipality), when acting in good faith in the discharge of its duties, shall not thereby render itself liable personally and is, to the maximum extent permitted by law, relieved from all liability for any damage that may accrue to persons or property by reason of any act or omission in the discharge of its duties. Any suit brought against the Engineer which involve the acts or omissions performed by it in the enforcement of any provisions of the Client's rules, regulation and/or ordinance shall be defended by the Client until final termination of the proceedings. The Engineer shall be entitled to all defenses and municipal immunities that are, or would be, available to the Client.

29. Insurance and Indemnification: The Engineer and the Client understand and agree that the Client will contractually require the Contractor to defend and indemnify the Engineer and/or any subconsultants from any claims arising from the Work. The Engineer and the Client further understand and agree that the Client will contractually require the Contractor to procure commercial general liability insurance naming the Engineer as an additional named insured with respect to the work. The Contractor shall provide to the Client certificates of insurance evidencing that the contractually required insurance coverage has been procured. However, the Contractor’s failure to provide the Client with the requisite certificates of insurance shall not constitute a waiver of this provision by the Engineer.

    The Client and Engineer waive all rights against each other and against the Contractor and consultants, agents and employees of each of them for damages to the extent covered by property insurance during construction. The Client and Engineer each shall require similar waivers from the Contractor, consultants, agents and persons or entities awarded separate contracts administered under the Client's own forces.

30. Hazardous Materials/Pollutants: Unless otherwise provided by this Agreement, the Engineer and Engineer's consultants shall have no responsibility for the discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials/pollutants in any form at the Project site, including but not limited to mold/mildew, asbestos, asbestos products, polychlorinated biphenyl (PCB) or other toxic/hazardous/pollutant type substances.

    Furthermore, Client understands that the presence of mold/mildew and the like are results of prolonged or repeated exposure to moisture and the lack of corrective action. Client also understands that corrective action is a operation, maintenance and repair activity for which the Engineer is not responsible.

FIRST AMENDMENT TO THE GENERAL TERMS AND CONDITIONS OF THAT CERTAIN AGREEMENT BY AND BETWEEN CHRISTOPHER B. BURKE ENGINEERING, LTD. AND THE VILLAGE OF WILLOWBROOK FOR PROFESSIONAL ENGINEERING SERVICES TO PERFORM A RISK AND RESILIENCE ASSESSMENT AND EMERGENCY RESPONSE PLAN FOR THE VILLAGE'S PUBLIC WATER SUPPLY AND FOR THE PREPARATION OF A CAPITAL IMPROVEMENT PLAN

That certain Agreement by and between CHRISTOPHER B. BURKE ENGINEERING, LTD. (the "Engineer") and THE VILLAGE OF WILLOWBROOK (the "Client"), to provide professional engineering services to the Village of Willowbrook for professional engineering services to perform a risk and resilience assessment and emergency response plan for the Village's public water supply and for the preparation of a capital improvement plan, is hereby amended, by amending the "Christopher B. Burke Engineering, Ltd. General Terms and Conditions" as hereinafter set forth:

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

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

Indemnification: Client shall indemnify and hold harmless Engineer. Client agrees to defend, indemnify and hold harmless Engineer, its elected officials, managers, officers, employees, agents, representatives and successors and all persons acting by, through,

under or in concert with them, from and against any and all liabilities, claims, suits, obligations, losses, penalties, judgments, including costs and reasonable attorneys' fees, to the extent caused by the sole willful or wanton act of Client, its employees or agents.

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

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

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

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

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

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

The Engineer further agrees to name the Client, its agents, employees and elected officials as additional insureds on Engineer's policy or policies of comprehensive and/or

commercial general liability insurance including Engineer's policies of insurance for workers' compensation. Workers' Compensation Insurance shall be in such amounts as required by the Illinois Department of Labor. Engineer shall provide Client with a Certificate of Insurance naming Client as an additional insured and Client shall be given thirty (30) days, unqualified written notice prior to any cancellation thereof.

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

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

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

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

READ, APPROVED AND AGREED	READ, APPROVED AND AGREED
THE VILLAGE OF WILLOWBROOK	CHRISTOPHER B. BURKE ENGINEERING, LTD.
By: _____	By: _____
Frank A. Trilla, Mayor	Michael E. Kerr, PE, President
Date: _____	Date: _____
ATTEST:	ATTEST:
_____	_____
Deborah A. Hahn, Village Clerk	

Back to Agenda

VILLAGE OF WILLOWBROOK

BOARD MEETING
AGENDA ITEM - HISTORY/COMMENTARY

A RESOLUTION TO APPROVE AND AUTHORIZE THE EXECUTION OF AN AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES TO PERFORM A COMPREHENSIVE WATER RATE STUDY IN THE VILLAGE OF WILLOWBROOK BY AND BETWEEN CHRISTOPHER B. BURKE ENGINEERING, LTD. AND THE VILLAGE OF WILLOWBROOK	**AGENDA NO. 10** **AGENDA DATE: 05/10/21**

STAFF REVIEW: AJ Passero, Public Works Foreman SIGNATURE: AJ Passero /cm

LEGAL REVIEW: Tom Bastian, Village Attorney SIGNATURE: Tom Bastian /cm

RECOMMENDED BY: Brian Pabst, Village Administrator SIGNATURE: B. Pabst

REVIEWED & APPROVED BY COMMITTEE: YES ☒ NO ☐ N/A ☐

BACKGROUND

The Village of Willowbrook receives its Chicago water supply through the DuPage Water Commission. The last water rate adjustment by the Village of Willowbrook occurred on January 1, 2015. A summary of the rate increases by the Village and the DuPage Water Commission (DWC) is attached for your review.

As of right now, the Village does not have an established system for setting water rates or rate adjustments. Every couple of years, a water system needs an assessment to evaluate the age of the water mains, pipes, valves, and other system components to determine the future capital needs of the system. This study aims to evaluate funding for future capital improvement needs and operational expenses compared to existing and proposed rate structures. The results of the analysis will allow for financial stability and justification for water rates moving forward. The study will offer water rates centered on a base system maintenance number applied to all users and water usage rates to balance the customer base and the community's needs.

Based on experience, knowledge of the Village, and familiarity with this work, staff requested a water rate study proposal from Christopher B. Burke Engineering. Their proposal is as follows:

Water Rate Study Task Costs:

1. Project Kickoff and Scoping Meeting $1,500
2. Review Historic Revenues and Expenses $3,500
3. Establish Basis for Projected Revenues and Expenses $5,000
4. Prepare a Rate Model and Establish Baseline Rate Design $7,000
5. Evaluate Alternative Rate Designs $5,000
6. Prepare Draft and Final Report $4,000
7. Meetings and Presentations $1,500 Direct Costs $500

TOTAL $28,000

STAFF RECOMMENDATION

The proposal and agreement, including general conditions and first amendment to general conditions, by and between the Village of Willowbrook and Christopher B. Burke Engineering, Ltd. to perform a comprehensive water rate study on behalf of the Village, be and is attached as Exhibit "A". Staff recommends consideration of

the attached proposal by Christopher B. Burke Engineering for the Village of Willowbrook Water Rate Study.
ACTION PROPOSED: Adopt the Resolution.

RESOLUTION NO. 21-R-_____

A RESOLUTION TO APPROVE AND AUTHORIZE THE EXECUTION OF AN AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES TO PERFORM A COMPREHENSIVE WATER RATE STUDY IN THE VILLAGE OF WILLOWBROOK BY AND BETWEEN CHRISTOPHER B. BURKE ENGINEERING, LTD. AND THE VILLAGE OF WILLOWBROOK

WHEREAS, the Corporate Authorities of the Village of Willowbrook (the "Village") have determined that it is in the best interest of the Village to enter into a professional services agreement for professional engineering services related to the preparation and completion of a comprehensive water rate study within the Village of Willowbrook; and

WHEREAS, the Village has a past satisfactory relationship with Christopher B. Burke Engineering, Ltd. for the provision of professional engineering services; and

WHEREAS, the Village desires to retain Christopher B. Burke Engineering, Ltd. to provide professional engineering services to the Village including the performance and preparation of a comprehensive water rate study for the Village.

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NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Willowbrook, DuPage County, Illinois, that the certain Proposal and Agreement, including General Conditions and First Amendment to General Conditions, by and between the Village of Willowbrook and Christopher B. Burke Engineering, Ltd. to perform a comprehensive water rate study on behalf of the Village, be and is hereby approved and the Mayor and Village Clerk be and the same are hereby authorized to execute and attest, all on behalf of the Village of Willowbrook, that certain Professional Services Agreement, including General Conditions and First Amendment to General Conditions, attached hereto as Exhibit "A" and made a part hereof.

ADOPTED and APPROVED this 10th day of May, 2021.

ROLL CALL VOTE:

AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

APPROVED:

_____
Frank A. Trilla, Mayor

ATTEST:

_____
Deborah A. Hahn, Village Clerk

EXHIBIT "A"

Christopher B. Burke Engineering, Ltd.
Professional Services Agreement

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

January 6, 2021

Village of Willowbrook
835 Midway Drive
Willowbrook, IL 60527-5549

Attention: Mr. Michael S. Mertens, Assistant Village Administrator

Subject: Proposal for Professional Engineering Services
Water Rate Study
Village of Willowbrook

Dear Mr. Mertens:

As requested, Christopher B. Burke Engineering, Ltd. (CBBEL) is pleased to submit this proposal for providing professional engineering services for the subject project. Below is our Understanding of the Assignment, Scope of Services and Estimate of Fee.

UNDERSTANDING OF THE ASSIGNMENT

CBBEL understands that the Village of Willowbrook is seeking the services of a qualified and experienced engineering consultant to perform a Comprehensive Water Rate Study.

The Water Rate Study will be performed to meet the following major objectives:

- Recommend fair and equitable water rate structures that are based on a cost of service analysis and designed to fund estimated operating and capital expenditures over the next five years while maintaining adequate cash balances.
- Provide at least 3 recommended rate alternatives that are based on standard rate practices that will provide for current and future costs of providing water service in accordance with established and anticipated standards and regulations and which equitably distribute costs to residential, commercial and industrial customers.
- Provide a comparison of water rates and utility system costs against similar nearby municipalities (5 minimum).

CBBEL will set up a kickoff and scoping meeting with the Village to discuss various types of rate structures, collect and discuss available study data and requirements, and if necessary, refine scope of services and the methodology for performing the study. The historic revenues and expenses will be reviewed and parameters for projecting future

revenues and expenses will be established. A spreadsheet-based rate model will be prepared and used to establish the recommended water rate design for the 5-year period. The rate model will also incorporate features so that it can be used to evaluate alternative rate designs and structures as well as various funding options. Meetings will be held with Village staff as necessary throughout the study to discuss project information and status of current and future projects.

Based on CBBEL's overall approach to the study, the proposed Rate Study will be performed to include the following major tasks:

1. Project Kickoff and Scoping Meeting
2. Review Historic Revenues and Expenses
3. Establish Basis for Projected Revenues and Expenses
4. Prepare a Rate Model and Establish Rate Design
5. Evaluate Alternative Rate Designs
6. Prepare Draft and Final Report
7. Meetings and Presentations

The Scope of Services is described in more detail under the seven identified tasks that follow.

SCOPE OF SERVICES

Task 1 – Project Kickoff and Scoping Meeting

CBBEL will set up a kickoff meeting with the Village to discuss and clearly establish the goals and objectives for this project. The methodology to be used in performing the evaluations will be presented and discussed along with the schedule to complete the study. CBBEL will refine the scope of services if necessary, in accordance with the meeting discussions and submit a revised task list for review and approval by the Village. Key elements of the kickoff and scoping meeting will include the following:

- Discuss project requirements and criteria, and methodology to perform the evaluations
- Collect and discuss available project information and data
- Present brief description of various rate structures commonly used by municipalities
- Discuss the rate model to be prepared and used for this project
- Establish the expected outcomes for the various tasks and schedule for completion

An important element of this meeting is the collection and discussion of available data and the financial, operating and budgeting information that is relevant for the rate study. It is expected that the bulk of the data and information will be available at this initial meeting, however, follow up meetings with appropriate Village staff may be necessary for collection and discussion of additional data. The anticipated data and information to be collected is as follows:

1. Previous Rate Study Reports
2. Annual Financial Reports
3. Rate Ordinance and Current Rates and Fees
4. Water Consumption by User Type
5. Usage and Billing Data
6. New Customer Projections (Anticipated Future Growth and Development)
7. IDNR Water Audits (Other Available Info on Water Losses)
8. Operating Statements of the Utilities Fund
9. Detailed Revenue and Expense Tabulations (that provide breakdowns for the various categories of revenues and expenses)
10. Budget Worksheets
11. Capital Improvement Plan (CIP), if available
12. Debt Service Requirements (Current and Proposed)

In general, the last 3 to 5 years of historic data if available for such items as revenues and expenses, and water consumption and billings, etc. would be useful for the study.

Task 2 – Review Historic Revenues and Expenses

CBBEL will compile the data and information collected in Task 1. A thorough review and analysis of all the historic revenue and expense data will be performed. The data will be summarized and assessed to analyze trends (percentage increases/decreases) that may be used to make future projections of revenue and expenses. Customer usage and billing data will be assessed to establish usage by the various customer classes; residential, commercial and industrial. This information will be necessary to evaluate rate structure changes. The Village's cash balance and funding requirements of the Utilities Fund and other specific accounts will be reviewed and assessed. If necessary, this task will also include a review and assessment of the tap-on/connection fees charged to new customers or for additional service connections. Recommendations regarding any suggested changes in funding requirements, connection fees or other related items will be presented and discussed with Village staff.

Task 3 – Establish Basis for Projected Revenues and Expenses

This task will provide the basis for making the revenue and expense projections over the 5-year financial planning period. Where specific information is not available to incorporate into the projections, the general trends in revenues and expenses as determined in Task 2 will be used.

The major components of revenue will include revenue from water sales, miscellaneous operating revenue, miscellaneous non-operating revenue and interest income. The revenue generated by such sources as the tap-on/connection fees, late fees and penalties will be included in these major components of revenue. Subcomponents of these revenue sources will be broken out and identified separately if the bases of these revenue sources are projected to change within the five-year projection period (i.e. change in customer base). Projected or potential changes in the customer base, such as the addition of new residential developments or new commercial/industrial developments, that will have a significant effect on water delivery will be discussed with the Village and incorporated into the analysis if necessary.

The major components of expenses will include the Village operation and maintenance expenses, bulk water purchases, MWRD wastewater treatment charges, capital requirements, debt service requirements, funding and margin requirements. The Village's CIP will be reviewed and discussed with Village staff so that appropriate expense allocations can be incorporated into the financial plan. Existing and/or proposed funding of a capital reserve fund to finance the future rehabilitation/replacement of old and deteriorated facilities will be discussed and accounted for. Existing and proposed debt service requirements will be identified and incorporated into the financial plan. Debt service coverage requirements and other margin requirements will be discussed with the Village and incorporated into the financial plan.

Task 4 – Prepare a Rate Model and Establish Baseline Rate Design

CBBEL will prepare a rate model using an EXCEL spreadsheet format. The spreadsheet will be a custom document that incorporates the revenue and expense data and features that will facilitate the calculations to evaluate existing water rates, alternative rate structures and financing options.

CBBEL will use the rate model to establish a five-year forecast of the Financial Plan. The goal of the financial plan is to allow for the generation of adequate revenues to cover the projected operating and capital costs while maintaining sufficient cash balances, capital reserves and margin requirements. The first step in the evaluation is to determine the adequacy of projected revenue provided by existing rates to meet projected expenses. An assessment of various rate adjustments (if necessary) will be made to demonstrate that projected revenue will meet projected expenses considering adequate cash balances, various funding requirements and that bond coverage reserve funds are maintained. Potential rate adjustments will consider level and escalating rates over the 5-year period.

The financial plan will identify the overall change in revenue required to provide for adequate funding for major capital improvement programs (CIP), to meet all recurring annual operating and capital expenditures, to cover all debt service requirements, and to maintain sufficient cash balances and capital reserves. The preliminary financial plan will be provided to the Village for assessment of estimated impacts on the cash flow of the utility. Based on the Village's assessment, appropriate revisions to the forecast assumptions will be discussed and incorporated into the final five-year financial plan. Extrapolation of the financial plan beyond the 5-year period can be accommodated if desired by the Village.

Task 5 – Evaluate Alternative Rate Designs

The rate model developed under Task 4 will also be used to evaluate alternative rate structures and financing options. The alternative rate structures to be evaluated will include the following:

- Establishment of separate classification rates for residential, commercial and industrial customers
- Establishment of a fixed customer charge (alternative to a minimum charge)

The rate model will also be developed to facilitate the evaluation of financing options for planned capital projects including financing with cash or through additional debt service.

Task 6 – Prepare Draft and Final Report

A draft report will be prepared and submitted to the Village for review and comment. The draft report will include a brief description of study methodology, summary of basic data used in the study, description of the rate model developed for the study, and alternative rate structures that were evaluated. The report will contain the study conclusions and recommendations. An executive summary will also be provided to briefly summarize the study conclusions and recommendations. The final report will incorporate any comments received from the Village.

Task 7 – Meetings and Presentations

In addition to the kickoff meeting, the Scope of Services includes one other formal meeting (evening) to present the rate study to the Village Board. Also, it is anticipated that during the course of the study as information is received and reviewed there may be the need for follow-up meetings with appropriate Village staff to discuss and clarify the materials to be used in the study. Additional meetings with Village staff may also be needed to review study progress and preliminary results as the study progresses. These meetings would be performed as part of the work effort under the appropriate tasks identified for this study.

ESTIMATE OF FEE

TASK	FEE
Task 1 – Project Kickoff and Scoping Meeting	$1,500
Task 2 – Review Historic Revenues and Expenses	$3,500
Task 3 – Establish Basis for Projected Revenues and Expenses	$5,000
Task 4 – Prepare a Rate Model and Establish Baseline Rate Design	$7,000
Task 5 – Evaluate Alternative Rate Designs	$5,000
Task 6 – Prepare Draft and Final Report	$4,000
Task 7 – Meetings and Presentations	$1,500
Direct Costs	$500
TOTAL	$28,000

We will bill you at the hourly rates specified on the attached Schedule of Charges. We will establish our contract in accordance with the attached General Term and Conditions. These General Terms and Conditions are expressly incorporated into and are an integral part of this contract for professional services. Direct costs for blueprints, photocopying, mailing, mileage, overnight delivery, messenger services and report binding are included

in the Fee Estimate. Please note that meetings and additional services performed by CBBEL that are not included as part of this proposal will be billed on a time and materials basis and at the attached hourly rates.

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

Sincerely,



Michael E. Kerr, PE
President

JPC/pjb

Encl. Schedule of Charges
General Terms and Conditions

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

BY: _____

TITLE: _____

DATE: _____

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CHRISTOPHER B. BURKE ENGINEERING, LTD.
STANDARD CHARGES FOR PROFESSIONAL SERVICES
APRIL,2020

Personnel	Charges* ($/Hr)
Principal	275
Engineer VI	251
Engineer V	208
Engineer IV	170
Engineer III	152
Engineer I/II	121
Survey V	229
Survey IV	196
Survey III	172
Survey II	126
Survey I	100
Engineering Technician V	198
Engineering Technician IV	161
Engineering Technician III	146
Engineering Technician I/II	68
CAD Manager	177
Assistant CAD Manager	153
CAD II	135
GIS Specialist III	148
GIS Specialist I/II	94
Landscape Architect	170
Landscape Designer I/II	94
Environmental Resource Specialist V	216
Environmental Resource Specialist IV	170
Environmental Resource Specialist III	139
Environmental Resource Specialist I/II	94
Environmental Resource Technician	114
Administrative	104
Engineering Intern	63
Information Technician III	130
Information Technician I/II	116

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

*Charges include overhead and profit

Christopher B. Burke Engineering, Ltd. reserves the right to increase these rates and costs by 5% after December 31, 2020.

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

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

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

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

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

3. Changes: Client reserves the right by written change order or amendment to make changes in requirements, amount of work, or engineering time schedule adjustments, and Engineer and Client shall negotiate appropriate adjustments acceptable to both parties to accommodate any changes, if commercially possible.

4. Suspension of Services: Client may, at any time, by written order to Engineer (Suspension of Services Order) require Engineer to stop all, or any part, of the services required by this Agreement. Upon receipt of such an order, Engineer shall immediately comply with its terms and take all reasonable steps to minimize the costs associated with the services affected by such order. Client, however, shall pay all costs incurred by the suspension, including all costs necessary to maintain continuity and for the

resumptions of the services upon expiration of the Suspension of Services Order. Engineer will not be obligated to provide the same personnel employed prior to suspension, when the services are resumed, in the event that the period of suspension is greater than thirty (30) days.

5. Termination: This Agreement may be terminated by either party upon thirty (30) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. This Agreement may be terminated by Client, under the same terms, whenever Client shall determine that termination is in its best interests. Cost of termination, including salaries, overhead and fee, incurred by Engineer either before or after the termination date shall be reimbursed by Client.

6. Documents Delivered to Client: Drawings, specifications, reports, and any other Project Documents prepared by Engineer in connection with any or all of the services furnished hereunder shall be delivered to the Client for the use of the Client. Engineer shall have the right to retain originals of all Project Documents and drawings for its files. Furthermore, it is understood and agreed that the Project Documents such as, but not limited to reports, calculations, drawings, and specifications prepared for the Project, whether in hard copy or machine readable form, are instruments of professional service intended for one-time use in the construction of this Project. These Project Documents are and shall remain the property of the Engineer. The Client may retain copies, including copies stored on magnetic tape or disk, for information and reference in connection with the occupancy and use of the Project.

   When and if record drawings are to be provided by the Engineer, Client understands that information used in the preparation of record drawings is provided by others and Engineer is not responsible for accuracy, completeness, nor sufficiency of such information. Client also understands that the level of detail illustrated by record drawings will generally be the same as the level of detail illustrated by the design drawing used for project construction. If additional detail is requested by the Client to be included on the record drawings, then the Client understands and agrees that the Engineer will be due additional compensation for additional services.

   It is also understood and agreed that because of the possibility that information and data delivered in machine readable form may be altered, whether inadvertently or otherwise, the Engineer reserves the right to retain the original tapes/disks and to remove from copies provided to the Client all identification reflecting the involvement of the Engineer in their preparation. The Engineer also reserves the right to retain hard copy originals of all Project Documentation delivered to the Client in machine readable form, which originals shall be referred to and shall govern in the event of any inconsistency between the two.

   The Client understands that the automated conversion of information and data from the system and format used by the Engineer to an alternate system or format cannot be accomplished without the introduction of inexactitudes, anomalies, and errors. In the event Project Documentation provided to the Client in machine readable form is so converted, the Client agrees to assume all risks associated therewith and, to the fullest

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

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

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

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

8. Standard of Practice: The Engineer will strive to conduct services under this agreement in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions as of the date of this Agreement.

9. Compliance With Laws: The Engineer will strive to exercise usual and customary professional care in his/her efforts to comply with those laws, codes, ordinance and regulations which are in effect as of the date of this Agreement.

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

Further to the law and code compliance, the Client understands that the Engineer will strive to provide designs in accordance with the prevailing Standards of Practice as previously set forth, but that the Engineer does not warrant that any reviewing agency having jurisdiction will not for its own purposes comment, request changes and/or additions to such designs. In the event such design requests are made by a reviewing agency, but which do not exist in the form of a written regulation, ordinance or other similar document as published by the reviewing agency, then such design changes (at substantial variance from the intended design developed by the Engineer), if effected and incorporated into the project documents by the Engineer, shall be considered as Supplementary Task(s) to the Engineer's Scope of Service and compensated for accordingly.

10. Indemnification: Engineer shall indemnify and hold harmless Client up to the amount of this contract fee (for services) from loss or expense, including reasonable attorney's fees for claims for personal injury (including death) or property damage to the extent caused by the sole negligent act, error or omission of Engineer.

    Client shall indemnify and hold harmless Engineer under this Agreement, from loss or expense, including reasonable attorney's fees, for claims for personal injuries (including death) or property damage arising out of the sole negligent act, error omission of Client.

    In the event of joint or concurrent negligence of Engineer and Client, each shall bear that portion of the loss or expense that its share of the joint or concurrent negligence bears to the total negligence (including that of third parties), which caused the personal injury or property damage.

    Engineer shall not be liable for special, incidental or consequential damages, including, but not limited to loss of profits, revenue, use of capital, claims of customers, cost of purchased or replacement power, or for any other loss of any nature, whether based on contract, tort, negligence, strict liability or otherwise, by reasons of the services rendered under this Agreement.

11. Opinions of Probable Cost: Since Engineer has no control over the cost of labor, materials or equipment, or over the Contractor(s) method of determining process, or over competitive bidding or market conditions, his/her opinions of probable Project Construction Cost provided for herein are to be made on the basis of his/her experience and qualifications and represent his/her judgement as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposal, bids or the Construction Cost will not vary from opinions of probable construction cost prepared by him/her. If prior to the Bidding or Negotiating Phase, Client wishes greater accuracy as to the Construction Cost, the Client shall employ an independent cost estimator Consultant for the purpose of obtaining a second construction cost opinion independent from Engineer.

12. Governing Law & Dispute Resolutions: This Agreement shall be governed by and construed in accordance with Articles previously set forth by (Item 9 of) this Agreement, together with the laws of the **State of Illinois**.

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

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

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

13. Successors and Assigns: The terms of this Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns: provided, however, that neither party shall assign this Agreement in whole or in part without the prior written approval of the other.

14. Waiver of Contract Breach: The waiver of one party of any breach of this Agreement or the failure of one party to enforce at any time, or for any period of time, any of the provisions hereof, shall be limited to the particular instance, shall not operate or be deemed to waive any future breaches of this Agreement and shall not be construed to be a waiver of any provision, except for the particular instance.

15. Entire Understanding of Agreement: This Agreement represents and incorporates the entire understanding of the parties hereto, and each party acknowledges that there are no warranties, representations, covenants or understandings of any kind, matter or description whatsoever, made by either party to the other except as expressly set forth herein. Client and the Engineer hereby agree that any purchase orders, invoices, confirmations, acknowledgments or other similar documents executed or delivered with respect to the subject matter hereof that conflict with the terms of the Agreement shall be null, void & without effect to the extent they conflict with the terms of this Agreement.

16. Amendment: This Agreement shall not be subject to amendment unless another instrument is duly executed by duly authorized representatives of each of the parties and entitled "Amendment of Agreement".

17. Severability of Invalid Provisions: If any provision of the Agreement shall be held to contravene or to be invalid under the laws of any particular state, county or jurisdiction where used, such contravention shall not invalidate the entire Agreement, but it shall be construed as if not containing the particular provisions held to be invalid in the particular state, country or jurisdiction and the rights or obligations of the parties hereto shall be construed and enforced accordingly.

18. Force Majeure: Neither Client nor Engineer shall be liable for any fault or delay caused by any contingency beyond their control including but not limited to acts of God, wars, strikes, walkouts, fires, natural calamities, or demands or requirements of governmental agencies.

19. Subcontracts: Engineer may subcontract portions of the work, but each subcontractor must be approved by Client in writing.

20. Access and Permits: Client shall arrange for Engineer to enter upon public and private property and obtain all necessary approvals and permits required from all governmental authorities having jurisdiction over the Project. Client shall pay costs (including Engineer's employee salaries, overhead and fee) incident to any effort by Engineer toward assisting Client in such access, permits or approvals, if Engineer perform such services.

21. Designation of Authorized Representative: Each party (to this Agreement) shall designate one or more persons to act with authority in its behalf in respect to appropriate aspects of the Project. The persons designated shall review and respond promptly to all communications received from the other party.

22. Notices: Any notice or designation required to be given to either party hereto shall be in writing, and unless receipt of such notice is expressly required by the terms hereof shall be deemed to be effectively served when deposited in the mail with sufficient first class postage affixed, and addressed to the party to whom such notice is directed at such party's place of business or such other address as either party shall hereafter furnish to the other party by written notice as herein provided.

23. Limit of Liability: The Client and the Engineer have discussed the risks, rewards, and benefits of the project and the Engineer's total fee for services. In recognition of the relative risks and benefits of the Project to both the Client and the Engineer, the risks have been allocated such that the Client agrees that to the fullest extent permitted by law, the Engineer's total aggregate liability to the Client for any and all injuries, claims, costs, losses, expenses, damages of any nature whatsoever or claim expenses arising out of this Agreement from any cause or causes, including attorney's fees and costs, and expert witness fees and costs, shall not exceed the total Engineer's fee for professional engineering services rendered on this project as made part of this Agreement. Such causes included but are not limited to the Engineer's negligence, errors, omissions, strict liability or breach of contract. It is intended that this limitation apply to any and all liability or cause of action however alleged or arising, unless otherwise prohibited by law.

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

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

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

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

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

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

specific to the project and shall be the product of the Client. As such, any and all insurance requirements made part of Contract Documents prepared by the Engineer are not to be considered the Engineer's recommendation, and the Client shall make the final decision regarding insurance requirements.

25. Information Provided by Others: The Engineer shall indicate to the Client the information needed for rendering of the services of this Agreement. The Client shall provide to the Engineer such information as is available to the Client and the Client's consultants and contractors, and the Engineer shall be entitled to rely upon the accuracy and completeness thereof. The Client recognizes that it is impossible for the Engineer to assure the accuracy, completeness and sufficiency of such information, either because it is impossible to verify, or because of errors or omissions which may have occurred in assembling the information the Client is providing. Accordingly, the Client agrees, to the fullest extent permitted by law, to indemnify and hold the Engineer and the Engineer's subconsultants harmless from any claim, liability or cost (including reasonable attorneys' fees and cost of defense) for injury or loss arising or allegedly arising from errors, omissions or inaccuracies in documents or other information provided by the Client to the Engineer.

26. Payment: Client shall be invoiced once each month for work performed during the preceding period. Client agrees to pay each invoice within thirty (30) days of its receipt. The client further agrees to pay interest on all amounts invoiced and not paid or objected to for valid cause within said thirty (30) day period at the rate of eighteen (18) percent per annum (or the maximum interest rate permitted under applicable law, whichever is the lesser) until paid. Client further agrees to pay Engineer's cost of collection of all amounts due and unpaid after sixty (60) days, including court costs and reasonable attorney's fees, as well as costs attributed to suspension of services accordingly and as follows:

    Collection Costs. In the event legal action is necessary to enforce the payment provisions of this Agreement, the Engineer shall be entitled to collect from the Client any judgement or settlement sums due, reasonable attorneys' fees, court costs and expenses incurred by the Engineer in connection therewith and, in addition, the reasonable value of the Engineer's time and expenses spent in connection with such collection action, computed at the Engineer's prevailing fee schedule and expense policies.

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

27. When construction observation tasks are part of the service to be performed by the Engineer under this Agreement, the Client will include the following clause in the construction contract documents and Client agrees not to modify or delete it:

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

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

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

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

Contractor and shall not be responsible for the Contractor's failure to perform its Work in accordance with the Contract Documents or any applicable laws, codes, rules or regulations.

When municipal review services are included in the Scope of Services, the Engineer (acting on behalf of the municipality), when acting in good faith in the discharge of its duties, shall not thereby render itself liable personally and is, to the maximum extent permitted by law, relieved from all liability for any damage that may accrue to persons or property by reason of any act or omission in the discharge of its duties. Any suit brought against the Engineer which involve the acts or omissions performed by it in the enforcement of any provisions of the Client's rules, regulation and/or ordinance shall be defended by the Client until final termination of the proceedings. The Engineer shall be entitled to all defenses and municipal immunities that are, or would be, available to the Client.

29. Insurance and Indemnification: The Engineer and the Client understand and agree that the Client will contractually require the Contractor to defend and indemnify the Engineer and/or any subconsultants from any claims arising from the Work. The Engineer and the Client further understand and agree that the Client will contractually require the Contractor to procure commercial general liability insurance naming the Engineer as an additional named insured with respect to the work. The Contractor shall provide to the Client certificates of insurance evidencing that the contractually required insurance coverage has been procured. However, the Contractor’s failure to provide the Client with the requisite certificates of insurance shall not constitute a waiver of this provision by the Engineer.

    The Client and Engineer waive all rights against each other and against the Contractor and consultants, agents and employees of each of them for damages to the extent covered by property insurance during construction. The Client and Engineer each shall require similar waivers from the Contractor, consultants, agents and persons or entities awarded separate contracts administered under the Client's own forces.

30. Hazardous Materials/Pollutants: Unless otherwise provided by this Agreement, the Engineer and Engineer's consultants shall have no responsibility for the discovery, presence, handling, removal or disposal of or exposure of persons to hazardous materials/pollutants in any form at the Project site, including but not limited to mold/mildew, asbestos, asbestos products, polychlorinated biphenyl (PCB) or other toxic/hazardous/pollutant type substances.

    Furthermore, Client understands that the presence of mold/mildew and the like are results of prolonged or repeated exposure to moisture and the lack of corrective action. Client also understands that corrective action is a operation, maintenance and repair activity for which the Engineer is not responsible.

VILLAGE OF WILLOWBROOK
WATER RATE HISTORY

Village Rates:

	DATE OF INCREASE												
	2001	5/1/2010	3/1/2012	5/1/2013	1/1/2014	1/1/2015 *							
Rate/1,000 gal													
< 36,000 gal	$ 3.99	4.79	5.75	7.19	8.63	9.67							
> 36,000 gal	$ 4.60	5.52	6.62	8.28	9.94	11.14							
Village increase:		20%	20%	25%	20%	12%	0%	0%	0%	0%	0%	0%	
						4.72	4.82	4.87	4.79	4.73	4.70	4.70	

DWC Rates:

	DATE OF INCREASE												
	5/1/2010	5/1/2011	5/1/2012	5/1/2013	1/1/2014	5/1/2014	1/1/2015	5/1/2015	5/1/2016	5/1/2017	5/1/2018	5/1/2019	5/1/2020
Rate/1,000 gal													
O & M	1.48	1.84	2.24	2.89	3.52	3.97	4.68	4.85	4.80	4.88	4.94	4.97	4.97
fixed						0.22	0.27	-	-	-	-	-	-
	1.48	1.84	2.24	2.89	3.52	4.19	4.95	4.85	4.80	4.88	4.94	4.97	4.97
DWC Increase:	6.47%	24.32%	21.74%	29.02%	21.80%	19.03%	18.14%	-2.02%	-1.03%	1.67%	1.23%	0.61%	0.00%

DWC net increases since last Village increase (5/1/15 - 5/1/20): **0.45%**

**** Village rates last increased on 1/1/2015***

FIRST AMENDMENT TO THE GENERAL TERMS AND CONDITIONS OF THAT CERTAIN AGREEMENT BY AND BETWEEN CHRISTOPHER B. BURKE ENGINEERING, LTD. AND THE VILLAGE OF WILLOWBROOK FOR PROFESSIONAL ENGINEERING SERVICES TO PERFORM A COMPREHENSIVE WATER RATE STUDY

That certain Agreement by and between CHRISTOPHER B. BURKE ENGINEERING, LTD. (the "Engineer") and THE VILLAGE OF WILLOWBROOK (the "Client"), to provide professional engineering services to The Village of Willowbrook for professional engineering services to perform a comprehensive water rate study, is hereby amended, by amending the "Christopher B. Burke Engineering, Ltd. General Terms and Conditions" as hereinafter set forth:

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

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

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

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

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

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

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

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

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

The Engineer further agrees to name the Client, its agents, employees and elected officials as additional insureds on Engineer's policy or policies of comprehensive and/or commercial general liability insurance including Engineer’s policies of insurance for workers' compensation. Workers’ Compensation Insurance shall be in such amounts as required by the Illinois Department of Labor. Engineer shall provide Client with a

Certificate of Insurance naming Client as an additional insured and Client shall be given thirty (30) days, unqualified written notice prior to any cancellation thereof.

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

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

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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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

READ, APPROVED AND AGREED	READ, APPROVED AND AGREED
THE VILLAGE OF WILLOWBROOK	CHRISTOPHER B. BURKE ENGINEERING, LTD.
By: _____ Frank A. Trilla, Mayor	By:_____ Michael E. Kerr, PE, President
Date:_____	Date:_____
ATTEST:	ATTEST:
_____ Deborah A. Hahn, Village Clerk	_____

Back to Agenda

VILLAGE OF WILLOWBROOK

BOARD MEETING
AGENDA ITEM - HISTORY/COMMENTARY

ITEM TITLE:

AN ORDINANCE GRANTING SPECIAL USE PERMITS FOR A FAST FOOD ESTABLISHMENT AND DRIVE THROUGH USE AND GRANTING CERTAIN VARIATIONS FROM THE ZONING ORDINANCE – PC 21-01: 7505 KINGERY HIGHWAY – PANDA EXPRESS

AGENDA NO.

11

AGENDA DATE: 05/10/21

STAFF REVIEW: Ann Choi, Planning Consultant SIGNATURE: Ann Choi

LEGAL REVIEW: Tom Bastian, Village Attorney SIGNATURE: Tom Bastian /cm

RECOMMENDED BY: Brian Pabst, Village Administrator SIGNATURE: Brian Pabst /cm

REVIEWED & APPROVED BY COMMITTEE: YES ☐ NO ☐ N/A ☐

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

Panda Express, Inc. (the "Applicant"), proposes to demolish the existing 2,131 square foot Shell gasoline and service station with convenience mart and is requesting approval of a special use for the construction of a 2,300 square foot Panda Express fast food restaurant with a drive-though and associated site improvements. Special use permits are requested to allow for both the fast food establishment and a proposed drive-through within the Village of Willowbrook's B-2 Community Shopping Zoning District. The fast food establishment will include over fifty (50) interior seats and no permanent outdoor dining is proposed. The proposed single-story building is situated towards the northwest portion of the subject property and will require several variations because the proposed building will not meet required setbacks, minimum required lot area for the proposed uses, and certain landscape requirements.

The Plan Commission previously reviewed and made a recommendation at their February 3, 2021 meeting; however, the following changes to the site plan were made and required a new public hearing as the number of variations increased, and adjusted the relief for several of the previously requested variations:

1. The 75th Street curb cut has been shifted twenty to twenty-five feet (20'-25') to the east.
2. The Route 83 curb cut has been shifted further to the south.
3. A cross access driveway has been proposed between the subject property and the property to the south (Red Roof Inn).
4. The proposed building has shifted to the east lightly (0.2 feet).
5. The interior parking spaces were reconfigured resulting in the loss of two (2) parking spaces from forty-six (46) parking spaces to forty-four (44) parking spaces.

The previous ordinances regulating this facility are as follows:

Ordinance No. 77-O-14 – Original special use ordinance establishing the use, but without specific bulk standards.
Ordinance No. 94-O-16 – Amended original special use to permit the construction of a second driveway on 75th Street and various site and landscaping improvements and granted several variations.

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

A review letter issued by IDOT on January 28, 2021 was received by planning staff on the date of the public hearing held on February 3, 2021. The IDOT review letter noted that the previously proposed driveway on Route 83 encroached within the right-of-way area in front of the Red Roof Inn property to the south. IDOT required that the Applicant provide a Lot Line Agreement with Red Roof Inn or shift the proposed Route 83 driveway to the north so that

no part of the driveway, including the flares of the curb, were in the right-of-way area in front of Red Roof Inn. IDOT also noted that an existing Red Light Running (RLR) camera was located in the previously proposed driveway. The Applicant has since worked on a revised site plan that includes the relocation of the Route 83 driveway further to the south to avoid impacts to the existing RLR camera. Staff has confirmed with the RLR camera vendor that the proposed location of the driveway would not require the RLR camera to be moved and that there would be no impacts to revenue for the Village. The revised site plan has been reviewed with Red Roof Inn and a Lot Line Agreement and Cross Access Easement Agreement were executed by both parties. The Cross Access Easement Agreement is currently under review by the Village attorney.

The Plan Commission recommended removing the left turn restriction at the proposed 75th Street exit to give restaurant and Red Roof Inn patrons using the cross access driveway between the subject property and the Red Roof Inn property the ability to turn left when exiting onto 75th Street. The Village's traffic engineer was consulted for feedback on the removal of the right-turn only restriction onto 75th Street to allow vehicles to make a right turn and a left turn onto 75th Street. The Village's traffic engineer would prefer to see the 75th Street restricted to right-turn only, but acknowledged the benefit in permitting left-turn movements out – minimizing recirculation through the roadway system to the east, reducing the potential for weaving maneuvers (a vehicle that is destined to the west on 75th Street would not have to exit right out onto Route 83 and cross multiple lanes to get to the left-turn lane at the signal), as well as during the Saturday midday (peak lunch) timeframe and off-peak times the westbound queue does not block the site access on 75th Street, etc. Accordingly, the Village's traffic engineer suggested that should the left-turns be permitted, a "Do Not Block" driveway sign be installed on westbound 75th Street in advance of the Panda Express, to be supplemented with pavement markings on 75th Street. The other alternative that was suggested would be to post time of day restrictions on the left-turn exiting movement, i.e., no left-turn Monday-Friday between 4 and 6 PM. The Applicant has resubmitted a revised plan incorporating the alternative that would restrict left-turn movements between 4-6 PM on Monday-Friday. The revised traffic plan has been reviewed and was found satisfactory by the Village's traffic engineer.

The Applicant also requested, and the Plan Commission supported, combining the following conditions into one agreement:

> Condition No. 18:
> Prior to issuance of a building permit, the Applicant shall enter into, and record, a cross access agreement with the property owner of 7535 Kingery Highway (Red Roof Inn) in a form to be approved by the Village Attorney.
> Condition No. 19:
> Prior to issuance of a building permit, the Applicant shall record a Plat of Easement granting cross access between the subject property and the property to the south (7535 Kingery Highway) in a form acceptable to the Village.

The revised condition has been revised to read:

R. Prior to issuance of a building permit, EC Development II, LLC shall enter into, and record, a cross access easement agreement with the property owner of 7535 Kingery Highway (Red Roof Inn) in a form to be approved by the Village Attorney.

Modified and/or Additional conditions:

H. Construction on the subject realty is subject to the issuance of building permits, which shall not be authorized by the Village until the Applicant and the Village enter into a "Traffic and Regulation Enforcement Agreement" in a form acceptable to the Village.
I. Construction on the subject realty is subject to the issuance of building permits, which shall not be authorized by the Village until the Applicant submits satisfactory evidence to the Village that the subject realty was conveyed by the current property owner (True North Energy, LLC) to EC Development II, LLC and leased to the Applicant for operation of a drive-through restaurant.
K. Prior to the issuance of any new building permits the Applicant shall submit an engineer's estimate of cost to establish a development security.

The Plan Commission voted unanimously 5-0 in favor of the proposed petition with the preceding modifications, to forward a positive recommendation to the Village Board.

ACTION PROPOSED:	April 26, 2021:	Receive Plan Commission Recommendation.
	May 10, 2021:	Consideration of Attached Ordinance.

ORDINANCE NO. 21-O-_____

AN ORDINANCE GRANTING SPECIAL USE PERMITS FOR A FAST FOOD ESTABLISHMENT AND DRIVE THROUGH USE AND GRANTING CERTAIN VARIATIONS FROM THE ZONING ORDINANCE – PC 21-01: 7505 KINGERY HIGHWAY – PANDA EXPRESS

WHEREAS, on or about November 25, 2020, Hakim Yala of Panda Express, 1683 Walnut Grove Avenue, Rosemead, CA 91770, as applicant ("APPLICANT") with approval from the property owner, True North Energy, LLC, 10346 Brecksville Road, Brecksville, OH 44141, ("OWNER"), filed an application with the Village of Willowbrook ("VILLAGE"), with respect to the property legally described in Exhibit "A" attached hereto which is, by this reference, incorporated herein ("SUBJECT REALTY"); and,

WHEREAS, said application requested that the Village grant special use permits for a fast food establishment and associated drive-through for the SUBJECT REALTY and grant certain waivers from the requirements of the Zoning Ordinance of the Village; and,

WHEREAS, Notice of Public Hearing on said application was published in compliance with Section 9-15-3(A) of the Willowbrook Municipal Code, in the *Doings* newspaper on December 24, 2020 and in the *Chicago Sun Times* newspaper on April 5, 2021, which is more than fifteen (15) days but less than thirty (30) days prior to the public hearing date; a notice was mailed by the Village Zoning Officer to all adjacent owners within two hundred-fifty (250) feet in each direction of the location of the SUBJECT REALTY more than fifteen (15) days but less than thirty (30) days prior to the public hearing date in compliance with Section 9-15-3(B) of the Willowbrook Municipal Code; and public notice was provided by posting on the property signs visible to the general public complying with the requirements of Sections 9-15-3(D) of the

Willowbrook Municipal Code, for at least fifteen (15) consecutive days prior to the public hearing dates; and,

WHEREAS, pursuant to said Notice, the Plan Commission of the Village of Willowbrook conducted a public hearing on or about January 13, 2021, which was continued to February 3, 2021, and a second public hearing on April 21, 2021, all as required by the statutes of the State of Illinois and the ordinances of the Village; and,

WHEREAS, at said public hearing, the applicant provided testimony in support of said application and all interested parties has an opportunity to be heard; and,

WHEREAS, the Plan Commission forwarded its recommendations, including its Findings of Fact, to the Mayor and Board of Trustees on or about April 26, 2021, a copy of which is attached hereto as Exhibit "B" which is, by this reference, made a part hereof; and,

WHEREAS, the Mayor and Board of Trustees of the Village of Willowbrook have received the recommendation of the Plan Commission pursuant to a memorandum dated April 26, 2021.

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

SECTION ONE: That the Zoning Map of the Village of Willowbrook be amended to reflect the granting of special use permits on the SUBJECT REALTY, pursuant to Sections 9-14-5, 9-6B-2-7 and 9-6B-2-10 of the Zoning Ordinance of the Village of Willowbrook, to allow the operation of a fast food establishment and associated drive-through use on the SUBJECT REALTY.

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. A variation from Section 9-3-3(C) to decrease the minimum lot area for two (2) or more special uses from two acres (2 AC) to one acre (1 AC).

B. A variation from Section 9-3-7(A)(1) to decrease the minimum special setback on Illinois Route 83 from one hundred feet (100') to fifty and two tenths feet (50.2') for the proposed building, to fifty-six and six tenths feet (56.6') for the proposed menu board, and to sixty-two and four tenths feet (62.4') to the order canopy.

C. A variation from Section 9-6-1(A) to decrease the minimum lot area for two (2) or more special uses (fast food establishment and drive-through) from two acres (2 AC) to one acre (1 AC).

D. A variation from Section 9-6B-3(A) to decrease the minimum lot area for all uses from two acres (2 AC) to one acre (1 AC).

E. A variation from Section 9-6B-3(C)(1) to decrease the minimum lot width of 200 feet for restaurants from two hundred feet (200') to one hundred seventy feet (170').

F. A variation from Section 9-6B-3(E)(1) to decrease the minimum front yard setback on Illinois Route 83 from sixty feet (60') to fifty and two tenths feet (50.2') for the proposed building, and to fifty-six and six tenths feet (56.6') for the proposed menu board.

G. A variation from Section 9-6B-3(E)(3) to decrease the minimum exterior side yard setback on 75th Street from sixty feet (60') to forty-three and four tenths feet (43.4') for the proposed building, to twenty-five feet (25') to the order canopy, and to thirty-two and seven tenths feet (32.7') for the proposed menu board.

H. A variation from Section 9-10-5(L)(2)(b)(2)(a) to decrease the radius connecting street pavement edge and driveway edge on 75th street from thirty-five feet (35') to twenty-five feet (25').

I. A variation from Section 9-10-5(G) to decrease the minimum required interior side yard parking area setback from ten feet (10') to one foot (1') along the south lot line (southern portion of the Route 83 driveway).

J. A variation from Section 9-10-5(L)(2)(d) to decrease the driveway location on lots for all uses other than single-family residential from seventy feet (70') to sixteen and six tenths feet (16.6') on Illinois Route 83 and to forty-six and eight tenths feet (46.8') on 75th Street.

K. A variation from Section 9-10-5(L)(2)(e) to decrease the minimum spacing between separate driveway entrances from four hundred feet (400') to three hundred three and nine tenths feet (303.9') between the Illinois Route 83 driveway and the driveway to the south, and to approximately one hundred forty-five and eight tenths feet (145.8') between the 75th Street driveway and the driveway to the east.

L. A variation from Section 9-10-5(L)(2)(f) to decrease the minimum spacing between driveway entrance and right-of-way of an adjacent intersecting street from five

hundred feet (500') to one hundred two and four tenths feet (102.4') on Illinois Route 83 and to one hundred sixty-nine and five tenths feet (169.5') on 75th Street.

M. A variation from Section 9-10-5(L)(2)(g) to eliminate the requirement of a concrete median separation and to reduce the driveway storage from one hundred feet (100') to zero feet on Illinois Route 83 and 75th Street.

N. A variation from Section 9-14-2(D)(2)(c)(4) to decrease the minimum foundation landscape area from seven feet (7') to three and eight tenths feet (3.8') along the southern façade, to five and two tenths feet (5.2') along the northern portion of the eastern building façade and from seven feet (7') to zero feet along the western building façade and remaining portion of the eastern building façade.

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 Mayor and Board of Trustees.

SECTION FOUR: That the relief granted in Section 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 SUBJECT REALTY shall be in substantial accordance with the following plans and specifications ("APPROVED PLANS") attached hereto as Exhibit "C", except as modified herein or as part of approval of the FINAL PLANS:

1. Site Layout Plan – 1 sheet, Sheet C04.0, Panda Project No. D7058, Atwell Project No. 18003769.01, bearing a PC Submittal date of 11/20/2020, bearing the latest PC Submittal #2 date of 03/24/2021, bearing the latest Village Plan Revision #5 date of 04/29/2021, and prepared by Atwell Group.
2. Architectural Drawings – 5 sheets, Sheets A-202, A-200, A-201, A-101, A-300, Panda Project #: D7058, Arch. Project #: JCDT180453, bearing an issue date of 11-04-2020, bearing the latest PC Submittal date of 03-24-2020, and prepared by NORR Architects Engineers Planners.
3. Proposed Sign Package – 17 pages, Project #: C59897, dated 12.19.2018, bearing the latest revision date of 04.08.2020, and prepared by Priority Sign.
4. Final Engineering Plans – 23 sheets, Panda Project #: D7058, Atwell Project No. 18003769.01, bearing a PC Submittal date of 11/20/2020, bearing the latest PC Submittal #2 date of 03/24/2021, bearing the latest Village Plan Revision #5 date of 04/29/2021, and prepared by Atwell Group.
5. Landscape Plan and Landscape Notes and Details – 2 sheets, Panda Project #: D7058, Atwell Project No. 18003769.01, bearing a PC Submittal date of 11/20/2020, bearing the latest PC Submittal #2 date of 03/24/2021, bearing the latest Village Plan Revision #5 date of 04/29/2021, and prepared by Atwell Group.

6. Traffic Plan – 1 sheet, Sheet EX-02, Panda Project #: D7058, Atwell Project No. 18003769.01, bearing a PC Submittal date of 11/20/2020, Village Plan Revision #5 date of 04/29/2021, and prepared by Atwell Group.
7. Photometric Plan – 1 sheet, dated 3/29/2021, and prepared by Villa Lighting.
8. Construction Schedule – 1 page, dated 4/8/2021, and prepared by Atwell Group.

B. The special use permit shall be null and void if construction for the proposed use is not commenced within eighteen (18) months of the date of any approval of the special use by the Village Board.

C. Approved signage is limited to two hundred ninety square feet (290 SF) of signage including one monument sign and four wall signs in substantial conformance with the sign package included in Exhibit "C".

D. The proposed trash enclosure shall be constructed to look like masonry and shall appear similar to the color and style of the building.

E. All landscaped areas shall be constructed, and landscape material installed prior to the issuance of any permanent occupancy permit for the subject realty, or such earlier time, as is reasonably practical.

F. The Red Maple tree (or any other tree proposed in that location) located to the northeast of the cross access drive shall be maintained so that its leaves and/or foliage are higher than three and five tenths feet (3.5') from grade to maintain the sight distances at the proposed access driveway on Kingery Highway and 75th Street and internal site intersections.

G. A separate sign permit shall be obtained for the proposed building signage, pursuant to the Village Code.

H. Construction on the subject realty is subject to the issuance of building permits, which shall not be authorized by the Village until the Applicant and the Village enter into a "Traffic and Regulation Enforcement Agreement" in a form acceptable to the Village.

I. Construction on the subject realty is subject to the issuance of building permits, which shall not be authorized by the Village until the Applicant submits satisfactory evidence to the Village that the subject realty was conveyed by the current property owner (True North Energy, LLC) to EC Development II, LLC and leased to the Applicant for operation of a drive-through restaurant.

J. Prior to the issuance of any site/civil engineering/grading and or new building permits, the Applicant shall obtain approval of the site plan for the subject realty by the Illinois Department of Transportation (IDOT) relative to access to Route 83.

K. Prior to the issuance of any new building permits the Applicant shall submit an engineer's estimate of cost to establish a development security.

L. Prior to issuance of a building permit, a permit is required from IDOT prior to any work in the IL Route 83 right of way.

M. Prior to issuance of a building permit, a permit is required from the DuPage County Public Works Department for the sanitary sewer connection.

N. Prior to the start of construction, the Applicant shall file a Notice of Intent with the Illinois Environmental Protection Agency (IEPA).

O. Prior to issuance of a building permit, the Applicant shall provide the Village with a letter of No Further Remediation (NFR) from the IEPA.

P. Prior to issuance of a building permit, the Village will require a Plat of Easement to grant access to the B-Box at the building. This can be a 10-foot-wide non-exclusive easement over the water service from 75th Street to the building.

Q. Prior to issuance of a building permit, the Applicant shall provide a roadway impact statement from DuPage County Department of Transportation (DuDOT) for the 75th Street driveway.

R. Prior to issuance of a building permit, EC Development II, LLC shall enter into, and record, a cross access easement agreement with the property owner of 7535 Kingery Highway (Red Roof Inn) in a form to be approved by the Village Attorney.

SECTION FIVE: That the Village Clerk is hereby authorized and directed to note the zoning grants made by this Ordinance upon the official Zoning Map of the Village of Willowbrook.

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

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

PASSED and APPROVED this 10th day of May, 2021.

ROLL CALL VOTE:

AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

APPROVED:

_____
Frank A. Trilla, Mayor

ATTEST:

_____
Deborah A. Hahn,
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION

THE NORTH 170.0 FEET OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST RIGHT OF WAY OF STATE ROUTE 83, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 102.65 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 256.24 FEET; THENCE SOUTH, ALONG A LINE PARALLEL WITH THE EAST RIGHT OF WAY LINE OF SAID STATE ROUTE 83, A DISTANCE OF 170 FEET; THENCE WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 256.24 FEET TO THE INTERSECTION OF SAID PARALLEL LINE WITH THE EAST RIGHT OF WAY OF SAID STATE ROUTE 83, WHICH POINT IS 102.45 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH, ALONG THE EAST RIGHT OF WAY LINE OF SAID STATE ROUTE 83, A DISTANCE OF 170.0 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PIN: 09-26-400-013

Commonly Known As: 7505 Kingery Highway, Willowbrook, Illinois 60527

EXHIBIT B

PLAN COMMISSION RECOMMENDATION AND FINDINGS OF FACT

M E M O R A N D U M

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

MEMO FROM: Daniel Kopp, Chairman, Plan Commission

DATE: April 26, 2021

SUBJECT: **Zoning Hearing Case 21-01: 7505 Kingery Highway -** Consideration of a petition requesting approval of a special use permit for a fast food establishment and a special use permit for a drive-through in the B-2 Community Shopping District, including certain variations from Title 9 of the Village Code. The Applicant seeks to demolish the existing gas/service station and construct a one-story, 2,300 square foot building and drive-through with associated on- and off-site improvements. The applicant for this petition is Hakim Yala of Panda Express, Inc., 1683 Walnut Grove Avenue, Rosemead CA 91770. The property owner is True North Energy, LLC, 10346 Brecksville Road, Brecksville OH 44141.

At a special meeting of the Plan Commission held on April 21, 2021, the above referenced application was discussed and the following motion was made:

MOTION: Made by Kaucky and seconded by Wagner that based on the submitted petition and testimony presented, I move that the Plan Commission approve and adopt the Findings of Fact submitted in response to the Standards for Special Use Permits and Standards for Variations outlined in Attachments 3 and 4, respectively, of the staff report prepared for PC 21-01 for the April 21, 2021 Plan Commission meeting; and that the Plan Commission recommend to the Village Board approval of a special use for a fast food establishment with a drive-through, including the list of variations as outlined in the staff report prepared for PC 21-01 for the April 21, 2021 Plan Commission meeting, and as deliberated by the Plan Commission, according to the plans listed in the Staff Report for PC 21-01 for the April 21, 2021 Plan Commission meeting, and subject to the following conditions, and as modified below:

Conditions of Approval:

1. Improvements shall be in substantial compliance with all plans described in Attachment 2 of the staff report prepared for PC 21-01 except as may be modified in response to compliance with Village Codes or conditions recommended by the Plan Commission and as approved by the Village.

2. The special use permit shall be null and void if construction for the proposed use is not commenced within eighteen (18) months of the date of any approval of the special use by the Village Board.
3. Approved signage is limited to two hundred ninety square feet (290 SF) of signage including one monument sign and four wall signs in substantial conformance with the sign package included in Attachment 2 of the staff report.
4. The Landscape Plan shall be revised, resubmitted, and approved by the Village in compliance with Village Codes prior to final zoning approval from the Village Board.
5. Plans shall be revised prior to being considered by the Village Board in compliance with the planning comments outlined in Attachment 7 of the staff report prepared for PC 21-01 for the April 21, 2021 Plan Commission meeting.
6. The trash enclosure shall be constructed to look like masonry and shall appear similar to the color and style of the building.
7. All landscaped areas shall be constructed, and landscape material installed prior to the issuance of any permanent occupancy permit for the subject realty, or such earlier time, as is reasonably practical.
8. The Red Maple tree (or any other tree proposed in that location) located to the northeast of the cross access drive shall be maintained so that its leaves and/or foliage are higher than three and five tenths feet (3.5') from grade to maintain the sight distances at the proposed access driveway on Kingery Highway and 75th Street and internal site intersections.
9. A separate sign permit shall be obtained for the proposed building signage, pursuant to the Village Code.
10. Construction on the subject realty is subject to the issuance of building permits, which shall not be authorized by the Village until the Applicant submits an executed "Traffic and Regulation Enforcement Agreement" attached hereto as Attachment 6, together with satisfactory evidence to the Village that the subject realty was conveyed by the current property owner (True North Energy LLC) to the Applicant (Panda Express, Inc.).
11. Prior to the issuance of any site/civil engineering/grading and or new building permits, the Applicant shall obtain approval of the site plan for the subject realty by the Illinois Department of Transportation (IDOT) relative to access to Route 83.
12. A permit is required from IDOT prior to any work in the IL Route 83 right of way.
13. A permit is required from the DuPage County Public Works Department for the sanitary sewer connection.
14. Prior to the start of construction, the Applicant shall file a Notice of Intent with the Illinois Environmental Protection Agency (IEPA).
15. Prior to issuance of a building permit, the Applicant shall provide the Village with a letter of No Further Remediation (NFR) from the IEPA.
16. Prior to issuance of a building permit, the Village will require a Plat of Easement to grant access to the B-Box at the building. This can be a 10-foot-wide non-exclusive easement over the water service from 75th Street to the building.
17. Prior to issuance of a building permit, the Applicant shall provide a roadway impact statement from DuPage County Department of Transportation (DuDOT) for the 75th Street driveway.

18. Prior to issuance of a building permit, the Applicant shall enter into, and record, a cross access agreement with the property owner of 7535 Kingery Highway (Red Roof Inn) in a form to be approved by the Village Attorney.
19. Prior to issuance of a building permit, the Applicant shall record a Plat of Easement granting cross access between the subject property and the property to the south (7535 Kingery Highway) in a form acceptable to the Village.
20. All plans and documents shall be revised and resubmitted as required by Village staff and the Plan Commission as indicated in the staff report or as discussed during the April 21, 2021 meeting and approved by staff prior to being forwarded to the Village Board for final consideration.

Added by the Plan Commission at the April 21, 2021 Plan Commission meeting (public hearing):

1. Condition Nos. 18 and 19 can be accomplished through one agreement.
2. The Plan Commission recommends that the exit onto 75th Street should be allowed to go both directions.

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

MOTION DECLARED CARRIED

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

DK:jp

EXHIBIT B (CONTINUED)

FINDINGS OF FACT

Standards for Special Use
The Plan Commission shall not recommend and the Board of Trustees shall not grant a Special Use Permit 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) 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: Panda Express is a nationwide, experienced restaurateur that has developed many sites prior to this one. Establishment, maintenance, or operation of the proposed Panda Express Drive-Thru Restaurant will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

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

Finding: The proposed Panda Express Drive-Thru Restaurant will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The proposed improvements made to an old site will be a major upgrade to what exists there now.

(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: Establishment of the proposed Panda Express Drive-Thru Restaurant will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. The entire surrounding area is already developed.

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

Finding: Adequate utilities, access (drives), drainage, and/or other necessary facilities will be engineered, permitted and constructed in accordance with local requirements for the proposed Panda Express Drive-Thru Restaurant.

(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: Site layout, access drives, parking, signage, pavement markings and estimated drive-thru queueing were analyzed to provide ingress and egress so designed as to minimize traffic congestion in the public streets for the proposed Panda Express Drive-Thru Restaurant. Furthermore, in accordance with the ITE Trip Generation 10th Edition, traffic generated from the proposed land use will be substantially lower than existing traffic generated from the current land use.

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

Finding: The proposed Panda Express Drive-Thru Restaurant shall conform to the applicable regulations of the "B-2" Zoning District with the exception of Variations approved 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 proposed Panda Express Drive-Thru Restaurant has not previously been submitted for a Special Use Permit.

FINDINGS OF FACT

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 subject property for the proposed Panda Express Drive-Thru Restaurant is a substandard size lot for the B-2 district and cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the district in which it is located. The requested variations are needed to provide a site which has economic viability and can be operated safely with good access and parking.

(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 requested variations will not merely serve as a convenience for the proposed Panda Express Drive-Thru Restaurant, but rather are necessary for any business development on the existing substandard lot. The small size of this lot creates a hardship that can only be remedied with the variations requested so that a safe efficient operation can be maintained.

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

Finding: The alleged hardships were not created by any person presently having a proprietary interest in the premises and proposed Panda Express Drive-Thru Restaurant. Previous Variations approved for the site under Ordinance 94-O-16 are similar to the variations being requested herein so that the site could yield a reasonable return. The size and dimensions of the lot were preexisting.

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

Finding: Proposed Variations for the proposed Panda Express Drive-Thru Restaurant will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood as they were previously granted for the existing uses on the property with no negative impacts on surrounding property.

(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: Proposed Variations for the proposed Panda Express Drive-Thru Restaurant 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.

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

Finding: Proposed Variations for the proposed Panda Express Drive-Thru Restaurant will not alter the essential character of the locality as the restaurant will conform to the existing surrounding area uses. As they were previously granted for this site, so the new development is consistent with what previously existed as far as variations.

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

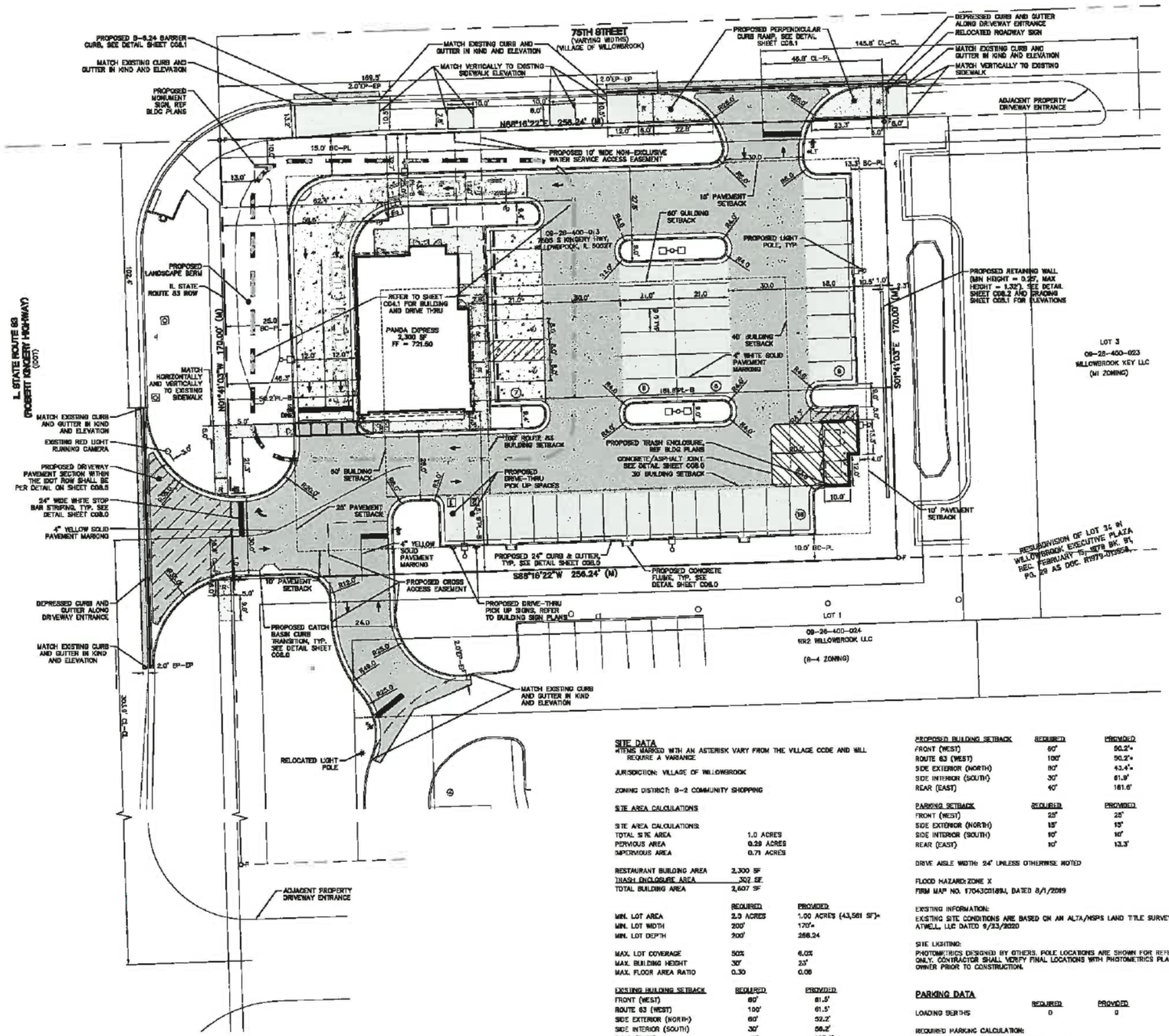
Finding: Proposed Variations for the proposed Panda Express Drive-Thru Restaurant are in harmony with the spirit and intent of Title 9 of this Code. The subject property cannot

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. Previous variations approved for the subject site under Ordinance 94-O-16 changed the driveways also noted that a portion of the lot was taken by the widening of Route 83. Variations are necessary for development on the existing substandard lot.

EXHIBIT C

APPROVED PLANS

1. Site Layout Plan – 1 sheet, Sheet C04.0, Panda Project No. D7058, Atwell Project No. 18003769.01, bearing a PC Submittal date of 11/20/2020, bearing the latest PC Submittal #2 date of 03/24/2021, bearing the latest Village Plan Revision #5 date of 04/29/2021, and prepared by Atwell Group.
2. Architectural Drawings – 5 sheets, Sheets A-202, A-200, A-201, A-101, A-300, Panda Project #: D7058, Arch. Project #: JCDT180453, bearing an issue date of 11-04-2020, bearing the latest PC Submittal date of 03-24-2020, and prepared by NORR Architects Engineers Planners.
3. Proposed Sign Package – 17 pages, Project #: C59897, dated 12.19.2018, bearing the latest revision date of 04.08.2020, and prepared by Priority Sign.
4. Final Engineering Plans – 23 sheets, Panda Project #: D7058, Atwell Project No. 18003769.01, bearing a PC Submittal date of 11/20/2020, bearing the latest PC Submittal #2 date of 03/24/2021, bearing the latest Village Plan Revision #5 date of 04/29/2021, and prepared by Atwell Group.
5. Landscape Plan and Landscape Notes and Details – 2 sheets, Panda Project #: D7058, Atwell Project No. 18003769.01, bearing a PC Submittal date of 11/20/2020, bearing the latest PC Submittal #2 date of 03/24/2021, bearing the latest Village Plan Revision #5 date of 04/29/2021, and prepared by Atwell Group.
6. Traffic Plan – 1 sheet, Sheet EX-02, Panda Project #: D7058, Atwell Project No. 18003769.01, bearing a PC Submittal date of 11/20/2020, Village Plan Revision #5 date of 04/29/2021, and prepared by Atwell Group.
7. Photometric Plan – 1 sheet, dated 3/29/2021, and prepared by Villa Lighting.
8. Construction Schedule – 1 page, dated 4/8/2021, and prepared by Atwell Group.





LAYOUT LEGEND

- BOUNDARY LINE
- EXISTING ROW
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED DEPRESSED CURB AND GUTTER
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED LANDSCAPE BERM
- SETBACK LINE
- (4) PARKING SPACE COUNT
- R ADA RAMP
- BC DIMENSION TO BACK OF CURB
- PL DIMENSION TO PROPERTY LINE
- CL DIMENSION TO CENTER LINE
- EP DIMENSION TO EDGE OF PAVEMENT
- EP DIMENSION TO BUILDING
- PROPOSED LIGHT POLE/WALL PACK LIGHT
- PROPOSED SIGN
- ADA PROPOSED ACCESSIBLE PARKING SPACE SIGN
- S PROPOSED STOP SIGN
- DNE PROPOSED DO NOT ENTER SIGN
- 4LT PROPOSED RESTRICTED LEFT TURN SIGN SEE DETAIL SHEET C08.0
- PROPOSED REINFORCED CONCRETE PAVEMENT, SEE DETAIL SHEET C08.2
- PROPOSED CONCRETE SIDEWALK, SEE DETAIL SHEET C08.2
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C08.2
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C08.2
- PROPOSED IDOT DRIVEWAY PAVEMENT SECTION, SEE DETAIL SHEET C08.5
- TRASH ENCLOSURE PAVEMENT, SEE DETAIL SHEET C08.2

NOTES:

1. SEE SHEET C01.1 FOR CONSTRUCTION NOTES.
2. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL RADII ARE 3.0' UNLESS OTHERWISE NOTED.
4. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLANS.
5. ALL STRIPING SHALL BE 4" WHITE PAINT UNLESS OTHERWISE NOTED. ALL STRIPING SHALL BE APPLIED WITH TWO COATS OF PAINT AT MANUFACTURER'S RECOMMENDED RATE. SEE STRIPING DETAIL SHEET C08.0

SITE DATA

ITEMS MARKED WITH AN ASTERISK VARY FROM THE VILLAGE CODE AND WILL REQUIRE A VARIANCE

JURISDICTION: VILLAGE OF WILLOWBROOK

ZONING DISTRICT: B-2 COMMUNITY SHOPPING

SITE AREA CALCULATIONS

SITE AREA CALCULATIONS:

TOTAL SITE AREA	1.0 ACRES
PERVIOUS AREA	0.29 ACRES
IMPERVIOUS AREA	0.71 ACRES

RESTAURANT BUILDING AREA	2,300 SF
TRASH ENCLOSURE AREA	307 SF
TOTAL BUILDING AREA	2,607 SF

	REQUIRED	PROVIDED
MIN. LOT AREA	2.0 ACRES	1.00 ACRES (43,561 SF)*
MIN. LOT WIDTH	200'	170'*
MIN. LOT DEPTH	200'	256.24
MAX. LOT COVERAGE	50%	6.0%
MAX. BUILDING HEIGHT	30'	23'
MAX. FLOOR AREA RATIO	0.30	0.06

EXISTING BUILDING SETBACK	REQUIRED	PROVIDED
FRONT (WEST)	60'	61.5'
ROUTE 83 (WEST)	100'	61.5'
SIDE EXTERIOR (NORTH)	60'	52.2'
SIDE INTERIOR (SOUTH)	30'	56.2'
REAR (EAST)	40'	127.5'

PROPOSED BUILDING SETBACK	REQUIRED	PROVIDED
FRONT (WEST)	60'	90.2'+
ROUTE 83 (WEST)	100'	90.2'+
SIDE EXTERIOR (NORTH)	60'	43.4'+
SIDE INTERIOR (SOUTH)	30'	61.8'
REAR (EAST)	40'	181.6'

PARKING SETBACK	REQUIRED	PROVIDED
FRONT (WEST)	25'	25'
SIDE EXTERIOR (NORTH)	15'	15'
SIDE INTERIOR (SOUTH)	10'	10'
REAR (EAST)	10'	13.3'

DRIVE AISLE WIDTH: 24' UNLESS OTHERWISE NOTED

FLOOD HAZARD: ZONE X
FIRM MAP NO. 17043C0189J, DATED 8/1/2019

EXISTING INFORMATION:
EXISTING SITE CONDITIONS ARE BASED ON AN ALTA/NSPS LAND TITLE SURVEY BY ATWELL, LLC DATED 9/23/2020

SITE LIGHTING:
PHOTOMETRICS DESIGNED BY OTHERS. POLE LOCATIONS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY FINAL LOCATIONS WITH PHOTOMETRICS PLAN AND OWNER PRIOR TO CONSTRUCTION.

PARKING DATA

	REQUIRED	PROVIDED
LOADING BERTHS	0	0

REQUIRED PARKING CALCULATION:
1 PARKING SPACE PER 100 SF OF FLOOR AREA
1 SPACE/100 SF * 2,300 SF = 23 SPACES

TOTAL REQUIRED SPACES	23 SPACES
PROVIDED	
REGULAR (9' X 18') OR (9' X 21')	40 SPACES
DRIVE THRU PICKUP (9' X 18')	2 SPACES
ADA (8' X 21')	2 SPACES
TOTAL PROVIDED SPACES	44 SPACES

INTERIOR LANDSCAPING
SITE AREA EXCLUDING FRONT YARD, ROW, BUILDINGS, AND STRUCTURES: 38,448 SF

REQUIRED INTERIOR LANDSCAPING: 3,845 SF (10%)
PROVIDED INTERIOR LANDSCAPING: 9,384 SF (26%)

ADJACENT LAND USE DATA

	ZONING DISTRICT	LAND USE	DEVELOPMENT NAME
NORTH:	B2 COMMUNITY SHOPPING	SHOPPING CENTER	WILLOWBROOK PLAZA
SOUTH:	B4 HWY & SERVICE BUSINESS	HOTEL	RED ROOF INN
EAST:	M1 LIGHT MANUFACTURING	MANUFACTURING/SALES	WILLOWBROOK KEY LLC
WEST:	B2 COMMUNITY SHOPPING	RESTAURANT	POTBELLY

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR ATWELL SHALL BE RESPONSIBLE FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY ADJACENT STRUCTURES, OR OF ANY OTHER PERSONS.

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24-HOUR CONTACT
PANDA PM
HAKIM YALA
847-477-5125

SCALE: 0 10 20
1" = 20 FEET

DONOVAN E. RENNE
062-061201
REGISTERED PROFESSIONAL ENGINEER
OF ILLINOIS
DATE: 04/29/2021
EXP: 11/30/2021

CONTRACTOR SHALL PROTECT ALL ITEMS OUTSIDE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED IN THE CONSTRUCTION PLANS OR SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES (LOCATIONS AND ELEVATIONS) PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

VILLAGE PLAN REV. #1	01/19/2021
VILLAGE PLAN REV. #2	01/27/2021
IDOT PLAN REV. #1	04/09/2021
VILLAGE PLAN REV. #4	04/14/2021
VILLAGE PLAN REV. #5	04/29/2021

ISSUE DATE:

PC SUBMITTAL	11/20/2020
PC SUBMITTAL #2	03/24/2021

NOT FOR CONSTRUCTION

DRAWN BY: LEH

PANDA PROJECT #: D7058
ATWELL PROJECT #: 18003769.01

NORR

ATWELL
888.850.4200 www.atwell-group.com
1250 EAST DIEHL ROAD, SUITE 300
NAPERVILLE, IL 60563
DESIGN FIRM #184-006876

PANDA EXPRESS
WARM & WELCOME 2300
7505 KINGERY HIGHWAY
WILLOWBROOK, IL 60527

SITE LAYOUT PLAN

C04.0

TRUE WARM & WELCOME 2300

FACADE COVERAGE

	FRONT ELEV. (WEST) 877 SF	REAR ELEV. (EAST) 854 SF	ENTRY ELEV. (SOUTH) 1,358 SF	DRIVE THRU ELEV. (NORTH) 1,386 SF
BRICK: (BRK-1)	13% 116 SF	24% 207 SF	10% 137 SF	25% 348 SF
EIFS: (EFS-1) (EFS-2) (EFS-3)	34% 302 SF	44% 376 SF	18% 249 SF	40% 541 SF
STONE: (ST-1) (ST-1B)	19% 174 SF	9% 79 SF	14% 192 SF	18% 248 SF
FIBERON: (CD-1) (CD-2)	16% 147 SF	8% 72 SF	14% 194 SF	11% 150 SF



PERSPECTIVE FACING SOUTHWEST 2

Scale= NTS A-202



PERSPECTIVE FACING NORTHEAST 1

Scale = NTS A-202

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REVISIONS:

ISSUE DATE:

PC SUBMITTAL	11-04-2020
PC SUBMITTAL	03-24-2020

DRAWN BY: CP/CSW

PANDA PROJECT #: 01058
ARCH PROJECT #: JCDT180453

NORR

PANDA EXPRESS

TRUE WARM & WELCOME 2300
7505 KINGERY HIGHWAY
WILLOWBROOK, IL 60527

A-202

EXTERIOR PERSPECTIVES

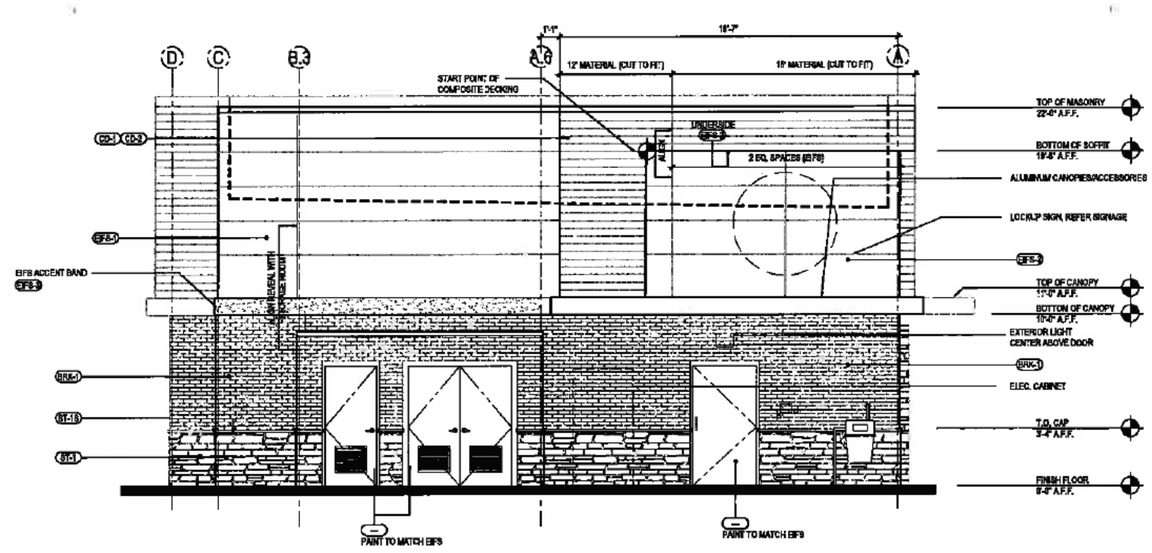
EXTERIOR FINISH SCHEDULE

INSTALLED AND FURNISHED BY, G.C. UNLESS NOTED OTHERWISE

NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
BRK-1	SUMMIT BRICK COMPANY	BRICK TECH	#21# ALASKAN	SMOOTH	BUILDING BODY-MODULAR 2" THIN BRICK VENEER WALL PANEL SYSTEM GREY MORTAR CONTACT: TYLER MEHL 248-488-8199
EFS-1	STO	STOTHERM ESSENCE SYSTEM	SW 6148 WOOL SKEIN	FINE	BUILDING BODY
EFS-2	STO	STOTHERM ESSENCE SYSTEM	SW 7067 CITYSCAPE	FINE	BUILDING BODY
EFS-3	STO	STOTHERM ESSENCE SYSTEM	SW 7069 IRON ORE	FINE	EIFS ACCENT BAND
ST-1B	CORONADO STONE PRODUCTS	809 SERIES	#2 GREY	-	STONE CAP CAP VERTICAL JOINT - MORTAR TO MATCH STONE CAP)
ST-1	CORONADO STONE PRODUCTS	INDUSTRIAL LEDGE	SHALE GREY	-	ENTRY PORTAL & WAINSCOT CONTACT: LISA KILGORE: 864-963-1221 PROVIDE 3/8" MORTAR JOINTS. 3#FILL #ASBOL COLOR: P-PATTY
CD-1	FIBERON	HORIZON	IPE	50%-MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: BILL ROSS @ 704-756-1540 EMAIL: BillR@fiberondecking.com:
CD-2	FIBERON	HORIZON	TUDOR BROWN	50%-MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: BILL ROSS @ 704-756-1540 EMAIL: BillR@fiberondecking.com:
MTL-2	EXCEPTIONAL METALS	-	"PANDA EXPRESS IRON ORE"		CAP FLASHING
GL-2	CLEAR GLAZING				

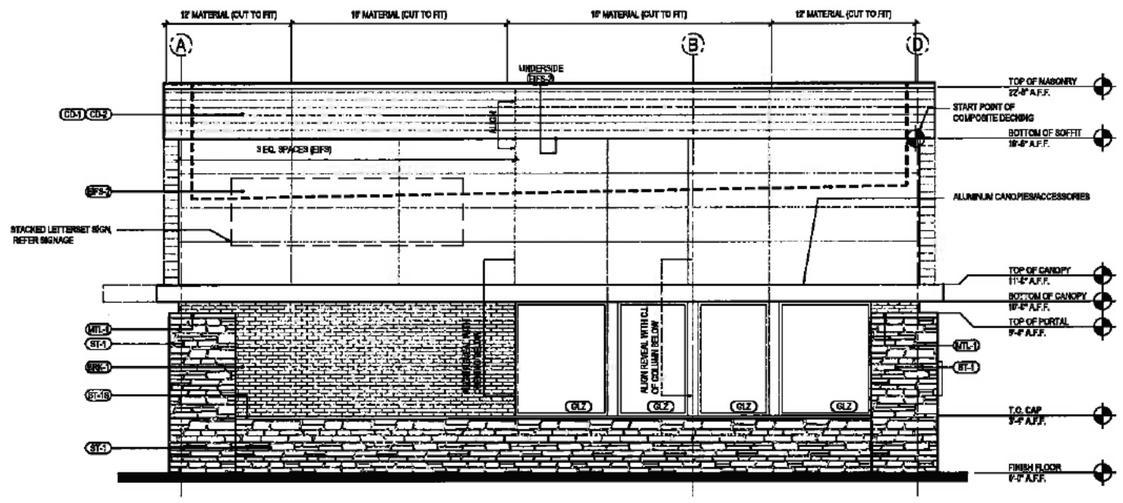
FACADE COVERAGE

	FRONT ELEV. (WEST) 877 SF	REAR ELEV. (EAST) 854 SF	ENTRY ELEV. (SOUTH) 1,908 SF	DRIVE THRU ELEV. (NORTH) 1,365 SF
BRICK: BRK-1	12% 110 SF	34% 292 SF	10% 197 SF	26% 348 SF
EIFS: EFS-1 EFS-2 EFS-3	39% 352 SF	44% 378 SF	18% 349 SF	40% 541 SF
STONE: ST-1 ST-1B	18% 174 SF	9% 78 SF	14% 192 SF	18% 249 SF
FIBERON: CD-1 CD-2	16% 140 SF	8% 72 SF	14% 184 SF	11% 159 SF



EAST ELEVATION 2

Scale= 1/4" = 1'-0" A-200



WEST ELEVATION 1

Scale= 1/4" = 1'-0" A-200

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REVISIONS:

ISSUE DATE:

PC SUBMITTAL	11-04-2020
PC SUBMITTAL	03-24-2020

DRAWN BY: CP/CSW

PANDA PROJECT #: 07058

ARCH PROJECT #: JCDT180453

NORR

PANDA EXPRESS

TRUE WARM & WELCOME 2300
7505 KINGERY HIGHWAY
WILLOWBROOK, IL 60527

A-200

EXTERIOR ELEVATIONS

TRUE WARM & WELCOME 2300 R3

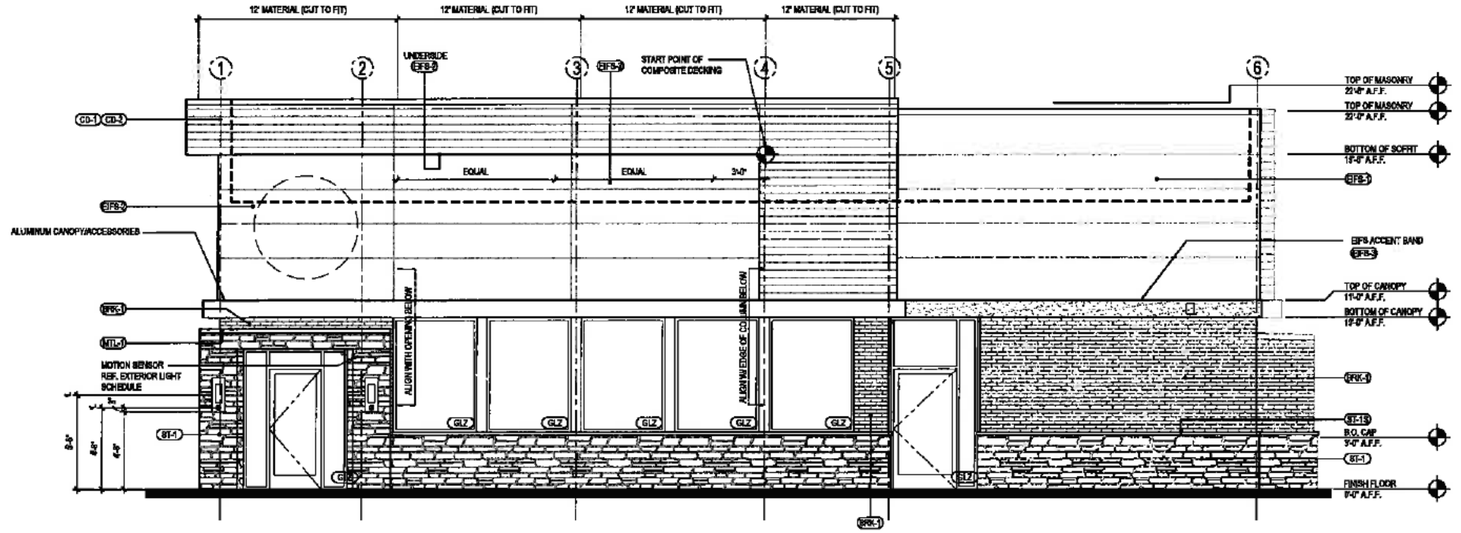
EXTERIOR FINISH SCHEDULE

INSTALLED AND FURNISHED BY G.C. UNLESS NOTED OTHERWISE

NO	MANUFACTURER	MFG#	COLOR	FINISH
BRK-1	SUMMIT BRICK COMPANY	BRICK TECH	#218 ALASKAN	SMOOTH
EFS-1	STO	STOTHERM ESSENCE SYSTEM	SW 6148 WOOL SKEIN	FINE
EFS-2	STO	STOTHERM ESSENCE SYSTEM	SW 7067 CITYSCAPE	FINE
EFS-3	STO	STOTHERM ESSENCE SYSTEM	SW 7069 IRON ORE	FINE
ST-1B	CORONADO STONE PRODUCTS	906 SERIES	#2 GREY	-
ST-1	CORONADO STONE PRODUCTS	INDUSTRIAL LEDGE	SHALE GREY	-
CD-1	RIBERCK	HORIZON	PIE	80% MATERIAL COVERAGE - RANDOM MIX [NON-GROOVE]
CD-2	RIBERCK	HORIZON	TUDOR BROWN	40% MATERIAL COVERAGE - RANDOM MIX [NON-GROOVE]
MTL-1	EXCEPTIONAL METALS	-	*PANDA EXPRESS IRON ORE*	
GLZ	CLEAR GLAZING			

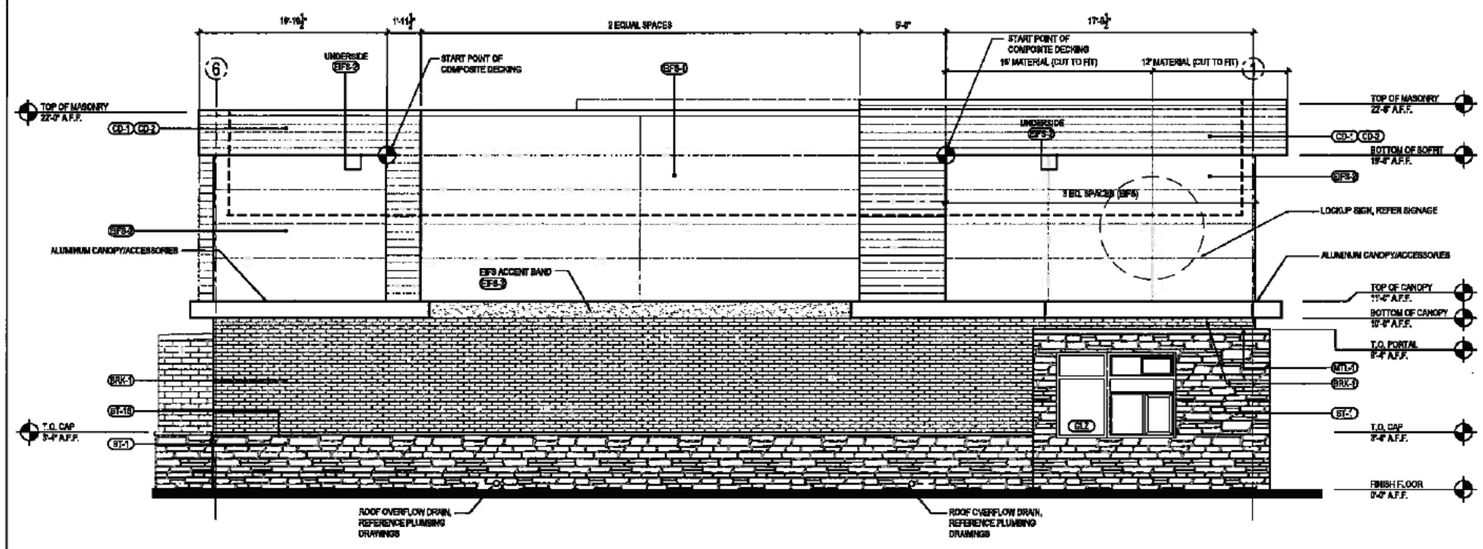
FACADE COVERAGE

	FRONT ELEV. (WEST) 977 SF	REAR ELEV. (EAST) 864 SF	ENTRY ELEV. (SOUTH) 1,358 SF	DRIVE THRU ELEV. (NORTH) 1,355 SF
BRICK: BRK-1	12% 118 SF	24% 207 SF	10% 137 SF	26% 346 SF
EFS: EFS-1 EFS-2 EFS-3	39% 382 SF	44% 378 SF	18% 249 SF	40% 541 SF
STONE: ST-1 ST-1B	18% 174 SF	9% 75 SF	14% 192 SF	19% 249 SF
FIBERMONT: CD-1 CD-2	15% 147 SF	8% 72 SF	14% 194 SF	13% 150 SF



SOUTH ELEVATION 2

Scale= 1/4" = 1'-0" A-201



NORTH ELEVATION 1

Scale= 1/4" = 1'-0" A-201

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PC SUBMITTAL	03-24-2020

DRAWN BY: CP/CSW

PANDA PROJECT #: D7058
ARCH PROJECT #: JCDT180453

NORR

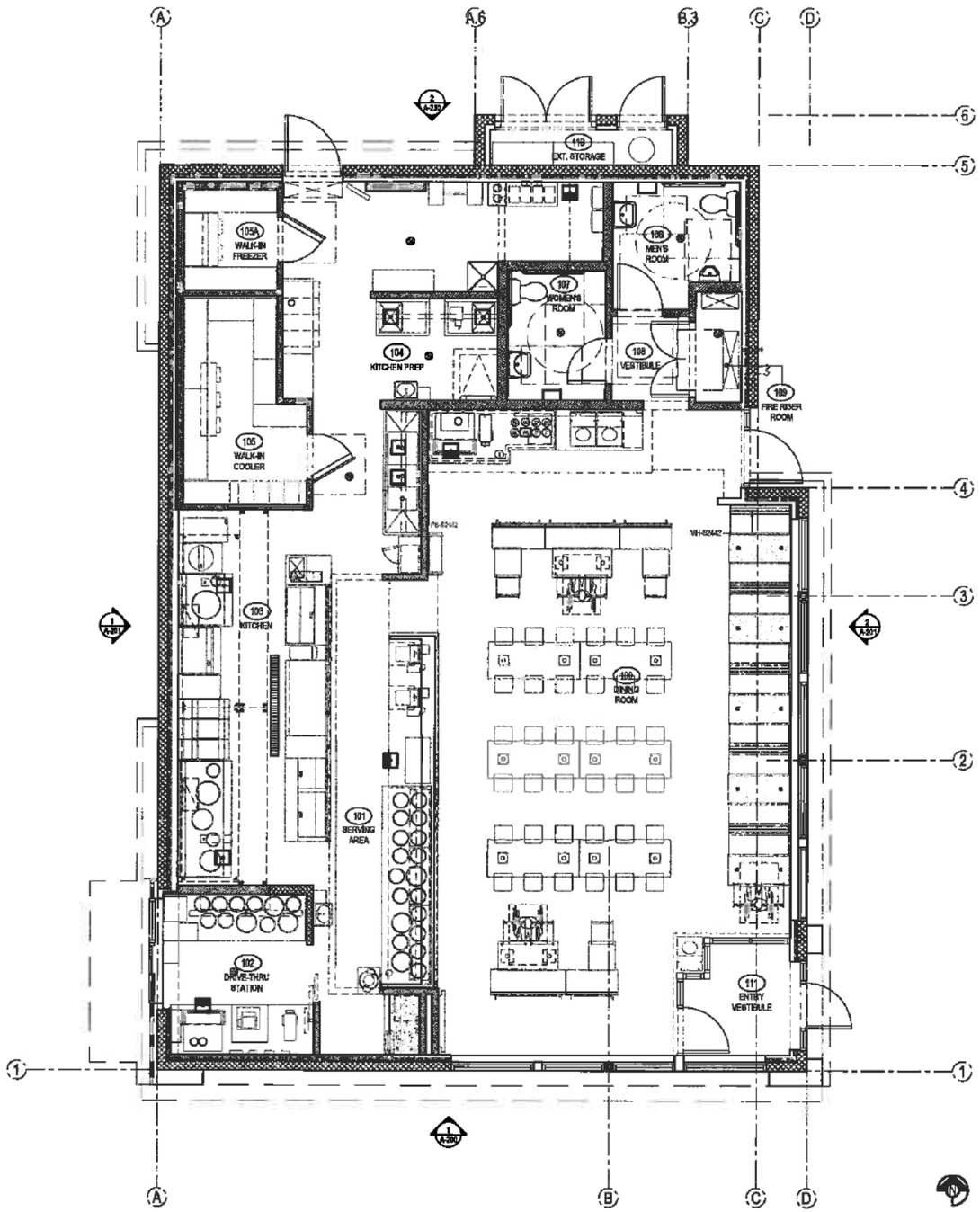
PANDA EXPRESS
TRUE WARM & WELCOME 2300
7505 KINGERY HIGHWAY
WILLOWBROOK, IL 60527

A-201

EXTERIOR ELEVATIONS

GENERAL NOTES

- BUILDING GROSS AREA: 2,551 SF
- BUILDING NET/USABLE AREA: 2,233 SF
- PROPOSED USE: ASSEMBLY (A-2)



FLOOR PLAN 1

Scale= 1/4" = 1'-0" A-101

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PANDA PROJECT #: D7058
ARCH PROJECT #: JCDT180453

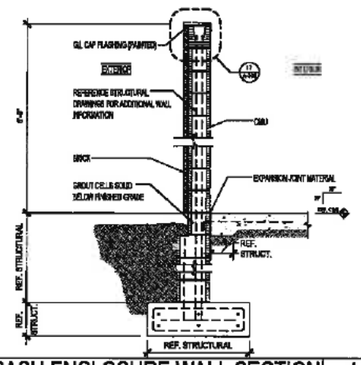
NORR

PANDA EXPRESS
TRUE WARM & WELCOME 2300
7505 KINGERY HIGHWAY
WILLOWBROOK, IL 60527

A-101

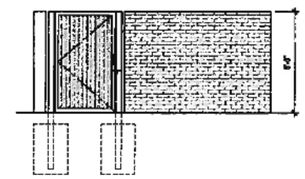
FLOOR PLAN

TRUE WARM & WELCOME 2300 R3



TRASH ENCLOSURE WALL SECTION | 4

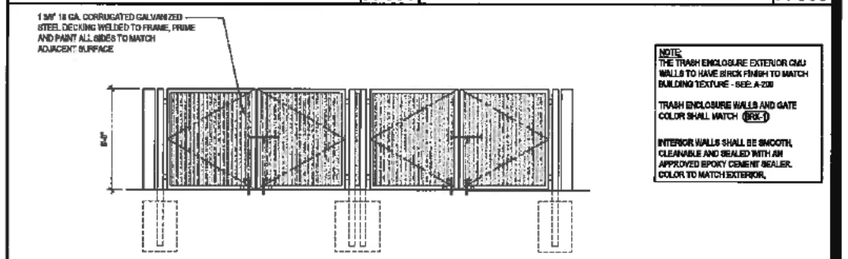
Scale= 1/2" = 1'-0" | A-300



SIDE ELEVATION

SIDE ELEVATION | 3

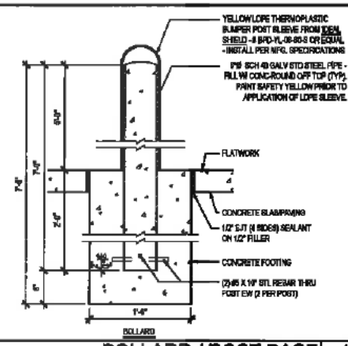
Scale= 1/4" = 1'-0" | A-300



FRONT ELEVATION

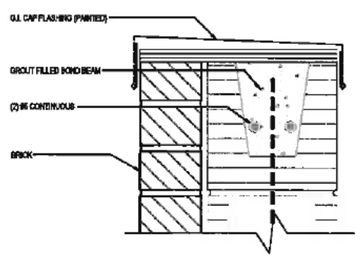
FRONT ELEVATION | 2

Scale= 1/4" = 1'-0" | A-300



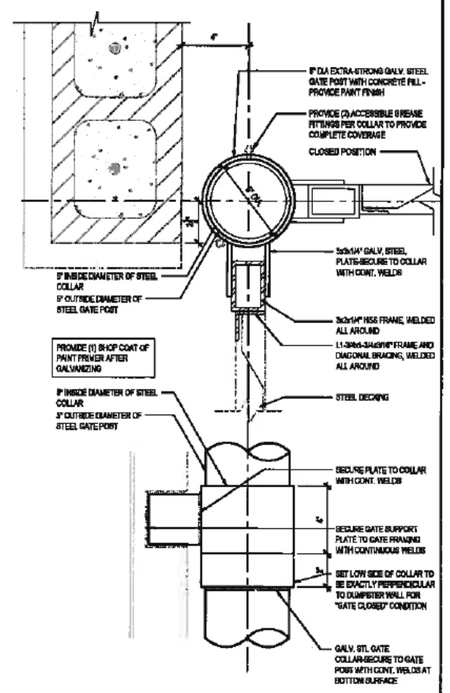
BOLLARD / POST BASE | 18

Scale= 1" = 1'-0" | A-300



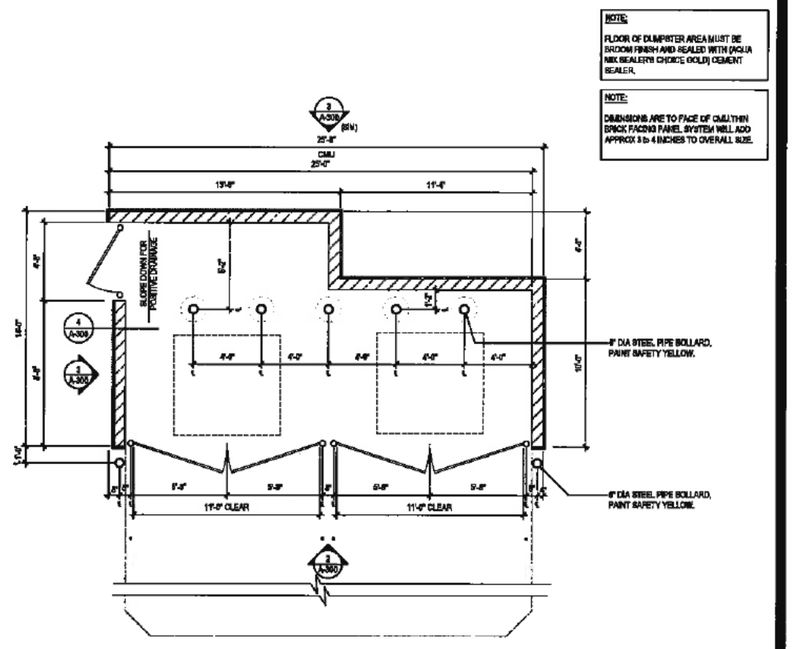
DUMPSTER CAP DETAIL | 17

Scale= 3" = 1'-0" | A-300



HINGE DETAIL | 13

Scale= 3" = 1'-0" | A-407



TRASH ENCLOSURE | 1

Scale= 1/4" = 1'-0" | A-300

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.572.5298

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REVISIONS:

ISSUE DATE:

PC SUBMITTAL	11-04-2020
PC SUBMITTAL	03-24-2020

DRAWN BY: CP/CSW

PANDA PROJECT #: 07058

ARCH PROJECT #: JCDT180453

NORR

PANDA EXPRESS
TRUE WARM & WELCOME 2300
7505 KINGERY HIGHWAY
WILLOWBROOK, IL 60527

A-300

TRASH ENCLOSURE DETAILS

Proposed Sign Package
Willowbrook, IL
7505 S. Kingery
D7058

12.19.2018

Revisions:

01.07.2019	Added new site plan, removed rear and drive thru wall signs
01.08.2019	Added new site plan, added S8, added new elevations
03.04.2019	Added new site plan and changed S2 placement
03.12.2019	Added new site plan and added signs
03.27.2019	Removed short storefront lockup logo and drive thru left side lockup logo
03.28.2019	Added new site plan
10.30.2020	Added new site plan
11.02.2020	Adjusted code balances for S3, S4, S9
12.16.2020	Added S11
01.19.2021	Revised size of D8 faces, added brick base to monument
04.08.2021	Added new site plan

Code Summary

SIGN	LOCATION	TYPE	HEIGHT	WIDTH	ALLOWED	PROPOSED	BALANCE
S1	SHORT STOREFRONT	STACKED RED LETTERSET	2'-6"	13'-5 1/2"	320	53.19	266.81
S2	ENTRANCE	LOCKUP LOGO	6'-0"	6'-0"	266.81	36	230.81
S3	BUILDING REAR	LOCKUP LOGO	6'-0"	6'-0"	230.81	36	194.81
S4	DRIVE THRU	LOCKUP LOGO	6'-0"	6'-0"	194.81	36	158.81
S9	STREET	MONUMENT	12'-0"	6'-0"	158.81	72	86.81

NOTE: Exception required for two additional wall signs

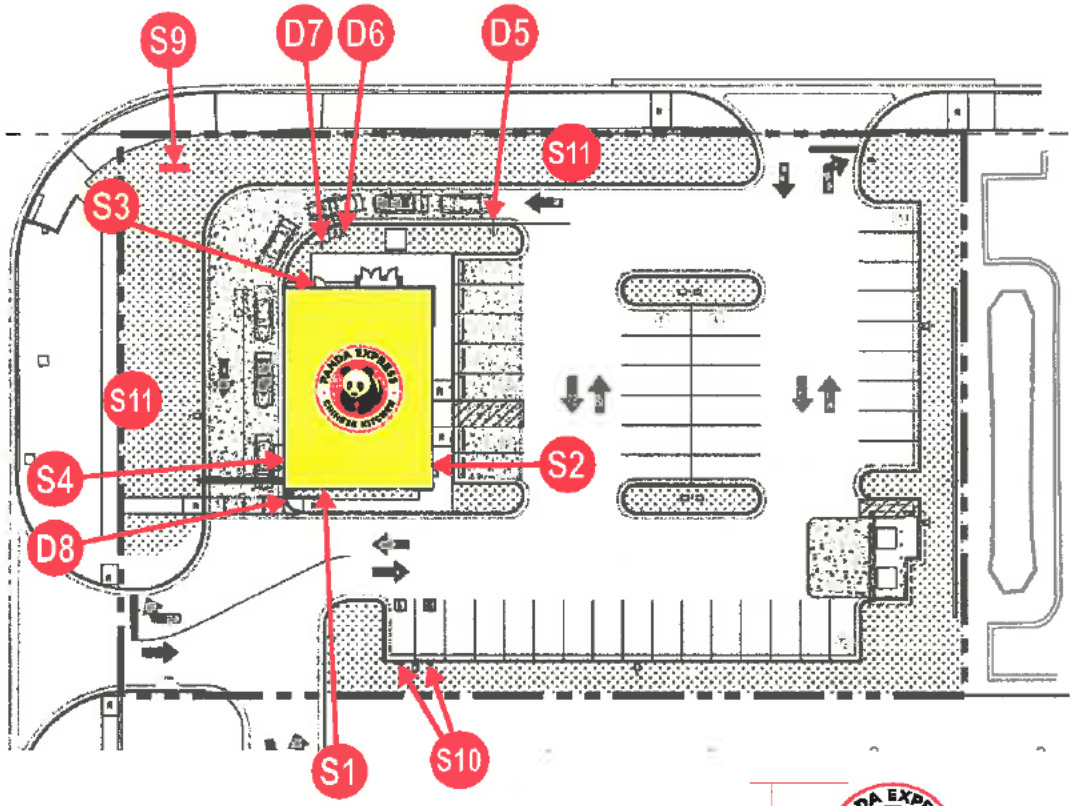
Code Allowance

1.25 sq ft X 256 =320 sq ft allowed for entire lot.

Elevation	*Allowed*
Long Storefront	320 aggregate
Short Storefront	320 aggregate

Elevation	*Allowed*
Drive Thru	320 aggregate
Rear	320 aggregate

Site Plan



PANDA EXPRESS

S1 2'-6" stacked red letterset

S2 S3

S4 6' Lock Up Logo



D5



D6



D7



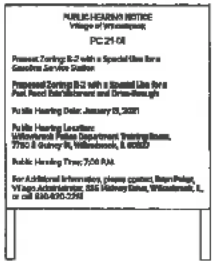
D8



S9 Monument



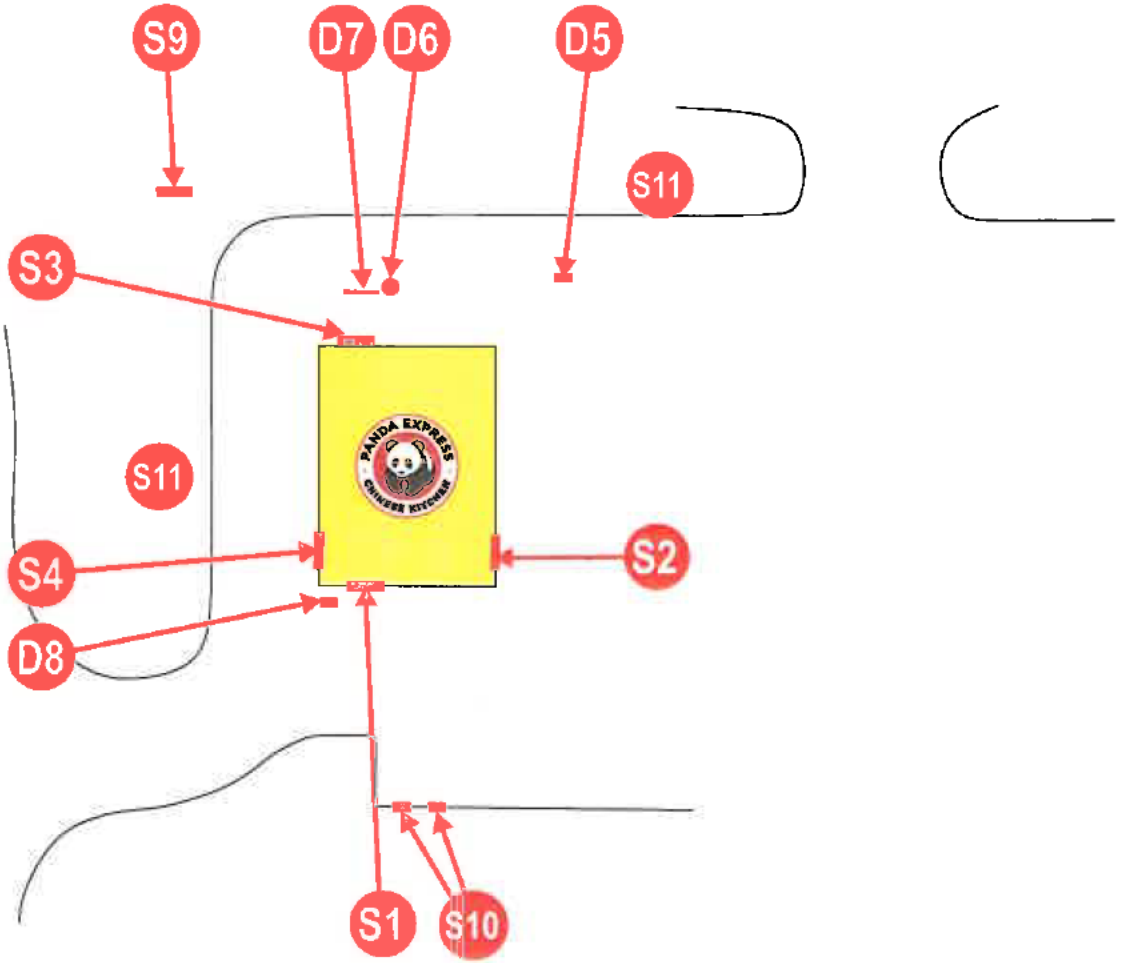
S10



S11

priority sign	Revisions:	Added new site plan / KB / 3.13.19	File Location: Drive/Clients/	STND ___ CSTM ___	Date: 12.19.2018	City/State: Willowbrook, IL	Drawing # C59897-8
	Added new site plan / KB / 1.7.19	Removed S2 and S3 / KB / 3.27.19					
	Added new site plan / KB / 1.8.19	Added new site plan / KB / 3.28.19	AS CR EN		Designer: KB PM: MC	Address: 7505 S. Kingery	OE # 120390
	Added new site plan / KB / 3.4.19	Added new site plan (10/30/20) PB					
		Added new site plan 04.05.2021					

Site Plan



prioritysign

Revisions:	
Added new site plan / KB / 1.7.19	Removed S2 and S3 / KB / 3.27.19
Added new site plan / KB / 1.8.19	Added new site plan / KB / 3.28.19
Added new site plan / KB /3.4.19	Added new site plan (10/30/20) PB
	X

File Location: Drive/Clients/ STND ___ CSTM ___

☐ AS △ CR ☼ EN

Date: 12.19.2018

Designer: KB PM: MC

City/State: Willowbrook, IL

Address: 7505 S. Kingery

Drawing # C59897-6

OE # 120350

Elevations

Scale | 3/32" = 1'





Scale | 1/4" = 1'

SIGN	LOCATION	TYPE	HEIGHT	WIDTH	ALLOWED	PROPOSED	BALANCE
S1	SHORT STOREFRONT	STACKED RED LETTERSET	2'-6"	13'-5 1/2"	320	53.19	266.81

Elevations

Scale | 3/32" = 1'





Scale | 1/4" = 1'

SIGN	LOCATION	TYPE	HEIGHT	WIDTH	ALLOWED	PROPOSED	BALANCE
S2	DRIVE THRU	LOCKUP LOGO	6'-0"	6'-0"	205.81	36	169.81

Elevations

Scale | 3/32" = 1'



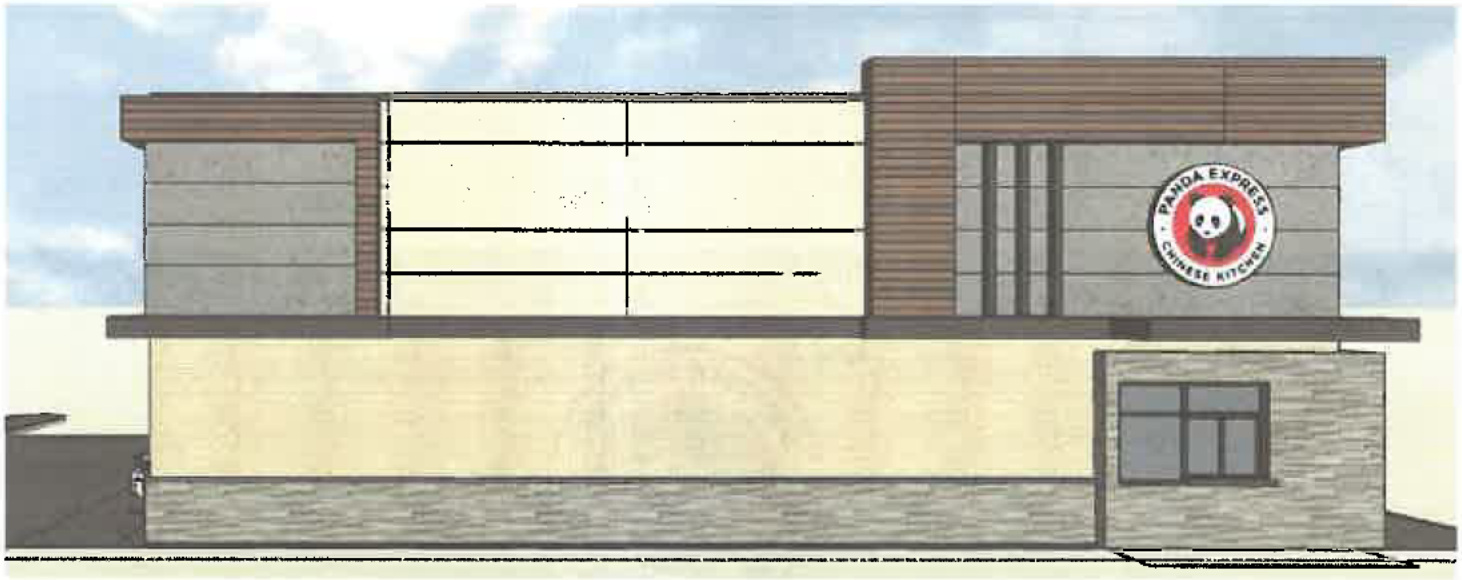


Scale | 1/4" = 1'

SIGN	LOCATION	TYPE	HEIGHT	WIDTH	ALLOWED	PROPOSED	BALANCE
S3	DRIVE THRU	LOCKUP LOGO	6'-0"	6'-0"	230.81	36	194.81

Elevations

Scale | 3/32" = 1'



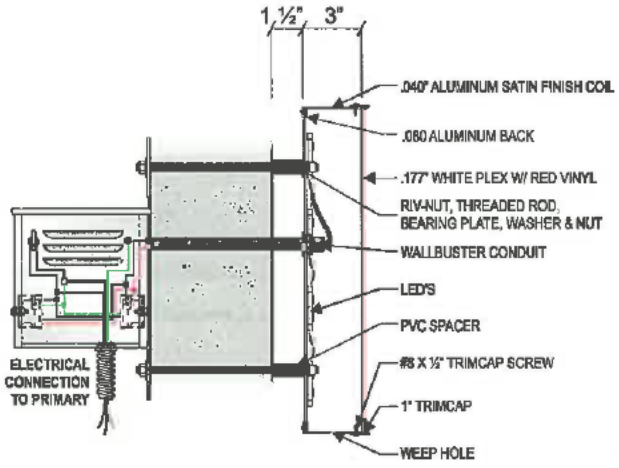


Scale | 1/4" = 1'

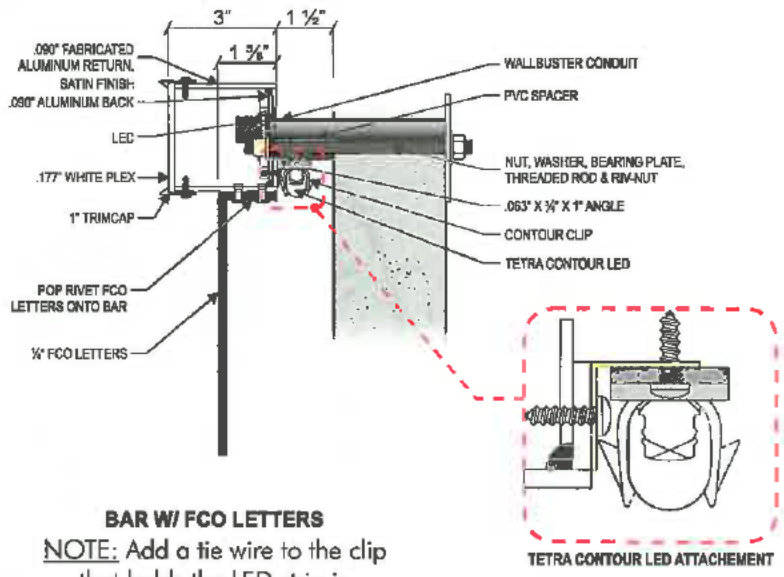
SIGN	LOCATION	TYPE	HEIGHT	WIDTH	ALLOWED	PROPOSED	BALANCE
S4	DRIVE THRU	LOCKUP LOGO	6'-0"	6'-0"	194.81	36	158.81

S1 Red Face-Lit Letterset - Qty: 1

Install new face-lit illuminated letterset pin-mounted to wall with aluminum FCO tagline.



DUAL LIT CHANNEL LETTER



BAR W/ FCO LETTERS

NOTE: Add a tie wire to the clip that holds the LED strip in

TETRA CONTOUR LED ATTACHEMENT

GENERAL SPECIFICATIONS:

FACE-LIT LETTERS:

FACES..... .177" WHITE #7328 PLEX W/ 1ST SURFACE 3M #3630-33 RED

TRIMCAP.... 1" BLACK

RETURNS.. .040" X 3" BLACK / WHITE COIL PAINTED TO MATCH BLACK 7C, SATIN FINISH

BACKS..... .080" ALUMINUM

BAR W/ FCO LETTERS:

FACES.....177" WHITE #7328 PLEX

TRIMCAP.....1" WHITE

RETURNS.....125" X 3" FABRICATED WHITE COIL RETURN, SATIN FINISH

BACKS.....090" ALUMINUM, INTERIOR PAINTED WHITE

DOWNLIGHT....063" BRAKE FORMED ALUMINUM BOX BEHIND THE BAR WITH DOWNLIGHT LENS AND WHITE LED'S

EXPRESS.....25" FCO ALUMINUM LETTER PAINTED TO MATCH BLACK 7C SATIN FINISH



	A	B	C	D	E	F	SF (F x B)
PE-CL-30R	2'-6"	13'-5 1/2"	9 1/8"	7'-7 11/16"	2 13/16"	3'-11 1/4"	53.19

prioritysign

Revisions:

File Location: Drive/Clients/ STND ___ CSTM ___

AS CR EN

Date: 10.30.2020

Designer: PB PM: MC

City/State: Willowbrook, IL

Address: 7505 S. Kingery

Drawing # C59897

OE # 120390

S2

S3

S4

Face Illuminated Lockup Logo - Qty: 1

Install new face-lit lockup logo as shown.

GENERAL SPECIFICATIONS:

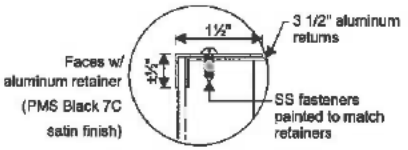
FACES:..... .177" WHITE POLYCARBONATE W/APPLIED VINYL GRAPHICS

RETAINER:... 1" BLACK TRIMCAP / 1 1/2" ALUMINUM RETAINER (SEE DETAILS BELOW)

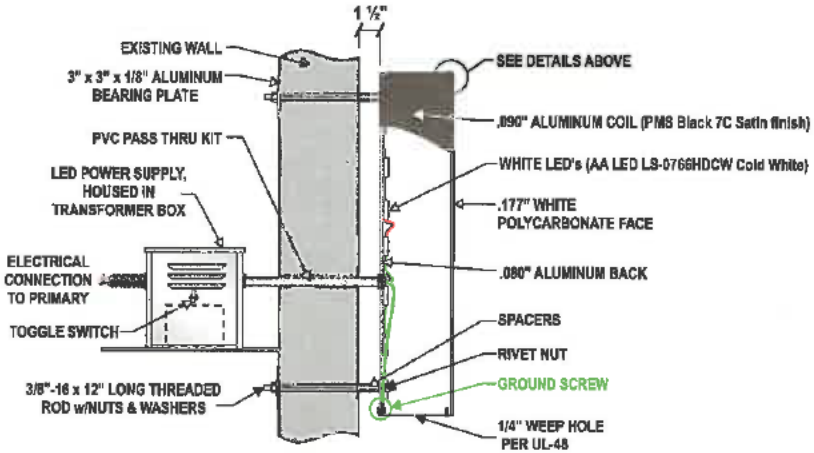
RETURNS:.. .040" X 3" BLACK / WHITE COIL PAINTED TO MATCH BLACK 7C SATIN FINISH

COLOR SPECIFICATIONS FOR FACE





4'-0" AND OVER LOGO



STANDARD SIZES



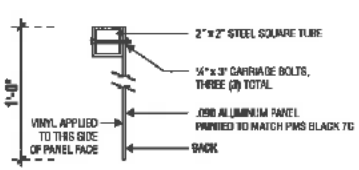
(MANUFACTURING NOTE: ALL LOGO SIZES 48" AND UNDER WILL HAVE A 3" RETURN DEPTH)



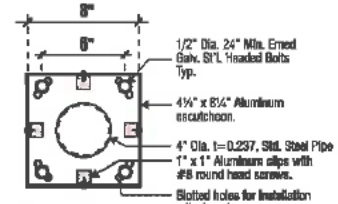
	A	B	C	D	E	F	G	H	SF (A x B)
PE-FL-72-FULL	6'-0"	6'-0"	6 1/16"	2"	4 11/16"	3'-11 1/2"	3'-2 11/16"	2'-10 1/16"	36.0

D5 DT-L Clearance Bar - (Qty: 1)

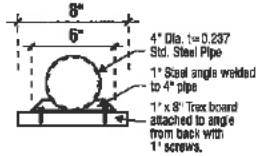
Install new DT-L Clearance Bar sign. Refer to site plan for exact location.



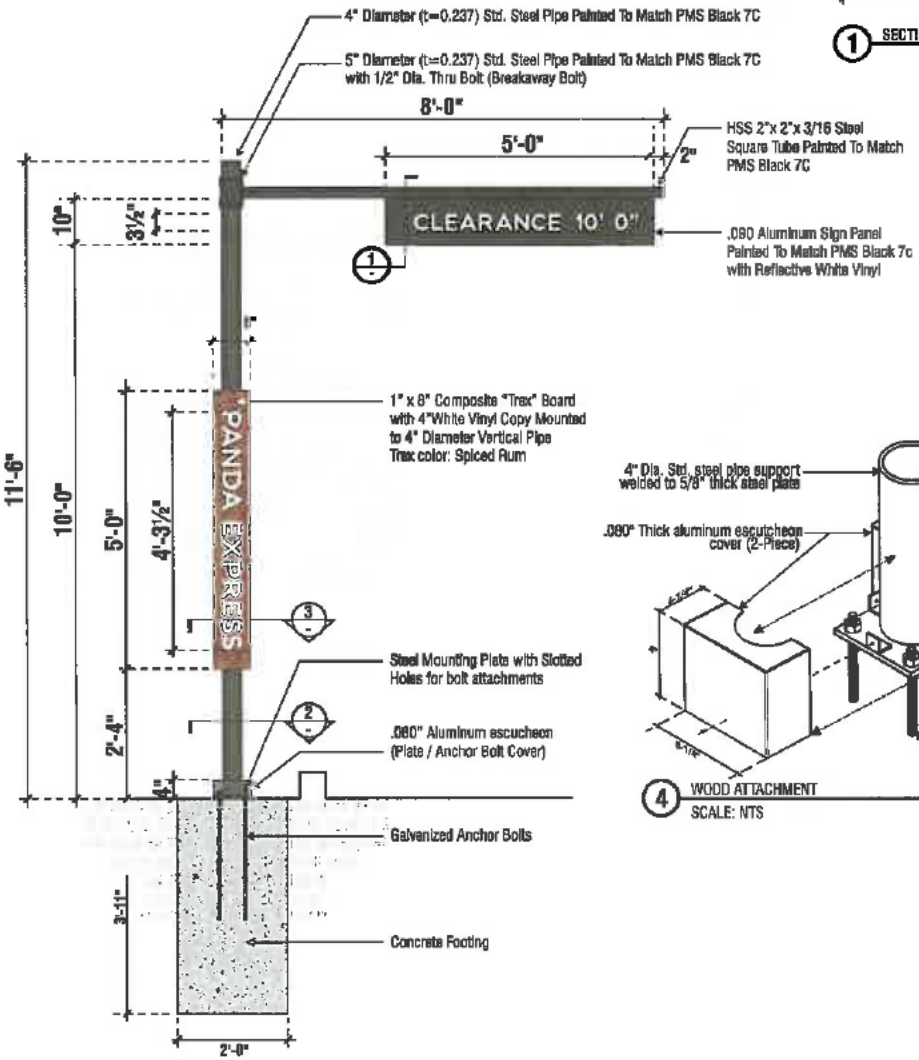
1 SECTION DETAIL



2 BASE PLATE

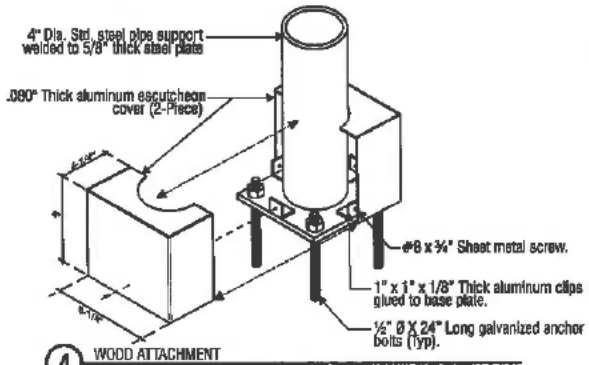


3 WOOD ATTACHMENT

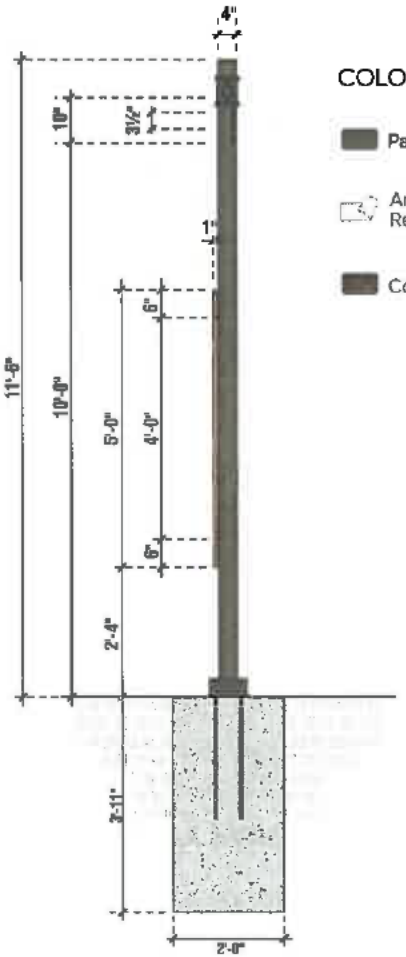


J NON-ILLUMINATED CLEARANCE BAR

QUANTITY: ONE (1) SET REQUIRED SCALE: 1:40



4 WOOD ATTACHMENT
SCALE: NTS



SIDE VIEW - NON-ILLUMINATED CLEARANCE BAR

SCALE: 1:40

COLOR SPECIFICATIONS

- Painted to match PMS Black 7C
- Arlon #4100-02 Reflective White Film
- Composite "Trex" Board

prioritysign	Revisions: x x x x x x x x	File Location: Drive/Clients/ STND CSTM AS CR EN	Date: 10.30.2020 Designer: PB PM: MC	City/State: Willowbrook, IL Address: 7505 S. Kingery	Drawing # C59897 OE # 120390	

D6 DT COD Canopy - (Qty: 1)

Install new DT COD Canopy per site plan for exact location.

REFER TO CONSTRUCTION DRAWINGS FOR EXACT FOUNDATION & MANUFACTURING SPECIFICATIONS

COLOR SPECIFICATIONS

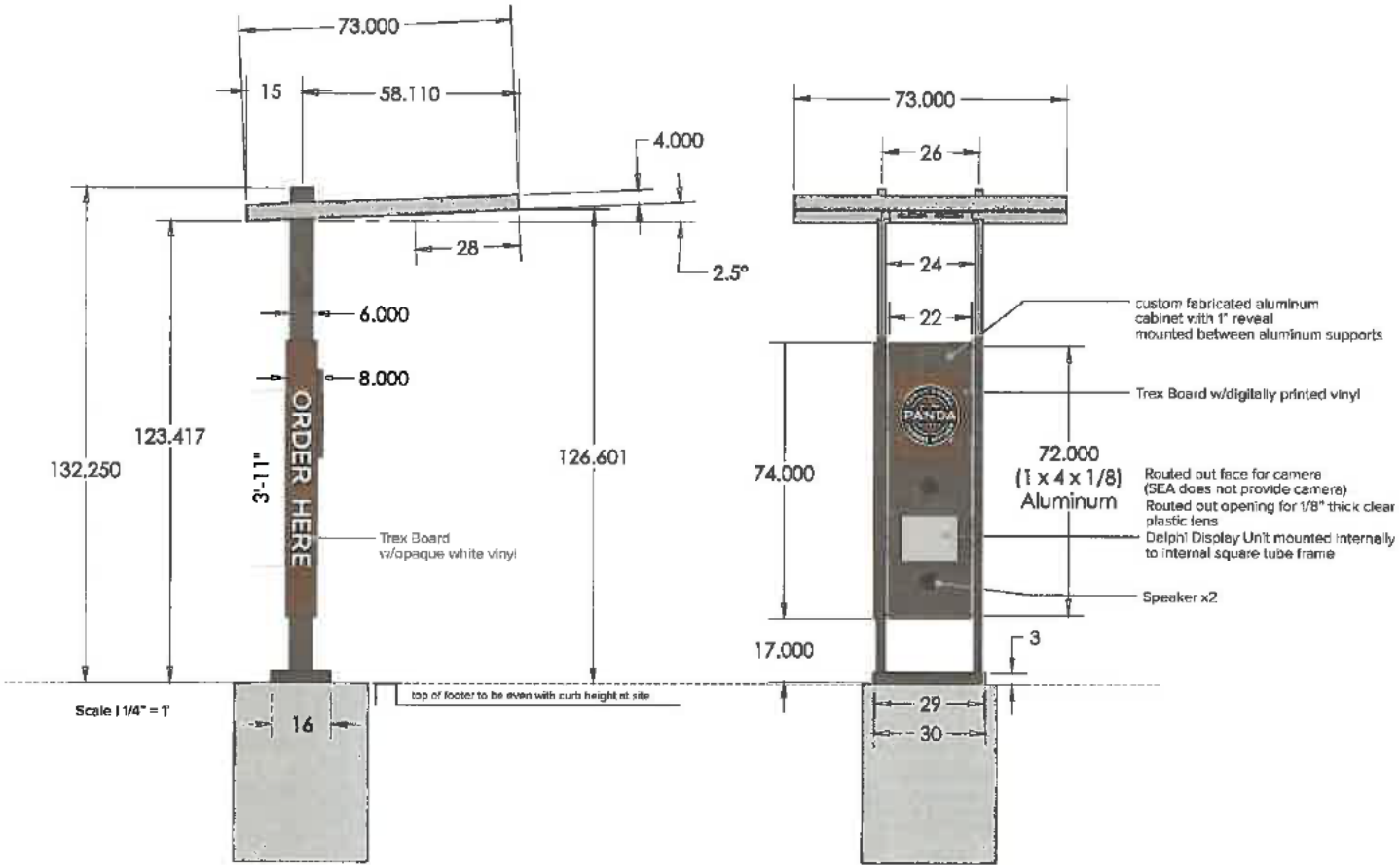
- Trex Board https://www.lowes.com/pd/Trex-Transcend-12-ft-Spiced-Rum-Composite-Fascia-Deck-Board/1000712838
- Clear Vinyl Digitally Printed (FAMILY SEAL)
- Opaque White Vinyl (ORDER HERE TEXT ONLY)

CABINET CANOPY PAINT COLORS

- Aluminum painted to match PMS Black 7C
- Aluminum painted to match Matthews Brushed Silver



Trex Panel
Scale | 1" = 1'



D7

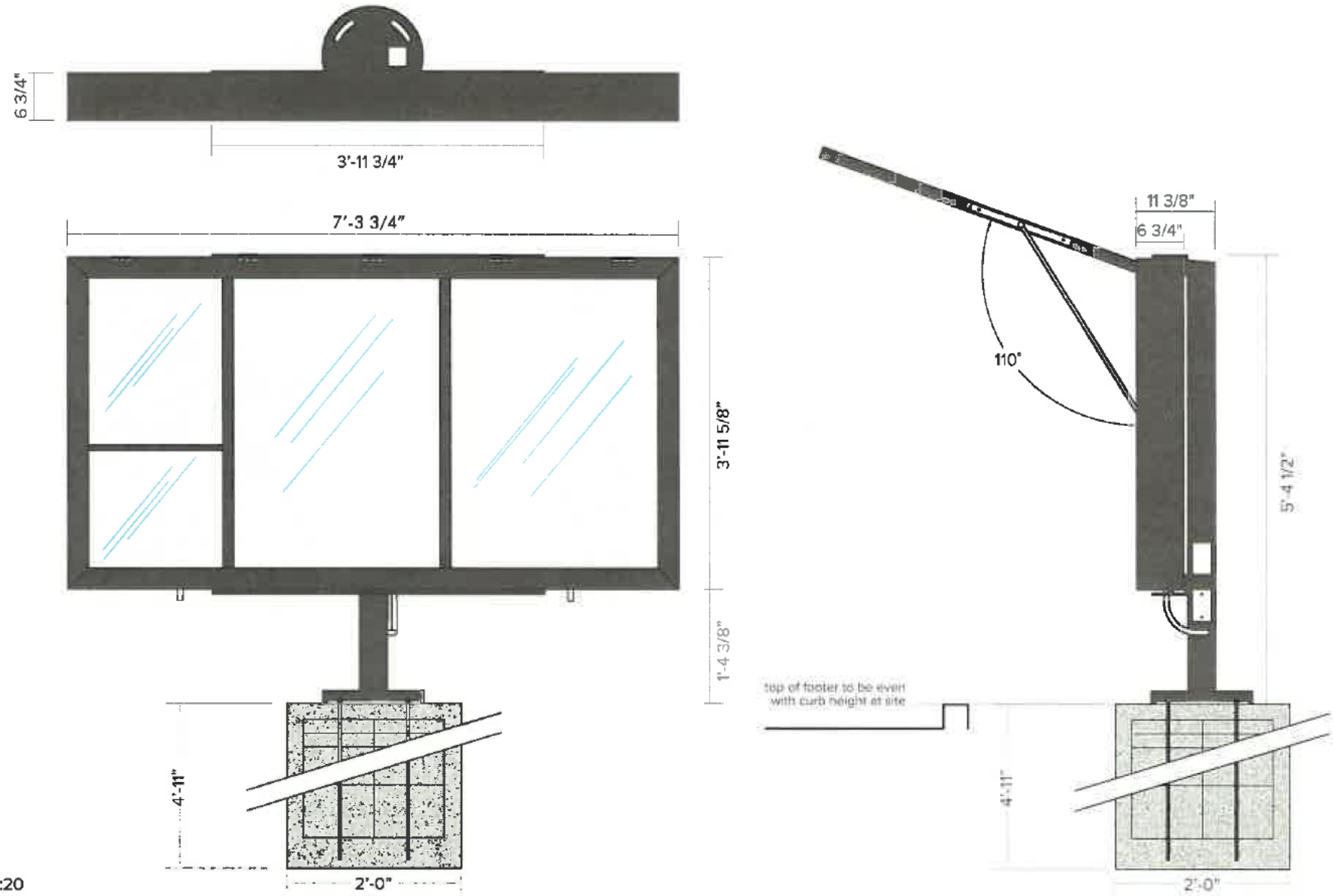
DT Menu Board - (Qty: 1)

Install new DT Menu Board. Refer to site plan for exact location.

COLOR SPECIFICATIONS

MAIN CABINET

Painted to match PMS Black 7C



Scale | 1:20

prioritysign

Revisions:			
x		x	
x		x	
x		x	

File Location: Drive/Clients/ STND ___ CSTM ___

AS CR EN

Date: 10.30.2020

Designer: PB PM: MC

City/State: Willowbrook, IL

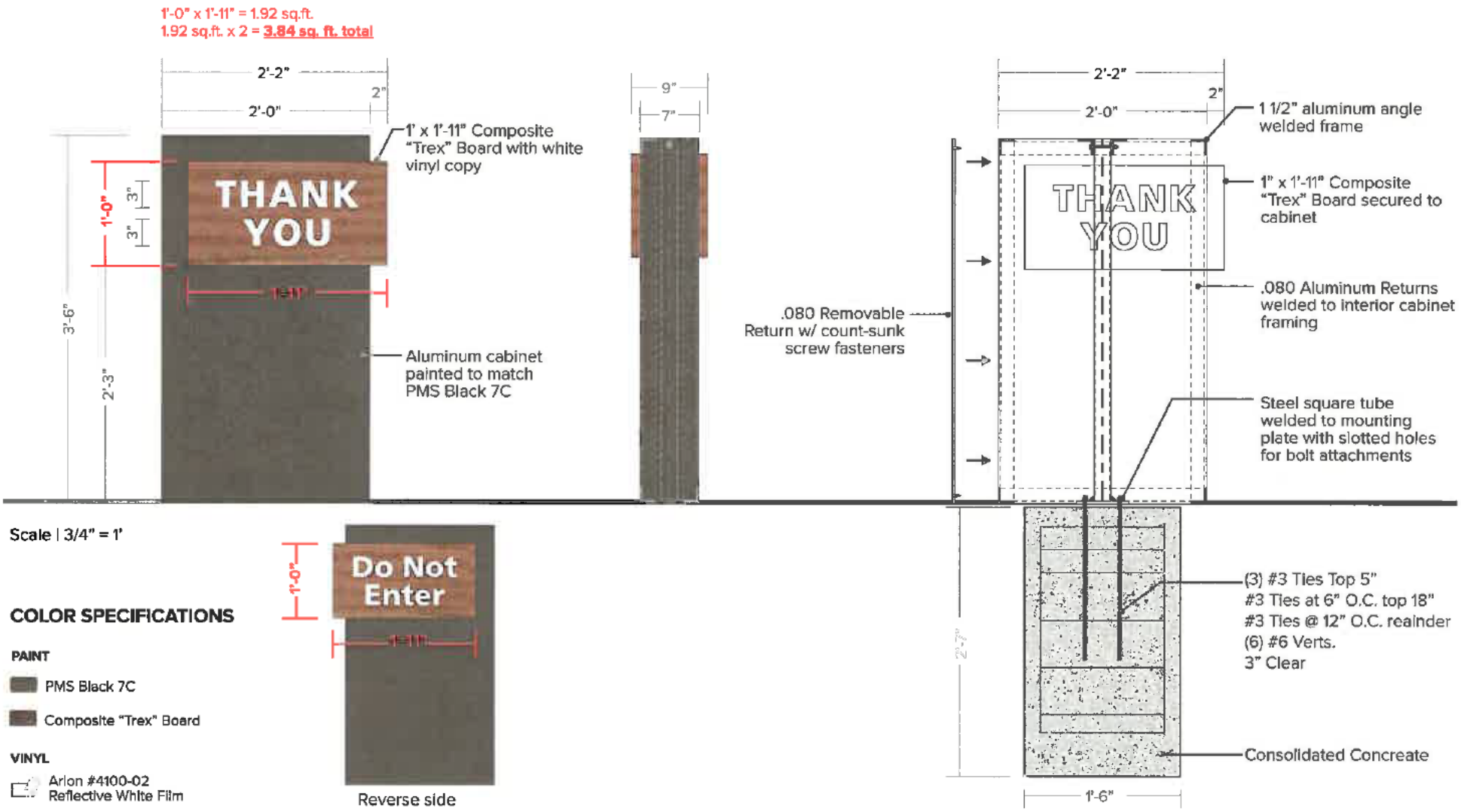
Address: 7505 S. Kingery

Drawing # C59897

OE # 120390

D8 Non-Illuminated Directional - (Qty: 1)

Install new non-illuminated directional. Refer to site plan for exact location.



Scale | 3/4" = 1'

COLOR SPECIFICATIONS

PAINT

- PMS Black 7C
- Composite "Trex" Board

VINYL

- Arlon #4100-02 Reflective White Film

prioritysign	Revisions: Calculated face sq ft - KB - 1.19.21	File Location: Drive/Clients/ STND ___ CSTM ___	Date: 10.30.2020	City/State: Willowbrook, IL	Drawing #	C59897-1
		AS CR EN	Designer: PB PM: MC	Address: 7505 S. Kingery	OE #	120330

S9 Custom Illuminated Monument - (Qty: 1)

Install new internally illuminated double-faced monument sign.
Refer to site plan for exact location.
Sign is custom due to height.



COLOR SPECIFICATIONS

TOP CLADDING

.080" Aluminum sign cladding
Color: To match PMS Black 7C

RETAINER

.080" Routed aluminum ring with .040" welded return
Color: To match PMS Black 7C on return edge only
To match PMS 711C on face

FACE

.125" Routed aluminum cladding
Color: To match PMS Black 7C

BASE/SKIRT

Brick to match building

ILLUMINATED PANDA LOGO

Bayer Makrolon .77"
#7328 White LD Polycarbonate

3M Scotchcal #3630-33 Red film

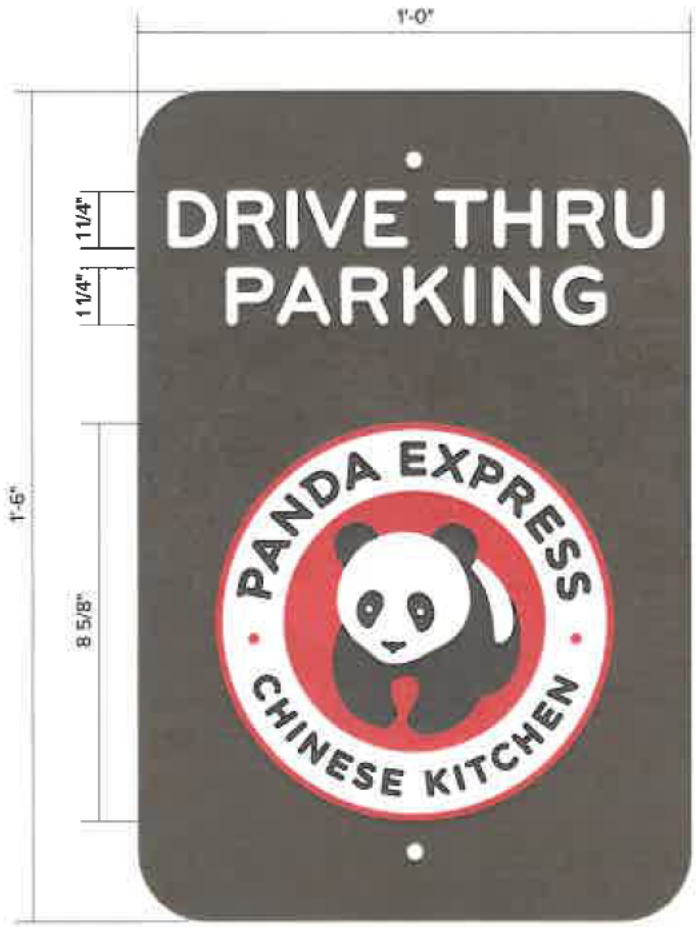
3M #3630-22 Black film

"DRIVE THRU" COPY

Bayer Makrolon .77"
#7328 White LD Polycarbonate

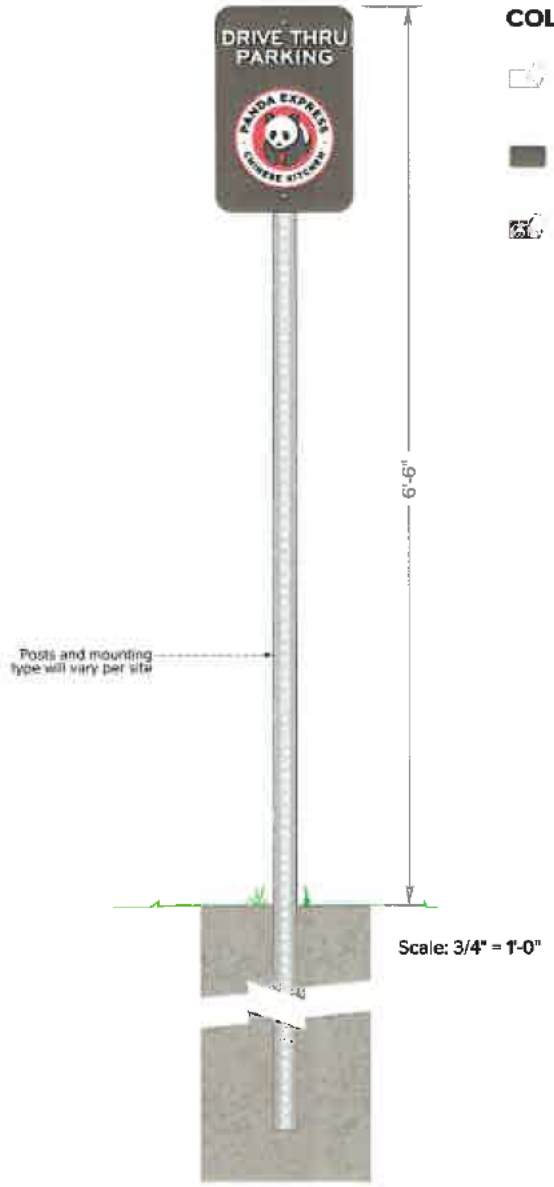
S10 Aluminum Parking Panel - (Qty: 2)

Install new aluminum parking panels to existing posts OR with new posts.
Refer to site plan for exact location.
Verify ground mounting type.



PE-Park-DT

Scale | 1:4



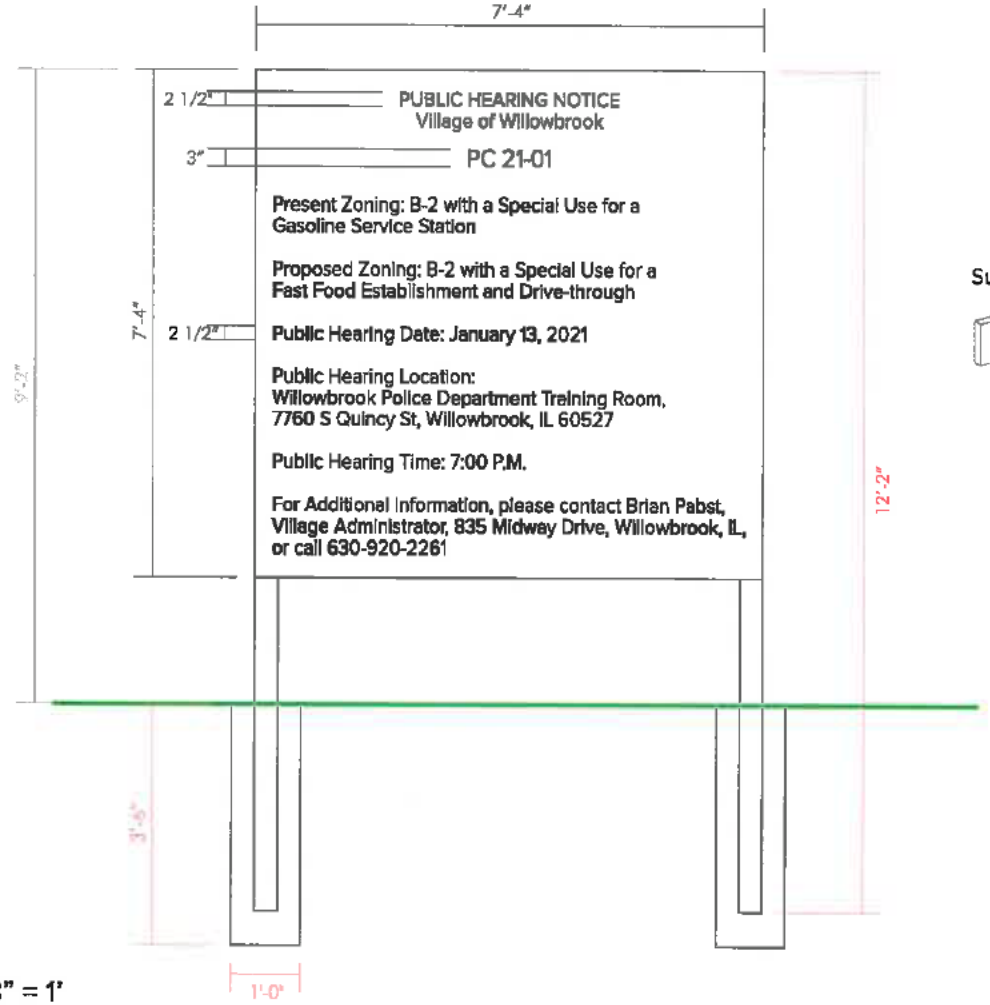
Scale: 3/4" = 1'-0"

COLOR SPECIFICATIONS

- 3M #680-10 White Scotchlite reflective vinyl
- Background printed to match PMS Black 7C
- Digitally printed graphics

S11 Custom S/F Post and Panel Sign (Qty. 2)

Install new custom s/f post and panel signs as shown. 4" square wood posts painted white with 1/2" thick white MDO panel with black vinyl graphics applied. Faces to be screw mounted to posts. Direct bury.



Substrate	Vinyl
1/2" White MDO	3M Scotchcal #3630-22 Black

Scale | 3/8" = 1'

priority sign

Revisions:			
Added to book - KB - 12.16.2020	X		
X	X		
X	X		

File Location: Drive/Clients/ STND ___ CSTM ___

AS CR EN

Date: 12.19.2018

Designer: KB PM: MC

City/State: Willowbrook, IL

Address: 7505 S. Kingery

Drawing # C59897

OE # 120390

WILLOWBROOK PANDA EXPRESS

PANDA PROJECT #D7058

7505 KINGERY HIGHWAY
WILLOWBROOK, IL 60527

FINAL ENGINEERING PLANS

DEVELOPMENT TEAM

CURRENT OWNER
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BRECKSVILLE, OH 44141
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CONTACT: RYAN HOWARD

DEVELOPER
PANDA EXPRESS, INC.
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
PHONE: (847) 477-5125
FAX: (626) 372-8288
CONTACT: HAKIM YALA

CIVIL ENGINEER/SURVEYOR/
LANDSCAPE ARCHITECT
ATWELL, LLC
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NAPERVILLE, IL 60563
PHONE: (630) 577-0800
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CONTACT: BRIAN STYCK, P.E.

ARCHITECT
NORR
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DETROIT, MI 48226
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CONTACT: DINA MEKAWY

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CONTACT: ANN CHOI

SOIL EROSION/STORMWATER
ENGINEERING DEPARTMENT
835 MIDWAY DRIVE
WILLOWBROOK, IL 60527
PHONE: (630) 920-2238
CONTACT: DAN LYNCH

WATER SEWER
VILLAGE OF WILLOWBROOK WATER
DIVISION
835 MIDWAY DRIVE
WILLOWBROOK, IL 60527
PHONE:(630) 920-2236
CONTACT: ANDREW PASSERO

SEWER
DUPAGE COUNTY PUBLIC WORKS
421 N. COUNTY FARM ROAD
WHEATON, IL 60187
PHONE: (630) 407-6600
CONTACT: EDWARD BUGA

ELECTRIC
COMMON WEALTH EDISON
PHONE: 1 (877) 429-6331

GAS
NICOR - WATCH AND PROTECT
REPRESENTATIVE
PHONE: (847) 344-0111
CONTACT: RAHUL

TELEPHONE
AT&T
PHONE: (630) 573-5667
CONTACT: ROBERT GILBERT

COMCAST
PHONE: (224) 228-5648
CONTACT: ROBERT STROLL

PANDA EXPRESS STANDARD NOTES:

1. THE GEOTECHNICAL INVESTIGATION PREPARED BY TERRACON CONSULTANTS, INC. DATED 12/28/2020 AND ANY SUBSEQUENT ADDENDUMS IS CONSIDERED PART OF THE CONTRACT DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE REPORT'S RECOMMENDATIONS AND FINDINGS WITH THE OWNER, ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION. IMPLEMENTATION OF THE REPORT'S RECOMMENDATIONS MAY REQUIRE THE CONTRACTOR TO PERFORM ADDITIONAL WORK NOT SHOWN ON THE CIVIL PLANS INCLUDING BUT NOT LIMITED TO EXCAVATION, REMEDIATION, DEWATERING, COMPACTION ETC.
2. CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL ENSURE 100% COVERAGE OF ALL LANDSCAPED AREAS WITHIN LIMITS OF WORK, INCLUDING POTENTIAL OFFSITE AREAS. COVERAGE SHALL INCLUDE BOTH LANDSCAPING AND IRRIGATION.

811 Know what's **below.** **Call** before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE DIRECTED TO ASSUME ANY RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OF THE WORK, OF PERSONS EMPLOYED IN THE WORK, OF ANY OTHER PERSONS ON OR ANY OTHER PERSONS.

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24-HOUR CONTACT:
PANDA PM
HAKIM YALA
847-477-5125

LEGAL DESCRIPTION

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO.: NCS-968541-CLE
COMMITMENT DATE: AUGUST 28, 2020

THE NORTH 170.0 FEET OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST RIGHT OF WAY OF STATE ROUTE 83, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 102.65 FEET EAST OF THE NORTH-WEST CORNER OF SAID SOUTHEAST 1/4; THENCE EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 256.24 FEET; THENCE SOUTH, ALONG A LINE PARALLEL WITH THE EAST RIGHT OF WAY LINE OF SAID STATE ROUTE 83, A DISTANCE OF 170 FEET; THENCE WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 256.24 FEET TO THE INTERSECTION OF SAID PARALLEL LINE WITH THE EAST RIGHT OF WAY OF SAID STATE ROUTE 83, WHICH POINT IS 102.45 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST 1/4; THENCE NORTH, ALONG THE EAST RIGHT OF WAY LINE OF SAID STATE ROUTE 83, A DISTANCE OF 170.0 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

BENCHMARKS:

SOURCE BENCHMARK:

NGS DI 35 - PID (DI3296)

TO REACH THE STATION FROM THE INTERSECTION OF SR 83 AND PLAINFIELD ROAD, GO EAST ALONG PLAINFIELD ROAD FOR APPROXIMATELY 0.5 MI (0.8 KM) TO THE STATION ON THE RIGHT. THE STATION IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF PLAINFIELD ROAD AND MADISON STREET.

THE STATION IS 70.0 FT (21.3 M) SOUTH OF THE CENTERLINE OF PLAINFIELD ROAD AND 38.5 FT (11.7 M) EAST OF THE CENTERLINE OF MADISON STREET. THE MONUMENT IS A 3.5 INCH (9 CM) BRASS DISK ON THE BASE OF A TRAFFIC SIGNAL, 0.8 FT (0.2 M) ABOVE GRADE.

ELEVATION: 732.18 (NAVD 88)

SITE BENCHMARKS AND CONTROL

BM #204 :

SET BENCHMARK ON THE SOUTHERLY BOLT, UNDER THE WORD 'CITY', ON A HYDRANT ON THE SOUTH SIDE OF 75TH STREET, 30ft EAST OF THE INTERSECTION OF 75TH STREET AND ROUTE 83, ROBERT KINGERY HIGHWAY.

ELEVATION - 718.58 (NAVD 88)

CONTROL #1

SET CAPPED IRON ROD AT THE SOUTHEAST CORNER OF 75TH STREET AND ROUTE 83, ROBERT KINGERY HIGHWAY, 15' SOUTHEAST OF A TRAFFIC SIGNAL AND 18' EAST OF THE BACK OF CURB OF ROUTE 83.

N: 1862566.52 (NAD 83)
E: 1090379.92 (NAD 83)

CONTROL #2

SET CUT "X" IN A CONCRETE SIDEWALK ON THE EAST SIDE OF ROUTE 83, ROBERT KINGERY HIGHWAY, 235' SOUTH OF THE INTERSECTION OF 75TH STREET AND ROUTE 83, ROBERT KINGERY HIGHWAY, 28' EAST OF THE BACK OF CURB OF ROUTE 83.

N: 1862417.41 (NAD 83)
E: 1090382.03 (NAD 83)

CONTROL #3

SET CUT "X" IN A CONCRETE SIDEWALK ON THE SOUTH SIDE OF 75TH STREET, 316' EAST OF THE INTERSECTION OF 75TH STREET AND ROUTE 83, ROBERT KINGERY HIGHWAY, AND 7' NORTH OF A FIRE HYDRANT.

N: 1862623.35 (NAD 83)
E: 1090909.32 (NAD 83)

RONNIE E. KEHR
062-061201
REGISTERED PROFESSIONAL ENGINEER
OF ILLINOIS
DATE: 04/28/2021
EXP: 11/30/2021

SITE INFORMATION:

*ITEMS MARKED WITH AN ASTERISK VARY FROM THE VILLAGE CODE AND WILL REQUIRE A VARIANCE

JURISDICTION: VILLAGE OF WILLOWBROOK
ZONING DISTRICT: B-2 COMMUNITY SHOPPING

SITE AREA CALCULATIONS:

TOTAL SITE AREA	1.0 ACRES
PERVIOUS AREA	0.29 ACRES
IMPERVIOUS AREA	0.71 ACRES
RESTAURANT BUILDING AREA	2,300 SF
TRASH ENCLOSURE AREA	307 SF
TOTAL BUILDING AREA	2,607 SF

	REQUIRED	PROVIDED
MIN. LOT AREA	2.0 ACRES	1.00 ACRES (43,561 SF)*
MIN. LOT WIDTH	200'	170'*
MIN. LOT DEPTH	200'	256.24
MAX. LOT COVERAGE	50%	6.0%
MAX. BUILDING HEIGHT	30'	23'
MAX. FLOOR AREA RATIO	0.30	0.06

EXISTING BUILDING SETBACK	REQUIRED	PROVIDED
FRONT (WEST)	60'	81.5'
ROUTE 83 (WEST)	100'	91.5'
SIDE EXTERIOR (NORTH)	60'	52.2'
SIDE INTERIOR (SOUTH)	30'	58.2'
REAR (EAST)	40'	127.6'

PROPOSED BUILDING SETBACK	REQUIRED	PROVIDED
FRONT (WEST)	60'	50.2'*
ROUTE 83 (WEST)	100'	82.2'*
SIDE EXTERIOR (NORTH)	60'	48.4'*
SIDE INTERIOR (SOUTH)	30'	91.9'
REAR (EAST)	40'	161.6'

PARKING SETBACK	REQUIRED	PROVIDED
FRONT (WEST)	25'	25'
SIDE EXTERIOR (NORTH)	15'	15'
SIDE INTERIOR (SOUTH)	10'	10'
REAR (EAST)	10'	13.3'

DRIVE AISLE WIDTH: 24' UNLESS OTHERWISE NOTED

FLOOD HAZARD: ZONE X
FIRM MAP NO. 17043C0193J, DATED 8/1/2019

EXISTING INFORMATION:
EXISTING SITE CONDITIONS ARE BASED ON AN ALTA/NSPS LAND TITLE SURVEY BY ATWELL, LLC DATED 9/23/2020

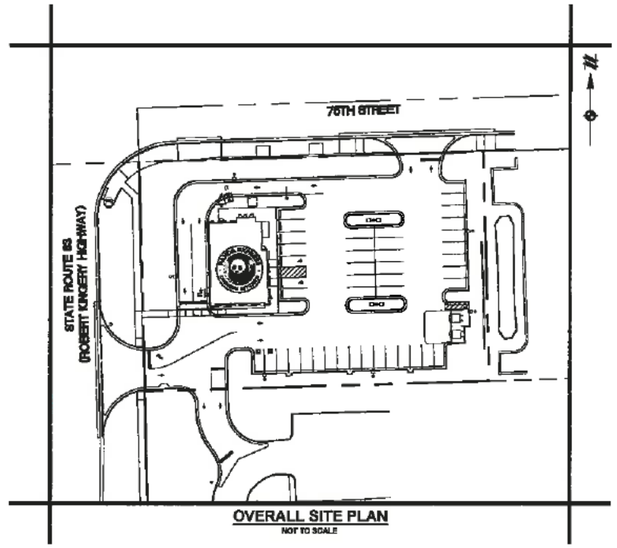
SITE LIGHTING:
PHOTOMETRICS DESIGNED BY OTHERS. POLE LOCATIONS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY FINAL LOCATIONS WITH PHOTOMETRICS PLAN AND OWNER PRIOR TO CONSTRUCTION.

PARKING DATA

	REQUIRED	PROVIDED
LOADING BERTHS	0	0

REQUIRED PARKING CALCULATION:
1 PARKING SPACE PER 100 SF OF FLOOR AREA
1 SPACE/100 SF * 2,300 SF = 23 SPACES

TOTAL REQUIRED SPACES	23 SPACES
PROVIDED	
REGULAR (9' X 18') OR (8' X 21')	40 SPACES
DRIVE-THRU PICKUP (9' X 18')	2 SPACES
ADA (8' X 21')	2 SPACES
TOTAL PROVIDED SPACES	44 SPACES



OVERALL SITE PLAN
NOT TO SCALE



REGIONAL MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

SHEET INDEX

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C01.2	GENERAL NOTES
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C02.1	DEMOLITION PLAN
C03.0	SOIL EROSION AND SEDIMENTATION CONTROL PLAN
C03.1	SOIL EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS
C04.0	SITE LAYOUT PLAN
C04.1	DETAILED SITE LAYOUT PLAN
C05.0	GRADING PLAN
C05.1	DETAILED GRADING
C05.2	DETAILED GRADING
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C08.5	CONSTRUCTION DETAILS
C08.6	CONSTRUCTION DETAILS
C08.7	CONSTRUCTION DETAILS
L01.0	LANDSCAPE PLAN
L01.1	LANDSCAPE NOTES AND DETAILS

NOT FOR CONSTRUCTION

PANDA EXPRESS, INC.
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Rosemead, California
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REVISIONS:

VILLAGE PLAN REV. #1	01/19/2021
VILLAGE PLAN REV. #2	01/27/2021
IDOT PLAN REV. #1	04/09/2021
VILLAGE PLAN REV. #4	04/14/2021
VILLAGE PLAN REV. #5	04/29/2021

ISSUE DATE:

PC SUBMITTAL	11/20/2020
PC SUBMITTAL #2	03/24/2021

DRAWN BY: LEH

PANDA PROJECT #: D7058
ATWELL PROJECT #: 18003769.01

NORR

ATWELL
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1250 EAST DIEHL ROAD, SUITE 300
NAPERVILLE, IL 60563
DESIGN FIRM #184-005875

PANDA EXPRESS
WARM & WELCOME 2300
7505 KINGERY HIGHWAY
WILLOWBROOK, IL 60527

COVER SHEET

C01.0

TRUE WARM & WELCOME 2300

GENERAL CONSTRUCTION NOTES

1. ALL SITE WORK AND GRADING OPERATIONS WITHIN THE LIMITS OF THIS PROJECT SHALL BE DONE IN ACCORDANCE WITH THE CURRENT EDITION, AND ALL REVISIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. THE CONTRACTOR SHALL ALSO FOLLOW ALL STATE, COUNTY AND LOCAL JURISDICTIONAL ORDINANCES AND REQUIREMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING ALLEYS, STREETS OR HIGHWAYS. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE ALLEYS, STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES, AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE OWNER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF IDOT STANDARD TRAFFIC CONTROL AND PROTECTION DEVICES TO INFORM AND PROTECT THE PUBLIC, IN COMPLIANCE WITH IDOT STANDARD TRAFFIC CONTROL AND PROTECTION SPECIFICATIONS.
4. EASEMENTS FOR EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT OF WAY ARE SHOWN ON THE PLANS ACCORDING TO INFORMATION AVAILABLE IN THE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER SO THAT THE CONFLICT MAY BE RESOLVED.
5. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED AND APPROVED BY THE OWNER AND MUNICIPALITY.
6. THE CONTRACTOR SHALL GUARANTEE HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE AND SHALL BE HELD RESPONSIBLE FOR ANY DEFECTS IN MATERIAL OR WORKMANSHIP DURING THAT PERIOD.
7. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL REGULATIONS, CODES AND O.S.H.A. STANDARDS.
8. CONTRACTOR SHALL REFER TO THE MOST RECENT ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDING.
9. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
10. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY PREPARED BY ATWELL, LLC DATED 9/23/2020.
11. TOTAL PROPERTY IS 1.00 ACRES.
12. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLANS.
13. ALL STRIPING SHALL BE 4" WHITE PAINT UNLESS OTHERWISE NOTED. ALL STRIPING SHALL BE APPLIED WITH TWO COATS OF PAINT AT MANUFACTURER'S RECOMMENDED RATE.
14. THE BUILDING AND PARKING ARE PARALLEL AND/OR PERPENDICULAR TO THE WEST PROPERTY LINE, N01°41'03"W.

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL WASTE MATERIAL IN A LOCATION AND IN A MANNER APPROVED BY ALL GOVERNING AUTHORITIES INCLUDING, BUT NOT LIMITED TO, STRUCTURES, FOUNDATIONS, CONCRETE, ASPHALT, STEEL, UTILITIES, DRAINAGE STRUCTURES, ETC.
2. CONTRACTOR TO DEMOLISH THE SITE SUCH THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS CAN BE CONSTRUCTED.
3. ALL UNSUITABLE MATERIAL THAT WOULD CONFLICT WITH THE PROPER CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REMOVED.
4. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM ALL GOVERNING AGENCIES PRIOR TO THE START OF SITE DEMOLITION.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT ALL EXISTING UTILITY SERVICES ARE DISCONNECTED OR PROTECTED PRIOR TO THE START OF DEMOLITION OF THE SITE.
6. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES ASSOCIATED WITH UTILITY COORDINATION.
7. THE EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN LOCATED BASED ON THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. CONTRACTOR SHALL VERIFY THE LOCATIONS PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE OWNER.
8. PRIOR TO THE START OF ANY SITE DEMOLITION, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
9. CONTRACTOR MUST PROVIDE SAFETY FENCING FROM PUBLIC ACCESS TO THE SITE PRIOR TO THE START OF DEMOLITION ACTIVITY AND UNTIL SITE CONSTRUCTION HAS BEEN COMPLETED.
10. SITE DEMOLITION SHALL NOT CONFLICT WITH ACCESS TO ADJACENT SITES OR TRAFFIC AND PEDESTRIAN FLOW IN ADJACENT PUBLIC R.O.W.'S.
11. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITY.
12. ANY IMPROVEMENTS, STRUCTURES, PAVEMENTS, UTILITIES, OR PROPERTY, EITHER ON-SITE OR OFF-SITE, THAT BECOMES DAMAGED DURING SITE CONSTRUCTION SHALL BE REPLACED BACK TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
13. EARTH EXCAVATION AND/OR BUILDING DEMOLITION THAT RESULTS IN SOIL AND/OR BUILDING DEMOLITION DEBRIS HAUL-OFF SHALL BE EXECUTED IN ACCORDANCE WITH THE ILLINOIS POLLUTION CONTROL BOARD CLEAN CONSTRUCTION OR DEMOLITION DEBRIS RULE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE IF THE HAUL-OFF MATERIAL IS CLEAN OR CONTAMINATED AND WITHIN THE ALLOWABLE LIMITS OF THE RULE.

PAVEMENT

1. PAVEMENT DESIGN REQUIREMENTS FOR ALL PUBLIC AND PRIVATE STREETS, SHALL BE IN ACCORDANCE WITH ALL LOCAL/MUNICIPAL CODES AND THE CURRENT EDITION OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. THE SUBGRADE OF ALL ROADS SHALL BE GRADED AND ROLLED IN ACCORDANCE WITH SECTION 301 OF THE STANDARD SPECIFICATIONS FOR THE ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION, BY THE DEPARTMENT OF TRANSPORTATION.
3. SUBGRADE MATERIAL HAVING AN IBV LESS THAN 8.0 SHALL BE REMOVED AND REPLACED WITH SUITABLE FILL MATERIAL OR THE PAVEMENT MUST BE DESIGNED TO COMPENSATE FOR THE EXISTING SOIL CONDITIONS.
4. THE BITUMINOUS CONCRETE BINDER AND SURFACE COURSE SHALL COMPLY WITH THE STATE OF ILLINOIS CLASS I, QC SETTS AND SHALL BE IN ACCORDANCE WITH SECTION 406 OF THE STANDARD SPECIFICATIONS. A PRIME TACK COAT SHALL BE APPLIED TO THE BASE COURSE AT A RATE OF 0.40 GALLONS PER SQUARE YARD.
5. AFTER A BASE CURING PERIOD OF NOT MORE THAN FIVE (5) DAYS AFTER PRIMING, A BITUMINOUS CONCRETE BINDER COURSE (MIXTURE B) SHALL BE CONSTRUCTED UPON THE BASE COURSE.
6. A PRIME TACK COAT SHALL BE APPLIED AT A RATE OF 0.15 GALLONS PER SQUARE YARD, AFTER WHICH BITUMINOUS SURFACE COURSE, CLASS I, MODIFIED, SHALL BE CONSTRUCTED.
7. ONE (1) INCH PRE-MOLDED BITUMINOUS EXPANSION JOINTS HAVING TWO (2) ONE (1) INCH DOWEL BARS SHALL BE INSTALLED AT 45 FOOT INTERVALS AND AT ALL POINTS OF CURVATURE ALONG THE CURB WHERE THE RADIUS IS LESS THAN 100 FEET. THE DOWEL BARS SHALL BE 18 INCHES LONG, SHALL BE PROPERLY GREASED AND HAVE EXPANSION CAPS. CONTRACTION JOINT SHALL BE FORMED AT MAXIMUM OF 15-FOOT INTERVALS.
8. CONCRETE PAVEMENT CONTRACTION JOINTS SHALL BE PROVIDED AT SPACING OF 12' CENTERS, MAXIMUM EACH WAY. CONSTRUCTION JOINTS SHALL BE PLACED AT LOCATIONS WHERE PLACEMENT OPERATIONS HAVE BEEN STOPPED FOR A PERIOD OF MORE THAN ½ HOUR.
9. SIDEWALKS SHALL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE TO A MINIMUM THICKNESS OF FOUR (4) INCHES. ALL SIDEWALKS SHALL HAVE A MINIMUM OF A 6 BAG MIX WITH A MINIMUM OF 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI. THE SIDEWALKS WHEN CONSTRUCTED SHALL CONTAIN NOT LESS THAN FOUR (4) PERCENT, NO MORE THAN SEVEN (7) PERCENT ENTRAINED AIR. THE SLUMP SHALL BE NOT LESS THAN TWO (2) INCHES, NOT MORE THAN FOUR (4) INCHES. CONTRACTION JOINTS SHALL BE PROVIDED AT 5' MAXIMUM SPACING. EXPANSION JOINTS SHALL BE PROVIDED AT 45' MAXIMUM SPACING.
10. ALL EXPOSED CONCRETE WORK INCLUDING SIDEWALKS AND CURBS MUST HAVE CURING COMPOUND APPLIED IN ACCORDANCE WITH THE STATE STANDARDS.
11. THE CONSTRUCTION OF ALL PAVEMENT, CURBS AND GUTTERS, AND SIDEWALK IMPROVEMENTS, INCLUDING THE USE OF ALL MACHINERY, EQUIPMENT AND TOOLS, AND THE FURNISHING OF ALL MATERIALS, AND THE CONSTRUCTION OF ALL OTHER WORK NECESSARY TO COMPLETE THE PROPOSED IMPROVEMENTS, SHALL BE CONSTRUCTED ACCORDING TO THE REQUIREMENTS AS OUTLINED IN THE STATE'S STANDARD SPECIFICATIONS. THE MATERIAL FOR THOSE IMPROVEMENTS SHALL BE IN CONFORMANCE WITH THE APPROPRIATE SECTION OF THE STATE STANDARD SPECIFICATIONS.
12. ALL EXISTING MANHOLES AND BASINS SHALL BE ADJUSTED TO MEET FINISHED GRADE. THIS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
13. ALL PHASES OF PAVING IMPROVEMENTS MAY BE SUBJECT TO PERIODIC INSPECTION BY A REPRESENTATIVE OF THE ENGINEER.
14. ALL PAVING IMPROVEMENTS INSTALLED WILL BE SUBJECT TO TESTING, AS PROVIDED FOR IN THESE SPECIFICATIONS AND IN THE STANDARD SPECIFICATIONS. IF ANY IMPROVEMENTS ARE FOUND TO BE DEFECTIVE IN WORKMANSHIP OR MATERIALS, THAN THEY SHALL BE REMOVED AND REPLACED.
15. ALL STREETS, CURBS, GUTTERS AND SIDEWALKS WHICH ARE CONSTRUCTED WITHIN PUBLIC RIGHT-OF-WAY SHALL BE UNDER WARRANTY FOR ALL DEFECTS AND FAILURES FOR A PERIOD OF TWO (2) YEARS AFTER THE DATE OF ACCEPTANCE.
16. PAVEMENT SUBGRADE PREPARATION SHALL BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION REPORT PREPARED BY TERRACON CONSULTANTS, INC. DATED 12/28/2020.

STORM SEWER NOTES

1. ALL STORM SEWER CROSSING WATERMAIN SHALL BE CONSTRUCTED WITH "O" RING JOINTS PER ASTM C-443.
2. STORM SEWER PIPE SHALL BE AS SPECIFIED ON PLANS AND CONFORM TO THE FOLLOWING (WHERE APPLICABLE):
   A. CORRUGATED SMOOTH WALLED INTERIOR HIGH DENSITY POLYETHYLENE PIPE (HDPE) SHALL CONFORM TO AASHTO M294 TYPES S FOR SIZES 12" AND LARGER AND AASHTO M252 TYPE S FOR SIZES SMALLER THAN 12". JOINS SHALL BE BELL AND SPIGOT AND SHALL BE WATERTIGHT, RUBBER GASKET FOR JOINTS SHALL CONFORM TO ASTM F477.
   B. REINFORCED CONCRETE PIPE C-76 CL. III UNDER NON PAVED AREAS AND C-76 CL IV UNDER PAVED SURFACES UNLESS OTHERWISE NOTED.
   C. POLYVINYL CHLORIDE (PVC) STORM SEWER SHALL BE INTEGRAL WALL BELL AND SPIGOT TYPE WITH ELASTOMERIC SEAL JOINTS AND SMOOTH INNER WALLS IN ACCORDANCE WITH AASHTO M 304. JOINTS AND GASKETS SHALL CONFORM TO ASTM D3212 AND ASTM F 477.
3. STORM SEWER MANHOLES, CATCH BASINS AND INLETS SHALL BE PRECAST CONCRETE (ASTM C-478).
4. ALL STRUCTURE LIDS SHALL BE IMPRINTED "STORM", AND ALL GRATES SHALL BE IMPRINTED WITH THE "DUMP NO WASTE-DRAINS TO CREEK" EMBLEM. FRAMES AND LIDS SHALL BE OF THE FOLLOWING: NEENAH R-1713 WITH TYPE B LID, AND NEENAH R-3281-A. THE APPROPRIATE GOVERNING AGENCIES AND THE LOCAL MUNICIPALITY SHALL APPROVE ANY VARIATION FROM THESE TYPES OF FRAMES AND LIDS.
5. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT.
6. ALL STORM DRAINS THAT FALL WITHIN PAVED AREAS SHALL BE BACKFILLED WITH GRANULAR TRENCH BACKFILL ACCORDING TO ILLINOIS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
7. RIM ELEVATIONS FOR STORM SEWER STRUCTURES IN CURB LINE ARE FLOW LINE ELEVATIONS.

GRADING NOTES

1. EARTH EXCAVATION SHALL INCLUDE CLEARING, STRIPPING AND STOCKPILING TOPSOIL, REMOVING UNSUITABLE MATERIALS, THE CONSTRUCTION OF EMBANKMENTS, CONSTRUCTING NONSTRUCTURAL FILLS, AND FINAL SHAPING AND TRIMMING TO THE LINES GRADES AND CROSS SECTIONS SHOWN IN THE PLANS. THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE PROVISIONS OF DIVISION 200 OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. ALL UNSUITABLE OR EXCESS MATERIAL SHALL BE DISPOSED OF AS REQUIRED, AS SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER. PROOF ROLLING, DISCING AND DEWATERING ARE EXCAVATORS RESPONSIBILITY AND CONSIDERED INCIDENTAL.
2. THE GRADING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.
3. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE. A MINIMUM OF FOUR (4") INCHES OF TOPSOIL IS TO BE PLACED, OR AS OTHERWISE NOTED ON THE LANDSCAPE PLAN, BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED IN AREAS TO RECEIVE VEGETATIVE COVER.
4. SOILS INFORMATION TAKEN FROM A GEOTECHNICAL INVESTIGATION REPORT DATED 12/28/2020, PREPARED BY TERRACON CONSULTANTS, INC., IN THE EVENT OF A CONFLICT BETWEEN THESE NOTES AND THE GEOTECHNICAL INVESTIGATION REPORT, THE GEOTECHNICAL INVESTIGATION REPORT SHALL GOVERN.
5. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT PRIOR TO EARTH MOVING AND UTILITY INSTALLATION. CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
6. THE CONTRACTOR SHALL FURNISH THE OWNER WITH CERTIFICATES OF COMPLIANCE WITH THE SPECIFICATIONS FOR ALL MATERIALS USED IN THE CONSTRUCTION OF THIS IMPROVEMENT. THE CERTIFICATE SHALL INCLUDE TEST RESULTS AND SKETCHES SHOWING COMPLIANCE WITH THE APPLICABLE ASTM SPECIFICATIONS.
7. ALL BUILDING PADS SHALL HAVE A MINIMUM BEARING CAPACITY OF 2,000 P.S.F. FOR BUILDING SUPPORT.
8. THE SELECTED FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS IS APPROXIMATELY NINE INCHES (9)', EACH LIFT SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE "MODIFIED PROCTOR" COMPACTION TEST (ASTM D 1557). HOWEVER, IF COMPACTION EQUIPMENT DEMONSTRATES THE ABILITY TO COMPACT GREATER THICKNESS, THEN A GREATER THICKNESS MAY BE SPECIFIED. EACH LAYER SHALL BE THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY.
9. OVERLAND DRAINAGE ROUTING AND SWALES SHALL BE CONSTRUCTED AS SHOWN ON PLANS.
10. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
11. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 4H:1V OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH STATE, LOCAL AND COUNTY SPECIFICATIONS, INCLUDING IN ACCORDANCE WITH THE N.P.D.E.S. GENERAL PERMIT, UNTIL A HEALTHY STAND OF GRASS IS OBTAINED
12. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
13. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
14. ALL SPOT GRADES ALONG CURB LINE ARE FLOWLINE GRADES UNLESS OTHERWISE NOTED. ALL RIM ELEVATIONS ARE FLOWLINE ELEVATIONS.
15. ALL STORM SEWER AND UTILITY STRUCTURE RIMS SHALL BE FLUSH WITH PAVEMENT OR FINISHED GRADE.
16. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
17. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
18. AT THE START OF EARTHWORK OPERATIONS, ANY VEGETATION, TOPSOIL, UNSUITABLE MATERIAL, AND DEBRIS FROM ANY DEMOLITION SHALL BE ENTIRELY REMOVED FROM PROPOSED BUILDING AND PAVEMENT AREAS.

SANITARY SEWER NOTES

1. WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH ALL STATE, COUNTY, AND LOCAL GOVERNING JURISDICTIONS AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS".
2. ALL SANITARY SEWER PIPE TO BE PVC SDR 26 CONFORMING TO ASTM D-3034 SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED. JOINTS SHALL BE FACTORY MANUFACTURED WITH LOCKING RUBBER RING CONFORMING TO ASTM D-3212. PVC PRESSURE PIPE SHALL CONFORM TO ASTM D-2241 AND ASTM D-3139 JOINT SPECIFICATIONS.
3. INFILTRATION OR EXFILTRATION SHALL NOT EXCEED 100 GALLONS PER 24 HOURS PER MILE PER INCH-DIAMETER OF THE SEWER PIPE, FOR ANY SECTION OF THE SYSTEM AND AT ANY TIME DURING ITS SERVICE LIFE. TESTING IS REQUIRED PER THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS."
4. ALL STRUCTURE LIDS SHALL BE IMPRINTED "SANITARY". FRAMES AND LIDS SHALL BE OF THE FOLLOWING: NEENAH R-1772B, NEENAH R-1712B. THE APPROPRIATE GOVERNING AGENCIES AND THE LOCAL MUNICIPALITY SHALL APPROVE ANY VARIATION FROM THESE TYPES OF FRAMES AND LIDS.
5. CONTRACTOR TO PROVIDE A 2' x 2' x 8" CONCRETE COLLAR AROUND ALL CLEANOUTS OUTSIDE OF THE BUILDING.
6. SANITARY MANHOLES SHALL BE INSPECTED AND LEAKAGE TESTED FOR WATER TIGHTNESS IN ACCORDANCE WITH ASTM C969-94, PRIOR TO BEING PLACED INTO SERVICE.
7. PIPE DEFLECTION SHALL NOT EXCEED THE MANUFACTURER'S RECOMMENDED DEFLECTION LIMITS OR A MAXIMUM OF 5% OF THE INTERNAL DIAMETER OF THE PIPE, WHICHEVER IS MORE STRINGENT. DEFLECTION TESTING SHALL BE IN ACCORDANCE WITH SECTION 31-1.13 OF THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS."
8. ALL SANITARY SEWERS SHALL PASS AN AIR TEST IN CONFORMANCE WITH THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS". THE SEWER SHALL BE TESTED AT AN INITIAL PRESSURE OF 3.5 PSIG ABOVE THE LEVEL OF THE GROUND WATER, AND THE TIME FOR A PRESSURE DROP OF 1 PSI SHALL BE DETERMINED.

WATER MAIN NOTES

1. WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH ALL STATE, COUNTY, AND LOCAL GOVERNING JURISDICTIONS AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS".
2. WATER MAIN PIPE SHALL BE DUCTILE IRON CLASS 52, CONFORMING TO AWWA C151 (ANSI A21.51) WITH CEMENT MORTAR LINING. DUCTILE IRON PIPE WATERMAIN SHALL HAVE POLYETHYLENE WRAP IN ACCORDANCE WITH AWWA C-105-92.
3. DUCTILE IRON PIPE JOINTS SHALL CONFORM TO AWWA C111 (ANSI A21.11).
4. DUCTILE IRON FITTINGS SHALL CONFORM TO AWWA C110 (ANSI 21.10) OR AWWA C153 (ANSI A21.53).
5. WATER SERVICES SHALL BE TYPE K COPPER PIPE IN ACCORDANCE WITH AWWA M-22.
6. THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES AND FIRE HYDRANTS.
7. ALL STRUCTURE LIDS SHALL BE IMPRINTED "WATER". FRAMES AND LIDS SHALL BE NEENAH R-1772A WITH TYPE B LID, NEENAH R-1712-B. THE APPROPRIATE GOVERNING AGENCIES AND THE LOCAL MUNICIPALITY SHALL APPROVE ANY VARIATION FROM THIS TYPE OF FRAME AND LID.
8. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED A MINIMUM OF 5.5 FEET BELOW FINISHED GRADE UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE ENGINEER.
9. HORIZONTAL SEPARATION:
   A) WATER MAINS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER OR SEWER SERVICES CONNECTION.
   B) WATER MAINS MAY BE LAID CLOSER THAN TEN FEET TO A SEWER LINE WHEN:
      1) LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET;
      2) THE WATER MAIN INVERT IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER; AND
      3) THE WATER MAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER.
   C) BOTH THE WATER MAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE WHEN IT IS IMPOSSIBLE TO MEET (A) OR (B) ABOVE. THE DRAIN OR SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.
10. VERTICAL SEPARATION:
    A) A WATER MAIN SHALL BE LAID SO THAT ITS INVERT IS 18 INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATER MAINS CROSS STORM SEWERS, SANITARY SEWERS ON SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATER MAIN LOCATED WITHIN TEN FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSING. A LENGTH OF WATER MAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANCE FROM THE SEWER OR DRAIN.
    B) BOTH THE PROPOSED WATER MAIN AND PROPOSED SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE WHEN:
       1) IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN (A) ABOVE; OR
       2) THE WATER MAIN PASSES UNDER A SEWER OR DRAIN.
    C) WHEN A PROPOSED SEWER IS CONSTRUCTED ABOVE AN EXISTING WATER MAIN OR A PROPOSED WATER MAIN IS CONSTRUCTED BELOW AN EXISTING SEWER, A WATERMAIN QUALITY CASING MAY BE CONSTRUCTED AROUND THE PROPOSED PIPE IN A IN LIEU OF CONSTRUCTING BOTH PIPES OF WATERMAIN QUALITY PIPE.
    D) A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATER MAIN SHALL BE MAINTAINED WHERE A WATER MAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATER MAIN.
    E) CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATER MAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN FEET.
11. THE CONTRACTOR SHALL VERIFY WITH THE PUBLIC SERVICES DEPARTMENT FOR SPECIFIC MAKE AND MODEL OF FIRE HYDRANTS. THE BASE ELBOW OF THE HYDRANT SHALL BE PROPERLY THRUST BLOCKED AND SHALL BE PROVIDED WITH CLEAN WASHED STONE AND A POLYETHYLENE COVERING.
12. ALL FIRE HYDRANTS SHALL BE FURNISHED AND INSTALLED COMPLETE WITH A SIX (6) INCH AUXILIARY VALVE AND CAST IRON VALVE BOX. VALVES SHALL BE RESILIENT VALVE WEDGE SHALL BE CLOW F-2454 WITH CLOW F-2495 COVERS OR APPROVED EQUAL.
13. VALVES SHALL CONFORM TO THE STANDARDS OF THE LATEST AWWA C500, AND SHALL HAVE MECHANICAL JOINT ENDS. VALVES SHALL BE RESILIENT. TAPPING SLEEVES SHALL BE ALL STAINLESS STEEL WITH A STAINLESS STEEL FLANGE OR ALL DUCTILE IRON.
14. ALL VALVES SHALL BE INSTALLED IN VALVE VAULT HAVING A MINIMUM DIAMETER OF 4 FEET BELOW THE CONCENTRIC CONE SECTION. THE VAULTS SHALL BE CONSTRUCTED OF PRECAST CONCRETE RINGS. ALL VALVE VAULTS SHALL BE LEAK PROOF.
15. BEFORE BEING PLACED INTO SERVICE, ALL NEW MAINS AND REPAIRED PORTIONS OF, OR EXTENSIONS TO EXISTING MAINS SHALL BE CHLORINATED SO THAT THE INITIAL CHLORINE RESIDUAL IS NOT LESS THAN 50 MG/L AND THAT A CHLORINE RESIDUAL OF NOT LESS THAT 25 MG/L REMAINS IN THE WATER AFTER STANDING TWENTY-FOUR (24) HOURS IN THE PIPE. WATER MAIN TO BE ACCEPTED BY VILLAGE BEFORE BEING PLACED INTO SERVICE.
16. THE CONTRACTOR SHALL COORDINATE WITH THE PUBLIC SERVICES DEPARTMENT AT LEAST TWO WORKING DAYS PRIOR TO MAKING THE SERVICE TAP TO COORDINATE SCHEDULE, VERIFY MATERIALS, AND SCHEDULE REQUIRED INSPECTIONS.

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OF ILLINOIS
DATE: 04/29/2021
EXP: 11/30/2021

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REVISIONS:

VILLAGE PLAN REV. #1	01/19/2021
VILLAGE PLAN REV. #2	01/27/2021
IDOT PLAN REV. #1	04/09/2021
VILLAGE PLAN REV. #4	04/14/2021
VILLAGE PLAN REV. #5	04/29/2021

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PC SUBMITTAL	11/20/2020
PC SUBMITTAL #2	03/24/2021

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PANDA PROJECT #: D7058
ATWELL PROJECT #: 18003769.01

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EXISTING CONDITIONS LEGEND

- BOUNDARY LINE
- EXISTING ROW
- BOUNDARY ADJACENT LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR
- EXISTING CURB AND GUTTER
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER LINE
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND CABLE
- EXISTING CENTERLINE OF DITCH
- EXISTING GRAVEL
- EXISTING FENCE
- EXISTING VEGETATION LINE
- EXISTING MONITORING WELL
- SOIL BORING, REFER TO GEOTECHNICAL REPORT
- FOUND IRON ROD
- SITE CONTROL POINT
- EXISTING BOLLARD
- EXISTING FENCE POST
- EXISTING SIGN
- EXISTING TREE
- EXISTING CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING FLARED END SECTION
- EXISTING STORM CATCH BASIN/MANHOLE
- EXISTING WATER SHUTOFF
- EXISTING WATER VALVE
- EXISTING HYDRANT WITH SHUTOFF
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING IRRIGATION CONTROL VALVE
- UNDERGROUND GAS PIPE WARNING POST
- EXISTING TELEPHONE RISER
- EXISTING TRAFFIC SIGNAL
- EXISTING ELECTRIC TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING CABLE RISER
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING BUILDING

DEMOLITION LEGEND

- BOUNDARY LINE
- EXISTING ROW
- REMOVE CONCRETE CURB AND GUTTER
- FULL DEPTH SAWCUT LIMITS
- TREE PROTECTION FENCE, SEE DETAIL SHEET C03.1
- EXISTING FENCE/UTILITY TO BE REMOVED
- REMOVE EXISTING TREE/SHRUB
- REMOVE EXISTING ASPHALT/CONCRETE PAVEMENT
- REMOVE GRAVEL
- REMOVE EXISTING VEGETATION
- EXISTING BUILDING (TO BE REMOVED BY OTHERS)

LAYOUT LEGEND

- BOUNDARY LINE
- EXISTING ROW
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED DEPRESSED CURB AND GUTTER
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED LANDSCAPE BERM
- SETBACK LINE
- (4) PARKING SPACE COUNT
- R ADA RAMP
- BC DIMENSION TO BACK OF CURB
- PL DIMENSION TO PROPERTY LINE
- CL DIMENSION TO CENTER LINE
- EP DIMENSION TO EDGE OF PAVEMENT
- BP DIMENSION TO BUILDING
- PROPOSED LIGHT POLE/WALL PACK LIGHT
- PROPOSED SIGN
- ADA PROPOSED ACCESSIBLE PARKING SPACE SIGN
- S PROPOSED STOP SIGN
- DNE PROPOSED DO NOT ENTER SIGN
- LT PROPOSED RESTRICTED LEFT TURN SIGN SEE DETAIL SHEET C08.0
- PROPOSED REINFORCED CONCRETE PAVEMENT, SEE DETAIL SHEET C08.2
- PROPOSED CONCRETE SIDEWALK, SEE DETAIL SHEET C08.2
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C08.2
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C08.2
- PROPOSED IDOT DRIVEWAY PAVEMENT SECTION, SEE DETAIL SHEET C08.3
- TRASH ENCLOSURE PAVEMENT, SEE DETAIL SHEET C08.2

SOIL EROSION AND SEDIMENTATION CONTROL LEGEND

- BOUNDARY LINE
- EXISTING ROW
- LIMITS OF DISTURBANCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TEMPORARY SILT FENCE, SEE DETAIL SHEET C03.1
- PROPOSED RIDGE LINE
- TREE PROTECTION FENCE, SIDE DETAIL SHEET C03.1
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- TEMPORARY CONSTRUCTION ENTRANCE, SEE DETAIL SHEET C03.1
- RIP RAP
- EROSION CONTROL BLANKET WITH PERMANENT STABILIZATION PER LANDSCAPE PLAN
- PERMANENT STABILIZATION PER LANDSCAPE PLAN
- TEMPORARY DROP-IN INLET PROTECTION, SEE DETAIL SHEET C03.1

GRADING LEGEND

- BOUNDARY LINE
- EXISTING ROW
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED PITCH-OUT CURB AND GUTTER
- EXISTING STORM CATCH BASIN/MANHOLE
- PROPOSED STORM CATCH BASIN/MANHOLE
- × 720.00 PROPOSED SPOT ELEVATION
- × 720.00 RIM PROPOSED RIM ELEVATION
- × 720.00ME MATCH EXISTING ELEVATION
- × 720.00FG PROPOSED FINISHED GRADE ELEVATION
- × 720.00TC PROPOSED TOP OF CURB ELEVATION
- × 720.00EP PROPOSED EDGE OF PAVEMENT ELEVATION
- × 720.00TW PROPOSED FINISHED GRADE AT TOP OF WALL
- × 720.00BW PROPOSED FINISHED GRADE AT BOTTOM OF WALL
- EMERGENCY OVERFLOW ROUTE

STORM LEGEND

- BOUNDARY LINE
- EXISTING ROW
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING UNDERGROUND GAS
- PROPOSED UNDERGROUND GAS
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND CABLE
- PROPOSED UNDERGROUND CABLE
- PROPOSED LIGHT POLE/WALL PACK LIGHT
- EXISTING MANHOLE/CATCH BASIN
- PROPOSED MANHOLE/CATCH BASIN/INLET
- •C.O. PROPOSED CLEANOUT
- EXISTING END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- 1 PROPOSED UTILITY CROSSING, SEE UTILITY CROSSING CHART THIS SHEET

UTILITY LEGEND

- BOUNDARY LINE
- EXISTING ROW
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING UNDERGROUND GAS
- PROPOSED UNDERGROUND GAS
- EXISTING UNDERGROUND TELEPHONE
- EXISTING OVERHEAD TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND CABLE
- PROPOSED UNDERGROUND CABLE
- PROPOSED LIGHT POLE/WALL PACK LIGHT
- EXISTING MANHOLE/CATCH BASIN
- PROPOSED MANHOLE/CATCH BASIN/INLET
- •C.O. PROPOSED CLEANOUT
- EXISTING END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- CATV PROPOSED TV PULL BOX
- 1 PROPOSED UTILITY CROSSING, SEE UTILITY CROSSING CHART THIS SHEET

LANDSCAPE LEGEND

- BOUNDARY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING ROW
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING UNDERGROUND GAS
- PROPOSED UNDERGROUND GAS
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND CABLE
- PROPOSED UNDERGROUND CABLE
- PROPOSED IRRIGATION CONDUIT
- PROPOSED ALUMINUM EDGING
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE/WALL PACK LIGHT
- PROPOSED SHRUBS
- PROPOSED EVERGREEN TREES
- PROPOSED ORNAMENTAL TREES
- PROPOSED DECIDUOUS TREES
- PROPOSED KENTUCKY BLUE GRASS SOD
- PROPOSED STONE MULCH
- RIP RAP

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ATWELL PROJECT # 18003769.01

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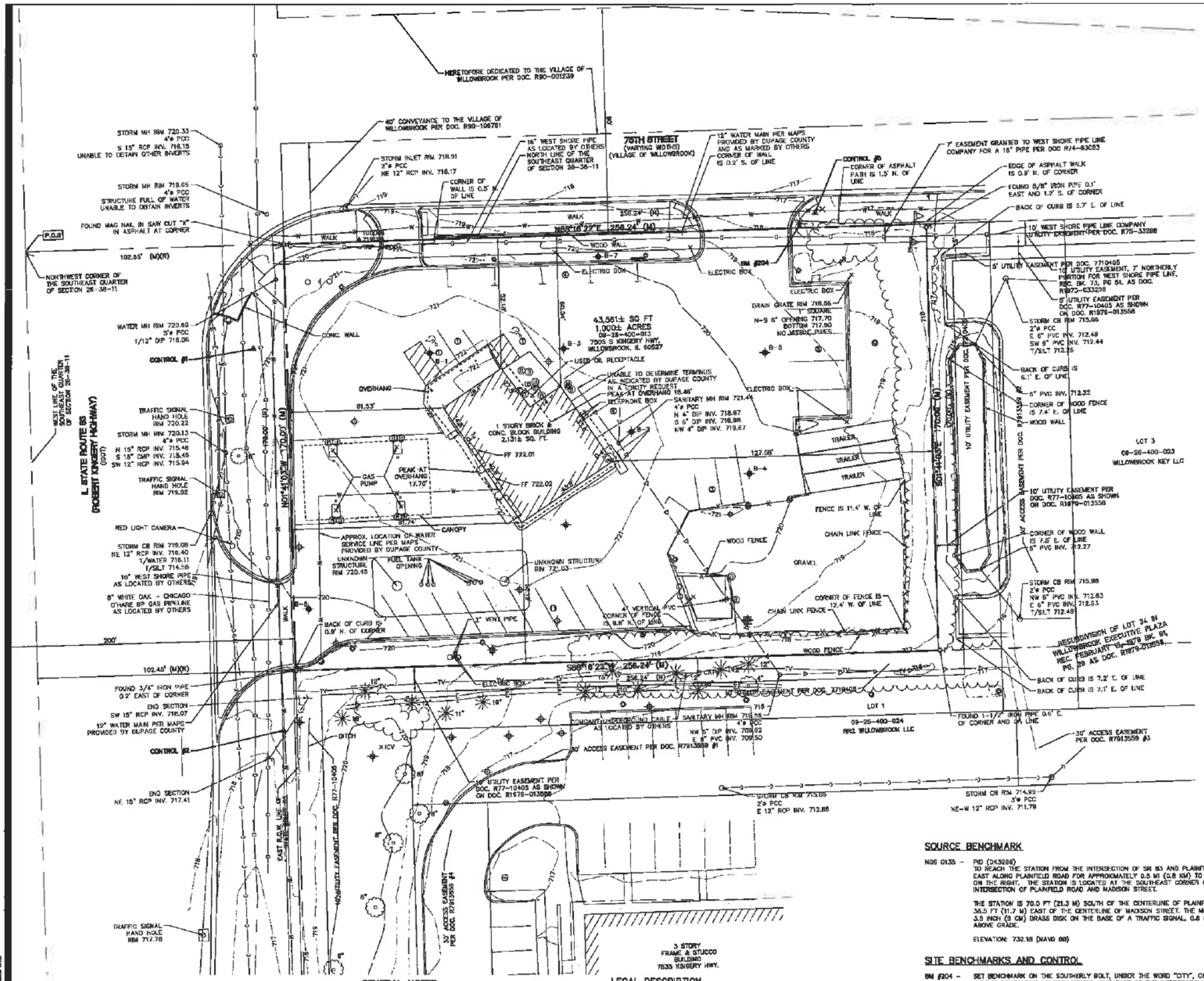
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PANDA EXPRESS
WARM & WELCOME 2300
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GENERAL NOTES

C01.2

TRUE WARM & WELCOME 2300



GENERAL NOTES

1. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES IN SAME TO SURVEYOR AT ONCE.
2. CALL 811 ("COMMON GROUND ALLIANCE" NATIONAL UNDERGROUND UTILITY LOCATOR SERVICE) FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
3. NO DIMENSIONS SHOULD BE ASSUMED BY SCALING.
4. BASIS OF BEARING: STATE PLANE COORDINATES – ILLINOIS EAST ZONE, NAD 83 (2011 ADJ.), NAVD 88.

LEGAL DESCRIPTION

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO.: NCS-988541-CLE
COMMITMENT DATE: AUGUST 28, 2020

THE NORTH 170.0 FEET OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST RIGHT OF WAY OF STATE ROUTE 83, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 102.65 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 256.24 FEET; THENCE SOUTH, ALONG A LINE PARALLEL WITH THE EAST RIGHT OF WAY LINE OF SAID STATE ROUTE 83, A DISTANCE OF 170 FEET; THENCE WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 256.24 FEET TO THE INTERSECTION OF SAID PARALLEL LINE WITH THE EAST RIGHT OF WAY OF SAID STATE ROUTE 83, WHICH POINT IS 102.45 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST 1/4; THENCE NORTH, ALONG THE EAST RIGHT OF WAY LINE OF SAID STATE ROUTE 83, A DISTANCE OF 170.0 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

DATED: 04/29/2021
EXP: 11/30/2021

EUGENE E. KOCH
062-061201
REGISTERED PROFESSIONAL ENGINEER
OF ILLINOIS

SOURCE BENCHMARK

NGS 0133 – PID (DK3286)
TO REACH THE STATION FROM THE INTERSECTION OF SR 83 AND PLAINFIELD ROAD, GO EAST ALONG PLAINFIELD ROAD FOR APPROXIMATELY 0.5 MI (0.8 KM) TO THE STATION ON THE RIGHT. THE STATION IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF PLAINFIELD ROAD AND MADISON STREET.

THE STATION IS 70.0 FT (21.3 M) SOUTH OF THE CENTERLINE OF PLAINFIELD ROAD AND 36.5 FT (11.7 M) EAST OF THE CENTERLINE OF MADISON STREET. THE MONUMENT IS A 3.5 INCH (9 CM) BRASS DISK ON THE BASE OF A TRAFFIC SIGNAL. 0.8 FT (0.2 M) ABOVE GRADE.

ELEVATION: 732.18 (NAVD 88)

SITE BENCHMARKS AND CONTROL

BM #204 – SET BENCHMARK ON THE SOUTHERLY BOLT, UNDER THE WORD "CITY", ON A HYDRANT ON THE SOUTH SIDE OF 75TH STREET, 308' EAST OF THE INTERSECTION OF 75TH STREET AND ROUTE 83, ROBERT KINGERY HIGH-WAY.
ELEVATION – 719.58 (NAVD 88)

CONTROL #1 – SET CAPPED IRON ROD AT THE SOUTHEAST CORNER OF 75TH STREET AND ROUTE 83, ROBERT KINGERY HIGHWAY, 15' SOUTHEAST OF A TRAFFIC SIGNAL AND 18' EAST OF THE BACK OF CURB OF ROUTE 83.
N: 1852569.52 (NAD 83)
E: 1080379.82 (NAD 83)

CONTROL #2 – SET CUT "X" IN A CONCRETE SIDEWALK ON THE EAST SIDE OF ROUTE 83, ROBERT KINGERY HIGHWAY, 335' SOUTH OF THE INTERSECTION OF 75TH STREET AND ROUTE 83, ROBERT KINGERY HIGHWAY, 26' EAST OF THE BACK OF CURB OF ROUTE 83.
N: 1852417.41 (NAD 83)
E: 1080382.03 (NAD 83)

CONTROL #5 – SET CUT "X" IN A CONCRETE SIDEWALK ON THE SOUTH SIDE OF 75TH STRGET, 316' EAST OF THE INTERSECTION OF 75TH STREET AND ROUTE 83, ROBERT KINGERY HIGHWAY, AND 7' NORTH OF A FIRE HYDRANT.
N: 1852623.35 (NAD 83)
E: 1080683.32 (NAD 83)

EXISTING CONDITIONS LEGEND

- BOUNDARY LINE
- EXISTING ROW
- BOUNDARY ADJACENT LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR
- EXISTING CURB AND GUTTER
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER LINE
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND CABLE
- EXISTING CENTERLINE OF DITCH
- EXISTING GRAVEL
- EXISTING FENCE
- EXISTING VEGETATION LINE
- EXISTING MONITORING WELL
- SOIL BORING, REFER TO GEOTECHNICAL REPORT
- FOUND IRON ROD
- SITE CONTROL POINT
- EXISTING BOLLARD
- EXISTING FENCE POST
- EXISTING SIGN
- EXISTING TREE
- EXISTING CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING FLARED END SECTION
- EXISTING STORM CATCH BASIN/MANHOLE
- EXISTING WATER SHUTOFF
- EXISTING WATER VALVE
- EXISTING HYDRANT WITH SHUTOFF
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING IRRIGATION CONTROL VALVE
- UNDERGROUND GAS PIPE WARNING POST
- EXISTING TELEPHONE RISER
- EXISTING TRAFFIC SIGNAL
- EXISTING ELECTRIC TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING CABLE RISER
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING BUILDING



VICINITY MAP
NOT TO SCALE

CONTRACTOR SHALL PROTECT ALL ITEMS OUTSIDE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED IN THE CONSTRUCTION PLANS OR SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES (LOCATIONS AND ELEVATIONS) PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.

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NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY ADJACENT STRUCTURES, OR OF ANY OTHER PERSONS.

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REVISIONS:

VILLAGE PLAN REV. #1	01/19/2021
VILLAGE PLAN REV. #2	01/27/2021
IDOT PLAN REV. #1	04/08/2021
VILLAGE PLAN REV. #4	04/14/2021
VILLAGE PLAN REV. #5	04/29/2021

ISSUE DATE:

PC SUBMITTAL	11/20/2020
PC SUBMITTAL #2	03/24/2021

NOT FOR CONSTRUCTION

DRAWN BY: LEH

PANDA PROJECT # D7058
ATWELL PROJECT # 18003769.01

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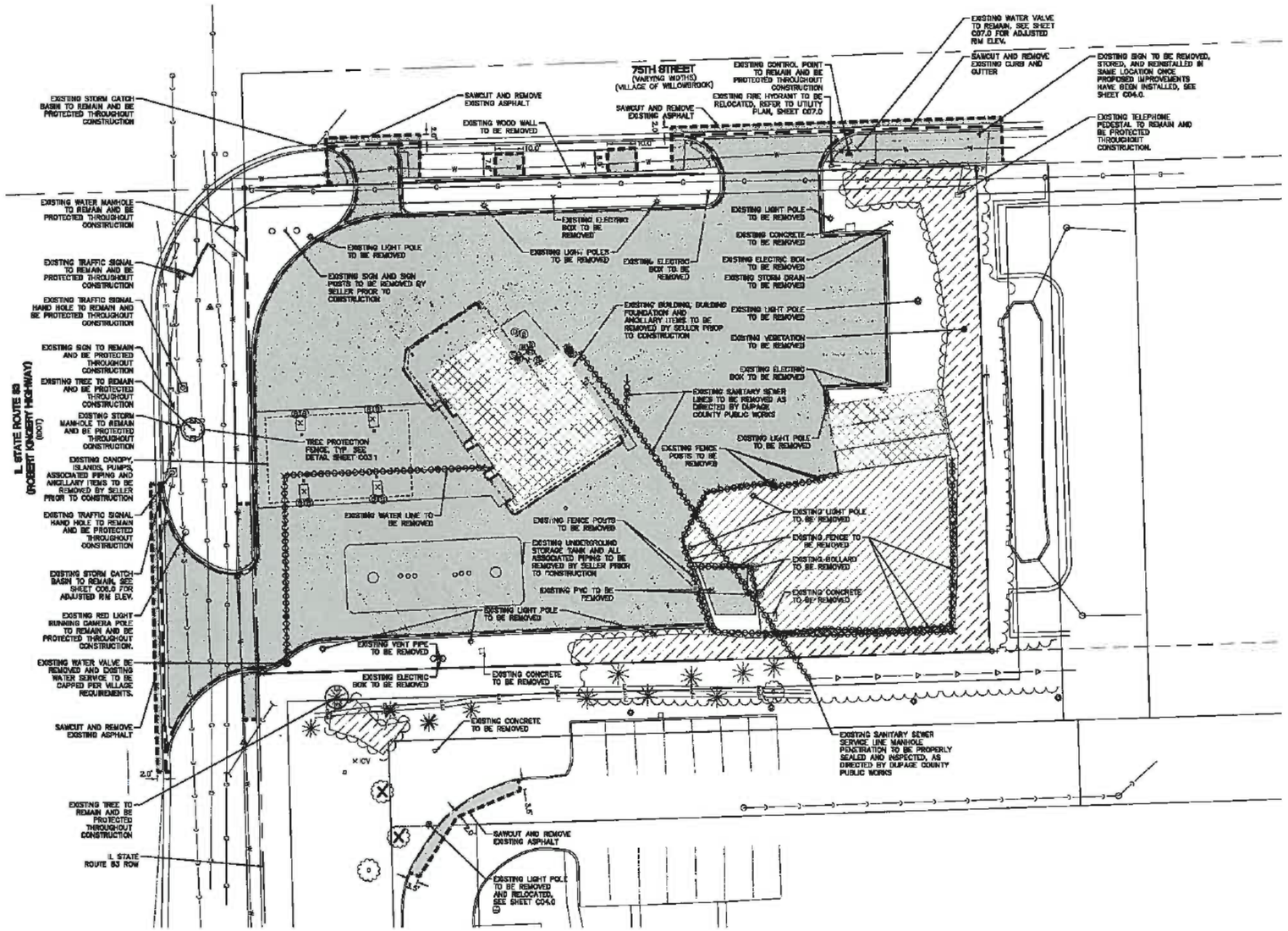
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EXISTING CONDITIONS

C02.0

TRUE WARM & WELCOME 2300



IDOT REMOVAL QUANTITIES

ITEM	UNIT	QUANTITY
REMOVE EXISTING CURB AND GUTTER	LF	201
REMOVE EXISTING PAVEMENT	SF	1595
REMOVE EXISTING SIDEWALK	SF	190
SAWCUT PAVEMENT	LF	309



VICINITY MAP
NOT TO SCALE

DEMOLITION LEGEND

- BOUNDARY LINE
- EXISTING ROW
- REMOVE CONCRETE CURB AND GUTTER
- FULL DEPTH SAWCUT LIMITS
- TREE PROTECTION FENCE, SEE DETAIL SHEET C03.1
- EXISTING FENCE/UTILITY TO BE REMOVED
- REMOVE EXISTING TREE/SHRUB
- REMOVE EXISTING ASPHALT/CONCRETE PAVEMENT
- REMOVE GRAVEL
- REMOVE EXISTING VEGETATION
- EXISTING BUILDING (TO BE REMOVED BY OTHERS)

NOTES:

1. SEE SHEET C01.1 FOR DEMOLITION NOTES.
2. PROTECT ALL ITEMS DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THE INTEGRITY OF ALL ITEMS DENOTED TO BE PROTECTED THAT ARE ADJACENT TO ITEMS DENOTED TO BE DEMOLISHED AND WILL SAFELY REPAIR ANY SUCH ITEMS TO THE REQUIRED JURISDICTIONAL STANDARDS.
3. SAWCUT AND REMOVAL OF EXISTING CONCRETE/ASPHALT PAVEMENT, SIDEWALK, CURB AND GUTTER AND ASSOCIATED APPURTENANCES SHALL INCLUDE, BUT NOT BE LIMITED TO, REINFORCEMENT AND STONE BASE.
4. REMOVAL OF EXISTING ON-SITE LANDSCAPE SHALL INCLUDE STUMPS.
5. ANY ITEM NOT INDICATED AS BEING REMOVED SHALL REMAIN.
6. CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVAL AND ABANDONMENT ACTIVITIES WITH LOCAL GOVERNING AGENCY OR UTILITY COMPANY PRIOR TO STARTING DEMOLITION TO ENSURE COMPLIANCE WITH GOVERNING AGENCY AND UTILITY COMPANY REMOVAL AND ABANDONMENT STANDARDS.
7. TREES TO BE REMOVED ARE DESIGNATED ON THIS PLAN FOR REFERENCE. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL TREES AND VEGETATION NECESSARY TO ACCOMMODATE CONSTRUCTION.
8. CONTRACTOR MUST PROVIDE A BARRIER FROM PUBLIC ACCESS TO THE SITE PRIOR TO THE START OF DEMOLITION ACTIVITY AND UNTIL SITE CONSTRUCTION HAS BEEN COMPLETED.
9. REMOVAL OF DEMO ITEMS THAT REQUIRE EXCAVATION DEPTHS BELOW EXISTING TOPSOIL SHALL BE BACKFILLED ACCORDING TO THE GEOTECHNICAL REPORT.
10. PRIOR TO CONSTRUCTION OF THE PANDA EXPRESS SITE, THE SELLER SHALL REMOVE EXISTING ITEMS SHOWN ON THIS PLAN AND OBTAIN A "NO FURTHER REMEDIATION" (NFR) LETTER FROM THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) THAT IS ACCEPTABLE TO PANDA EXPRESS FOR ITS INTENDED USE OF THE PROPERTY.
11. RED ROOF INN'S IRRIGATION SYSTEM SHALL REMAIN OPERATIONAL UPON COMPLETION OF CONSTRUCTION.

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REVISIONS:

1	VILLAGE PLAN REV. #1	01/19/2021
2	VILLAGE PLAN REV. #2	01/27/2021
3	IDOT PLAN REV. #1	04/05/2021
4	VILLAGE PLAN REV. #4	04/14/2021
5	VILLAGE PLAN REV. #5	04/29/2021

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2	PC SUBMITTAL #2	03/24/2021

DRAWN BY: LEH

PANDA PROJECT #: 07058
ATWELL PROJECT #: 18003769.01

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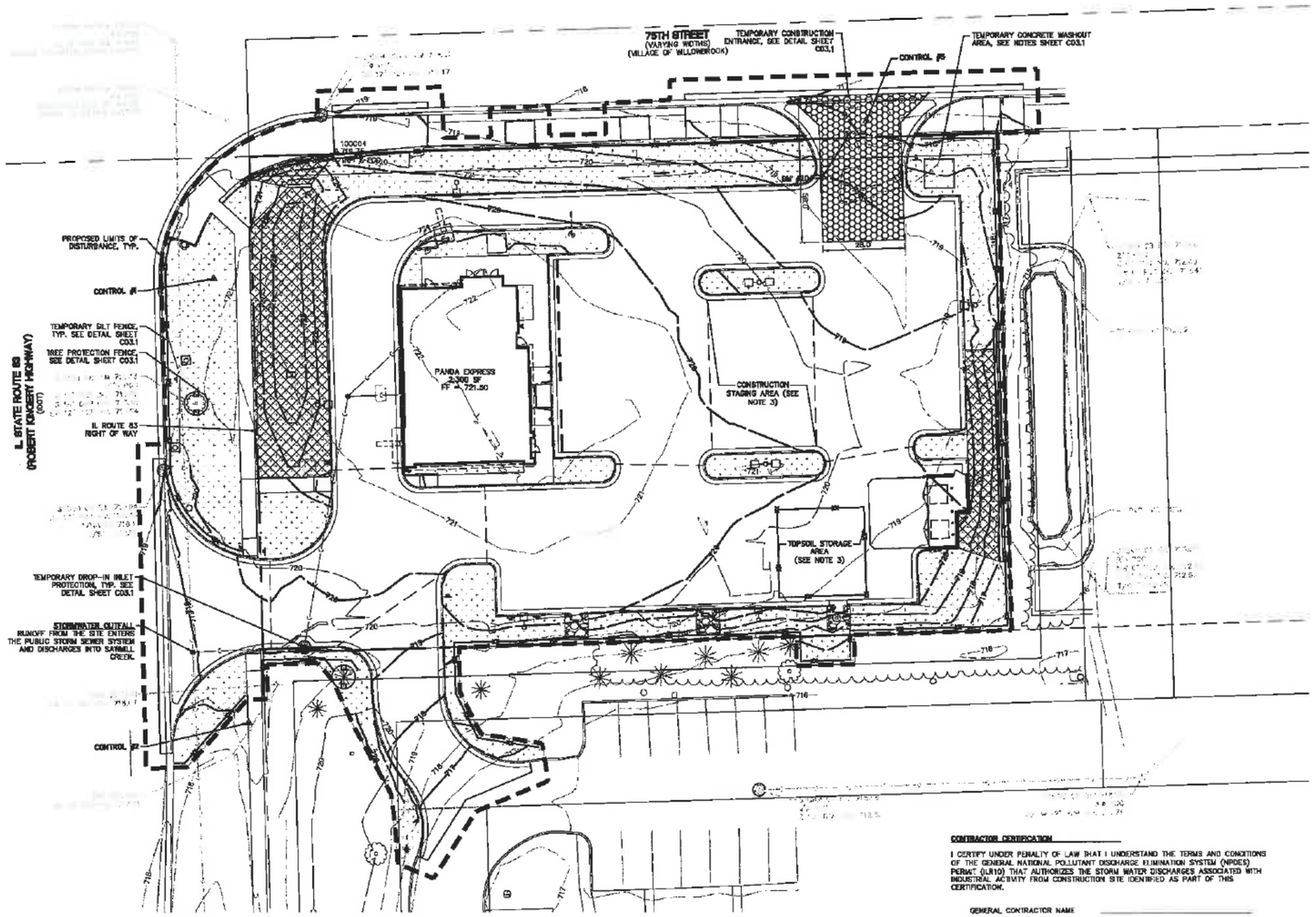
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DEMOLITION PLAN

C02.1

TRUE WARM & WELCOME 2300





SOIL EROSION AND SEDIMENTATION CONTROL LEGEND

- BOUNDARY LINE
- EXISTING ROW
- LIMITS OF DISTURBANCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TEMPORARY SILT FENCE, SEE DETAIL SHEET C03.1
- PROPOSED RIDGE LINE
- TREE PROTECTION FENCE, SEE DETAIL SHEET C03.1
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- TEMPORARY CONSTRUCTION ENTRANCE, SEE DETAIL SHEET C03.1
- RIP RAP
- EROSION CONTROL BLANKET WITH PERMANENT STABILIZATION PER LANDSCAPE PLAN
- PERMANENT STABILIZATION PER LANDSCAPE PLAN
- TEMPORARY DROP-IN INLET PROTECTION, SEE DETAIL SHEET C03.1

NOTES:

1. SEE SHEET C03.1 FOR EROSION CONTROL NOTES AND DETAILS.
2. EROSION CONTROL BLANKET SHALL BE INSTALLED WHERE SHOWN IN AREAS DEPICTED ON THE LANDSCAPE PLAN AS SEED. EROSION CONTROL BLANKET IS NOT NECESSARY IN AREAS OF SOD, MULCH, OR PLUGS.
3. THE LOCATIONS OF CONSTRUCTION STAGING AREA AND TOPSOIL STOCKPILE AREA ARE SUBJECT TO CHANGE PER CONTRACTOR. STAGING AREA SHALL BE ENCLOSED WITH TEMPORARY FENCE. CONSTRUCTION TRAILERS, TEMPORARY PARKING, AND ITEMS SUCH AS SOLID WASTE RECEPTACLES, SANITARY FACILITIES, CONCRETE WASTE, FUEL TANKS, CONSTRUCTION MATERIALS, SUPPLIES, AND STOCKPILES SHALL BE PLACED IN THIS AREA IF NEEDED. TOPSOIL STOCKPILE AREA SHALL BE ENCLOSED WITH SILT FENCE.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CLEAN VEHICLES PRIOR TO THEM EXITING THE SITE. ANY SEDIMENT OR DUST THAT HAS ACCUMULATED AT THE CONSTRUCTION EXIT, OR ON ANY OTHER EXISTING STABILIZED SURFACE WITHIN THE LIMITS OF DISTURBANCE, SHALL BE CLEANED IMMEDIATELY. CONSIDERATION SHALL BE GIVEN TO A WHEEL WASH SYSTEM WHERE APPROPRIATE. ANY WATER USED FOR CLEANING VEHICLES SHALL BE COLLECTED PRIOR TO LEAVING THE LIMITS OF DISTURBANCE OR BEFORE ENTERING AN EXISTING STORM DRAINAGE SYSTEM. SEE SHEET C03.1 FOR CONSTRUCTION EXIT DETAIL.
5. ALL SOIL DISTURBANCE SHALL BE LOCATED WITHIN THE LIMITS OF DISTURBANCE.

SITE DATA TABLE	
TOTAL PROJECT AREA (ACRES)	1.00
TOTAL DISTURBED AREA (ACRES)	1.3
EXISTING IMPERVIOUS AREA (ACRES)	0.6
PROPOSED IMPERVIOUS AREA (ACRES)	0.7

NOTE:
THIS SOIL EROSION CONTROL PLAN DOES NOT CONSTITUTE A COMPLETE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR IS RESPONSIBLE FOR DEVELOPING A COMPLETE STORM WATER POLLUTION PLAN IN ACCORDANCE WITH THE GENERAL NPDES PERMIT REQUIREMENTS INCLUDING BUT NOT LIMITED TO REPORTING, INSPECTIONS, MONITORING, ETC.

CONSTRUCTION SEQUENCE SCHEDULE

1. INSTALLATION OF SOIL EROSION AND SEDIMENT CONTROL SE/SC MEASURES
   A.) INSTALL STABILIZED CONSTRUCTION ENTRANCE
   B.) INSTALL SILT FENCE
   C.) INSTALL INLET FILTER PROTECTION AT EXISTING STORM STRUCTURES
2. TREE REMOVAL WHERE NECESSARY (CLEAR & GRUB).
3. REMOVE EXISTING BUILDING AND STRUCTURES.
4. CONTAIN STOCKPILE LOCATIONS WITHIN SITE AND INSTALL EROSION CONTROL MEASURES AS NECESSARY.
5. START CONSTRUCTION OF BUILDING PAD AND UTILITIES.
6. INSTALL INLET PROTECTION AS EACH STORM STRUCTURE IS INSTALLED.
7. INITIATE TEMPORARY SEEDING WITHIN ONE BUSINESS DAY OF INACTIVITY, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
8. INSTALL PAVEMENT.
9. PERMANENTLY STABILIZE ALL AREAS.
10. REMOVE ALL TEMPORARY SE/SC MEASURES AFTER THE SITE IS STABILIZED WITH VEGETATION.

* SOIL EROSION AND SEDIMENT CONTROL MAINTENANCE MUST OCCUR EVERY WEEK AND WITHIN 24 HOURS OF THE END OF A STORM OR BY THE END OF THE FOLLOWING BUSINESS DAY AFTER EVERY 0.5 IN. OR GREATER RAINFALL EVENT.

CONTRACTOR CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

GENERAL CONTRACTOR NAME _____
GENERAL CONTRACTOR ADDRESS _____
GENERAL CONTRACTOR TELEPHONE _____
GENERAL CONTRACTOR SIGNATURE _____
DATE _____
SITE ADDRESS _____
SUBCONTRACTOR NAME _____
SUBCONTRACTOR ADDRESS _____
SUBCONTRACTOR TELEPHONE _____
SUBCONTRACTOR SIGNATURE _____
DATE _____

OWNER CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

OWNER: _____ DATE: _____

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PANDA EXPRESS · CHINESE KITCHEN

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ISSUE DATE:

PC SUBMITTAL	11/20/2020
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NOT FOR CONSTRUCTION

DRAWN BY: LEH

PANDA PROJECT #: D7058
ATWELL PROJECT #: 18003769.01

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SOIL EROSION AND SEDIMENTATION CONTROL PLAN

C03.0

TRUE WARM & WELCOME 2300

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED IN ACCORDANCE WITH THE CONDITIONS OF APPLICABLE IL GENERAL NPDES PERMIT.
2. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED AND REPLACED AS NECESSARY AT NO ADDITIONAL COST TO THE OWNER.
3. THE EROSION CONTROL MEASURES INCLUDED IN THE SOIL EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE INSTALLED PRIOR TO INITIAL LAND DISTURBANCE ACTIVITIES OR AS SOON AS PRACTICAL. SEDIMENT SHALL BE PREVENTED FROM DISCHARGING FROM THE PROJECT SITE BY INSTALLING AND MAINTAINING SILT FENCE, STRAW BALES, SEDIMENT BASINS, ETC. AS SHOWN ON THIS PLAN. IF SHOWN ON THESE PLANS, ENERGY-DISSIPATION DEVICES OR EROSION CONTROL AT THE OUTFALL OF THE STORM SEWER SYSTEM SHALL BE INSTALLED AT THE TIME OF THE CONSTRUCTION OF THE OUTFALL.
4. THE CONTRACTOR SHALL CONTROL WASTES, GARBAGE, DEBRIS, WASTEWATER, AND OTHER SUBSTANCES ON THE SITE IN SUCH A WAY THAT THEY SHALL NOT BE TRANSPORTED FROM THE SITE BY THE ACTION OF WINDS, STORM WATER RUNOFF, OR OTHER FORCES. PROPER DISPOSAL OR MANAGEMENT OF ALL WASTES AND UNUSED BUILDING MATERIAL, APPROPRIATE TO THE NATURE OF THE WASTE OR MATERIAL IS REQUIRED. COMPLIANCE IS REQUIRED WITH ALL STATE OR LOCAL REGULATIONS REGARDING WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC SYSTEMS.
5. PUBLIC OR PRIVATE ROADWAYS SHALL BE KEPT CLEARED OF ACCUMULATED SEDIMENT. IF SEDIMENT HAS BEEN TRACKED-OUT FROM THE SITE ONTO PAVED ROADS, SIDEWALKS, OR OTHER PAVED AREAS OUTSIDE THE SITE, REMOVE THE DEPOSITED SEDIMENT BY THE END OF THE SAME BUSINESS DAY IN WHICH THE TRACK-OUT OCCURS OR BY THE END OF THE NEXT BUSINESS DAY IF TRACK-OUT OCCURS ON A NON-BUSINESS DAY. REMOVE TRACK-OUT BY SWEEPING, SHOVELING, OR VACUUMING THESE SURFACES, OR BY USING OTHER SIMILAR EFFECTIVE MEANS OF SEDIMENT REMOVAL. THE HOSING OR SWEEPING OF TRACKED-OUT SEDIMENT INTO ANY STORMWATER CONVEYANCE, STORM DRAIN INLET, OR WATER OF THE US IS PROHIBITED. CLEARED SEDIMENT SHALL BE RETURNED TO THE POINT OF LIKELY ORIGIN OR OTHER SUITABLE LOCATION.
6. ALL DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCHES AND EXCAVATIONS, SHALL BE MANAGED BY APPROPRIATE CONTROLS.
   - DEWATERING DISCHARGED SHALL BE TREATED OR CONTROLLED TO MINIMIZE DISCHARGES OF POLLUTANTS.
   - THE DISCHARGE SHALL NOT INCLUDE VISIBLE FLOATING SOLIDS OR FOAM.
   - AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE SHALL BE USED TO TREAT OIL, GREASE, OR OTHER SIMILAR PRODUCTS IF DEWATERING IS FOUND TO CONTAIN THESE MATERIALS.
   - TO THE EXTENT FEASIBLE, USE VEGETATED, UPLAND AREAS OF THE SITE TO INFILTRATE DEWATERING WATER BEFORE DISCHARGE.
   - BACKWASH WATER (WATER USED TO BACKWASH/CLEAN ANY FILTERS USED AS PART OF THE STORMWATER TREATMENT) MUST BE PROPERLY TREATED OR HAULED OFF-SITE FOR DISPOSAL.
   - DEWATERING TREATMENT DEVICES SHALL BE PROPERLY MAINTAINED.
7. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE CONTAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. ALL ON-SITE STORM DRAIN INLETS SHALL BE PROTECTED AGAINST SEDIMENTATION WITH STRAW BALES, FILTER FABRIC, OR EQUIVALENT BARRIERS AS SHOWN ON THESE PLANS.
12. EXCEPT AS PREVENTED BY INCLEMENT WEATHER CONDITIONS, STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN ONE (1) WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE, BUT NO LATER THAN 14 DAYS FROM THE INITIATION OF THE STABILIZATION WORK IN AN AREA.
13. THIS EROSION CONTROL PLAN SHALL BE IMPLEMENTED ON ALL DISTURBED AREAS WITHIN THE CONSTRUCTION SITE. ALL MEASURES INVOLVING EROSION CONTROL PRACTICES SHALL BE INSTALLED UNDER THE GUIDANCE OF QUALIFIED PERSONNEL EXPERIENCED IN EROSION CONTROL AND FOLLOWING THE PLANS AND SPECIFICATIONS INCLUDED HEREIN.
14. ALL DISTURBED AREAS, AREAS USED FOR STORAGE OR MATERIALS THAT ARE EXPOSED TO PRECIPITATION, AND ALL AREAS WHERE STORMWATER TYPICALLY FLOWS WITHIN THE SITE SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE STILL STABILIZED. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF SITE SEDIMENT TRACKING.
15. CONTRACTOR SHALL TAKE CORRECTIVE ACTIONS TO ADDRESS ANY STORMWATER CONTROL THAT NEEDS REPAIR OR REPLACEMENT AS SOON AS POSSIBLE AND DOCUMENT CORRECTIVE ACTIONS WITHIN SEVEN DAYS IN AN INSPECTION REPORT.
16. CONTRACTOR SHALL INSTALL EROSION CONTROL BLANKET PER MANUFACTURER'S RECOMMENDATIONS ON ALL SLOPES 4:1 OR STEEPER.
17. DURING THE PERIOD OF CONSTRUCTION ACTIVITY, ALL SEDIMENT BASINS AND OTHER EROSION CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR. AT COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE THE TRANSFER OF MAINTENANCE RESPONSIBILITIES, IF REQUIRED, WITH THE OWNER. MAINTENANCE SHALL BE IN ACCORDANCE WITH THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, 1987, AND THE SOIL EROSION AND SEDIMENTATION CONTROL PLAN.
18. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES (I.E. SILT FENCE, TEMPORARY STABILIZATION, ETC.). STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. EXISTING VEGETATION SHALL BE PROTECTED AS MUCH AS PRACTICAL.
20. ALL TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE REMOVED AND DISPOSED OF WITHIN THIRTY DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY PRACTICES ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION.
21. CONTRACTOR SHALL REMOVE ANY ACCUMULATED SEDIMENT FROM DETENTION BASINS AND STORM SEWER SYSTEMS IN CONJUNCTION WITH THE FINAL STABILIZATION OF THE SITE.
22. THIS EROSION CONTROL PLAN MUST BE RETAINED ON-SITE AT ALL TIMES DURING THE PERIOD OF CONSTRUCTION.

NOTE:
THIS SOIL EROSION CONTROL PLAN DOES NOT CONSTITUTE A COMPLETE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR IS RESPONSIBLE FOR DEVELOPING A COMPLETE STORM WATER POLLUTION PLAN IN ACCORDANCE WITH THE GENERAL NPDES PERMIT REQUIREMENTS INCLUDING BUT NOT LIMITED TO REPORTING, INSPECTIONS, MONITORING, ETC.

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE CONSULTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24-HOUR CONTACT:
PANDA PM
HAKIM YALA
847-477-5825

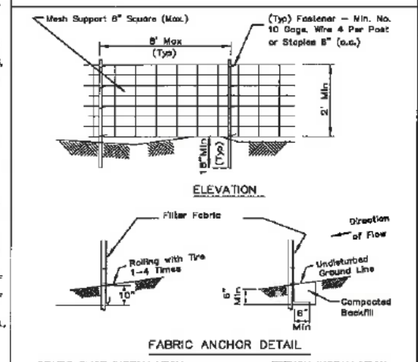


USGS MAP
NOT TO SCALE

RECEIVING WATER: RUNOFF FROM THE SITE ENTERS THE PUBLIC STORM SEWER SYSTEM AND DISCHARGES INTO SAWMILL CREEK.

IRENE E. KOKE — 062-061201 — REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
DATE: 04/29/2021
EXP: 11/30/2021

SILT FENCE WITH WIRE SUPPORT PLAN



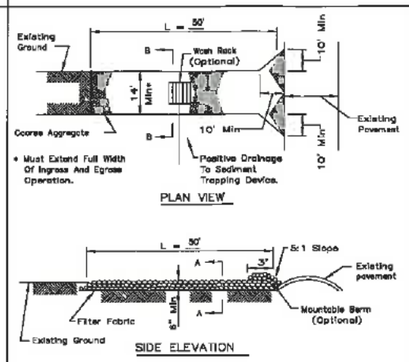
NOTES:
1. Silt Fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization. Silt fence shall be placed on the flattest area available.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE		STANDARD DWG. NO.
Project		IUM-620A(W)
Designed	Date	SHEET 1 OF 2
Checked	Date	DATE 3-15-2021
Approved	Date	

NRCS Natural Resources Conservation Service

MAINTENANCE:
SILT FENCE SHALL BE REMOVED ONCE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.
SILT FENCE SHALL BE INSPECTED NO LESS FREQUENTLY THAN EVERY WEEK DURING CONSTRUCTION. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE FENCE STILL IS NECESSARY, THE FABRIC OR THE ENTIRE SYSTEM SHALL BE REPLACED PROMPTLY.
SEDIMENT DEPOSITS MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE SILT FENCE.
ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, A SEEDBED PREPARED AND THE SITE VEGETATED.

STABILIZED CONSTRUCTION ENTRANCE PLAN



NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class I, II or IV and shall be placed over the clean area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

REFERENCE		STANDARD DWG. NO.
Project		IL-630
Designed	Date	SHEET 1 OF 2
Checked	Date	DATE 8-18-94
Approved	Date	

NRCS Natural Resources Conservation Service

MAINTENANCE:
1. INSPECT DAILY.
2. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.
3. TOP DRESS WITH CLEAN AGGREGATE AS NEEDED.
4. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS.
5. FLUSHING SHOULD ONLY BE USED IF THE WATER CAN BE CONVEYED INTO A SEDIMENT TRAP OR BASIN.

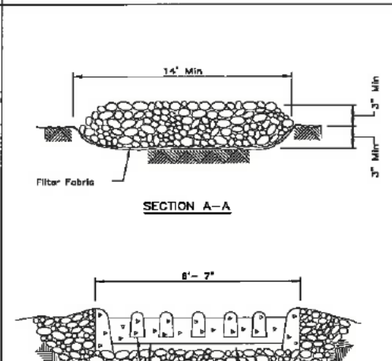
CONCRETE WASHOUT

INSTALLATION
PREFABRICATED WASHOUT SYSTEMS/CONTAINERS
1. INSTALL AND LOCATE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

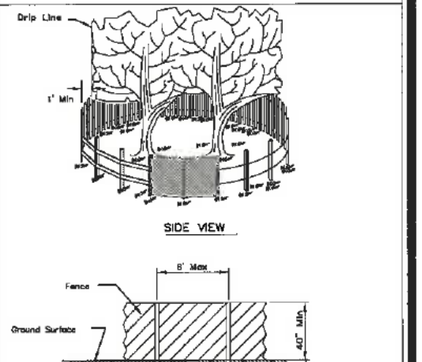
DESIGNED AND INSTALLED SYSTEMS
1. UTILIZE AND FOLLOW THE DESIGN IN THE STORM WATER POLLUTION PREVENTION PLAN TO INSTALL THE SYSTEM.
2. DEPENDENT UPON THE TYPE OF SYSTEM, EITHER EXCAVATE THE PIT OR INSTALL THE CONTAINMENT SYSTEM.
3. A BASE SHALL BE CONSTRUCTED AND PREPARED THAT IS FREE OF ROCKS AND OTHER DEBRIS THAT MAY CAUSE TEARS OR PUNCTURES IN THE POLYETHYLENE LINING.
4. INSTALL THE POLYETHYLENE LINING. FOR EXCAVATED SYSTEMS, THE LINING SHOULD EXTEND OVER THE ENTIRE EXCAVATION. THE LINING FOR BERMED SYSTEMS SHOULD BE INSTALLED OVER THE PONDING AREA WITH ENOUGH MATERIAL TO EXTEND THE LINING OVER THE BERM OR CONTAINMENT SYSTEM. THE LINING SHOULD BE SECURED WITH PINS, STAPLES, OR OTHER FASTENERS.
5. PLACE FLAGS, SAFETY FENCING, OR EQUIVALENT TO PROVIDE A BARRIER TO CONSTRUCTION EQUIPMENT AND OTHER TRAFFIC.
6. PLACE A NON-COLLAPSING, NON-WATER HOLDING COVER OVER THE WASHOUT FACILITY PRIOR TO A PREDICTED RAINFALL EVENT TO PREVENT ACCUMULATION OF WATER AND POSSIBLE OVERFLOW OF THE SYSTEM (OPTIONAL).
7. INSTALL SIGNAGE THAT IDENTIFIES CONCRETE WASHOUT AREAS.
8. POST SIGNS DIRECTING CONTRACTORS AND SUPPLIERS TO DESIGNATED LOCATIONS.
9. WHERE NECESSARY, PROVIDE STABLE INGRESS AND EGRESS (SEE TEMPORARY CONSTRUCTION INGRESS/EGRESS PAD) OR ALTERNATIVE APPROACH PAD FOR CONCRETE WASHOUT SYSTEMS.

MAINTENANCE
1. INSPECT DAILY AND AFTER EACH STORM EVENT.
2. INSPECT THE INTEGRITY OF THE OVERALL STRUCTURE INCLUDING, WHERE APPLICABLE, THE CONTAINMENT SYSTEM.
3. INSPECT THE SYSTEM FOR LEAKS, SPILLS, AND TRACKING OF SOIL BY EQUIPMENT.
4. INSPECT THE POLYETHYLENE LINING FOR FAILURE, INCLUDING TEARS AND PUNCTURES.
5. ONCE CONCRETE WASTES HARDEN, REMOVE AND DISPOSE OF THE MATERIAL.
6. EXCESS CONCRETE SHOULD BE REMOVED WHEN THE WASHOUT SYSTEM REACHES 50 PERCENT OF THE DESIGN CAPACITY. USE OF THE SYSTEM SHOULD BE DISCONTINUED UNTIL APPROPRIATE MEASURES CAN BE INITIATED TO CLEAN THE STRUCTURE. PREFABRICATED SYSTEMS SHOULD ALSO UTILIZE THIS CRITERION, UNLESS THE MANUFACTURER HAS ALTERNATE SPECIFICATIONS.
7. UPON REMOVAL OF THE SOLIDS, INSPECT THE STRUCTURE. REPAIR THE STRUCTURE AS NEEDED OR CONSTRUCT A NEW SYSTEM.
8. DISPOSE OF ALL CONCRETE IN A LEGAL MANNER. REUSE THE MATERIAL ON SITE, RECYCLE, OR HAUL THE MATERIAL TO AN APPROVED CONSTRUCTION/DEMOLITION LANDFILL SITE. RECYCLING OF MATERIAL IS ENCOURAGED. THE WASTE MATERIAL CAN BE USED FOR MULTIPLE APPLICATIONS INCLUDING BUT NOT LIMITED TO ROADBEDS AND BUILDING. THE AVAILABILITY FOR RECYCLING SHOULD BE CHECKED LOCALLY.
9. THE PLASTIC LINER SHOULD BE REPLACED AFTER EVERY CLEANING; THE REMOVAL OF MATERIAL WILL USUALLY DAMAGE THE LINING.
10. THE CONCRETE WASHOUT SYSTEM SHOULD BE REPAIRED OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE.
11. CONCRETE WASHOUT SYSTEMS ARE DESIGNED TO PROMOTE EVAPORATION. HOWEVER, IF THE LIQUIDS DO NOT EVAPORATE AND THE SYSTEM IS NEAR CAPACITY IT MAY BE NECESSARY TO VACUUM OR REMOVE THE LIQUIDS AND DISPOSE OF THEM IN AN ACCEPTABLE METHOD. DISPOSAL MAY BE ALLOWED AT THE LOCAL SANITARY SEWER AUTHORITY PROVIDED THEIR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMITS ALLOW FOR ACCEPTANCE OF THIS MATERIAL. ANOTHER OPTION WOULD BE TO UTILIZE A SECONDARY CONTAINMENT SYSTEM OR BASIN FOR FURTHER DEWATERING.
12. PREFABRICATED UNITS ARE OFTEN PUMPED AND THE COMPANY SUPPLYING THE UNIT PROVIDES THIS SERVICE.
13. INSPECT CONSTRUCTION ACTIVITIES ON A REGULAR BASIS TO ENSURE SUPPLIERS, CONTRACTORS, AND OTHERS ARE UTILIZING DESIGNATED WASHOUT AREAS. IF CONCRETE WASTE IS BEING DISPOSED OF IMPROPERLY, IDENTIFY THE VIOLATORS AND TAKE APPROPRIATE ACTION.
14. WHEN CONCRETE WASHOUT SYSTEMS ARE NO LONGER REQUIRED, THE CONCRETE WASHOUT SYSTEMS SHALL BE CLOSED. DISPOSE OF ALL HARDENED CONCRETE AND OTHER MATERIALS USED TO CONSTRUCT THE SYSTEM.
15. HOLES, DEPRESSIONS AND OTHER LAND DISTURBANCES ASSOCIATED WITH THE SYSTEM SHOULD BE BACKFILLED, GRADED, AND STABILIZED.

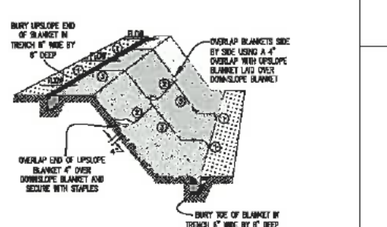
STABILIZED CONSTRUCTION ENTRANCE PLAN



TREE PROTECTION – FENCING



NOTES:
1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in.
3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer/inspector.



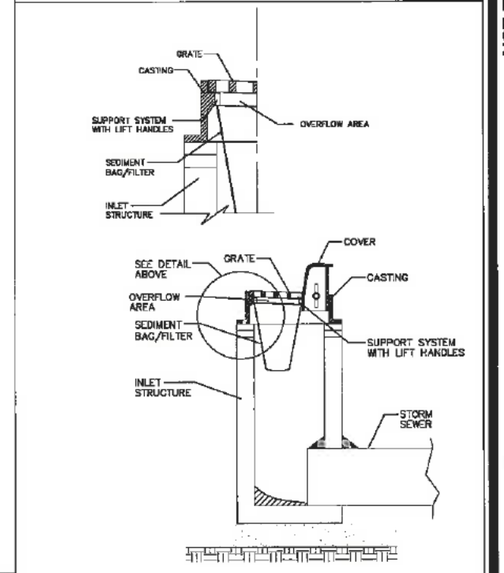
NOTES:
1. Staples shall be placed in a diamond pattern at 2 per s.y. for stitched blankets. Non-stitched shall use 4 staples per s.y. of material. This applies to 200 staples with stitched blanket and 400 staples with non-stitched blanket per 100 s.y. of material.
2. Staple or push pin lengths shall be selected based on soil type and conditions (minimum staple length is 6").
3. Erosion control materials shall be placed in contact with the soil over a prepared seedbed.
4. All center slots shall be stapled at approximately 12" intervals.

EROSION CONTROL BLANKET INSTALLATION DETAILS

REFERENCE		STANDARD DWG. NO.
Project		IUM-561D
Designed	Date	SHEET 1 OF 1
Checked	Date	DATE 01-11-11
Approved	Date	

MAINTENANCE:
INSPECT ALL EROSION CONTROL BLANKETS PERIODICALLY AND AFTER RAINSTORMS TO CHECK FOR DAMAGE DUE TO WATER RUNNING UNDER THE BLANKET OR IF THE BLANKETS THAT HAVE BEEN DISPLACED BY WIND. ANY AREAS WHERE WATER SEEPED UNDER THE BLANKET, MORE STAPLES MAY BE NEEDED PER OTHER AREA OR MORE FREQUENT ANCHORING TRENCHES INSTALLED WITH BETTER COMPACTION. IF SIGNIFICANT EROSION HAS OCCURRED UNDER THE BLANKET THEN GRADING AND RESEEDING MAY ALSO BE NECESSARY. ANY EROSION CONTROL BLANKETS THAT HAVE BEEN DISPLACED WILL NEED TO BE REINSTALLED AND RE-STAPLED. THIS MAY INDICATE THAT THE WRONG TYPE OF BLANKET WAS CHOSEN. ONE MAY NEED TO REVISIT THE SITE CHARACTERISTICS AND THEN SELECT A DIFFERENT TYPE OF EROSION CONTROL BLANKET OR CHOSE A DIFFERENT PRACTICE.

INLET PROTECTION – PAVED AREAS DROP-IN PROTECTION



REFERENCE		STANDARD DWG. NO.
Project		IUM-690
Designed	Date	SHEET 1 OF 1
Checked	Date	DATE 4-2-94
Approved	Date	

NRCS Natural Resources Conservation Service

MAINTENANCE:
EACH INLET PROTECTION PRACTICE OR DEVICE SHALL BE INSPECTED AFTER EVERY RUNOFF EVENT. ACCUMULATED SEDIMENT SHALL BE REMOVED PER MANUFACTURERS' DIRECTIONS BUT NOT LESS THAN WHEN THE CAPACITY FOR SEDIMENT STORAGE HAS BEEN REDUCED BY HALF. SEDIMENT THAT HAS BEEN REMOVED SHALL BE PLACED SUCH THAT IT WILL NOT REENTER THE STORM DRAIN SYSTEM.
REPAIRS OR REPLACEMENT OF INLET PROTECTION DEVICES SHALL BE MADE IMMEDIATELY.
FOR DEVICES TO BE KEPT IN PLACE IN THE WINTER SEASON, AREAS SHALL BE CLEARED OF ANY SEDIMENT ACCUMULATION AND PREPARED OR PROTECTED FOR SNOW REMOVAL OPERATIONS.
INLET PROTECTION PRACTICES SHALL BE REMOVED UPON JOB COMPLETION.

PANDA EXPRESS CHINESE KITCHEN

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NOT FOR CONSTRUCTION

REVISIONS:

VILLAGE PLAN REV. #1	01/19/2021
VILLAGE PLAN REV. #2	01/27/2021
IDOT PLAN REV. #1	04/09/2021
VILLAGE PLAN REV. #4	04/14/2021
VILLAGE PLAN REV. #5	04/29/2021

ISSUE DATE:

PC SUBMITTAL	11/20/2020
PC SUBMITTAL #2	03/24/2021

DRAWN BY: LEH

PANDA PROJECT # 07058
ATWELL PROJECT #: 18003769.01

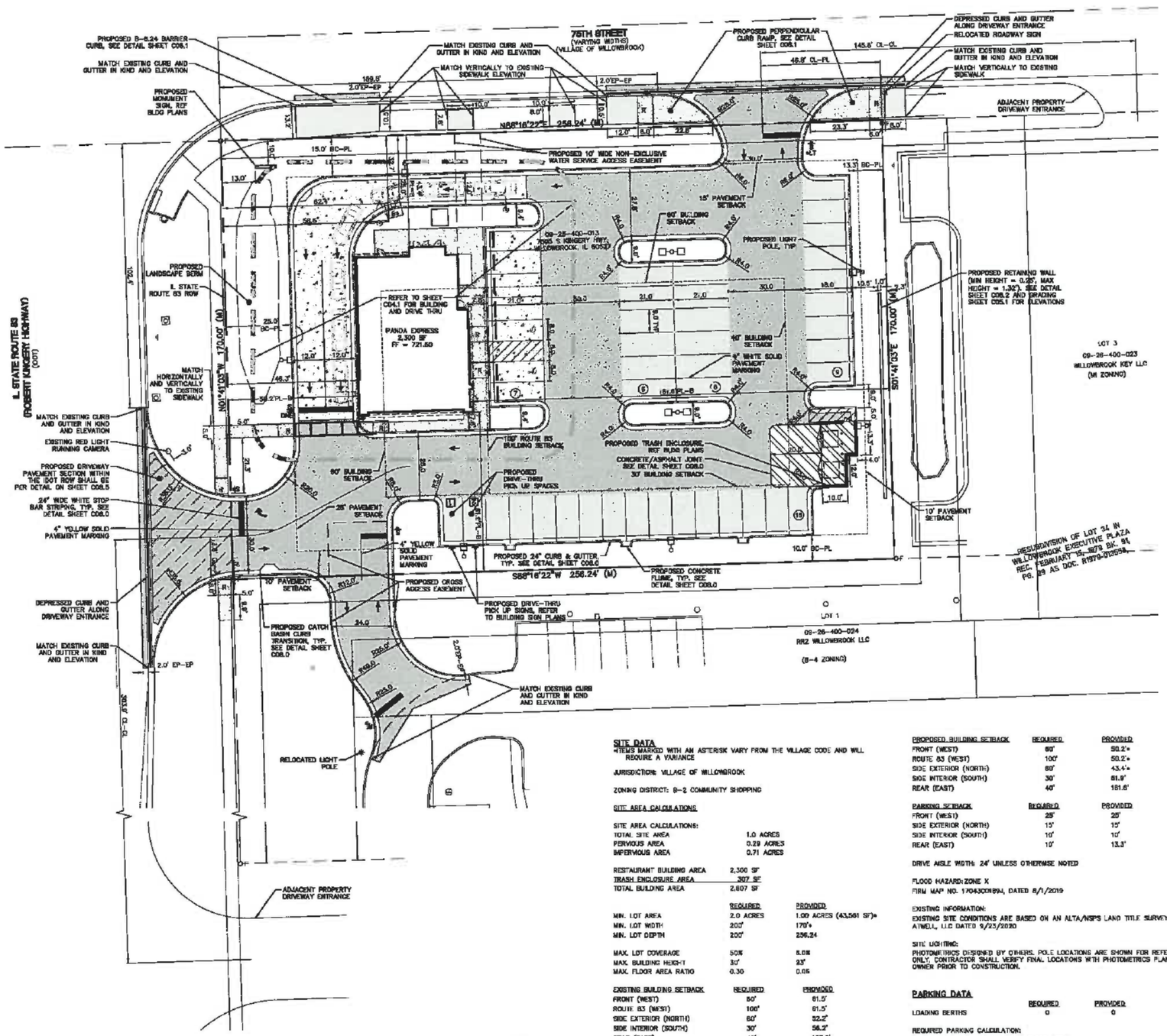
NORR

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NAPERVILLE, IL 60563
DESIGN FIRM (184-005818

PANDA EXPRESS
WARM & WELCOME 2300
7505 KINGERY HIGHWAY
WILLOWBROOK, IL 60527

SOIL EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS
C03.1

TRUE WARM & WELCOME 2300





LAYOUT LEGEND

- BOUNDARY LINE
- EXISTING ROW
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED DEPRESSED CURB AND GUTTER
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED LANDSCAPE BERM
- SETBACK LINE
- (4) PARKING SPACE COUNT
- R ADA RAMP
- BC DIMENSION TO BACK OF CURB
- PL DIMENSION TO PROPERTY LINE
- CL DIMENSION TO CENTER LINE
- EP DIMENSION TO EDGE OF PAVEMENT
- DIMENSION TO BUILDING
- PROPOSED LIGHT POLE/WALL PACK LIGHT
- PROPOSED SIGN
- ADA PROPOSED ACCESSIBLE PARKING SPACE SIGN
- S PROPOSED STOP SIGN
- DNE PROPOSED DO NOT ENTER SIGN
- LT PROPOSED RESTRICTED LEFT TURN SIGN SEE DETAIL SHEET C08.0
- PROPOSED REINFORCED CONCRETE PAVEMENT, SEE DETAIL SHEET C08.2
- PROPOSED CONCRETE SIDEWALK, SEE DETAIL SHEET C08.2
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C08.2
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C08.2
- PROPOSED IDOT DRIVEWAY PAVEMENT SECTION, SEE DETAIL SHEET C08.5
- TRASH ENCLOSURE PAVEMENT, SEE DETAIL SHEET C08.2

NOTES:

1. SEE SHEET C01.1 FOR CONSTRUCTION NOTES.
2. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL RADII ARE 3.0' UNLESS OTHERWISE NOTED.
4. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLANS.
5. ALL STRIPING SHALL BE 4" WHITE PAINT UNLESS OTHERWISE NOTED. ALL STRIPING SHALL BE APPLIED WITH TWO COATS OF PAINT AT MANUFACTURER'S RECOMMENDED RATE. SEE STRIPING DETAIL SHEET C08.0

SITE DATA

*ITEMS MARKED WITH AN ASTERISK VARY FROM THE VILLAGE CODE AND WILL REQUIRE A VARIANCE

JURISDICTION: VILLAGE OF WILLOWBROOK

ZONING DISTRICT: B-2 COMMUNITY SHOPPING

SITE AREA CALCULATIONS

SITE AREA CALCULATIONS:	
TOTAL SITE AREA	1.0 ACRES
PERVIOUS AREA	0.29 ACRES
IMPERVIOUS AREA	0.71 ACRES
RESTAURANT BUILDING AREA	2,300 SF
TRASH ENCLOSURE AREA	307 SF
TOTAL BUILDING AREA	2,607 SF

	REQUIRED	PROVIDED
MIN. LOT AREA	2.0 ACRES	1.00 ACRES (43,561 SF)*
MIN. LOT WIDTH	200'	170'*
MIN. LOT DEPTH	200'	256.24
MAX. LOT COVERAGE	50%	5.0%
MAX. BUILDING HEIGHT	30'	23'
MAX. FLOOR AREA RATIO	0.30	0.05

EXISTING BUILDING SETBACK	REQUIRED	PROVIDED
FRONT (WEST)	60'	61.5'
ROUTE 83 (WEST)	100'	61.5'
SIDE EXTERIOR (NORTH)	60'	52.2'
SIDE INTERIOR (SOUTH)	30'	56.2'
REAR (EAST)	40'	127.6'

PROPOSED BUILDING SETBACK	REQUIRED	PROVIDED
FRONT (WEST)	60'	50.2'*
ROUTE 83 (WEST)	100'	50.2'*
SIDE EXTERIOR (NORTH)	60'	43.4'*
SIDE INTERIOR (SOUTH)	30'	61.9'
REAR (EAST)	40'	181.6'

PARKING SETBACK	REQUIRED	PROVIDED
FRONT (WEST)	25'	25'
SIDE EXTERIOR (NORTH)	15'	15'
SIDE INTERIOR (SOUTH)	10'	10'
REAR (EAST)	10'	13.3'

DRIVE AISLE WIDTH: 24' UNLESS OTHERWISE NOTED

FLOOD HAZARD: ZONE X
FIRM MAP NO. 17043C0091J, DATED 8/1/2019

EXISTING INFORMATION:
EXISTING SITE CONDITIONS ARE BASED ON AN ALTA/NSPS LAND TITLE SURVEY BY ATWELL, LLC DATED 9/23/2020

SITE LIGHTING:
PHOTOMETRICS DESIGNED BY OTHERS. POLE LOCATIONS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY FINAL LOCATIONS WITH PHOTOMETRICS PLAN AND OWNER PRIOR TO CONSTRUCTION.

PARKING DATA

	REQUIRED	PROVIDED
LOADING BERTHS	0	0

REQUIRED PARKING CALCULATION:
1 PARKING SPACE PER 100 SF OF FLOOR AREA
1 SPACE/100 SF * 2,300 SF = 23 SPACES

TOTAL REQUIRED SPACES	23 SPACES
PROVIDED	
REGULAR (9' X 18') OR (9' X 21')	40 SPACES
DRIVE THRU PICKUP (9' X 18')	2 SPACES
ADA (8' X 21')	2 SPACES
TOTAL PROVIDED SPACES	44 SPACES

INTERIOR LANDSCAPING
SITE AREA EXCLUDING FRONT YARD, ROW, BUILDINGS, AND STRUCTURES: 38,449 SF

REQUIRED INTERIOR LANDSCAPING: 3,845 SF (10%)
PROVIDED INTERIOR LANDSCAPING: 9,384 SF (25%)

ADJACENT LAND USE DATA

	ZONING DISTRICT	LAND USE	DEVELOPMENT NAME
NORTH:	B2 COMMUNITY SHOPPING	SHOPPING CENTER	WILLOWBROOK PLAZA
SOUTH:	B4 HWY & SERVICE BUSINESS	HOTEL	RED ROOF INN
EAST:	M1 LIGHT MANUFACTURING	MANUFACTURING/SALES	WILLOWBROOK KEY LLC
WEST:	B2 COMMUNITY SHOPPING	RESTAURANT	POTBELLY

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ROXANE E. NORRIS
062-051201
REGISTERED PROFESSIONAL ENGINEER
OF ILLINOIS

DATE: 04/29/2021
EXP: 11/30/2021

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91770
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VILLAGE PLAN REV. #5	04/29/2021

ISSUE DATE:

PC SUBMITTAL	11/20/2020
PC SUBMITTAL #2	03/24/2021

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PANDA PROJECT #: D7058
ATWELL PROJECT #: 18003769.01

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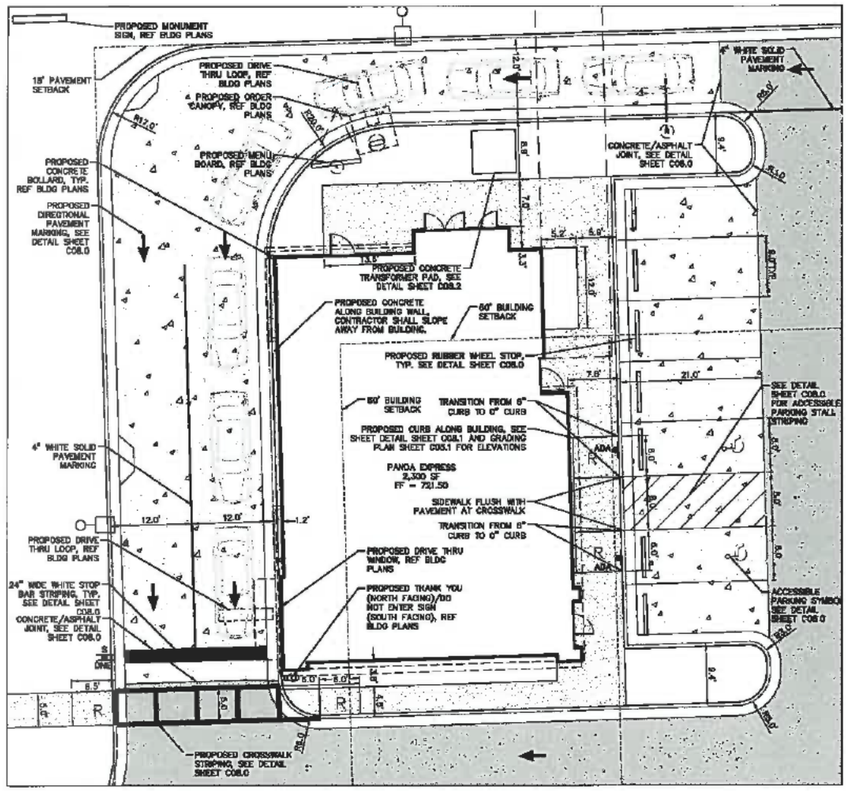
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SITE LAYOUT PLAN

C04.0

TRUE WARM & WELCOME 2300





VICINITY MAP
NOT TO SCALE

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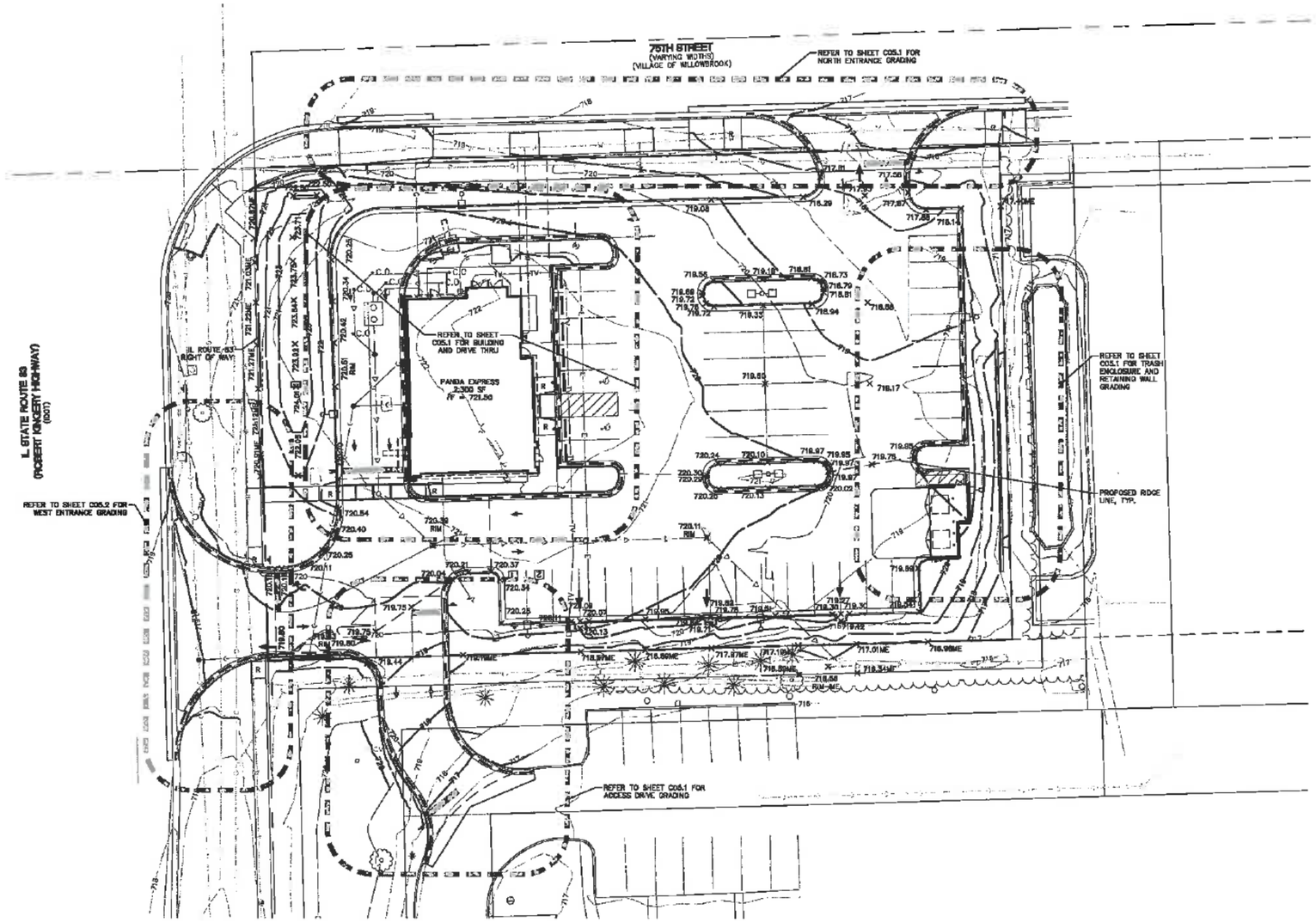
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DETAILED SITE LAYOUT PLAN

C04.1

TRUE WARM & WELCOME 2300





GRADING LEGEND

	BOUNDARY LINE
	EXISTING ROW
720 721	EXISTING CONTOUR
720 721	PROPOSED CONTOUR
	PROPOSED RIDGE LINE
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	PROPOSED PITCH-OUT CURB AND GUTTER
	EXISTING STORM CATCH BASIN/MANHOLE
	PROPOSED STORM CATCH BASIN/MANHOLE
× 720.00	PROPOSED SPOT ELEVATION
× 720.00 RIM	PROPOSED RIM ELEVATION
× 720.00ME	MATCH EXISTING ELEVATION
× 720.00FG	PROPOSED FINISHED GRADE ELEVATION
× 720.00TC	PROPOSED TOP OF CURB ELEVATION
× 720.00EP	PROPOSED EDGE OF PAVEMENT ELEVATION
× 720.00TW	PROPOSED FINISHED GRADE AT TOP OF WALL
× 720.00BW	PROPOSED FINISHED GRADE AT BOTTOM OF WALL
	EMERGENCY OVERFLOW ROUTE

NOTES:

1. SEE SHEET C01.1 FOR GENERAL NOTES.
2. SEE LANDSCAPE PLAN FOR REQUIRED TREES AND GROUND COVER.
3. SLOPE OF SURFACE GRADE WITHIN LANDSCAPED AREAS SHALL BE A MINIMUM OF 1.00%.
4. MAXIMUM CUT OF FILL SLOPES IS 3H:1V.
5. THE CONTRACTOR SHALL PROVIDE CLEAN, SUITABLE MATERIAL FOR REQUIRED FILL. SHOULD A SUFFICIENT QUANTITY OF SUITABLE MATERIAL NOT BE AVAILABLE FROM THE REQUIRED EXCAVATION ON THE SITE.
6. ALL FILL SHOULD BE PLACED IN THIN, HORIZONTAL LOOSE LIFTS (MAXIMUM 9-INCH) AND COMPACTED TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D 1557). THE UPPER 8 INCHES OF SOIL BENEATH PAVEMENTS AND SLAB-ON-GRADE SHOULD BE COMPACTED TO AT LEAST 98 PERCENT. COMPACTION MUST BE CERTIFIED BY AN ILLINOIS REGISTERED PROFESSIONAL SOILS ENGINEER PRIOR TO THE INSTALLATION OF PAVEMENTS, CURBS, SIDEWALKS OR FOOTINGS OF ANY TYPE.
7. JURISDICTIONAL LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.

BUILDING AREA NOTES:

1. MAINTAIN AN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS UNDER CONSTRUCTION; i.e. IN TIMES OF RAIN OR MUD, ROADS SHALL BE PASSABLE TO EMERGENCY VEHICLES BY BEING PAVED OR HAVING A CRUSHED STONE BASE ETC. WITH A MINIMUM WIDTH OF 20 FEET. THE ACCESS TO BUILDINGS HAVING SPRINKLER OR STANDPIPE SYSTEMS SHALL BE TO WITHIN 40 FEET OF THE FIRE DEPARTMENT CONNECTION (NFPA 1141 5-1).
2. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING IN ALL AREAS AROUND BUILDING.

HYDROLOGY STATEMENT:

ONSITE STORMWATER RUN-OFF WILL BE COLLECTED VIA PROPOSED CATCH BASINS. A PROPOSED STORM PIPE SYSTEM WILL CONVEY STORMWATER TO AN EXISTING STORM PIPE LOCATED ALONG ROUTE 83. THE EXISTING 18" PIPE WILL CONVEY THE STORMWATER SAWMILL CREEK.

LEGAL DESCRIPTION

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO.: KOS-085841-CLE
COMMITMENT DATE: AUGUST 28, 2020

THE NORTH 170.0 FEET OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST RIGHT OF WAY OF STATE ROUTE 83, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 102.65 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 256.24 FEET; THENCE SOUTH, ALONG A LINE PARALLEL WITH THE EAST RIGHT OF WAY LINE OF SAID STATE ROUTE 83, A DISTANCE OF 170 FEET; THENCE WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 256.24 FEET TO THE INTERSECTION OF SAID PARALLEL LINE WITH THE EAST RIGHT OF WAY OF SAID STATE ROUTE 83, WHICH POINT IS 102.65 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST 1/4; THENCE NORTH, ALONG THE EAST RIGHT OF WAY LINE OF SAID STATE ROUTE 83, A DISTANCE OF 170.0 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

SOURCE BENCHMARK

NGS 0135 – PID (DK3298)
TO REACH THE STATION FROM THE INTERSECTION OF SR 83 AND PLAINFIELD ROAD, GO EAST ALONG PLAINFIELD ROAD FOR APPROXIMATELY 0.5 MI (0.8 KM) TO THE STATION ON THE RIGHT. THE STATION IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF PLAINFIELD ROAD AND MADISON STREET.

THE STATION IS 70.0 FT (21.3 M) SOUTH OF THE CENTERLINE OF PLAINFIELD ROAD AND 38.0 FT (11.7 M) EAST OF THE CENTERLINE OF MADISON STREET. THE MONUMENT IS A 3.5 INCH (9 CM) BRASS DISK ON THE BASE OF A TRAFFIC SIGNAL, 0.8 FT (0.2 M) ABOVE GRADE.

ELEVATION: 732.18 (NAVD 88)

SITE BENCHMARKS AND CONTROL

BM #204 – SET BENCHMARK ON THE SOUTHERLY BOLT, UNDER THE WORD "CITY", ON A HYDRANT ON THE SOUTH SIDE OF 75TH STREET, 308' EAST OF THE INTERSECTION OF 75TH STREET AND ROUTE 83, ROBERT KINGERY HIGHWAY.
ELEVATION = 719.58 (NAVD 88)

CONTROL #1 – SET CAPPED IRON ROD AT THE SOUTHEAST CORNER OF 75TH STREET AND ROUTE 83, ROBERT KINGERY HIGHWAY, 15' SOUTHEAST OF A TRAFFIC SIGNAL AND 18' EAST OF THE BACK OF CURB OF ROUTE 83.
N: 1855569.32 (NAD 83)
E: 1090379.82 (NAD 83)

CONTROL #2 – SET CUT "X" IN A CONCRETE SIDEWALK ON THE EAST SIDE OF ROUTE 83, ROBERT KINGERY HIGHWAY, 235' SOUTH OF THE INTERSECTION OF 75TH STREET AND ROUTE 83, ROBERT KINGERY HIGHWAY, 28' EAST OF THE BACK OF CURB OF ROUTE 83.
N: 1852417.41 (NAD 83)
E: 1090382.03 (NAD 83)

CONTROL #5 – SET CUT "X" IN A CONCRETE SIDEWALK ON THE SOUTH SIDE OF 75TH STREET, 315' EAST OF THE INTERSECTION OF 75TH STREET AND ROUTE 83, ROBERT KINGERY HIGHWAY, AND 7' NORTH OF A FIRE HYDRANT.
N: 1852623.35 (NAD 83)
E: 1090683.32 (NAD 83)

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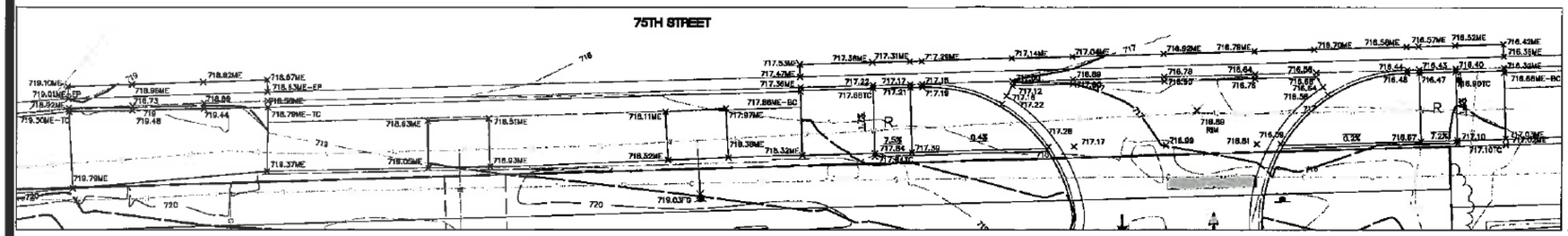
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GRADING PLAN

C05.0

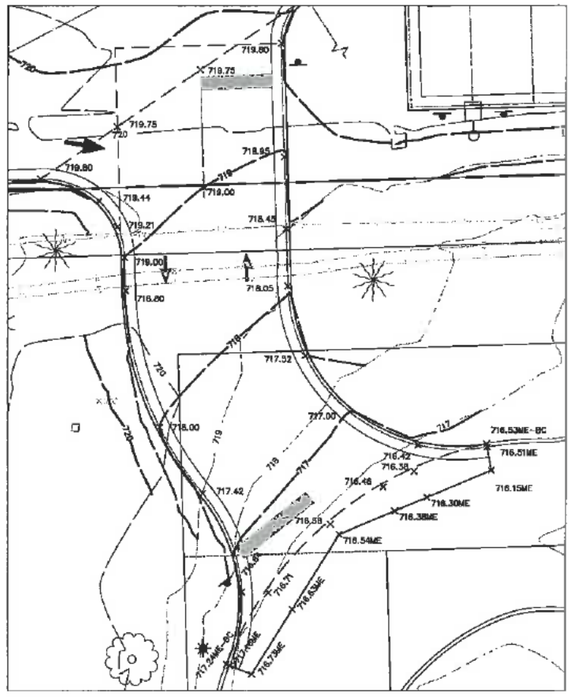
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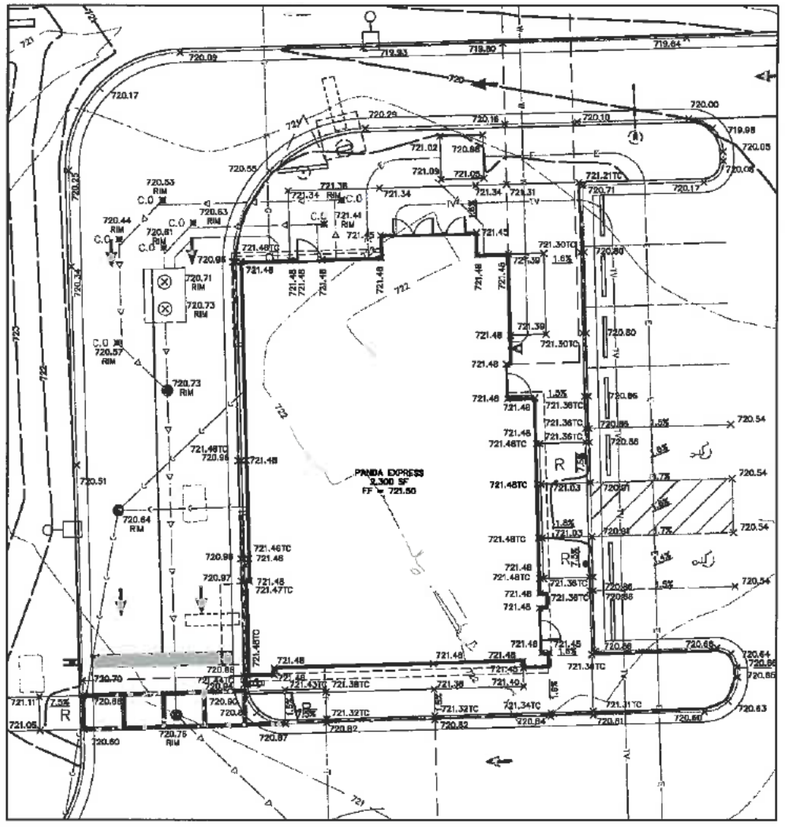
NORTH ENTRANCE GRADING DETAIL
SCALE 1" = 10'



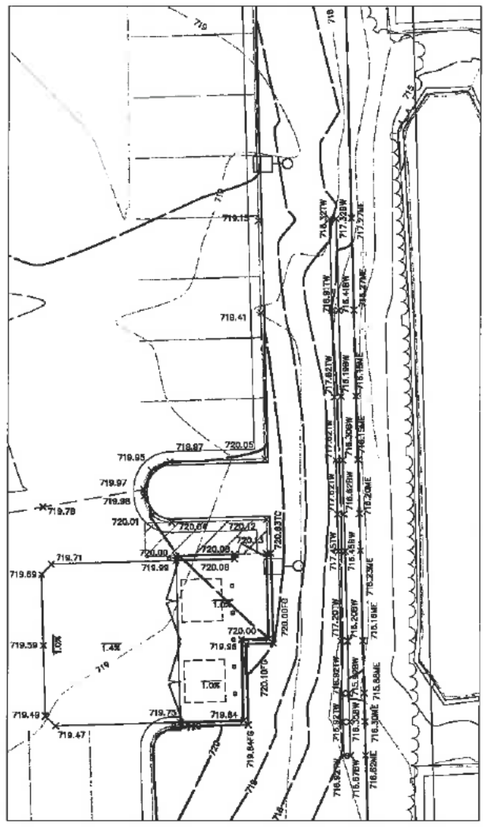
VICINITY MAP
NOT TO SCALE



ACCESS DRIVE THRU GRADING DETAIL
SCALE 1" = 10'



BUILDING AND DRIVE THRU GRADING DETAIL
SCALE 1" = 10'



TRASH ENCLOSURE AND RETAINING WALL GRADING DETAIL
SCALE 1" = 10'

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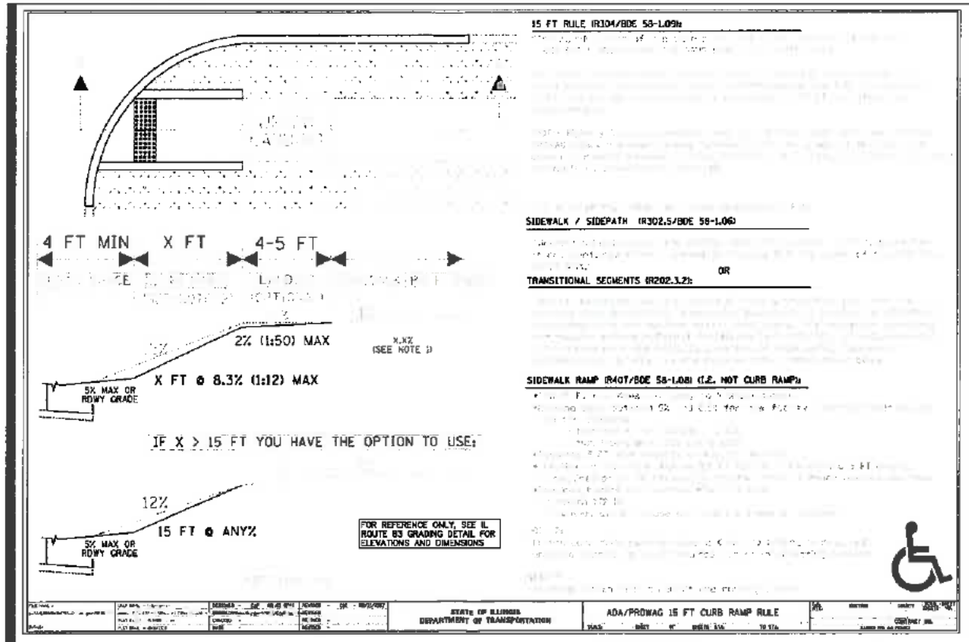
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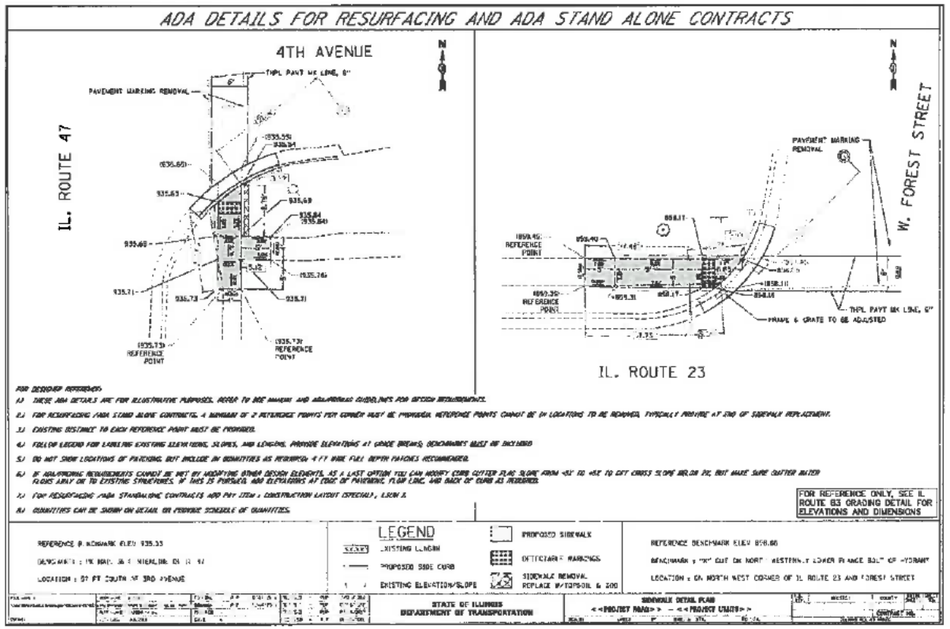
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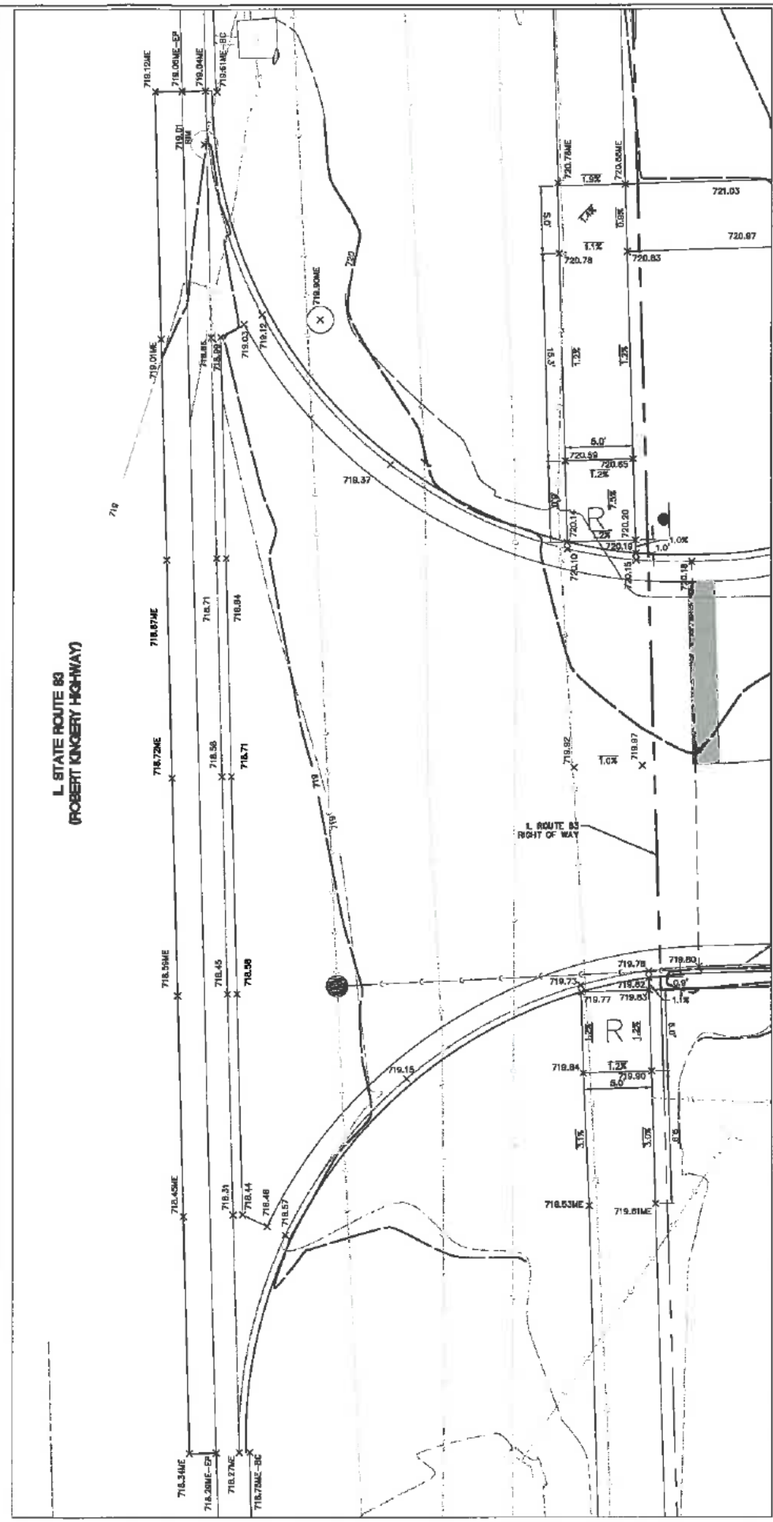
DETAILED GRADING

C05.1

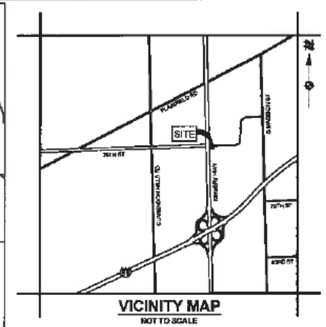
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IL ROUTE 83 DRIVEWAY GRADING DETAIL
SCALE 1" = 5'



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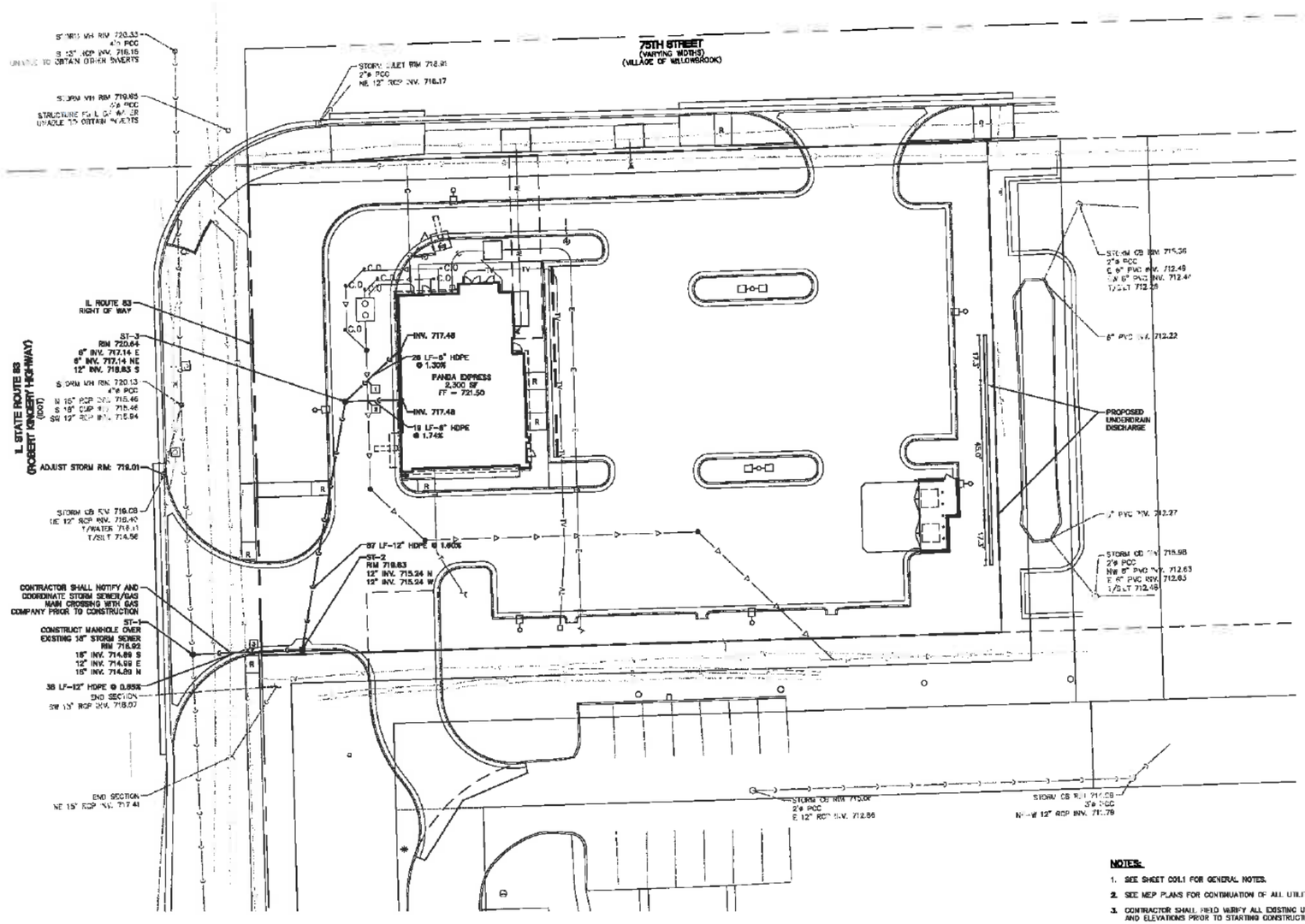
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DETAILED GRADING

C05.2

TRUE WARM & WELCOME 2300





VICINITY MAP
NOT TO SCALE

STORM LEGEND

- BOUNDARY LINE
- EXISTING ROW
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING UNDERGROUND GAS
- PROPOSED UNDERGROUND GAS
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND CABLE
- PROPOSED UNDERGROUND CABLE
- PROPOSED LIGHT POLE/WALL PACK LIGHT
- EXISTING MANHOLE/CATCH BASIN
- PROPOSED MANHOLE/CATCH BASIN/INLET
- PROPOSED CLEANOUT
- EXISTING END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED UTILITY CROSSING, SEE UTILITY CROSSING CHART THIS SHEET

CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH APPROPRIATE UTILITY COMPANIES TO ENSURE THAT THE REQUIRED VERTICAL AND HORIZONTAL CLEARANCES AT ALL LOCATIONS WHERE ANY UTILITY LINE CROSSES AN EXISTING OR PROPOSED GAS, TELEPHONE OR ELECTRIC LINE ARE MET.

UTILITY CROSSING CHART

CROSSING NUMBER	FINISHED GROUND	TOP UTILITY	TOP ELEVATION	BOTTOM UTILITY	TOP ELEVATION	CLEARANCE	COMMENT
1	720.77	8" STORM	717.11	8" SANITARY	715.61	1.50	
2	720.77	8" STORM	717.19	6" SANITARY	715.69	1.50	
3	719.74	12" STORM	714.84	12" WATERMAIN	713.34	1.50	FIELD VERIFY DEPTH OF EXISTING WATER MAIN PRIOR TO CONSTRUCTION OF STORM SEWER. DIP 12" WATER MAIN AS NEEDED TO MAINTAIN 1.5' VERTICAL SEPARATION CLEARANCE.

STORM STRUCTURE SCHEDULE

STRUCTURE NUMBER	STRUCTURE TYPE AND SIZE	GRATE TYPE	NOTES
ST-1	4' DIA. TYPE 1 MANHOLE	NEENAH R-1713	CLOSED LID
ST-2	4' DIA. TYPE A GATOR BASIN	NEENAH R 3281-A	
ST-3	4' DIA. TYPE 1 MANHOLE	NEENAH R-1713	CLOSED LID

NOTES:

1. SEE SHEET C01.1 FOR GENERAL NOTES.
2. SEE MEP PLANS FOR CONTINUATION OF ALL UTILITIES INTO BUILDING.
3. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AND THEIR LOCATIONS AND ELEVATIONS PRIOR TO STARTING CONSTRUCTION.
4. THE CONTRACTOR SHALL CONTACT PUBLIC UTILITIES INSPECTIONS AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY.
5. ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH LOCAL GOVERNING CODES.
6. CONTROLLED BACK FILL TO BE PLACED IN 8" LOOSE LIFT AND COMPACTED PER GEOTECHNICAL REPORT RECOMMENDATIONS PRIOR TO STORM AND SANITARY SEWER CONSTRUCTION. BACK FILL SHALL BE PLACED TO A MINIMUM OF ±2' ABOVE THE CROWN ELEVATION OF THE PIPES.
7. STORM SEWER AND SANITARY SEWER LENGTHS ARE MEASURED FROM CENTER LINE OF STRUCTURE TO CENTERLINE OF STRUCTURE OR FACE OF HEADWALL.
8. ALL PIPE LENGTHS SHOWN ARE ROUNDED TO THE NEAREST FOOT.
9. ALL STORM SEWER PIPING SHALL BE TRENCHED, BEDDED AND BACK FILLED ACCORDING TO DETAIL ON SHEET C08.3 UNLESS SPECIFICALLY NOTED OTHERWISE.
10. UNFORESEEN SUBSURFACE CONDITIONS SHALL BE BROUGHT TO THE OWNER'S AND ENGINEER'S ATTENTION IMMEDIATELY IMPLEMENTATION OF CORRECTIVE BEDDING MEASURES WITHOUT THE OWNER'S APPROVAL SHALL BE AT THE CONTRACTOR'S OWN RISK AND AT NO ADDITIONAL COMPENSATION.
11. EXISTING GRADES SHOWN ARE APPROXIMATE AND DO NOT REFLECT TOP SOIL REMOVAL, CLEARING, AND GRUBBING OPERATIONS. THE CONTRACTOR SHALL ASCERTAIN FOR HIMSELF THE EXTENT OF DISTURBANCE FOR THESE ACTIVITIES.
12. THE CONTRACTOR SHALL REFERENCE THE GEOTECHNICAL REPORT PREPARED FOR THE OWNER FOR SUBSURFACE CONDITIONS. THE GEOTECHNICAL REPORT IS NOT A PART OF THE CONTRACT DOCUMENTS.
13. EXCAVATIONS FOR STRUCTURES SHALL BE TAKEN AS A TRENCHING EXCAVATION WITHOUT FURTHER COMPENSATION.

CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL INSTALL GENERAL UTILITY CONDUITS TO PLANTERS AROUND BUILDING AND PATIO. SEE ARCHITECTURAL/MEP PLANS FOR CONTINUATION.

CONTRACTOR SHALL PROTECT ALL ITEMS OUTSIDE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED IN THE CONSTRUCTION PLANS OR SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES (LOCATIONS AND ELEVATIONS) PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.

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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24-HOUR CONTACT:
PANDA PM
HAKIM YALA
847-477-5125

SCALE 0 10 20
1" = 20 FEET

VINCENT E. NORR
082-081201
REGISTERED PROFESSIONAL ENGINEER
OF ILLINOIS
DATE: 04/29/2021
EXP: 11/30/2021

NOT FOR CONSTRUCTION

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
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Facsimile: 626.372.8288

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VILLAGE PLAN REV. #2	01/27/2021
IDOT PLAN REV. #1	04/06/2021
VILLAGE PLAN REV. #4	04/14/2021
VILLAGE PLAN REV. #5	04/29/2021

ISSUE DATE:

PC SUBMITTAL	11/20/2020
PC SUBMITTAL #2	03/24/2021

DRAWN BY: LEH

PANDA PROJECT #: D7058
ATWELL PROJECT #: 19003769.01

NORR

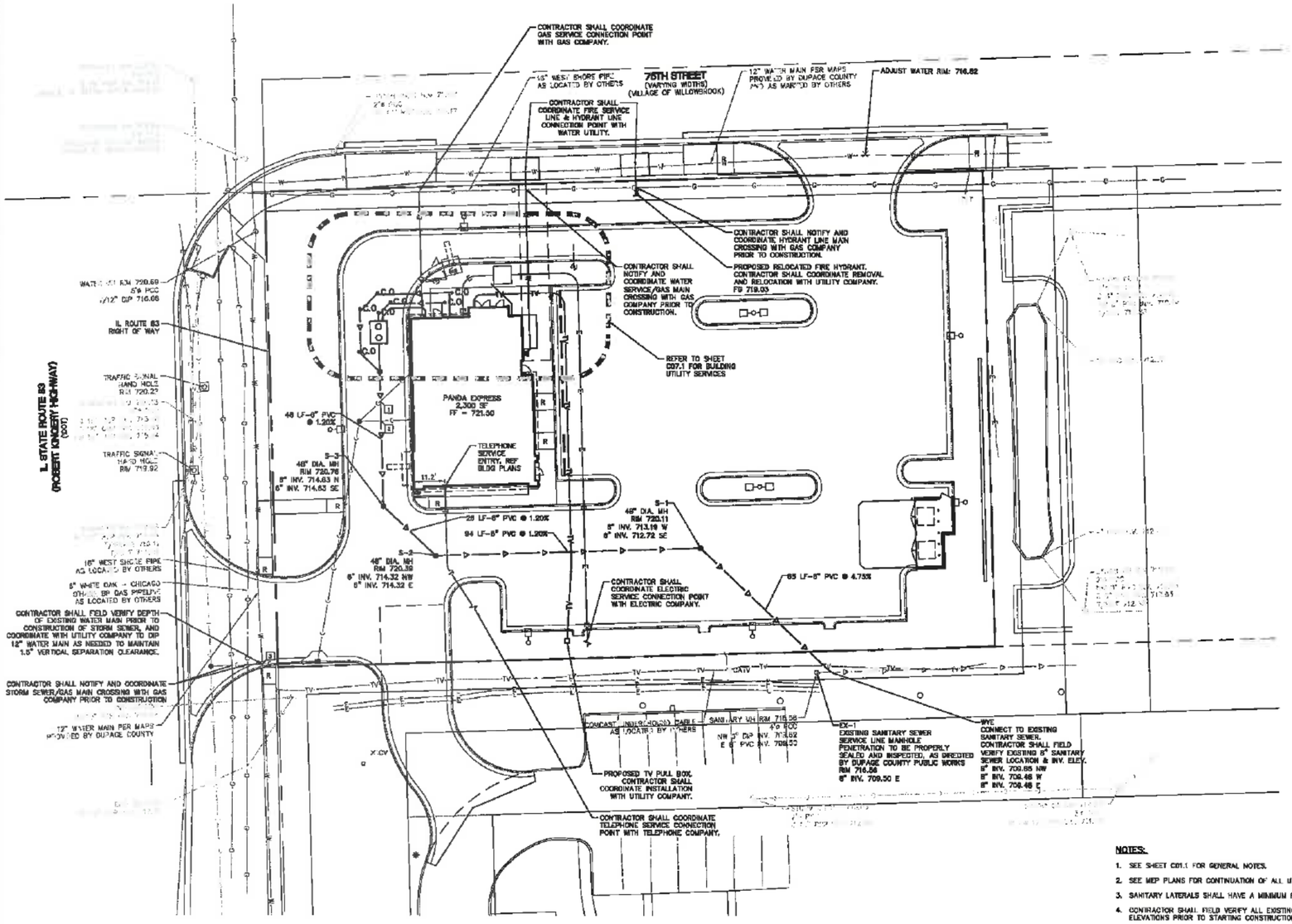
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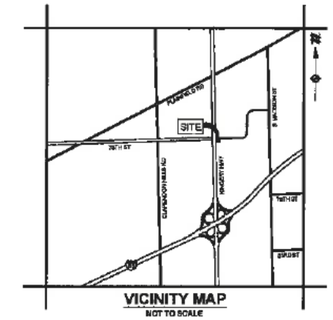
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WILLOWBROOK, IL 60527

STORM SEWER PLAN

C06.0

TRUE WARM & WELCOME 2300





UTILITY LEGEND

- BOUNDARY LINE
- EXISTING ROW
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING UNDERGROUND GAS
- PROPOSED UNDERGROUND GAS
- EXISTING UNDERGROUND TELEPHONE
- EXISTING OVERHEAD TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND CABLE
- PROPOSED UNDERGROUND CABLE
- PROPOSED LIGHT POLE/WALL PACK LIGHT
- EXISTING MANHOLE/CATCH BASIN
- PROPOSED MANHOLE/CATCH BASIN/INLET
- C.O. PROPOSED CLEANOUT
- EXISTING END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- CATV PROPOSED TV PULL BOX
- 1 PROPOSED UTILITY CROSSING, SEE UTILITY CROSSING CHART THIS SHEET

CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH APPROPRIATE UTILITY COMPANIES TO ENSURE THAT THE REQUIRED VERTICAL AND HORIZONTAL CLEARANCES AT ALL LOCATIONS WHERE ANY UTILITY LINE CROSSES AN EXISTING OR PROPOSED GAS, TELEPHONE OR ELECTRIC LINE ARE MET.

UTILITY CROSSING CHART

CROSSING NUMBER	FINISHED GROUND	TOP UTILITY	RIM ELEVATION	BOTTOM UTILITY	TOP ELEVATION	CLEARANCE	COMMENT
1	720.77	6" STORM	717.11	8" SANITARY	715.66	1.60	
2	720.77	6" STORM	717.10	8" SANITARY	715.65	1.58	
3	719.74	12" STORM	714.94	12" WATERMAIN	713.34	1.80	FIELD VERIFY DEPTH OF EXISTING WATER MAIN PRIOR TO CONSTRUCTION OF STORM SEWER. DIP 12" WATER MAIN AS NEEDED TO MAINTAIN 1.5' VERTICAL SEPARATION CLEARANCE.

NOTES:

1. SEE SHEET C01.1 FOR GENERAL NOTES.
2. SEE MEP PLANS FOR CONTINUATION OF ALL UTILITIES INTO BUILDING.
3. SANITARY LATERALS SHALL HAVE A MINIMUM FALL OF 1.00%.
4. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AND THEIR LOCATIONS AND ELEVATIONS PRIOR TO STARTING CONSTRUCTION.
5. THE FINAL LOCATION OF FIRE HYDRANTS, VALVES, WATER LINES, BACKFLOW PREVENTERS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION. NOTIFY THE ENGINEER OF ANY CHANGES TO LOCATION OR CONFIGURATION. NFPA CODES SHALL BE ADHERED TO.
6. THE CONTRACTOR SHALL CONTACT PUBLIC UTILITIES INSPECTIONS AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY.
7. ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH LOCAL GOVERNING CODES.
8. UTILITY CONDUIT MATERIAL FOR ELECTRIC, TELEPHONE, AND CABLE SHALL BE INSTALLED PER UTILITY PROVIDER SPECIFICATIONS.
9. CONTRACTOR TO BUILD CONCRETE TRANSFORMER PAD AND COORDINATE THE INSTALLATION OF THE CONDUITS WITH THE UTILITY COMPANY.
10. CONTROLLED BACK FILL TO BE PLACED IN 8" LOOSE LIFT AND COMPACTED PER GEOTECHNICAL REPORT RECOMMENDATIONS PRIOR TO STORM AND SANITARY SEWER CONSTRUCTION. BACK FILL SHALL BE PLACED TO A MINIMUM OF 4.2' ABOVE THE CROWN ELEVATION OF THE PIPES.
11. STORM SEWER AND SANITARY SEWER LENGTHS ARE MEASURED FROM CENTER LINE OF STRUCTURE TO CENTERLINE OF STRUCTURE OR FACE OF HEADWALL.
12. ALL PIPE LENGTHS SHOWN ARE ROUNDED TO THE NEAREST FOOT.
13. ALL SANITARY SEWER PIPING SHALL BE TRENCHED, BEDDED AND BACK FILLED ACCORDING TO DETAIL ON SHEET C08.3 UNLESS SPECIFICALLY NOTED OTHERWISE.
14. UNFORESEEN SUBSURFACE CONDITIONS SHALL BE BROUGHT TO THE OWNER'S AND ENGINEER'S ATTENTION IMMEDIATELY. IMPLEMENTATION OF CORRECTIVE BEDDING MEASURES WITHOUT THE OWNER'S APPROVAL SHALL BE AT THE CONTRACTOR'S OWN RISK AND AT NO ADDITIONAL COMPENSATION.
15. EXISTING GRADES SHOWN ARE APPROXIMATE AND DO NOT REFLECT TOP SOIL REMOVAL, CLEARING, AND GRUBBING OPERATIONS. THE CONTRACTOR SHALL ASCERTAIN FOR HIMSELF THE EXTENT OF DISTURBANCE FOR THESE ACTIVITIES.
16. THE CONTRACTOR SHALL REFERENCE THE GEOTECHNICAL REPORT PREPARED FOR THE OWNER FOR SUBSURFACE CONDITIONS. THE GEOTECHNICAL REPORT IS NOT A PART OF THE CONTRACT DOCUMENTS.
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NOTICE! CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OR ANY INJURY RESULTING, ON OF ANY OTHER PERSONS.

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SCALE 0 10 20 1" = 20 FEET

RONNIE F. KOHS 062-081201 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

DATE: 04/29/2021 EXP: 11/30/2021

PANDA EXPRESS CHINESE KITCHEN

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VILLAGE PLAN REV. #2	01/27/2021
IDOT PLAN REV. #1	04/09/2021
VILLAGE PLAN REV. #4	04/14/2021
VILLAGE PLAN REV. #5	04/29/2021

ISSUE DATE:

PC SUBMITTAL	11/20/2020
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DRAWN BY: LEH

PANDA PROJECT # 07058
ATWELL PROJECT # 18003759.01

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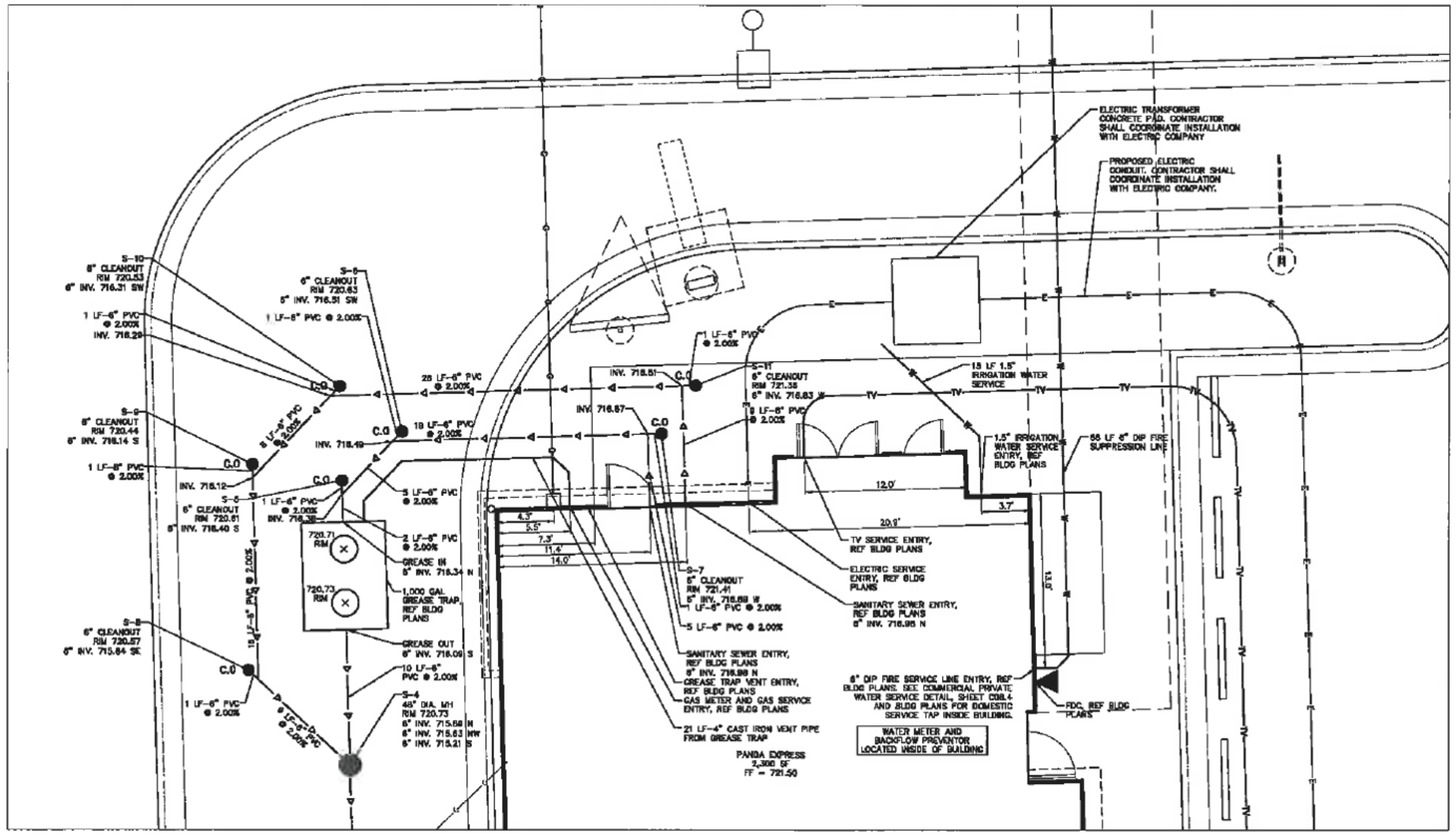
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UTILITY PLAN

C07.0

TRUE WARM & WELCOME 2300





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24-HOUR CONTACT:
PANDA PM
HAKIM YALA
847-477-5125

SCALE 0 2.5 5
1" = 5 FEET

ROXANE E. YONAS
062-061201
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
DATE: 04/29/2021
EXP: 11/30/2021

- CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
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91770
Telephone: 626.799.9898
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VILLAGE PLAN REV. #5	04/29/2021

ISSUE DATE:

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PC SUBMITTAL #2	03/24/2021

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PANDA PROJECT #: 07058
ATWELL PROJECT #: 180037699.01

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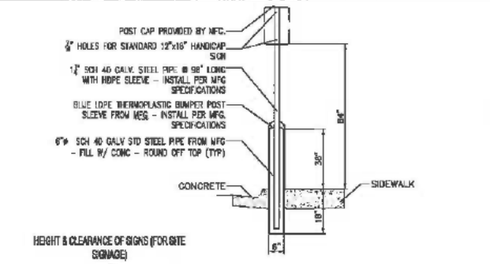
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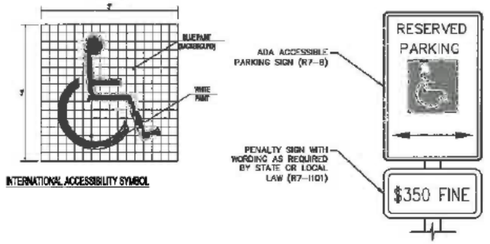
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7505 KINGERY HIGHWAY
WILLOWBROOK, IL 60527

DETAILED UTILITY PLAN

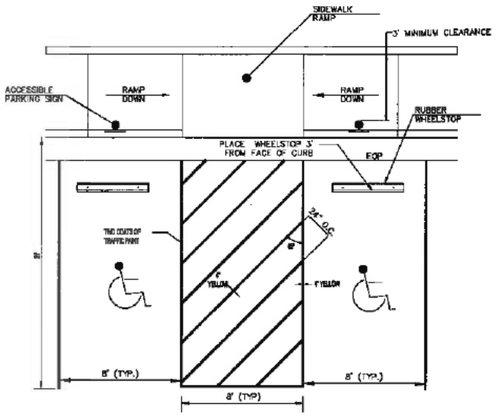
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TRUE WARM & WELCOME 2300

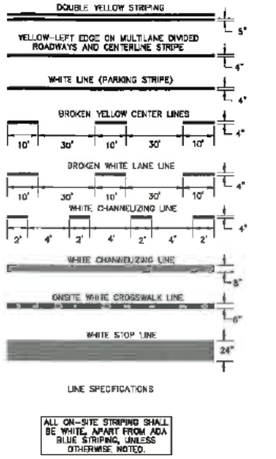


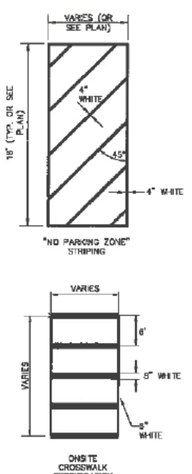


ACCESSIBLE AREA DETAIL
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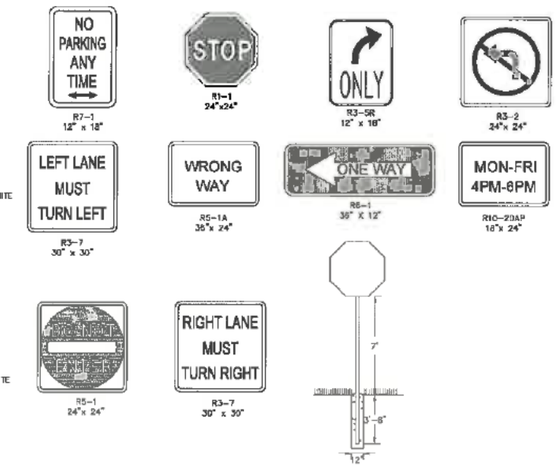


ACCESSIBLE PARKING STALL LAYOUT AND STRIPING
NTS

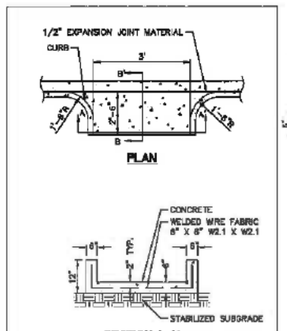




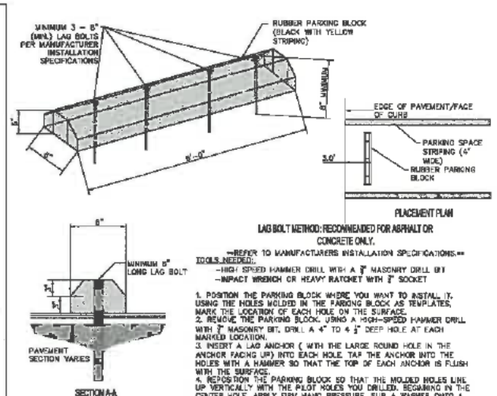
PAVEMENT STRIPING AND MARKING
NOT TO SCALE



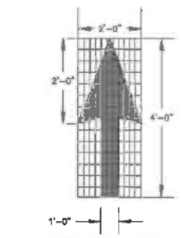
SITE SIGNAGE
NOT TO SCALE



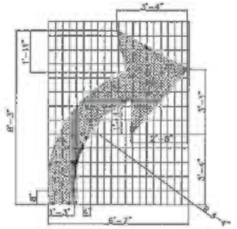
CONCRETE CURB CUT (FLUME)
NOT TO SCALE



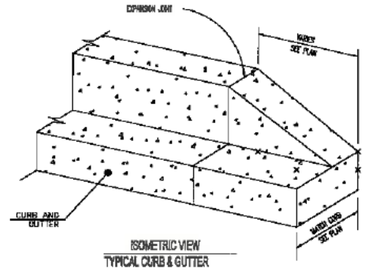
RUBBER WHEELSTOP
NOT TO SCALE



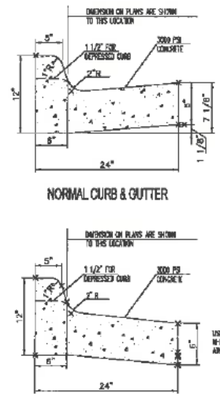
PAVEMENT MARKING ARROW – WHITE
ALL DIRECTIONAL ARROWS SHALL BE DOUBLE COATED.



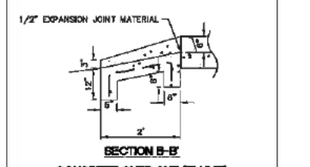
DIRECTIONAL ARROW PAVEMENT MARKING
NOT TO SCALE



CURB TRANSITION
NOT TO SCALE



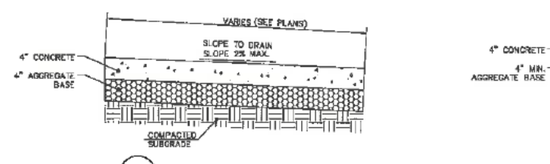
CURB AND GUTTER
NOT TO SCALE

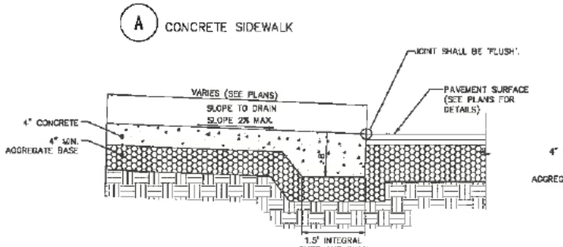


CONCRETE/ASPHALT JOINT DETAIL
NOT TO SCALE



CONCRETE TRANSITION
NOT TO SCALE





CONCRETE NOTES:
- f'c = 4,000 PSI
- PROVIDE CONTROL JOINTS AT 5' O.C.
- PROVIDE EXPANSION JOINTS ONLY WHERE CONCRETE PAVEMENT ABUTS FIXED OBJECTS, CURB AND GUTTER, AND OTHER PAVEMENT TYPES.
- 6"x6" WWM MAY BE SUBSTITUTED WITH EQUIVALENT STRENGTH FIBER MESH.

CONCRETE SIDEWALK
NOT TO SCALE

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RONDRE E. KEVES
062-061201
REGISTERED PROFESSIONAL ENGINEER
OF ILLINOIS
DATED: 04/29/2021
EXP: 11/30/2021

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REVISIONS:

VILLAGE PLAN REV. #1	01/19/2021
VILLAGE PLAN REV. #2	01/27/2021
IDOT PLAN REV. #1	04/05/2021
VILLAGE PLAN REV. #4	04/14/2021
VILLAGE PLAN REV. #6	04/29/2021

ISSUE DATE:

PC SUBMITTAL	11/20/2020
PC SUBMITTAL #2	03/24/2021

DRAWN BY: LEH

PANDA PROJECT #: D7058
ATWELL PROJECT #: 18003769.01

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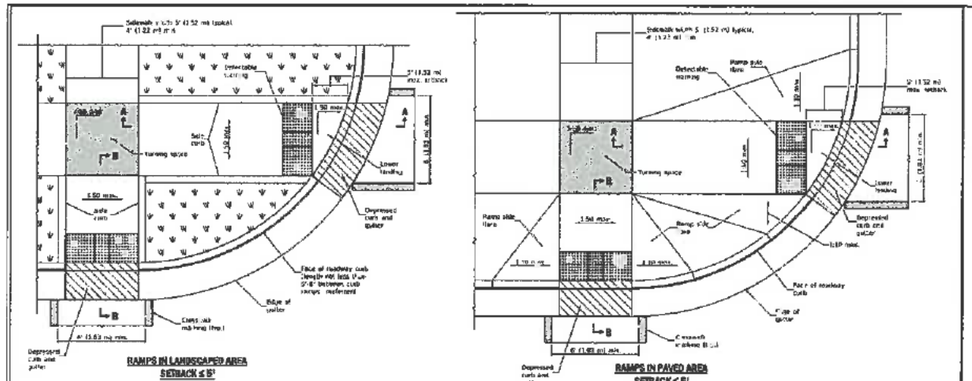
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1250 EAST DIEHL ROAD, SUITE 300
NAPERVILLE, IL 60563
DESIGN FIRM #184-008876

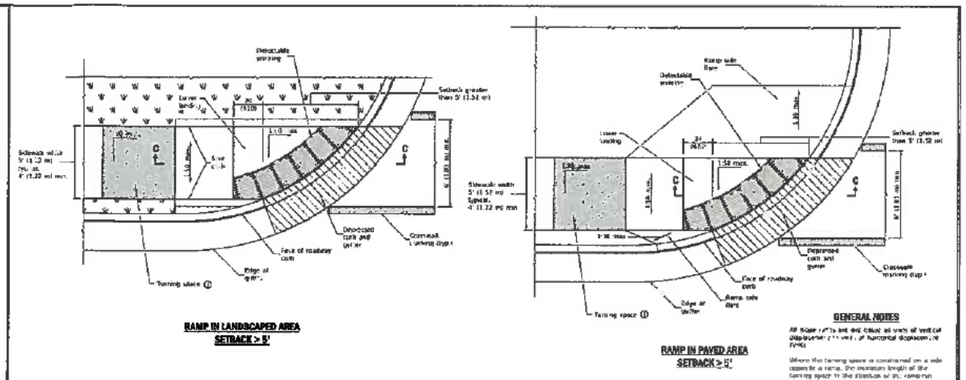
PANDA EXPRESS
WARM & WELCOME 2300
7505 KINGERY HIGHWAY
WILLOWBROOK, IL 60527

CONSTRUCTION DETAILS

C08.0

TRUE WARM & WELCOME 2300





GENERAL NOTES

All slope ratios are critical as sets of vertical displacement (rise) and horizontal displacement (run) ratios.

Where the turning space is constrained on a side opposite a ramp, the maximum length of the turning space in the direction of the ramp run shall be 1.52 m.

Detectable warning units shown in their ideal orientation, see the following plans with tolerances and allowed.

Path Border: Detectable warnings should extend the full width of the walking surface (excluding flares along curb or border) along each side up to 2 in. (50 mm) in width is allowed.

Curb Ramp Blade: Detectable warnings located at the base of curb ramps should closely align with the curb face. A gap up to 6 in. (150 mm) before the curb is allowed.

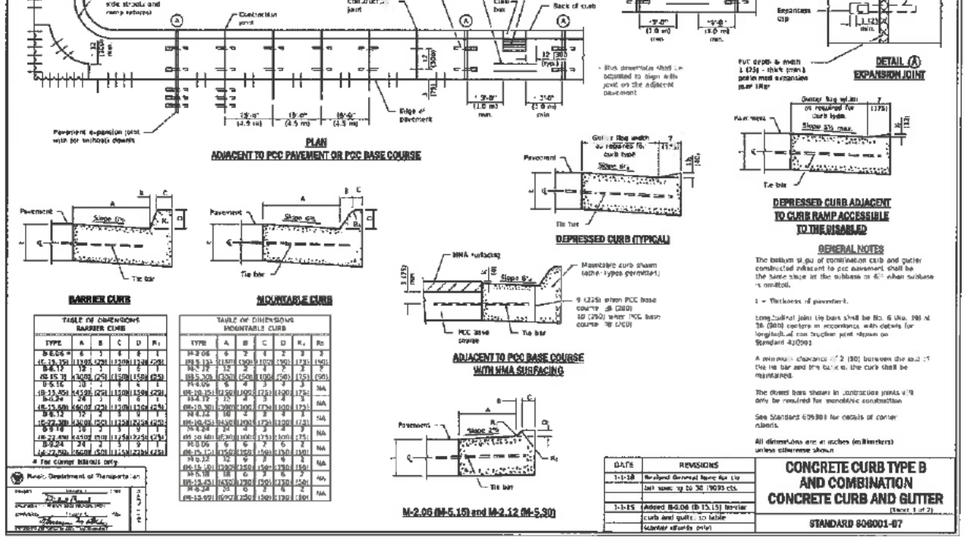
See Standard 886001 for details of depressed curb sections to curb ramp.

All dimensions are to inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-19	Removed "(5.0m), radii", added "Bituminous Concrete Surface Course"
	Removed "Detectable warnings and gratings"
	Added "Detectable warnings"
1-1-16	Changed flare rate above
	Turning spaces and lower landings
	Ramp slope

PERPENDICULAR CURB RAMPS FOR SIDEWALKS
(Sheet 1 of 2)
STANDARD 424001-11

PERPENDICULAR CURB RAMPS FOR SIDEWALKS
(Sheet 2 of 2)
STANDARD 424001-11



GENERAL NOTES

The bottom slope of combination curb and gutter constructed adjacent to pcc pavement shall be the same slope as the subbase or 4% when subbase is omitted.

t = Thickness of pavement.

Longitudinal joint tie bars shall be No. 6 (No. 20) M 31 (M31) deformed bars spaced at 30 in. (750 mm) centers in accordance with details for longitudinal construction joint shown on Standard 420501.

A minimum clearance of 2 (50) between the end of the tie bar and the face of the curb shall be maintained.

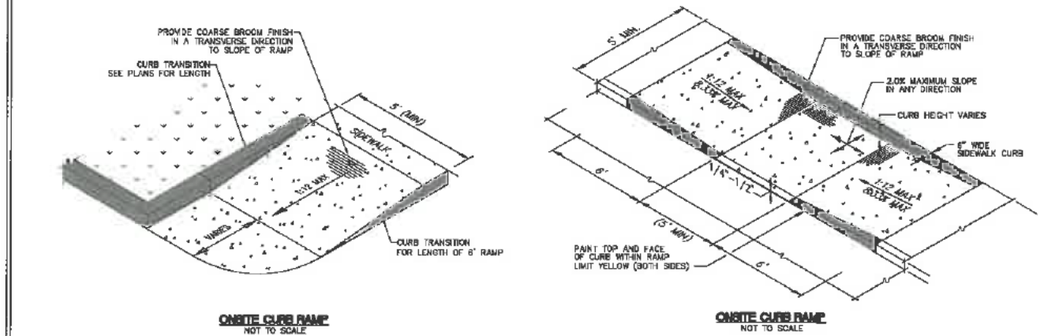
The dowel bars shown in construction joints will only be required for monolithic construction.

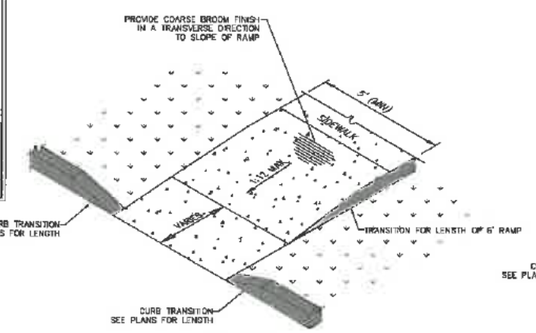
See Standard 606001 for details of corner islands.

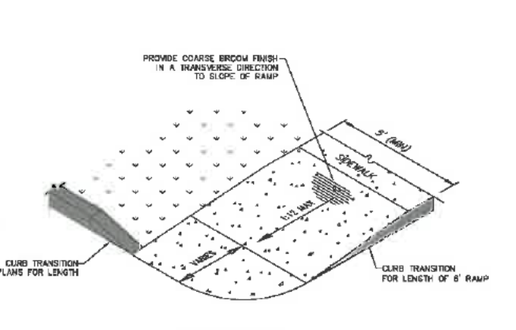
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-18	Revised General Note (1)
	Last sentence to be "(M31) ctc.
1-1-15	Added B6.06 (B15.15) barrier
	curb and gutter to table
	Added standard note

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 1 of 2)
STANDARD 606001-07







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OF ILLINOIS
DATE: 04/29/2021
EXPI: 11/30/2021

NOT FOR CONSTRUCTION

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VILLAGE PLAN REV. #5	04/29/2021

ISSUE DATE:

PC SUBMITTAL	11/20/2020
PC SUBMITTAL #2	03/24/2021

DRAWN BY: LEH

PANDA PROJECT # 07058
ATWELL PROJECT #: 18003769.01

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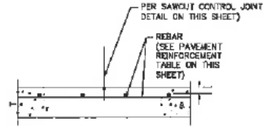
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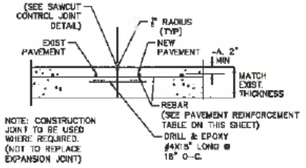
CONSTRUCTION DETAILS

C08.1

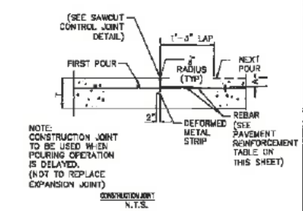
TRUE WARM & WELCOME 2300



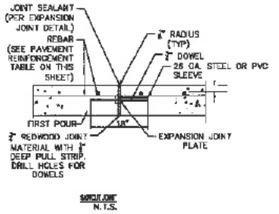
SAWCUT JOINT
N.T.S.



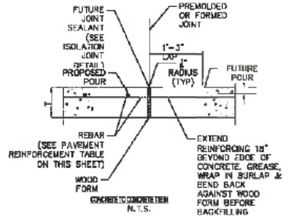
CONCRETE TO CONCRETE JOINT
N.T.S.



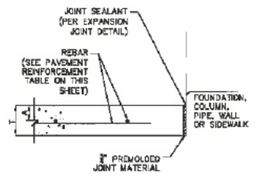
CONSTRUCTION JOINT
N.T.S.



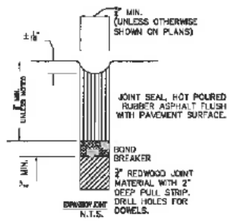
SAWCUT JOINT
N.T.S.



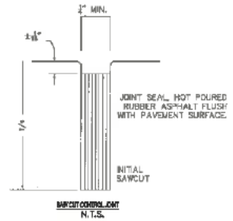
CONCRETE TO CONCRETE TIE
N.T.S.



CONSTRUCTION JOINT
N.T.S.



EXPANSION JOINT
N.T.S.



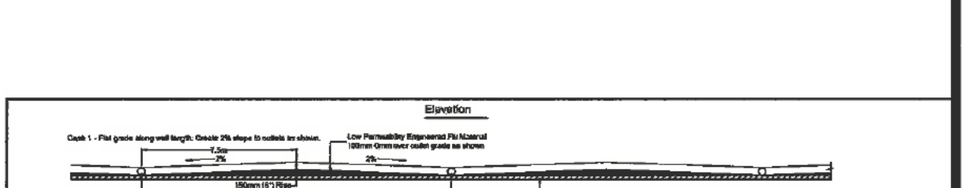
SAWCUT CONTROL JOINT
N.T.S.

NOTES:
1. REINFORCING STEEL BAR SIZE/SPACING SPECIFICATIONS IN GEOTECH REPORT SHALL SUPERSEDE ABOVE TABLE.
2. REINFORCING STEEL SIZE/SPACING IS BASED ON MIN. 60,000 PSI TENSILE STRENGTH REINFORCING STEEL AS SHOWN.
3. CONCRETE PAVING MIX DESIGN SHALL HAVE MINIMUM 4000 PSI COMPRESSIVE STRENGTH AT 28 DAYS. GEOTECHNICAL REPORT CONCRETE PAVING MIX DESIGN SHALL SUPERSEDE VALUES HEREIN.
4. MAXIMUM JOINT SPACING SHALL BE PER JOINT LAYOUT PLAN (IF PROVIDED) BUT SHALL NOT EXCEED VALUES IN TABLE.
5. MAXIMUM JOINT SPACING IN GEOTECHNICAL REPORT SHALL SUPERSEDE VALUES IN ABOVE TABLE.
6. USE STATE DOT SUBBASE UNLESS OTHERWISE SPECIFIED BY GEOTECHNICAL REPORT.
7. ALL JOINTS IN PAVING SHALL BE REFLECTED IN CURBING AND SHALL HAVE ALL THEIR RESPECTIVE JOINTING MATERIALS PRESENT (I.E. EXPANSION JOINTS SHALL HAVE THEIR RESPECTIVE FILLER BOARD AND CAULK REPLACED).
8. CURB EXPANSION JOINTS – IF THERE IS AN EXPANSION JOINT IN THE PAVING, THE EXPANSION JOINT MUST FOLLOW THROUGH THE CURB. THE REINFORCING STEEL MUST ALSO BE CUT AT THE EXPANSION JOINT AND NOT ALLOWED TO RUN THROUGH THE JOINT CONTINUOUSLY. A SAW CUT EXPANSION JOINT IS NOT ACCEPTABLE BECAUSE NORMAL EXPANSION AND CONTRACTION WILL CAUSED THE CONCRETE TO PUSH AGAINST THE TWO SECTIONS AND ONE SIDE WILL EVENTUALLY FAIL. IF AN EXPANSION JOINT IS LEFT OUT AND MUST BE SAW CUT IN, THE CURB SHOULD BE CUT TWICE AND A 2" PIECE OF CONCRETE IS REMOVED. IN ALL CASES THE JOINT SHOULD BE CAULKED WITH NP1.
9. CONCRETE TOUCHING THE BACK OF CURBS – ANY CONCRETE THAT TOUCHES THE BACK OF A CURB INCLUDING SIDEWALKS, ISLAND NOSINGS AND PAYPHONE PADS SHALL BE ISOLATED FROM THE CURB USING ½" BLACK ASPHALT IMPREGNATED FIBERBOARD. CONTRACTOR SHALL USE A REMOVABLE STRIP OR A ZIP-STRIP AND SEAL THE JOINT WITH SL1. THE ONLY EXCEPTION IS IF THE ISLAND NOSINGS ARE POURED MONOLITHICALLY WITH THE CURB AND PARKING LOT.
10. CURBS AT THE BUILDING FOUNDATION – IF A CURB TOUCHES THE BUILDING FOUNDATION, IT NEEDS TO BE ISOLATED WITH EXPANSION JOINT MATERIAL JUST LIKE THE PAVING. IF AN EXPANSION JOINT IS LEFT OUT AND MUST BE SAW CUT IN, A 2" PIECE OF CONCRETE SHOULD BE REMOVED. THE JOINT SHOULD BE CAULKED WITH NP1.
11. EXPANSION JOINTS AT ISLAND NOSINGS – IF THE ISLAND NOSINGS ARE POURED MONOLITHICALLY WITH THE CURB AND PARKING LOT, THEN PAVING EXPANSION JOINTS SHOULD CONTINUE THROUGH THE NOSINGS.

REINFORCEMENT TABLE

CONCRETE SECTION DESIGNATION	(1) SLAB THICKNESS (IN)	COVER (INCH) MIN	MAX EXPANSION JOINT SPACING (FT)	BASED PER ST'L. REINFORCING STEEL BAR SIZE & SPACING*
PARKING STALLS	6	2	18	#3@24" OC
DRIVE TYPE	6	2	18	#3@24" OC
TRASH ENCLOSURE	7	2	18	#3@24" OC

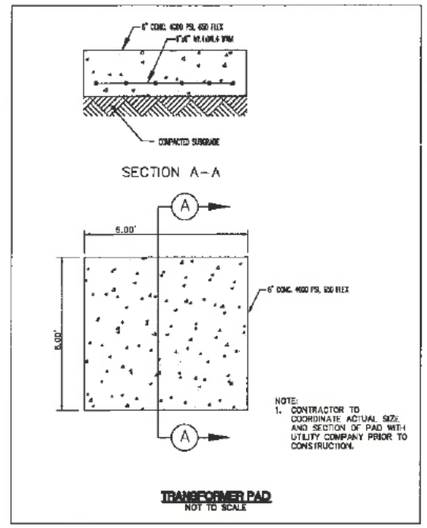
CONCRETE PAVEMENT SECTION
NOT TO SCALE



NOTE: PAVEMENT SECTIONS ARE FOR ONSITE PAVEMENT ONLY. REFER TO IDOT DETAIL ON SHEET C08.5 FOR DRIVEWAY PAVEMENT SECTION WITHIN THE IDOT ROW.

ASPHALT NOTES:
- THE ASPHALT SURFACE COURSE SHOULD CONFORM TO THE MOST RECENT EDITION OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, FOR HOT MIX ASPHALTIC CONCRETE SURFACE COURSE.
- THE BASE COURSE SHOULD CONFORM TO THE IDOT STANDARDS FOR BASE COURSE.
- TACK COAT SHOULD BE PROVIDED ATOP EACH PAVEMENT SECTION.

ASPHALT PAVEMENT SECTION
NOT TO SCALE



TRANSFORMER PAD
NOT TO SCALE

NOTES:
1. CONCRETE COLLARS SHALL BE INSTALLED AROUND ALL UTILITY STRUCTURE TOPS (CATCH BASINS, MANHOLES, ETC.)
2. CONCRETE COLLAR SHALL BE PAINTED BLACK IF STRUCTURE IS WITHIN ASPHALT PAVEMENT.

CONCRETE COLLAR DETAIL
NOT TO SCALE

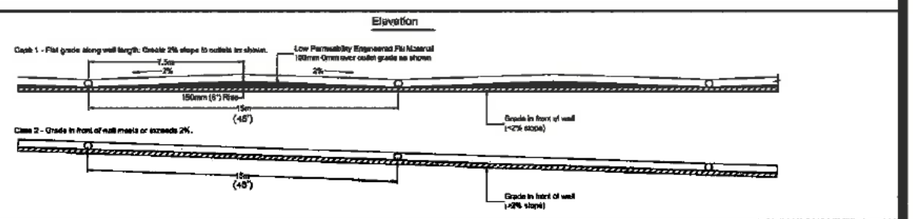
Design Specific Soil Information

	Soil Region			
	In/Ir / Retained	Foundation	Base	Drainage
Description (per USCS)	GP Angular 3/4" clear stone (no fines)	CL Inorganic Clays Low Plasticity	GW Well graded, type dolomite Granular	sub-soil
Effective Internal Friction Angle	36°	28°	38°	NR
Moist Unit Weight kN/cu.m. (kips/ft.)	18 (115)	20 (127)	22 (140)	NR
Effective Cohesion kPa (kips/ft)	NR	13 (270)	NR	NR
Soil Notes	Placed in 150mm (6") lifts and compacted to 95% SPD.	Angular crush stone placed at 1H:1V from heel of wall as shown	Accessible as long capillarity exceed 30kPa (1000 psf)	Crushed, Cobbled (free draining) compacted to 95% SPD.

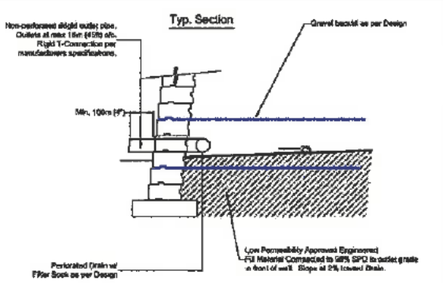
NR - Not Required

Notes:
1. The design meets or exceeds the minimum factors of safety required by Risi Stone Systems based on the design parameters listed above. The analysis was performed as outlined in the National Concrete Masonry Association Design Manual for Segmental Retaining Walls, Third Edition. This is a typical non site-specific Design.
2. No analysis of global stability, total or differential settlement, or seismic effects has been performed.
3. This design is only provided to illustrate the general arrangement of the SRW structure for preliminary costing and feasibility purposes only. This drawing is not for construction. A qualified Engineer must be retained to provide the Final Design prior to construction.
4. Structures such as handrails, guardrails, fences, terraces, and site conditions such as water applications, drainage and soil soil conditions, additional live and dead loads, etc., have significant effects on the wall design and have not been taken into account in this typical section. When accounted for in the Final Design, other conditions and elements may result in additional design resistance (geogrid, drainage, etc) and cost.
5. For geogrid reinforced structures, a minimum Long Term Allowable Design Strength of 14 kN/m was assumed. Contact your manufacturer or Risi Stone Systems for a list of approved geogrid reinforcements.

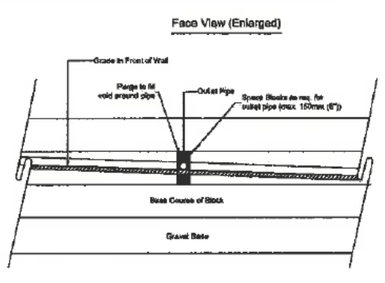
Elevation



Typ. Section



Face View (Enlarged)



Design Specific Geometric Information

Retaining Wall System	Pisa2	Geogrid Type and Manufacturer	N/A
Maximum Height mm (ft)	945 (33)	Minimum Geogrid UTS Value (kN/m)	N/A
Maximum Slope Above Wall	5V:3H	Maximum Slope Below Wall	Horiz
Min. Surcharge Above Wall kPa (kips/ft)	None	Depth of Embedment mm (in)	853 (0)
Batter of Wall	7.12°	Compacted Base Dimension mm (in)	810 x 153 (24 x 6)

RisiStone® retaining wall systems
http://www.risistone.com

Pisa2® / RomanPisa® Drain Outlet Through Face of Wall

P21DET003.DWG

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PANDA EXPRESS CHINESE KITCHEN

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

VILLAGE PLAN REV. #1	01/19/2021
VILLAGE PLAN REV. #2	01/27/2021
IDOT PLAN REV. #1	04/09/2021
VILLAGE PLAN REV. #4	04/14/2021
VILLAGE PLAN REV. #5	04/29/2021

ISSUE DATE:

PC SUBMITTAL	11/20/2020
PC SUBMITTAL #2	03/24/2021

NOT FOR CONSTRUCTION

DRAWN BY: LEH

PANDA PROJECT #: 07058
ATWELL PROJECT #: 18003769.01

NORR

ATWELL
866.850.4200 www.atwell-group.com
1200 EAST DIEHL ROAD, SUITE 300
NAPERVILLE, IL 60563
DESIGN FIRM #184-002578

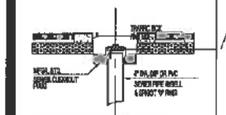
PANDA EXPRESS
WARM & WELCOME 2300
7505 KINGERY HIGHWAY
WILLOWBROOK, IL 60527

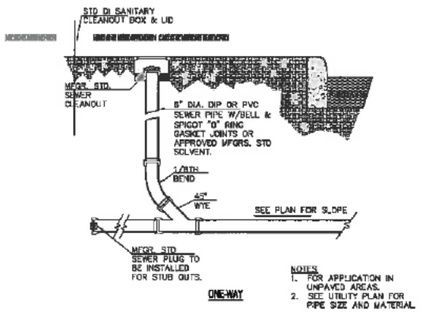
CONSTRUCTION DETAILS

C08.2

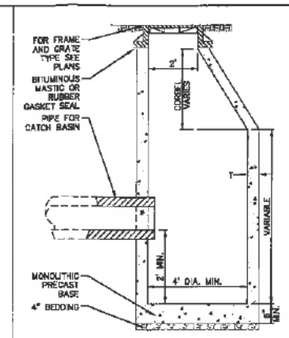
TRUE WARM & WELCOME 2300

S:\Drawings\pw\p\p_dt_d2\pw\p_dt_d2.dwg, 4/29/2021 6:58:31 PM, Bluebeam PDF

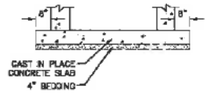




SANITARY SEWER CLEANOUT
NOT TO SCALE

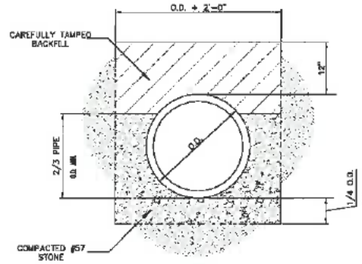


TYPICAL STORM CATCH BASIN
NOT TO SCALE



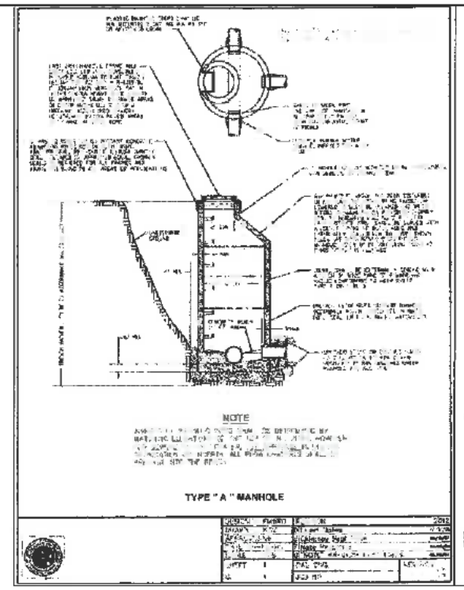
ALTERNATE BOTTOM SLAB

MATERIAL WALL THICKNESS (T)
PRECAST CONCRETE – MIN. 1/12 "D"
CAST IN PLACE CONCRETE MIN. 8"

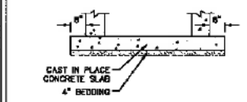


MINIMUM PVC BEDDING

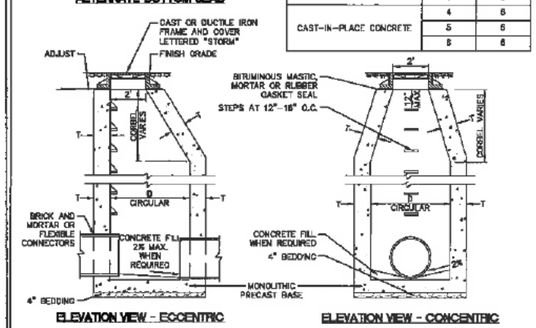
SANITARY SEWER PIPE BEDDING
NOT TO SCALE



TYPE "A" MANHOLE



ALTERNATE BOTTOM SLAB



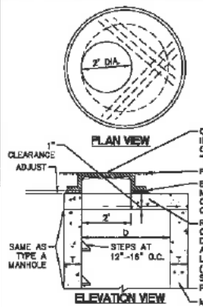
ELEVATION VIEW – ECCENTRIC

ELEVATION VIEW – CONCENTRIC

NOTES:
1. MANHOLE STEPS WHEN REQUIRED SHALL BE INSTALLED AS SHOWN ON THE PLANS.

TYPICAL STORM MANHOLE "A"
NOT TO SCALE

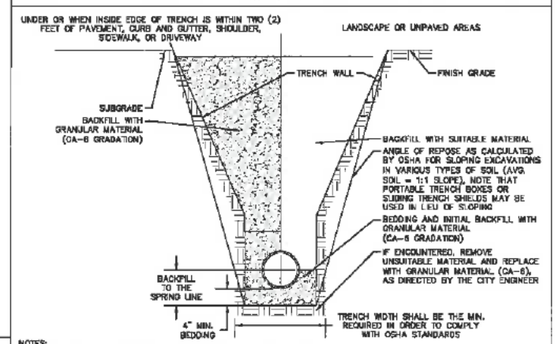
ALT. MATERIALS FOR WALLS	D (FEET)	T (MIN.) (INCHES)
CONCRETE MASONRY UNITS	4	5
	5	5
	6	5
BRICK MASONRY	4	8
	5	8
	6	8
PRECAST REIN. CONCRETE SECT.	4	4
	5	5
	6	6
CAST-IN-PLACE CONCRETE	4	6
	5	6
	6	6



ALT. MATERIALS FOR WALLS	D (FEET)	T (MIN.) (INCHES)
CONCRETE MASONRY UNITS	4	5
	5	5
	6	5
BRICK MASONRY	4	8
	5	8
	6	8
PRECAST REIN. CONCRETE SECT.	4	4
	5	5
	6	6
CAST-IN-PLACE CONCRETE	4	6
	5	6
	6	6

NOTES:
1. DETAIL OF M.H. TOP TO BE USED WHERE RESTRICTED HEAD ROOM WILL NOT PERMIT TAPERED WALLS.
2. MANHOLE STEPS WHEN REQUIRED SHALL BE INSTALLED AS SHOWN ON THE PLANS.

FLAT TOP MANHOLE/CATCH BASIN
NOT TO SCALE



NOTES:
1. CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A SAFE MANNER AT ALL TIMES AND SHALL COMPLY WITH ALL APPLICABLE GOVERNING REGULATIONS, INCLUDING BUT NOT LIMITED TO OSHA SAFETY STANDARDS.
2. ALL BACKFILL MATERIAL UP TO A HEIGHT OF 12 INCHES ABOVE THE PIPE SHALL BE CAREFULLY DEPOSITED IN UNIFORM LAYERS NOT EXCEEDING 8 INCHES THICK (LOOSE MEASURE). THE MATERIAL IN EACH LAYER SHALL BE FIRMLY COMPACTED BY RAMMING OR TAMPING WITH TOOLS APPROVED BY THE CITY ENGINEER IN SUCH A MANNER AS NOT TO DISTURB OR INJURE THE PIPE. THE BACKFILLING ABOVE THIS HEIGHT SHALL BE DONE AS NOTED BELOW.
3. GRANULAR BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED AS SPECIFIED IN NOTE 2, ABOVE. THE USE OF JETTING SHALL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE CITY ENGINEER. IT SHALL BE THE DESIGN ENGINEER OR CONTRACTOR'S RESPONSIBILITY TO PROVIDE APPROPRIATE JUSTIFICATION AND DOCUMENTATION (SOIL INVESTIGATION REPORTS, ETC.) TO THE CITY ENGINEER WITH THE REQUEST FOR APPROVAL OF JETTING.
4. BACKFILL MATERIAL CONSISTING OF SUITABLE EXCAVATED MATERIAL SHALL BE PLACED IN LIFTS NOT EXCEEDING TWELVE (12) INCHES THICK (LOOSE MEASURE) AND EACH LAYER SHALL BE COMPACTED BY RAMMING OR TAMPING TO ACHIEVE THE REQUIRED COMPACTION. JETTING OF THIS MATERIAL MAY BE PERMITTED WHEN AUTHORIZED IN WRITING BY THE CITY ENGINEER. IT SHALL BE THE DESIGN ENGINEER OR THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT APPROPRIATE JUSTIFICATION AND DOCUMENTATION (SOILS INVESTIGATION REPORTS, ETC.) TO THE CITY ENGINEER WITH THE REQUEST FOR APPROVAL OF JETTING.
5. GRANULAR MATERIAL FOR BACKFILL AND BEDDING SHALL BE GRAVEL, CRUSHED GRAVEL OR STONE MEETING THE REQUIREMENTS OF THE IDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" FOR COURSE AGGREGATE (CA-6 GRADATION).
6. THE BEDDING THICKNESS SHALL BE EQUAL TO ONE-QUARTER (¼) OF THE OUTSIDE DIAMETER OF THE PIPE BUT NOT LESS THAN FOUR (4) INCHES.

STORM SEWER TRENCH SECTION
NOT TO SCALE

Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY ADJACENT STRUCTURES, OR OF ANY OTHER PERSONS.

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24-HOUR CONTACT
PANDA PM
HAKIM YALA
847-477-9125



DATE: 04/29/2021
EXP: 11/30/2021

PANDA EXPRESS, INC.
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Telephone: 626.799.9898
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ATWELL PROJECT #: 18003769.01

NORR

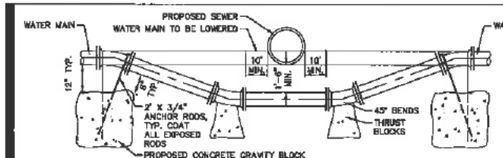
ATWELL
865.850.4200 www.atwell-group.com
1250 EAST DIEHL ROAD, SUITE 300
NAPERVILLE, IL 60563
DESIGN FIRM #184-005578

PANDA EXPRESS
WARM & WELCOME 2300
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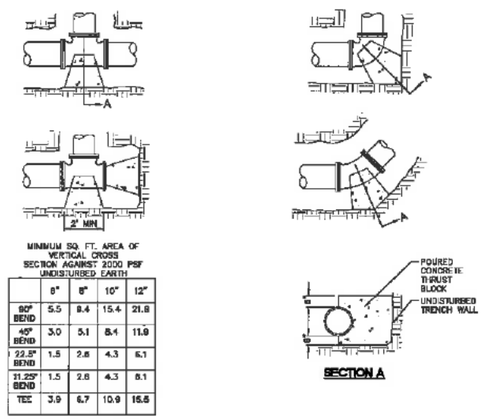
CONSTRUCTION DETAILS

C08.3

TRUE WARM & WELCOME 2300



WATER MAIN CROSSING DETAIL
NOT TO SCALE



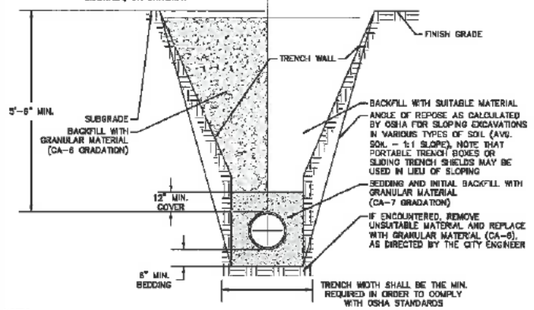
SECTION A

MINIMUM SQ. FT. AREA OF VERTICAL CROSS SECTION AGAINST 2000 PSF UNDISTURBED EARTH

	8"	8"	10"	12"
90° BEND	5.5	8.4	15.4	21.8
45° BEND	3.0	5.1	8.4	11.9
22.5° BEND	1.5	2.6	4.3	6.1
11.25° BEND	1.5	2.6	4.3	6.1
TEE	3.9	6.7	10.9	15.6

NOTES:
1. THRUST BLOCKING TO PREVENT MOVEMENT OF LINES UNDER PRESSURE AT BENDS, TEES, CAPS, VALVES, HYDRANTS AND AT POINTS SPECIFIED BY THE ENGINEER SHALL BE CLASS "B" CONCRETE, A MINIMUM OF 12" THICK, PLACED BETWEEN SOLID GROUND AND FITTING AND SHALL BE ANCHORED IN SUCH A MANNER THAT PIPE AND FITTING WILL BE ACCESSIBLE FOR REPAIRS. THRUST BLOCKS SHALL BE PLACED AT BENDS OF 11-1/4 DEGREES OR MORE. RETAINER GLANDS MAY BE USED IN PLACE OF THRUST BLOCKS. THE COST OF THRUST BLOCKS OR RETAINER GLANDS SHALL BE INCLUDED IN THE COST OF THE FITTING.

THRUST BLOCKS
NOT TO SCALE



NOTES:
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4. BACKFILL MATERIAL CONSISTING OF SUITABLE EXCAVATED MATERIAL SHALL BE PLACED IN LIFTS NOT EXCEEDING TWELVE (12) INCHES THICK (LOOSE MEASURE) AND EACH LAYER SHALL BE COMPACTED BY RAMMING OR TAMPING TO ACHIEVE THE REQUIRED COMPACTION. JETTING OF THIS MATERIAL MAY BE PERMITTED WHEN AUTHORIZED IN WRITING BY THE CITY ENGINEER. IT SHALL BE THE DESIGN ENGINEER OR THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT APPROPRIATE JUSTIFICATION AND DOCUMENTATION (SOIL INVESTIGATION REPORTS, ETC.) TO THE CITY ENGINEER WITH THE REQUEST FOR APPROVAL OF JETTING.
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WATER MAIN TRENCH SECTION
NOT TO SCALE

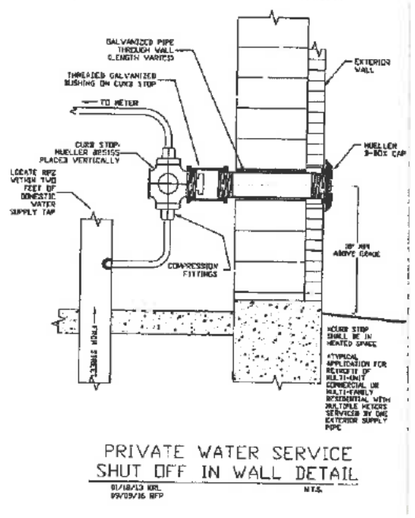
VILLAGE OF WILLOWBROOK
835 Midway Drive
Willowbrook, IL 60527
Bldg. Dept.: (630) 920-2242

COMMERCIAL PRIVATE WATER SERVICE DETAIL

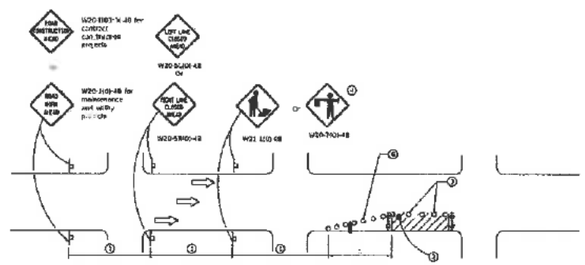
THE POTABLE / DOMESTIC WATER SERVICE SHALL BE TAPPED INTO THE FIRE SERVICE WITHIN TWENTY-FOUR INCHES (24") OF THE SPRINKLER SYSTEM RISE VALVE.

(PER 13/2/710 IDPH 0430 Amendment)

(ENFORCED WITH ALL NEW COMMERCIAL BUILDINGS IN WILLOWBROOK AS OF 01/01/2017)



PRIVATE WATER SERVICE SHUT OFF IN WALL DETAIL
01/18/10 KR.
05/23/16 RFP
N.T.S.



SIGN SPACING	
Posted Speed	Sign Spacing
25	150' (150 ft)
30-45	350' (350 ft)
50+	500' (500 ft)

SYMBOLS

- Arrow board
- Cone, drums or barricade
- Sign on portable or permanent support
- Work area
- Flagger with STOP paddle
- Type III barricade with flashing lights
- Flagger with traffic control sign

GENERAL NOTES

This Standard is used when at any time, day or night, any vehicle, equipment, workers, or their activities encroach on the paved and/or daily shoulder operations or where construction requires lane closures in urban areas.

Calculate L as follows:

SPEED LIMIT — FORMULAS (English) (Metric)

40 mph (70 km/h) or less: L=WS²/60 (L=WS²/155)

45 mph (80 km/h) or greater: L=WS (L=0.65WS)

W = Width of offset in feet (meters)

S = Normal posted speed mph (km/h)

All dimensions are in metric or feet as otherwise shown.

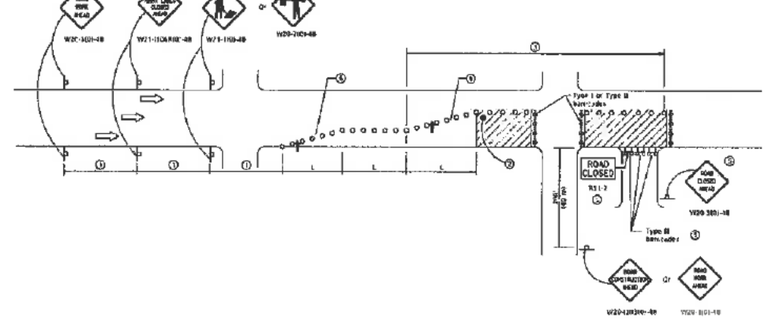
1. Refer to SIGN SPACING TABLE for distances.
2. Required for speeds ≥ 40 MPH
3. Space at 2½ times normal spacing for 350' (75 m). Additional taper may be placed at 500' (150 m) intervals. Where drums or Type II or Type III barricades are used, the additional balanced distance may be omitted.
4. Flagger sign only where flagger is present.
5. For unposted roadways 45 mph.
6. Cones, drums or barricades at 20' (6 m) in tapers.

DATE	REVISIONS
1-1-14	Revised workers sign
	number to agree with
	current MUTCD.
7-1-13	Omitted text "WORKERS"
	ETC.

Illinois Department of Transportation

URBAN LANE CLOSURE, MULTILANE, 1W OR 2W WITH NONTRAVERSABLE MEDIAN
Sheet 1 of 2

STANDARD 701601-09



Illinois Department of Transportation

URBAN LANE CLOSURE, MULTILANE, 1W OR 2W WITH NONTRAVERSABLE MEDIAN
Sheet 2 of 2

STANDARD 701601-09

811 Know what's below. Call before you dig.

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PANDA PM
HAKIM YALA
847-477-5125

EUGENE E. KEHNE
062-061201
REGISTERED PROFESSIONAL ENGINEER
OF ILLINOIS
DATE: 04/29/2021
EXP: 11/30/2021

PANDA EXPRESS CHINESE KITCHEN

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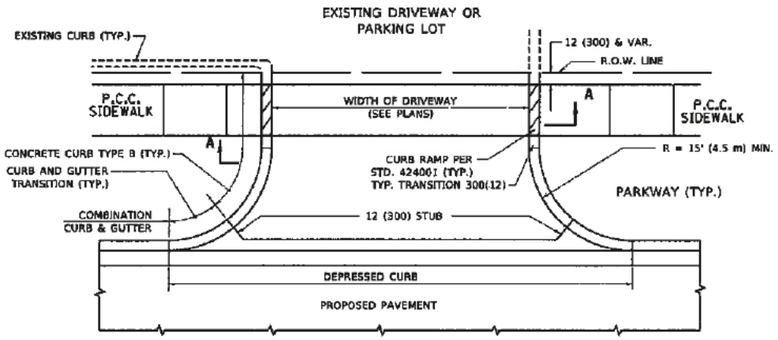
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888.850.4200 www.atwell-group.com
1250 EAST DIEHL ROAD, SUITE 308
NAPERVILLE, IL 60563
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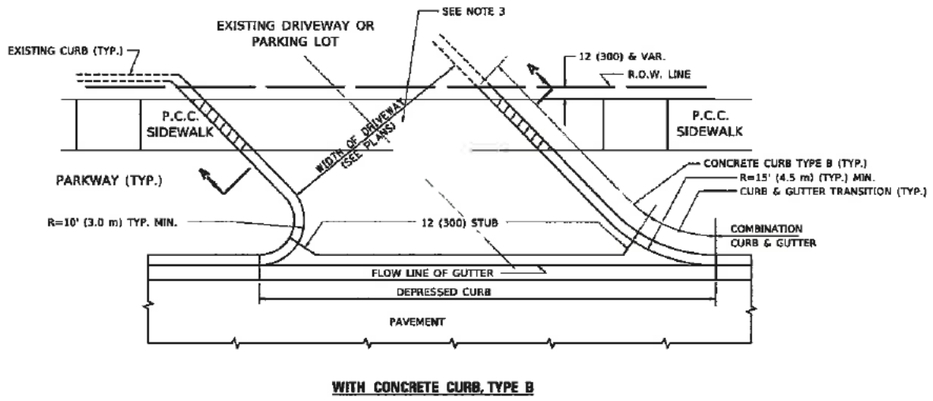
CONSTRUCTION DETAILS

C08.4

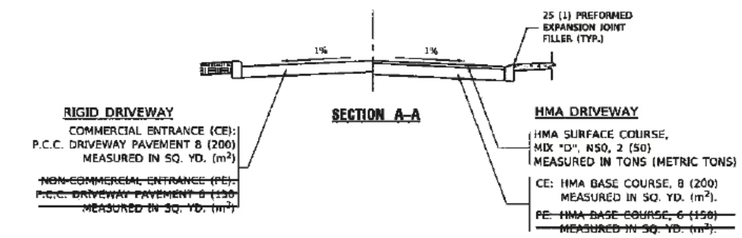
TRUE WARM & WELCOME 2300

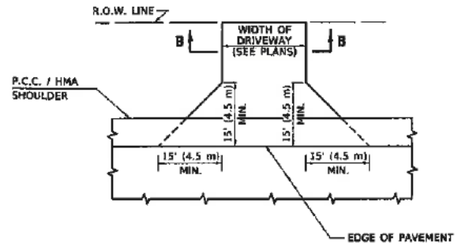


WITH CONCRETE CURB, TYPE B

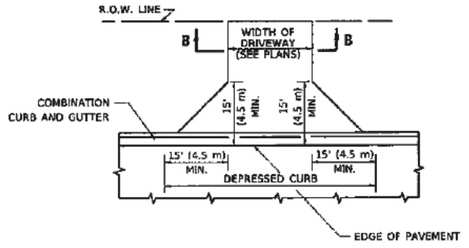


WITH CONCRETE CURB, TYPE B

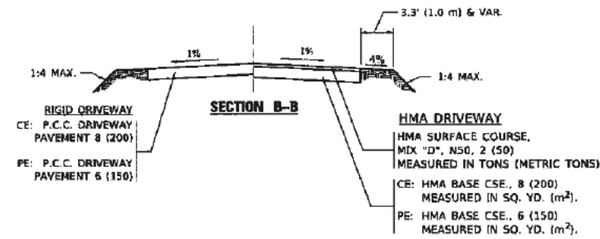




ADJACENT TO P.C.C./HMA SHOULDER



ADJACENT TO CURB AND GUTTER



GENERAL NOTES:

DRIVEWAY SLOPES, LOCATIONS, & GEOMETRIC LAYOUT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "HANDBOOK FOR POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". FOR FURTHER LAYOUT REQUIREMENTS, REFER TO ILLUSTRATIONS IN THE PERMIT HANDBOOK. DRIVEWAYS SHALL BE REPLACED IN KIND, UNLESS OTHERWISE NOTED ON THE PLANS.

COMMERCIAL DRIVEWAYS SHALL BE CONSTRUCTED WITH CONCRETE CURB, TYPE B RETURNS EXCEPT WHEN THE SIDEWALK EDGE IS 4 FEET (1.2 METERS) OR LESS FROM THE BACK OF CURB, CONSTRUCT A FLARE DRIVEWAY WITHOUT CURB.

THE RESIDENT ENGINEER SHALL CONTACT THE TRAFFIC PERMIT OFFICE AT 847/ 705-4131 FOR ANY QUESTIONS ON DRIVEWAYS SHOWN IN THE PLANS; SPECIFICALLY IN REFERENCE TO ADDITIONAL AND/OR RELOCATION/REMOVAL OF A DRIVEWAY.

COMBINATION CONCRETE CURB & GUTTER SHALL BE MEASURED STRAIGHT ACROSS THE DRIVEWAY. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE CURB & GUTTER TRANSITION.
1 (25) PREFORMED EXPANSION JOINT FILLER WILL NOT BE PAID SEPARATELY, BUT SHALL BE CONSIDERED INCLUDED IN THE COST OF THE P.C.C. DRIVEWAY PAVEMENT OR P.C.C. SIDEWALK.
WHEN THE P.C.C. SIDEWALK EXTENDS THROUGH THE DRIVEWAY, THE THICKNESS OF THE SIDEWALK IN THE DRIVEWAY AREA SHALL BE THE SAME AS THE DRIVEWAY THICKNESS. SIDEWALK WILL BE PAID FOR AS P.C.C. SIDEWALK OF THE THICKNESS SPECIFIED. SIDEWALK CROSS SLOPE THRU DRIVEWAY AREA TO BE A MAXIMUM OF 1:50.

RURAL FIELD ENTRANCE (FE)

HMA SURFACE COURSE, MIX "D", N50, 2 (50) MEASURED IN TONS (METRIC TONS)

AGGREGATE BASE CSE., TYPE B, 8 (200) MEASURED IN SQ. YD. (m²).

USER NAME = lsoberg	DESIGNED - R. SHAH	REVISED - P. LoFLUER 04-15-03	STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION	DRIVEWAY DETAILS – DISTANCE BETWEEN R.O.W. AND FACE OF CURB & EDGE OF SHOULDER ≥15'(4.5m)	F.A. RTE. / SECTION / COUNTY / TOTAL SHEETS / SHEET NO.
	DRAWN -	REVISED - R. BORO 01-01-07			
PLOT SCALE = 50.0000 ' / in	CHECKED -	REVISED - R. BORO 06-11-08			
PLOT DATE = 3/27/2019	DATE - 11-04-95	REVISED - R. BORO 09-06-11		SCALE: NONE / SHEET 1 OF 1 SHEETS / STA. / TO STA.	BD400-01 (BD-01) / CONTRACT NO. / ILLINOIS / FED. AID PROJECT

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EUGENE E. ADAMS
062-061201
REGISTERED PROFESSIONAL ENGINEER
OF ILLINOIS
DATE: 04/28/2021
EXP.: 11/30/2021

NOT FOR CONSTRUCTION

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REVISIONS:

1	VILLAGE PLAN REV. #1	01/19/2021
2	VILLAGE PLAN REV. #2	01/27/2021
3	IDOT PLAN REV. #1	04/09/2021
4	VILLAGE PLAN REV. #4	04/14/2021
5	VILLAGE PLAN REV. #5	04/29/2021

ISSUE DATE:

1	PC SUBMITTAL	11/20/2020
2	PC SUBMITTAL #2	03/24/2021

DRAWN BY: LEH

PANDA PROJECT #: D7058
ATWELL PROJECT #: 19003769.01

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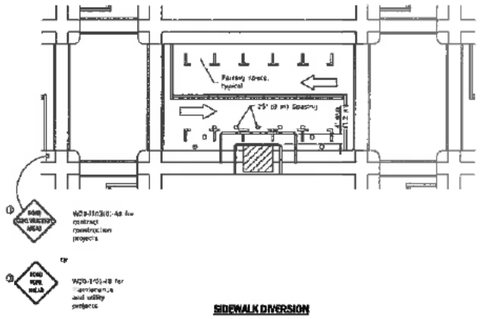
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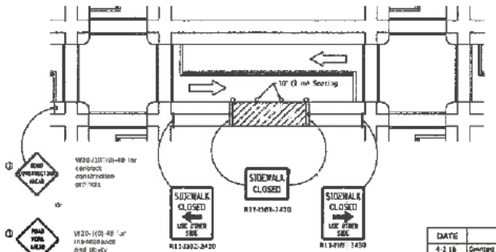
CONSTRUCTION DETAILS

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SIDEWALK DIVERSION



SIDEWALK CLOSURE

SYMBOLS

- Work area
- Sign on portable or permanent support
- Barricade or flare
- Cone, drum or pedestal
- Type III barricade
- Detectable pedestrian channelizing barricade

GENERAL NOTES

This Standard is used when, at any time, pedestrian traffic must be rerouted due to work being performed

This Standard must be used in conjunction with other Traffic Control & Protection Standards when roadway traffic is affected

Temporary facilities shall be of adequate and accessible

The temporary pedestrian facilities shall be provided on the same side of the closed facility whenever possible

The SIDEWALK CLOSED / USE OTHER SIDE sign shall be placed at the nearest crosswalk or intersection to each end of the closure. Where the closure extends at a corner, the signs shall be erected on the corners across the street from the closure. The SIDEWALK CLOSED signs shall be used at the ends of the actual closures.

Type III barricades and R11-2-4830 signs shall be considered as shown in "ROAD CLOSED TO ALL TRAFFIC" detail on Standard 701801

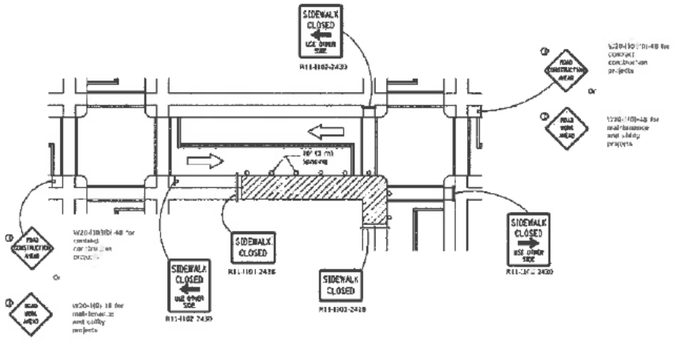
All dimensions are in inches (millimeters) unless otherwise noted.

DATE	REVISIONS
4-2-18	Omitted orange safety fence from Standard 701501 and 701516 drawing in the std. spec.
7-1-13	Added SIDEWALK DIVERSION. Modified appearance of plan views. Renamed Std.

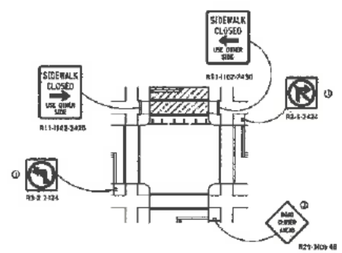
SIDEWALK, CORNER OR CROSSWALK CLOSURE

(Sheet 1 of 2)

STANDARD 701801-06



CORNER CLOSURE



CROSSWALK CLOSURE

SIDEWALK, CORNER OR CROSSWALK CLOSURE

(Sheet 2 of 2)

STANDARD 701801-06

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VILLAGE PLAN REV. #5	04/28/2021

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PANDA PROJECT #: 07058
ATWELL PROJECT #: 18003769.01

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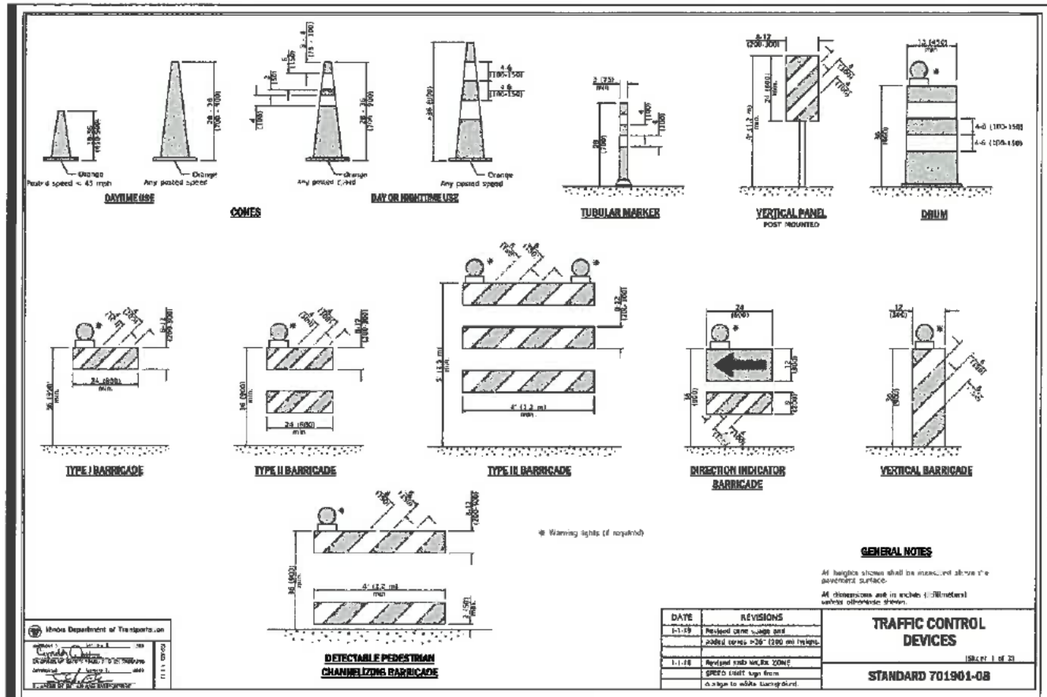
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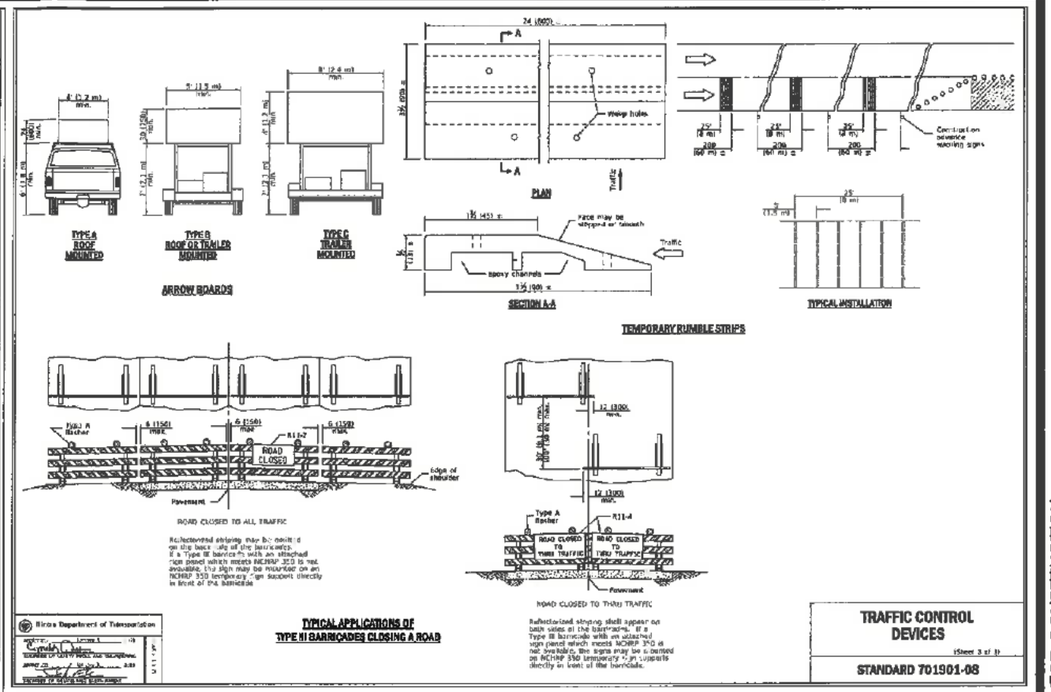
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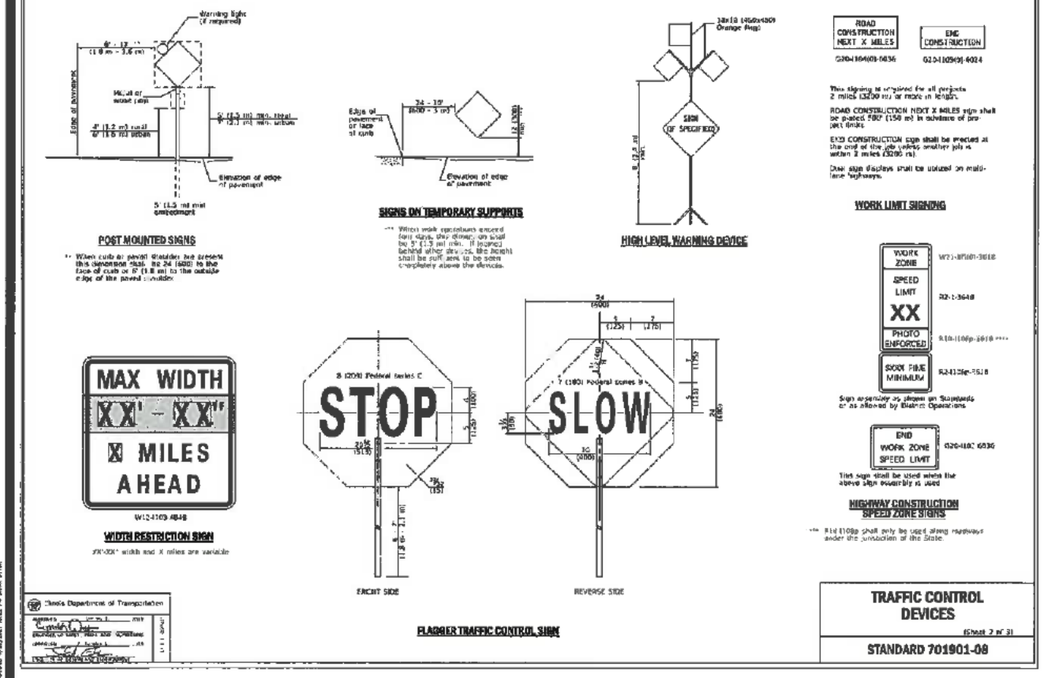
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REGISTERED PROFESSIONAL ENGINEER
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DATE: 04/29/2021
EXP: 11/30/2021

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VILLAGE PLAN REV. #4	04/14/2021
VILLAGE PLAN REV. #5	04/26/2021

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ATWELL PROJECT #: 19003769.01

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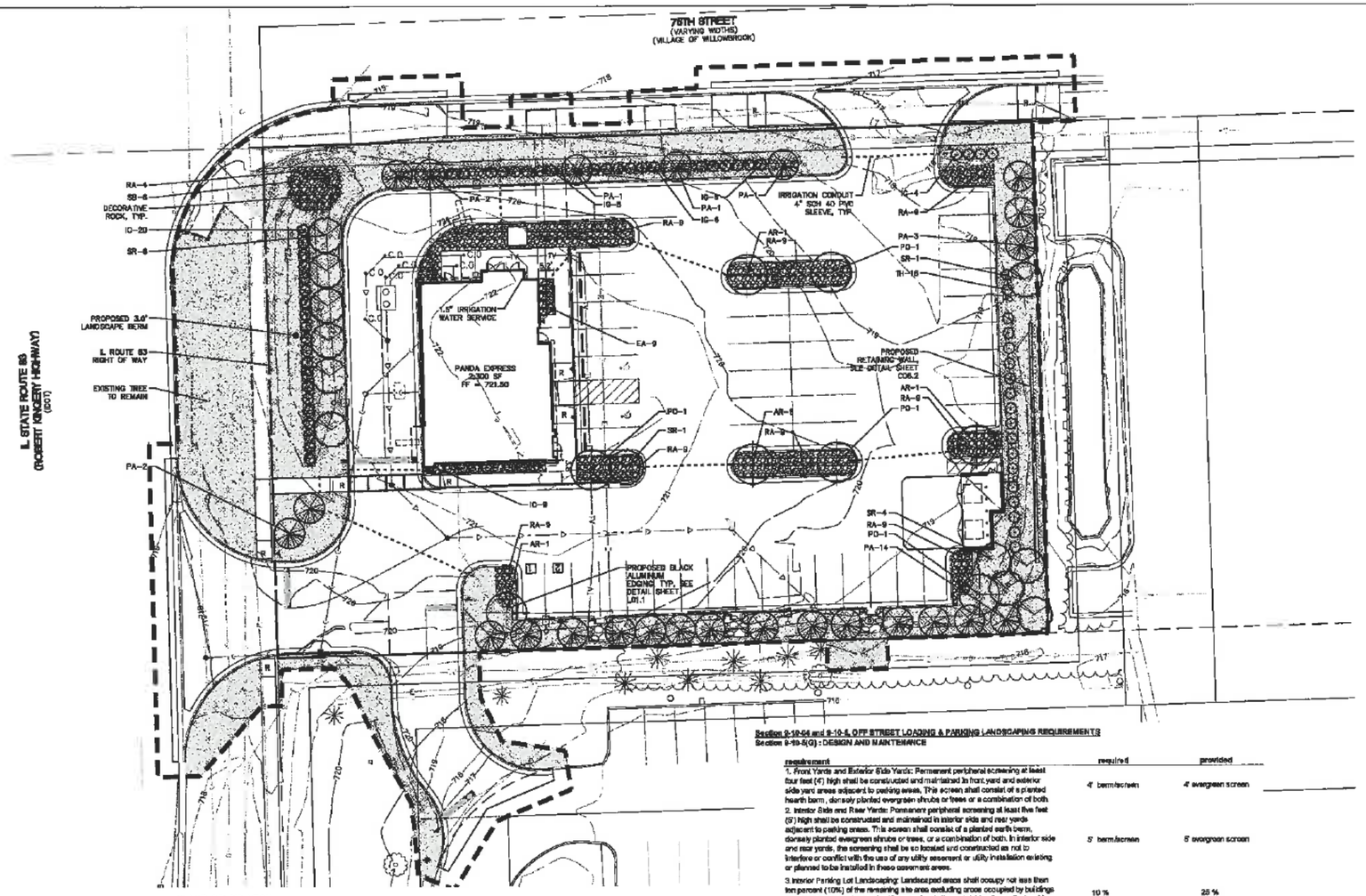
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CONSTRUCTION DETAILS

C08.7

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LANDSCAPE LEGEND

- BOUNDARY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING ROW
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING UNDERGROUND GAS
- PROPOSED UNDERGROUND GAS
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND CABLE
- PROPOSED UNDERGROUND CABLE
- PROPOSED IRRIGATION CONDUIT
- PROPOSED ALUMINUM EDGING
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE/WALL PACK LIGHT
- PROPOSED SHRUBS
- PROPOSED EVERGREEN TREES
- PROPOSED ORNAMENTAL TREES
- PROPOSED DECIDUOUS TREES
- PROPOSED KENTUCKY BLUE GRASS SOD
- PROPOSED STONE MULCH
- RIP RAP

Section 9-10-04 and 9-10-5, OFF STREET LOADING & PARKING LANDSCAPING REQUIREMENTS
Section 9-10-5(G) : DESIGN AND MAINTENANCE

requirement	required	provided
1. Front Yards and Exterior Side Yards: Permanent peripheral screening at least four feet (4') high shall be constructed and maintained in front yard and exterior side yard areas adjacent to parking areas. This screen shall consist of a planted hearth berm, densely planted evergreen shrubs or trees or a combination of both.	4' berm/screen	4' evergreen screen
2. Interior Side and Rear Yards: Permanent peripheral screening at least five feet (5') high shall be constructed and maintained in interior side and rear yards adjacent to parking areas. This screen shall consist of a planted earth berm, densely planted evergreen shrubs or trees, or a combination of both. In interior side and rear yards, the screening shall be so located and constructed as not to interfere or conflict with the use of any utility easement or utility installation existing or planned to be installed in these easement areas.	5' berm/screen	5' evergreen screen
3. Interior Parking Lot Landscaping: Landscaped areas shall occupy not less than ten percent (10%) of the remaining site area excluding areas occupied by buildings or other structures, the required front yard and all street rights of way. End parking islands of a minimum nine foot (9') width shall be provided at each aisle end of all parking bays. Intermediate islands of a minimum six foot (6') width shall be provided between every twenty (20) parking spaces. Center dividing islands of a minimum ten foot (10') width shall be provided between every three (3) parking bays. Each island shall be effectively landscaped with appropriately sized plantings at a minimum ratio of one shade tree and nine (9) dwarf variety shrubs per island and/or fifty (50) linear feet of parking area. Shade tree distribution shall provide a minimum of one tree in the area occupied by each twenty (20) parking spaces. [3] *Two of the end of parking bay parking lot trees have been provided in the interior headscape islands due to layout constraints.*	10 %	25 %
	8 shade trees	8 [3] shade trees
	72 shrubs	72 shrubs

Section 9-11-14, MONUMENT SIGN LANDSCAPING REQUIREMENTS
Section 9-11-14(A):

requirement	required	provided
1. For every square foot of sign surface area, there shall be provided one and one half (1 1/2) square feet of landscape area.	281 SF	281 SF

Section 9-14-2.23 GENERAL LANDSCAPING REQUIREMENTS
Section 9-14-2.23(B) : DESIGN AND MAINTENANCE

requirement	required	provided
1. Minimum Plantings: The applicant shall minimally provide one approved planting or each seven hundred twenty five (725) square feet of gross lot area. For each required planting there shall be provided an additional ten (10) square feet of approved ground cover adjacent thereto. [2] *The 206 plantings are provided as a result of separate requirements (i.e. front and side yard, screening, off street parking, monument sign, and foundation requirements) and satisfies the minimum requirement of 60 plantings.*	60 Plantings 600 SF ground cover	206 Plantings 2174 SF ground cover
2. Approved Plantings and Ground Cover		
Shade Trees	Not less than 2 1/2" in caliper and comprise a minimum of 5% of the required plantings, excluding parkway trees.	5% Min.	13%
Conifers	Shall not be less than 5 feet in height and comprise a minimum of 10% of the required plantings.	10% Min.	32%
Ornamental Trees	Shall be at least 1 1/2" caliper nor less than 8' in height, and comprise at minimum 20% of the landscape plantings.	20% Min.	20%
3. Border Plantings And Foundation Plantings: A landscaped area having a minimum width of seven feet (7') shall be provided around all buildings except for building entrances and the front of retail business facilities to permit appropriate foundation plantings. Border plantings and foundation plantings shall be provided and shall comprise the remainder of the required landscape plantings, of which a minimum of one-half (1/2) shall be deciduous shrubs at a minimum height of three feet (3') and the remaining one-half (1/2) shall be evergreen shrubs at a minimum height of two feet(2'). [4] *A variance is requested on the required foundation planting width.*	7 Foot foundation planting width	3.8, 5.2 & [4] Foot 0.0 foundation planting width
	50% Deciduous Shrubs	50% Deciduous Shrubs
	50% Evergreen Shrubs	50% Evergreen Shrubs

PLANT CALCULATION

ORDINANCE COMPLIANCE MATRIX

Zoning: B-2 COMMUNITY SHOPPING
Acres: 1.00 acres
Parking: 46 spaces
Street Frontage (Route 83): 175.00 feet
Street Frontage (75th St): 196.00 feet
Sign Surface Area: 174.00 square feet
USDA Zone: 6 (-20 degrees to -10 degrees)

Section 9-9-1, BUSINESS DISTRICT LANDSCAPING REQUIREMENTS
Section 9-9-1(D) : FRONT AND EXTERIOR SIDE YARD LANDSCAPE PLANTING REQUIREMENTS

requirement	required	provided
1. Landscape plantings shall be provided within any yard adjoining a street within a business district, in conformance with the standards contained within section 9-14-2.23 of the zoning ordinance. The quantity of plantings required within all yards adjacent to a street, in addition to required parkway trees, shall be based upon a point system ratio according to five (5) times the linear length of the specific yard frontage, measured at the property line.	850 Points (Route 83)	940 Points
[1] *Additional planting material provided to satisfy continuous screening requirement 9-10-5(G)(1)*	990 Points (75th St)	1460 [1] Points

Route 83	Points	Quantity	Total Points	75th street	Points	Quantity	Total Points
Shade Tree	100	0	0	Shade Tree	100	2	200
Conifer Tree	60	4	240	Conifer Tree	60	6	360
Ornamental Tree	50	6	300	Ornamental Tree	50	1	50
Evergreen Shrub	15	20	300	Evergreen Shrub	10	25	250
Deciduous Shrub	10	10	100	Deciduous Shrub	10	46	460
	Total		940		Total		1460

3. Earth berms constructed in a continuous and/or undulating configuration, which perform a screening function and are within a minimum height range of two and one-half feet (21/2') to three feet (3'), may be credited up to a maximum of fifty percent (50%) of the total landscape planting points required within a yard. The maximum percentage of points credited for berms shall be equal to ten (10) times the average berm height where said berm extends across a minimum of seventy five percent (75%) of the yard frontage.

2.5 to 3 Feet Min Berm Ht. (Route 83) — 3 Feet Berm Ht. (Route 83)
75 % Min Berm Length (Route 83) — 99 % Berm Length (Route 83)
No point adjustment applied as Berm length is +75% of the street frontage.
No berm provided along 75th Street

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SCALE 0 10 20
1" = 20 FEET

JUSTIN P. OVELY
LICENSE NO. 062-062758
04/09/2021
EXP: 08/31/21

CONTRACTOR SHALL PROTECT ALL ITEMS OUTSIDE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED IN THE CONSTRUCTION PLANS OR SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES (LOCATIONS AND ELEVATIONS) PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.

CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE FOR 90 DAYS FOLLOWING INSTALLATION.

PLANT SCHEDULE

SHADE TREES

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS/SPEC.
AR	4	Acer rubrum	Red Maple	2 1/2" Cal.	B&B
PO	4	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	2 1/2" Cal.	B&B

EVERGREEN TREES

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS/SPEC.
PA	24	Picea abies	Norway Spruce	5'-6' Ht.	B&B

ORNAMENTAL TREES

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS/SPEC.
SR	12	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Lilac	1 1/2" Cal. (6' Ht. min)	B&B, Multi-stem, 3 stems

DECIDUOUS SHRUBS

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS/SPEC.
EA	9	Euonymus alata 'Compacta'	Dwarf Burningbush	36"Ht., No. 5 Cont.	Trim to hedge
RA	76	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	No. 3 Cont.	
SB	6	Spirea x bumalda 'Gold Mound'	Gold Mound Spirea	No. 3 Cont.	

EVERGREEN SHRUBS

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS/SPEC.
IC	20	Ilex crenata 'Green Lustre'	Green Lustre Japanese Holly	24"-36"Ht., No. 5 Cont.	
IG	24	Ilex glabra 'Shamrock'	Shamrock Inkberry	48"Ht., No. 5 Cont.	
TH	18	Taxus x media 'Hicksii'	Hicks Yew	No. 5 Cont.	Trim to hedge

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VILLAGE PLAN REV. #5	04/29/2021

ISSUE DATE:

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PC SUBMITTAL #2	03/24/2021

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DRAWN BY: LEH

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ATWELL PROJECT #: 18003769.01

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WARM & WELCOME 2300
7505 KINGERY HIGHWAY
WILLOWBROOK, IL 60527

LANDSCAPE PLAN

L01.0

TRUE WARM & WELCOME 2300

GENERAL LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR (CONTRACTOR) SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTINGS AND RELATED WORK. LANDSCAPE CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS ON PROPERTY WITH THE GENERAL CONTRACTOR AND BY CALLING 811 PRIOR TO STAKING PLANT LOCATIONS. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES CONTACT LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE WITH ANY CONCERNS. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
2. PRIOR TO ANY LAND CLEARING OR CONSTRUCTION, TREE PROTECTION FENCING IS TO BE INSTALLED BY THE CONTRACTOR. THIS FENCING SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES AND SHRUBS (TO BE PROTECTED) ACCORDING TO THE TREE PROTECTION DETAIL AND MUST BE MAINTAINED AS APPROVED FOR THE DURATION OF THE PROJECT. NO CUTTING, FILLING OR TRESPASSING SHALL OCCUR INSIDE THE FENCED AREAS.
3. LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATIONS WITH OTHER CONTRACTORS WORKING ON SITE.
4. WHERE EXISTING TREES AND/OR SIGNIFICANT SHRUBS MASSINGS ARE FOUND ON SITE, WHETHER SHOWN ON THE DRAWING OR NOT, THEY SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED AND/OR ARE IN AN AREA TO BE GRADED, ANY QUESTION REGARDING WHETHER PLANT MATERIAL SHOULD REMAIN OR NOT SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
5. ALL EXISTING TREES TO REMAIN TO BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD AND DAMAGED OR RUBBING BRANCHES.
6. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT, OWNER, AND THE VILLAGE ZONING ADMINISTRATOR BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION.
7. ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS OF THE AUTHORITY HAVING JURISDICTION AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION.
8. CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY 4" TOPSOIL DEPTH IN ALL PLANTING BEDS AND 4" TOPSOIL DEPTH IN ALL LAWN AREAS. BACKFILL AND CROWN PARKING LOT ISLANDS 6" ABOVE ADJACENT CURBS WITH TOPSOIL. BACKFILL DIRECTLY BEHIND ALL CURBS AND ALONG SIDEWALKS AND COMPACT TO TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING.
9. ACCEPTANCE OF GRADING AND SOD/SEED SHALL BE BY LANDSCAPE ARCHITECT AND/OR PROJECT REPRESENTATIVE. THE LANDSCAPE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITY UNTIL FINAL ACCEPTANCE HAS BEEN RECEIVED. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REPLACEMENT OF WASH-OUTS AND OTHER OPERATIONS NECESSARY TO KEEP SOD/SEED IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE, THE OWNER WILL ASSUME ALL MAINTENANCE RESPONSIBILITIES.
10. PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD AS REQUIRED.
11. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
12. OWNER OR OWNER'S REPRESENTATIVE SHALL INSPECT LANDSCAPE INSTALLATION AND HAVE THE RIGHT TO REJECT AND WITHHOLD PAYMENT ON ANY PLANT MATERIAL(S) OF DAMAGED OR POOR QUALITY OR NOT MEETING SPECIFICATIONS.
13. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN-UP OF SITE AT THE COMPLETION OF LANDSCAPING EACH DAY. AT ALL TIMES THE SIDEWALKS SHALL BE MAINTAINED CLEAN AND FREE OF DEBRIS. REMOVE SURPLUS SOIL AND WASTE MATERIAL, TRASH AND DEBRIS FROM THE SITE AND LEGALLY DISPOSE OF SAME IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES AND REGULATIONS.
14. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SOIL EROSION AND DUST CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION. THE LANDSCAPE CONTRACTOR SHALL PREVENT EROSION OF SOIL AND ENTRY OF SOIL-BEARING WATER AND AIRBORNE DUST ONTO ADJACENT PROPERTIES AND INTO THE PUBLIC STORMWATER FACILITIES. REFER TO EROSION CONTROL PLANS FOR DETAILS

IRRIGATION SYSTEM NOTES (DESIGN BUILD)

1. THE CONTRACTOR SHALL DESIGN AND INSTALL AN IRRIGATION SYSTEM FOR ALL LANDSCAPING ON-SITE. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
2. RAIN BIRD SYSTEM OR EQUIVALENT SHALL BE USED.
3. SEE KITCHEN ELEVATION FOR LOCATION OF THE IRRIGATION CONTROL BOX.
4. DRIP IRRIGATION IS REQUIRED IN BUILDING PLANTERS.
5. RAIN BIRD RSD SERIES RAIN SENSOR, OR EQUIVALENT, SHALL BE INCLUDED IN THE DESIGN AND INSTALLATION. CONSULT PANDA EXPRESS PROJECT MANAGER FOR PLACEMENT.
6. LOCATE ALL UTILITIES BEFORE DIGGING. PROTECT ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION.
7. PLACE IRRIGATION LINES WITHIN PLANTING AND TURF AREAS UNLESS SLEEVING IS INDICATED. ROUTE PIPING TO AVOID TREE LOCATIONS. LOCATE MAINLINE AND VALVE BOXES WITHIN PROPERTY LINES.
8. PROCURE ALL NECESSARY PERMITS TO COMPLETE INSTALLATION OF IRRIGATION SYSTEM PER STATE AND LOCAL CODES.
9. PROVIDE SLEEVING UNDER PAVEMENT AND SIDEWALKS TO ACCOMMODATE LATERAL LINES, MAIN LINES, AND/OR CONTROL WIRE.
10. PROVIDE A MINIMUM 12" COVER OVER LATERAL LINES AND A MINIMUM OF 18" COVER OVER MAINLINES.
11. INSTALL ALL ELECTRICAL SERVICE TO MEET LOCAL CODES.
12. PROVIDE POP-UP SPRINKLERS ONLY. MOUNT SPRINKLERS ON POLY PIPE WITH BARBED FASTENERS UNLESS OTHERWISE SPECIFIED IN JURISDICTIONAL REGULATIONS.
13. MOUNT HEADS FLUSH WITH FINISHED GRADE. INSTALL HEADS 6" OFF ALL SIDEWALKS AND 1' FROM BUILDING WALLS.
14. INSTALL VALVES IN 10" BOXES WITH TAMPER RESISTANT LIDS.
15. ALL IRRIGATION CONTROL WIRE TO BE 14-GAUGE WIRE. PROVIDE WHITE FOR COMMON, RED FOR HOT, AND A SPARE BLUE WIRE PARALLEL TO COMMON THROUGHOUT THE ENTIRE SYSTEM.
16. MAKE ALL WIRE SPLICES WITH WATERPROOF SPLICE KITS RATED FOR DIRECT BURIAL. NEATLY COIL 30" OF SLACK WIRE IN VALVE BOX.
17. ADJUST HEADS TO MAXIMIZE COVERAGE AND MINIMIZE OVERSPRAY.

GENERAL PLANTING NOTES

1. NO PLANTING TO BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
2. SEE GNN/SITE PLAN FOR ALL SITE DIMENSIONS, SQUARE FOOTAGES, PARKING CALCULATIONS, AND DETAILS OF ALL SITE IMPROVEMENTS.
3. IF THE LANDSCAPE CONTRACTOR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS, OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT MATERIAL ESTABLISHMENT, SURVIVAL, OR GUARANTEE, THEY SHALL BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PRIOR TO ANY LAND CLEARING OR CONSTRUCTION, TREE PROTECTION FENCING IS TO BE INSTALLED BY THE CONTRACTOR. THIS FENCING SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES AND SHRUBS (TO BE PROTECTED) ACCORDING TO THE TREE PROTECTION DETAIL AND MUST BE MAINTAINED FOR THE DURATION OF THE PROJECT. NO CUTTING, FILLING OR TRESPASSING SHALL OCCUR INSIDE THE FENCED AREAS WITHOUT APPROVAL.
5. ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. PLANT MATERIALS ARE TO BE PLANTED IN THE SAME RELATIONSHIP TO GRADE AS WAS GROWN IN NURSERY CONDITIONS. IF WET, CLAY SOILS OR POOR DRAINING SOILS ARE EVIDENT, PLANT HIGHER. REMOVE ALL TWINE, WIRE AND BURLAP FROM TOP 1/3 OF ROOT BALL AND FROM TREE TRUNKS.
6. ONE SHRUB PER TYPE AND SIZE IN EACH PLANTING BED AND EVERY TREE SHALL BE CLEARLY IDENTIFIED (COMMON OR LATIN NOMENCLATURE) WITH A PLASTIC TAG WHICH SHALL NOT BE REMOVED PRIOR TO OWNER ACCEPTANCE.
7. SEED AND/OR SOD ALL AREAS DISTURBED DUE TO GRADING AND CONSTRUCTION ACTIVITIES. WHERE SOD/SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND. REFER TO PLAN FOR SOD/SEED LOCATIONS
8. PRUNE, THIN AND SHAPE TREES AND SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. APPLY MINIMUM 4" MULCH CUP AT ALL TREES NOT PLANTED IN PLANTING BEDS.
9. EXISTING LAWN AREAS TO BE SAVED AND AREAS THAT ARE DAMAGED DURING CONSTRUCTION MUST BE INSPECTED TO DETERMINE VIABILITY. IF THE EXISTING LAWN IS FOUND TO BE LEVEL, HEALTHY, DENSE & FREE FROM WEEDS, LAWN MAY NOT REQUIRE REPLACEMENT OR RENOVATION. IF RENOVATION IS REQUIRED OR IS PART OF THE APPROVED PLAN, THEN THE FOLLOWING REQUIREMENTS WILL APPLY:

   EXISTING LAWN FOUND TO BE IN POOR CONDITION MUST FIRST BE SPRAYED WITH ROUND-UP (OR EQUAL) TO KILL THE EXISTING LAWN AND WEED AREAS. WAIT A MIN. OF (10) DAYS FOR THE HERBICIDE TO TAKE EFFECT, THEN REMOVE ALL DEAD SOD & WEEDS TO A MIN. DEPTH OF (2) INCHES. ADD A MIN. OF 8 INCHES OF NEW TOPSOIL TO ALL LAWN AREAS. BACKFILL AND COMPACT TOPSOIL TO THE TOP OF ALL CURBS & WALKS PRIOR TO SODDING. REGRADE TO ELIMINATE ALL BUMPS & DEPRESSIONS AND RESOD ALL AREAS.

   EXISTING LAWN FOUND TO BE IN GOOD CONDITION, BUT WITH BARE, SPARSE OR WEEDY AREAS MUST BE RENOVATED BY FILLING IN LOW AREAS, RAKING, OVERSEEDING AND TOP DRESSING ALL SPARSE AND BARE SPOTS AND BY INITIATING A WEED AND FEED PROGRAM.
10. CONVERSION OF ALL ASPHALT AND GRAVEL AREAS TO LANDSCAPE SHALL BE DONE IN THE FOLLOWING MANNER:

    A. REMOVE ALL ASPHALT, GRAVEL AND COMPACTED EARTH TO A DEPTH OF 24"-30" DEPENDING ON THE DEPTH OF SUB BASE AND DISPOSE OF OFF SITE.

    B. REPLACE EXCAVATED MATERIAL W/ GOOD, MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) TO A MIN. OF 2" ABOVE TOP OF CURB AND SIDEWALK AND 4"-5" OF TOPSOIL AND CROWN TO A MIN. OF 8" ABOVE ADJACENT CURBS AND WALK AFTER EARTH SETTLING, UNLESS NOTED OTHERWISE ON THE PLANS.

    IF CONVERSION TO LANDSCAPE OCCURS IN AN EXISTING (OR BETWEEN) LANDSCAPE AREAS, REPLACE EXCAVATED MATERIAL TO 4"-6" BELOW ADJACENT EXISTING GRADE W/ GOOD MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) AND ADD 4"-6" OF TOPSOIL TO MEET EXISTING GRADES AFTER EARTH SETTLING.
11. ALL TREE PITS MUST BE TESTED FOR PROPER DRAINAGE PRIOR TO PLANTING TREES. A DRAINAGE SYSTEM MUST BE INSTALLED IF PLANTING PIT DOES NOT DRAIN SUFFICIENTLY. (REQUIRED IN HEAVY CLAY SOILS)
12. ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESS WATER FROM STANDING ON LAWN AREAS OR AROUND TREES & SHRUBS.
13. ALL MULCH RINGS AND SHRUB BEDS IN LAWN AREAS SHALL BE EDGED WITH A MANICURED EDGE OR WITH MANUFACTURED EDGING AS INDICATED.
14. MULCHING AND WATERING OF ALL PLANTS & TREES SHALL BE IMMEDIATELY OR WITHIN 16 HOURS AFTER INSTALLATION.

LANDSCAPE PLANTING SPECIFICATIONS

1. PLANTING BED PREPARATION: ALL MASS PLANTING BEDS SHALL BE TILLED TO A MINIMUM DEPTH OF 10". AMENDMENTS (LEAF MOLD OR SPHAGNUM PEAT MOSS) SHALL BE APPLIED DURING CULTIVATION. ALL BEDS ARE TO BE GRADED SMOOTH BEFORE PLANTING. PLANT GROUNDCOVER TO WITHIN 12" OF TREES OR SHRUBS. REMOVE ALL STONES LARGER THAN 2", ALL STICKS, ROOTS, RUBBISH AND ANY OTHER EXTRANEOUS MATERIALS. ALL LANDSCAPE AREAS, PARKING LOT ISLANDS AND LANDSCAPE BEDS NEXT TO BUILDINGS SHALL BE EXCAVATED OF ALL EXISTING SOILS MATERIALS AND POOR SOILS TO A DEPTH OF 18" AND BACKFILLED WITH GOOD, MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY). ADD 4" OF TOPSOIL OVER FILL MATERIAL AND CROWN A MINIMUM OF 8" ABOVE TOP OF CURBS AND/OR WALKS AFTER EARTH SETTLING UNLESS OTHERWISE NOTED ON THE GRADING PLAN
2. BACKFILL SOIL: USE SOIL EXCAVATED FROM PLANTING HOLES AND PROVIDE AMENDMENTS (1 PART LEAF MOLD OR SPHAGNUM PEAT MOSS AND 3 PARTS EXCAVATED SOIL). ALL NEW TOPSOIL USED SHALL BE FREE OF WEEDS AND OTHER FOREIGN VEGETATION, AS WELL AS, STONES LARGER THAN 2", ALL STICKS, ROOTS, RUBBISH AND ANY OTHER EXTRANEOUS MATERIALS.
3. FERTILIZATIONS: ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH DRIED BONE MEAL OR OTHER SPECIFIED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS UNLESS NOTED OTHERWISE.
4. MULCH MATERIAL: STONE SHALL BE RIVER ROCK AS AS SPECIFIED ON THE LANDSCAPE PLANS. MASS MULCH ALL PLANTING BEDS TO 3" DEPTH. ALL SHRUB PLANTING BEDS TO RECEIVE 3" DEEP STONE RIVER ROCK MULCH. ALL EVERGREEN AND DECIDUOUS TREES (IF USED) TO RECEIVE STONE RIVER ROCK MULCH AS SHOWN IN DETAILS.
5. TREE STAKING: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO STAKE AND/OR GUY THE TREES ACCORDING TO THE DETAILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE EVERY STEP NECESSARY TO MAINTAIN THE TREES AND SHRUBS IN AN UPRIGHT AND PLUMB CONDITION AT ALL TIMES UNTIL THE END OF THE PLANT GUARANTEE PERIOD ESPECIALLY WHERE VANDALISM, SOIL OR WIND CONDITIONS ARE A PROBLEM. AT END OF GUARANTEE PERIOD ALL STAKES SHALL BE REMOVED BY LANDSCAPE CONTRACTOR. ALL STAKES USED FOR TREE SUPPORTS SHALL POINT AWAY FROM ANY AND ALL CIRCULATION ROUTES.
6. TREE WRAPPING: WRAPPING MATERIAL SHALL BE QUALITY, HEAVY WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.
7. EDGING: EDGING SHALL BE SPADE EDGED.
8. FERTILIZER: JUMP-SHOT ROOT STIMULATOR AS MANUFACTURED BY AGAE, OR APPROVED EQUAL, SHALL BE APPLIED TO THE SOIL BACKFILL OF EACH PLANT DURING INSTALLATION.
9. PLANT SIZING: MEASURE TREES AND SHRUBS ACCORDING TO ANSI Z60.1 STANDARDS. TAKE CALIPER MEASUREMENTS 6 INCHES ABOVE GROUND FOR TREES UP TO 4" CALIPER AND 12 INCHES ABOVE GROUND FOR LARGER TREES. ALWAYS HANDLE BALLED AND BURLAPPED MATERIAL BY THE ROOT BALL. PLANT MATERIAL SHALL BE DELIVERED TO THE SITE AND PLANTED THE SAME DAY.
10. PLANTING PLAN: ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS. PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES. RESPECT STATED DIMENSIONS. DO NOT SCALE DRAWINGS.
11. WEED BARRIER: CONTRACTOR SHALL APPLY 4.2 OZ., NON-WOVEN POLYPROPYLENE, NEEDLE-PUNCHED FABRIC, WEED BARRIER AT ALL INTERIOR LANDSCAPE ISLANDS AND STONE MULCH STRIPS.

PLANT MATERIAL NOTES

1. PROVIDE PLANTS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY SHOWN AND SCHEDULED AND IN CONFORMANCE WITH THE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". PLANTS SHALL HAVE BEEN GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE.
2. ALL PLANTS SHALL BE FULL, WELL-BRANCHED PLANTS CHARACTERISTIC OF THE SPECIES. PLANTS SHALL BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS, OR DISFIGUREMENT.
3. PLANT STOCK SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO CONDITIONS IN THE LOCALITY OF THE PROJECT.
4. LABEL AT LEAST ONE PLANT OF EACH KIND WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.
5. PROVIDE FRESHLY DUG BALLED & BURLAPPED PLANT MATERIALS. DO NOT DROP BALLED & BURLAPPED STOCK DURING DELIVERY.
6. DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS UNTIL PLANTING TIME.

INSTALLATION OF PLANT MATERIAL NOTES

1. INSTALL TREES AND SHRUBS ACCORDING TO STANDARD DETAILS SHOWN ON THE PLAN.
2. ALL TREE SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
3. ALL TREE SAUCERS AND SHRUB BEDS SHALL BE MULCHED WITH A 3-INCH LAYER OF ORGANIC TRIPLE SHREDDED HARDWOOD BARK MULCH. NON-ORGANIC MULCHES SUCH AS GRAVEL, CRUSHED BRICK, LAVA ROCK, ETC. ARE UNACCEPTABLE.
4. TREE GUYING SHALL BE REMOVED AFTER ONE FULL GROWING SEASON.
5. APPLY 12 CUBIC FEET OF PEAT MOSS PER 100 SQUARE FEET AND 20 POUNDS OF 8-8-8 FERTILIZER PER 100 SQUARE FEET OF GROUND COVER PLANTING BEDS. ROTOTILL THE BEDS TO A DEPTH OF 8 INCHES AND SMOOTH TO AN EVEN AND UNIFORM SURFACE. PLANT GROUND COVER MATERIALS. APPLY 2 INCHES OF ORGANIC MULCH, AND WATER.

LAWN NOTES

1. KENTUCKY BLUE GRASS SOD SHALL BE PROVIDED IN AREAS WHERE SEEDING IS NORMALLY UNSUCCESSFUL OR WILL BE UNSUCCESSFUL DUE TO CLIMATE, SEASON, OR OTHER TEMPORARY CONSTRAINT. SOD SHALL BE STRONGLY ROOTED, FREE OF WEEDS, AND OF UNIFORM THICKNESS WITH NO MORE THAN 1.5 INCHES OR LESS THAN 1 INCH OF SOIL.
2. SOD SHALL BE TIGHTLY-FITTED TOGETHER. ENDS AND EDGES SHALL MEET WITHOUT OVERLAP AND JOINTS SHALL BE STAGGERED WITH ADJACENT ROWS. AFTER INSTALLATION, SOD SHALL BE THOROUGHLY WATERED. ON SLOPES STEEPER THAN 2:1, SOD SHALL BE HELD IN PLACE WITH WOODEN STAKES MEASURING 1 INCH SQUARE BY 6 INCHES LONG. STAKES SHALL BE DRIVEN FLUSH WITH THE TOP OF THE SOD'S SOIL LAYER.

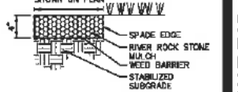
PLANT MATERIAL MAINTENANCE AND WARRANTY NOTES

1. MAINTENANCE OF PLANT MATERIALS AND LAWN AREAS SHALL BEGIN IMMEDIATELY AFTER INSTALLATION AND SHALL CONTINUE UNTIL FINAL ACCEPTANCE, BUT IN NO CASE, LESS THAN THE FOLLOWING STATED PERIODS:

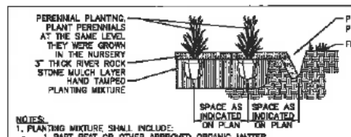
   PLANT MATERIALS: 90 DAYS AFTER SUBSTANTIAL COMPLETION

   LAWN AREAS: 60 DAYS AFTER SUBSTANTIAL COMPLETION
2. AFTER REQUIRED MAINTENANCE PERIOD, THE OWNER, UPON REQUEST, WILL MAKE AN INSPECTION TO DETERMINE ACCEPTABILITY. UNACCEPTABLE WORK SHALL BE REPAIRED OR REPLACED AND REINSPECTED BEFORE FINAL ACCEPTANCE IS GRANTED.
3. A WRITTEN WARRANTY SHALL BE PROVIDED TO THE OWNER GUARANTEEING THAT ALL PLANT MATERIALS, SOD, AND/OR SEEDED AREAS WILL BE THRIVING FOR THE FOLLOWING STATED PERIODS:

   TREES, SHRUBS, AND GROUND COVERS: ONE YEAR AFTER FINAL ACCEPTANCE
   SOD AND SEEDED AREAS: 60 DAYS AFTER FINAL ACCEPTANCE
   PERENNIALS: 90 DAYS AFTER FINAL ACCEPTANCE
4. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS REGARDING MAINTENANCE OF EACH TYPE OF VEGETATION. THE OWNER IS RESPONSIBLE FOR PROPER MAINTENANCE OF THE MATERIALS DURING THE WARRANTY PERIOD AS OUTLINED IN THE MAINTENANCE INSTRUCTIONS. THE CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS OF THE SITE AND WILL INFORM THE OWNER OF ANY LACK OF PROPER MAINTENANCE IN WRITING. OWNER'S FAILURE TO COMPLY WITH THE MAINTENANCE PROGRAM SHALL RENDER THE WARRANTY NULL AND VOID.
5. THE CONTRACTOR IS NOT RESPONSIBLE FOR ACTS OF NATURE INCLUDING ABNORMAL WEATHER CONDITIONS, EROSION, VANDALISM, NOR DAMAGES BY OTHERS. IF ANY CONDITIONS BEYOND THE CONTROL OF THE CONTRACTOR SHOULD OCCUR, THE MATERIALS AFFECTED WILL NO LONGER BE COVERED BY THE WARRANTY.

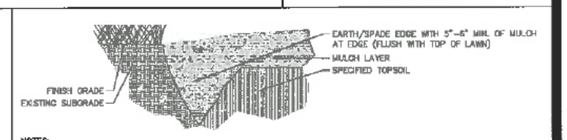


STONE MULCH WITH WEED BARRIER DETAIL
NOT TO SCALE



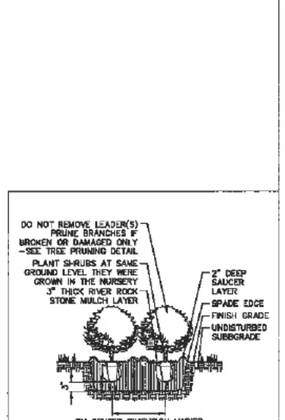
NOTES:
1. PLANTING MIXTURE SHALL INCLUDE:
   - 1 PART PEAT OR OTHER APPROVED ORGANIC MATTER
   - 4 PARTS NATIVE SOIL
   - 1/2 LB 10-10-10 FERTILIZER PER CU. YD. OF BACKFILL OR APPROVED SUBSTITUTE

SHRUB/PERENNIAL BEDS DETAIL
NOT TO SCALE



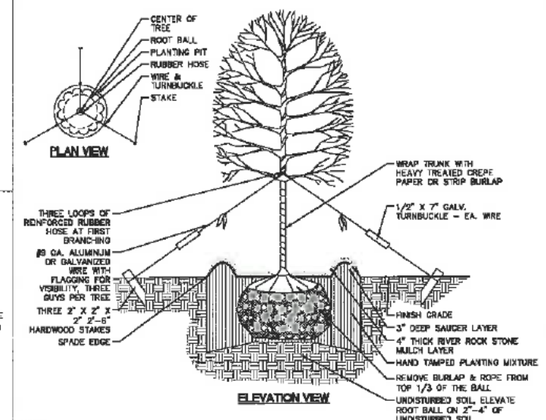
NOTES:
1. USE WHEREVER MULCHED PLANTING TRANSITION TO TURF AREAS, INCLUDING ALL TREE MULCH RINGS, SHRUB BEDS, MASS PLANTING BEDS, ETC.

EARTH/SPADE EDGE DETAIL
NOT TO SCALE



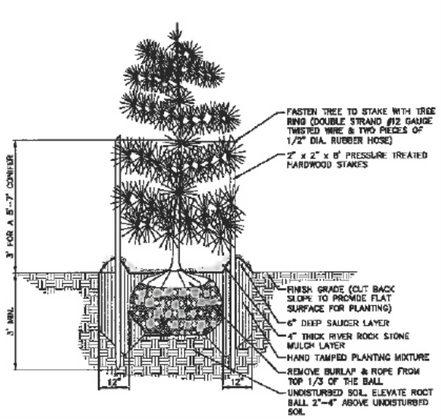
NOTES:
1. PLANTING MIXTURE SHALL INCLUDE:
   - 1 PART PEAT OR OTHER APPROVED ORGANIC MATTER
   - 4 PARTS NATIVE SOIL
   - 1/2 LB 10-10-10 FERTILIZER PER CU. YD. OF BACKFILL OR APPROVED SUBSTITUTE

CONTAINER SHRUB PLANTING DETAIL
NOT TO SCALE



NOTES:
1. PLANTING DETAIL APPLIES TO ALL DECIDUOUS TREES AND LARGE EVERGREEN SHRUBS.
2. SHRUB MULCH RING AND PLANTING PIT SHALL BE TWICE THE DIAMETER OF THE ROOT BALL.
3. CONTRACTOR SHALL PRUNE PER TREE PRUNING DETAIL AS NEEDED.
4. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
5. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
6. REMOVE TREE RINGS, TREE WRAP AND GUYS/STAKES ONE YEAR AFTER INSTALLATION.
7. WATER TREE THOROUGHLY SUBSEQUENT TO INSTALLATION.
8. TREE SHALL BE PLACED IN SAME ORIENTATION AS IT WAS GROWN AT THE NURSERY.
9. PLANTING MIXTURE SHALL INCLUDE:
   - 1 PART PEAT OR OTHER APPROVED ORGANIC MATTER
   - 4 PARTS NATIVE SOIL
   - 1/2 LB 10-10-10 FERTILIZER PER CU. YD. OF BACKFILL OR APPROVED SUBSTITUTE

DECIDUOUS CANOPY TREE PLANTING DETAIL (2" CAL OR GREATER)
NOT TO SCALE



NOTES:
1. PLANTING DETAIL APPLIES TO ALL DECIDUOUS TREES AND LARGE EVERGREEN SHRUBS.
2. SHRUB MULCH RING AND PLANTING PIT SHALL BE TWICE THE DIAMETER OF THE ROOT BALL.
3. CONTRACTOR SHALL PRUNE PER TREE PRUNING DETAIL AS NEEDED.
4. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
5. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
6. REMOVE TREE RINGS, AND GUYS/STAKES ONE YEAR AFTER INSTALLATION.
7. WATER TREE THOROUGHLY SUBSEQUENT TO INSTALLATION.
8. TREE SHALL BE PLACED IN SAME ORIENTATION AS IT WAS GROWN AT THE NURSERY.
9. PLANTING MIXTURE SHALL INCLUDE:
   - 1 PART PEAT OR OTHER APPROVED ORGANIC MATTER
   - 4 PARTS NATIVE SOIL
   - 1/2 LB 10-10-10 FERTILIZER PER CU. YD. OF BACKFILL OR APPROVED SUBSTITUTE

CONIFEROUS TREE PLANTING DETAIL BALLED AND BURLAPPED
NOT TO SCALE

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NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE CONSTRUED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24-HOUR CONTACT:
PANDA PM
HAKIM YALA
847-477-5125

JUSTIN P. CRAIG LICENSED LANDSCAPE ARCHITECT 156

ATWELL

1250 East Diehl Road, Suite 300

Naperville, IL 60563

Ph: 630-577-0800

Project: Willowbrook, IL - Panda Express
Location: 7505 S. Kingery Hwy.
Willowbrook, IL 60527

Date: 11/20/2020

Engineer's Opinion of Probable Construction Cost

This EOPC was prepared in accordance with Final Site Plans for Willowbrook, IL Panda Express, prepared by Atwell dated 11/20/2020.

	Quantity	Unit	Unit Cost	Total
SITEWORK				
Erosion Control				
Construction Entrance	1	EACH	$5,000.00	$5,000.00
Concrete Washout	1	EACH	$500.00	$500.00
Tree Protection Fence	12	LF	$4.00	$48.00
Silt Fence (Wire Back)	880	LF	$2.50	$2,200.00
Inlet Filter	7	EACH	$200.00	$1,400.00
Erosion Control Sub-Total				$9,148.00
Demolition and Earthwork				
Clear and Grub	0.08	ACRES	$5,000.00	$400.00
Remove Existing Sanitary Sewer Pipe	154	LF	$10.00	$1,540.00
Remove Existing Water Service Pipe	138	LF	$10.00	$1,380.00
Relocate Existing Hydrant	1	EACH	$1,750.00	$1,750.00
Remove Existing Wood Wall	99	LF	$2.00	$198.00
Remove Existing Light Pole	11	EACH	$225.00	$2,475.00
Remove Existing Bollard	2	EACH	$100.00	$200.00
Remove Existing Fence	346	LF	$3.00	$1,038.00
Remove Existing Concrete	17	SF	$1.50	$25.50
Topsoil Stripping and Stockpiling	199	CY	$2.25	$447.75
Topsoil Respread (4")	1772	SY	$1.50	$2,658.00
Excavation to Stockpile	211	CY	$3.00	$633.00
Fill from Stockpile	211	CY	$3.00	$633.00
Fill from Import	396	CY	$18.00	$7,128.00
Fine Grade Pad	256	SY	$2.50	$640.00
Subgrade Preparation - Rough Grade	2910	SY	$1.00	$2,910.00
Remove Existing Pavement	4437	SY	$5.25	$23,294.25
Sawcut Pavement, Full Depth	341	LF	$3.50	$1,193.50
Remove Existing Curb and Gutter	1195	LF	$5.00	$5,975.00
Demolition & Earthwork Sub-Total				$54,519.00
Utilities				
Sanitary Sewer				
6" PVC Service	348	LF	$32.00	$11,136.00
6" Clean Out	10	EACH	$500.00	$5,000.00
4'-0" Diameter Manhole	1	EACH	$4,500.00	$4,500.00
Connect to Existing Sanitary Sewer Manhole	1	EACH	$800.00	$800.00
Grease Trap (1,000 gal - precast concrete)	1	EACH	$5,500.00	$5,500.00
Testing & Inspections	1	EACH	$1,000.00	$1,000.00
Sanitary Sewer Sub-Total				$27,936.00

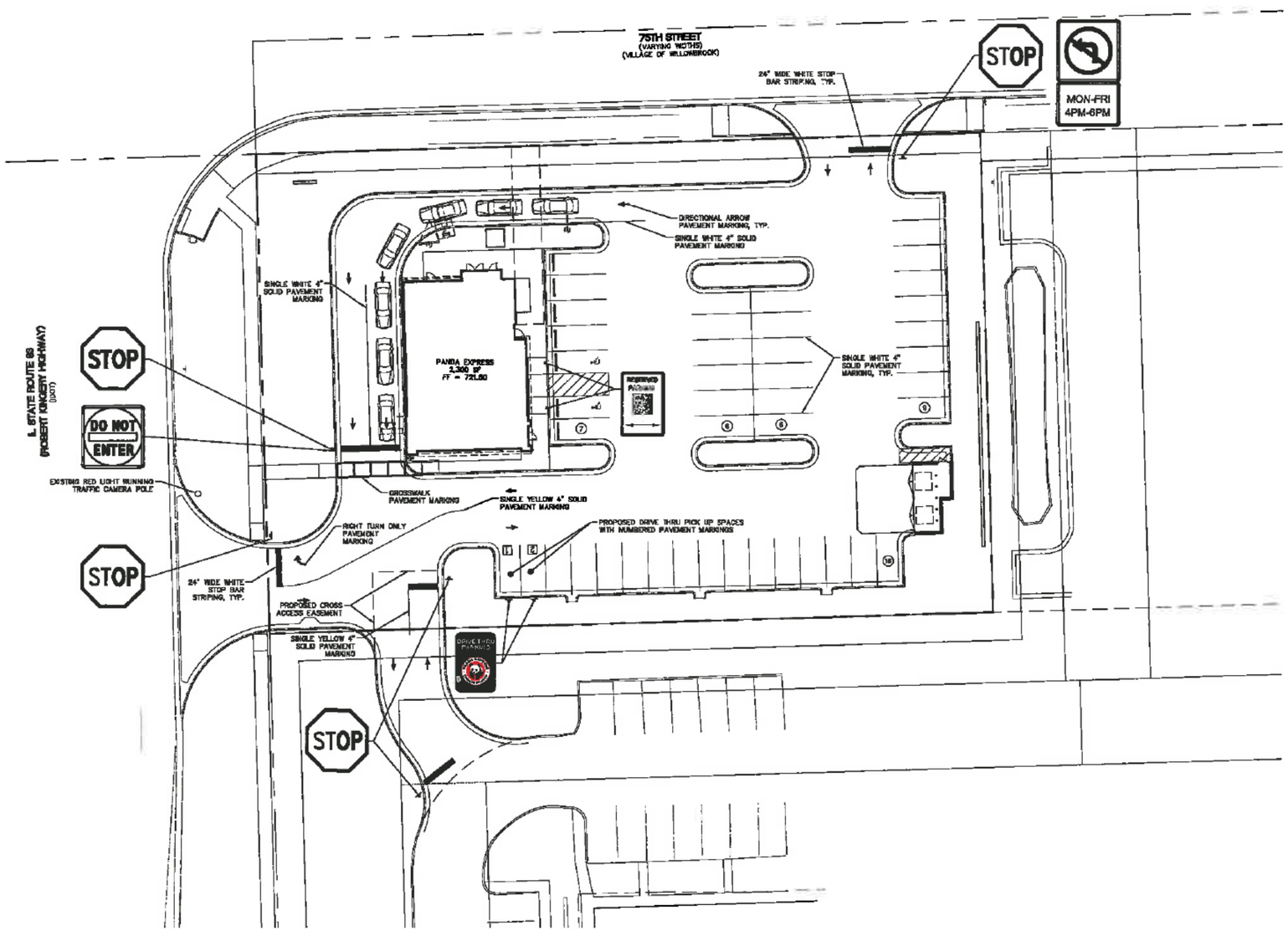
	Quantity	Unit	Unit Cost	Total
Water				
1.5" Irrigation Water Service	10	LF	$18.00	$180.00
6" DIP Fire Water Service	73	LF	$30.00	$2,190.00
Dip Exiting Water Main	1	EACH	$4,000.00	$4,000.00
Connection to Existing Water Main	1	EACH	$1,000.00	$1,000.00
Water Sub-Total				$7,370.00
Storm Sewer				
6" HDPE Storm Sewer Pipe	54	LF	$20.00	$1,080.00
12" HDPE Storm Sewer Pipe	436	LF	$38.00	$16,568.00
4'-0" Diameter Type "A" Catch Basin	5	EACH	$3,800.00	$19,000.00
4'-0" Diameter Manhole	1	EACH	$4,500.00	$4,500.00
Storm Sewer Sub-Total				$41,148.00
Other Utilities				
Area Lights	8	EACH	$1,500.00	$12,000.00
Other Utilities Sub-Total				$12,000.00
Paving				
Subgrade Preparation - Fine Grading	2959	SY	$1.50	$4,438.50
Aggregate Base Course (CA-6), 4" (Curb & Gutter)	24	SY	$5.50	$132.00
Aggregate Base Course (CA-6), 5" (Drive Thru)	285	SY	$6.00	$1,710.00
Aggregate Base Course (CA-6), 5" (PCC Parking)	121	SY	$6.00	$726.00
Aggregate Base Course (CA-6), 5" (Dumpster)	83	SY	$6.00	$498.00
Aggregate Base Course (CA-6), 8" (Asphalt Parking)	680	SY	$7.75	$5,270.00
Aggregate Base Course (CA-6), 10" (Asphalt drive Aisles)	1766	SY	$8.50	$15,011.00
Hot Mix Asphalt Binder Course, N50, 2-1/2" (Parking)	680	SY	$11.75	$7,990.00
Hot Mix Asphalt Binder Course, N50, 2-1/2" (Drive Aisles)	1766	SY	$11.75	$20,750.50
Hot Mix Asphalt Surface Course, 1-1/2" (Parking)	680	SY	$9.00	$6,120.00
Hot Mix Asphalt Surface Course, 2" (Drive Aisles)	1766	SY	$11.25	$19,867.50
PCC Pavement, 5" (Parking)	121	SY	$28.00	$3,388.00
PCC Pavement, 6" (Drive thru)	285	SY	$32.00	$9,120.00
PCC Pavement, 7" (Dumpster)	83	SY	$36.00	$2,988.00
Concrete Curb and Gutter Type B-6:12	1512	LF	$12.00	$18,144.00
PCC Sidewalk with Subbase, 4"	294	SY	$45.00	$13,230.00
Pavement Marking, ADA Parking Symbol	2	EACH	$250.00	$500.00
Pavement Marking, ADA Striping	1	EACH	$350.00	$350.00
Pavement Marking, Crosswalk	1	EACH	$750.00	$750.00
Pavement Marking, Drive Thru Parking Space	2	EACH	$350.00	$700.00
Pavement Marking, 4" Solid White	913	LF	$3.00	$2,739.00
Pavement Marking, 24" Solid White	54	LF	$9.50	$513.00
Rubber Wheel Stops	7	EACH	$325.00	$2,275.00
Signage	5	EACH	$200.00	$1,000.00
Paving Sub-Total				$138,210.50
Landscaping				
Retaining Wall	248	SF	$27.50	$6,820.00
Sod	1472	SY	$5.00	$7,360.00
Mulch	36	CY	$50.00	$1,800.00
Tree	46	EACH	$350.00	$16,100.00
Shrub	203	EACH	$40.00	$8,120.00
Landscaping Sub-Total				$40,200.00
TOTAL				**$330,531.50**

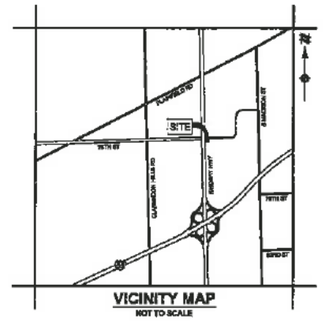
	Quantity	Unit	Unit Cost	Total

This Engineer's Opinion of Probable Cost is made on the basis of Engineer's experience and qualifications using estimated quantities and represents Engineer's best judgment as an experienced and qualified professional Engineer generally familiar with the construction industry. However, since Engineer has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, or over quantities of work actually performed, Engineer cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from Opinions of Probable Construction Cost prepared by Engineer. This Opinion of Probable Construction Cost is limited to those items stated herein.

Notes:

1. The EOPC includes site work only and does not include the building, monument sign, or drive-thru equipment.
2. Demolition of the existing building, underground storage tank, fuel pumps, fuel piping, canopy and monument sign are to be completed by the Seller and are not included in this EOCP.





LEGEND

BOUNDARY LINE
EXISTING ROW
④ PARKING SPACE COUNT
PROPOSED SIGN

SITE TRAFFIC DATA

EXISTING LAND USE: GASOLINE/SERVICE STATION W/CONVENIENCE MART (ITE CODE 945)
PROPOSED LAND USE: FAST FOOD RESTAURANT W/ DRIVE-THRU (ITE CODE 934)

	EXISTING LAND USE	PROPOSED LAND USE
DAILY RATE	3,069 TRIPS	1,083 TRIPS
PEAK HOUR TOTAL PM (4-6)	188 TRIPS	75 TRIPS

*TRAFFIC RATES ARE BASED ON ITE TRIP GENERATION, 10TH EDITION

SITE DRIVE-THRU DATA

DRIVE-THRU QUEUEING PROVIDED: 7 CARS
ESTIMATED PEAK DRIVE-THRU QUEUEING NEEDED: 5 CARS

EXISTING NEARBY PANDA EXPRESS DRIVE-THRU DATA:

	PANDA #1054	PANDA #2855	PANDA #2988
PEAK TOTAL/30 MIN SPAN	25 CARS	23 CARS	15 CARS
ESTIMATED MAX QUEUEING	5 CARS	4 CARS	3 CARS

DRIVE-THRU DATA COLLECTED FROM THE FOLLOWING NEARBY PANDA EXPRESS DRIVE-THRU RESTAURANTS:

PANDA #1054
S LA GRANGE RD & JOLIET RD
COUNTRYSIDE, IL

PANDA #2855
W 63TH ST & S CICERO AVE
CHICAGO, IL

PANDA #2988
MAIN ST & ODDEN AVE
DOWNERS GROVE, IL

PARKING DATA

REQUIRED PARKING CALCULATION:
1 PARKING SPACE PER 100 SF OF FLOOR AREA
1 SPACE/100 SF * 2,300 SF = 23 SPACES

TOTAL REQUIRED SPACES	23 SPACES
PROVIDED	
REGULAR (9' X 18')	40 SPACES
DRIVE THRU PICKUP (9' X 18')	2 SPACES
ADA (9' X 18')	2 SPACES
TOTAL PROVIDED SPACES	44 SPACES

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24-HOUR CONTACT:
PANDA PM
HAKIM YALA
847-477-9125

SCALE 0 10 20
1" = 20 FEET

NOT FOR CONSTRUCTION

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8286

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

ISSUE DATE:

PC SUBMITTAL	11/20/2020
REVISION #1	01/05/2021
PC SUBMITTAL #2	03/24/2021
VILLAGE PLAN REV. #4	04/14/2021
VILLAGE PLAN REV. #5	04/26/2021

DRAWN BY: BAS

PANDA PROJECT #: D7058
ATWELL PROJECT #: 18003769.01

NORR

ATWELL
(855) 550-4200 www.atwell-group.com
1250 EAST DIEHL ROAD, SUITE 300
NAPERVILLE, IL 60563
DESIGN FIRM 184-005878

PANDA EXPRESS

WARM & WELCOME 2300
7505 KINGERY HIGHWAY
WILLOWBROOK, IL 60527

TRAFFIC PLAN

EX-02

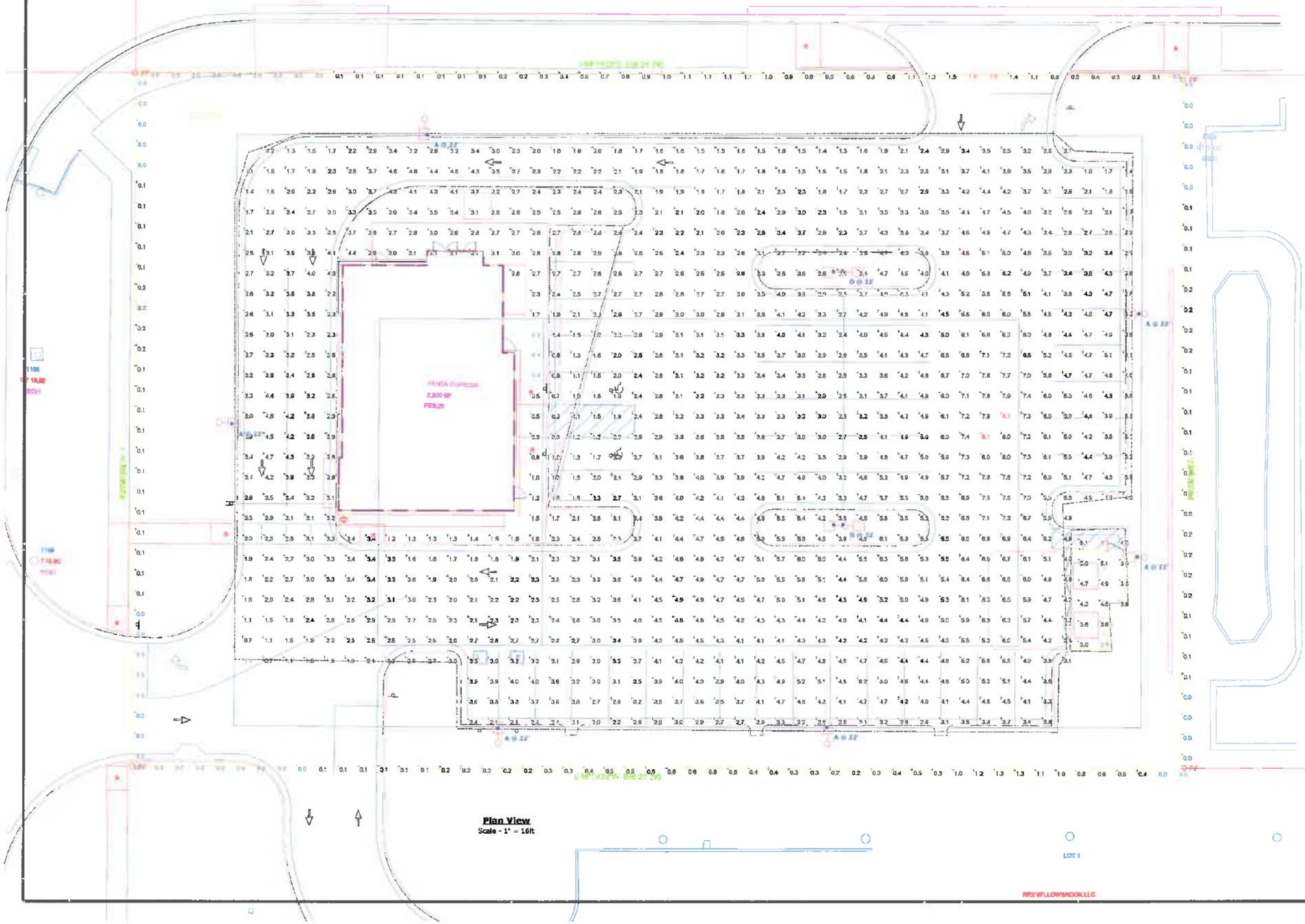
TRUE WARM & WELCOME 2300

Symbol	Label	QTY	Catalog Number	Description	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage
	A	6	SLM-LED-18L-SIL-FT-40-70CRI-IL	CONTACT RYAN ZINSELMEIER-314-531-2600	1	SLM-LED-18L-SIL-FT-40-70CRI-IL.ies	12046	1	148.5
	B	0	SLM-LED-18L-SIL-3-40-70CRI-IL	CONTACT RYAN ZINSELMEIER-314-531-2600	1	SLM-LED-18L-SIL-3-40-70CRI-IL.ies	13767	1	148.5
	D	2	SLM-LED-18L-SIL-FT-40-70CRI-IL	CONTACT RYAN ZINSELMEIER-314-531-2600	1	SLM-LED-18L-SIL-FT-40-70CRI-IL.ies	12046	1	297

Description	Symbol	Avg	Max	Min	Avg/Min	Max/Min
CALC SUMMARY- PAVED SURFACE	+	3.6 fc	8.1 fc	0.4 fc	20.3:1	9.0:1
CALC SUMMARY- PROPERTY LINE	+	0.3 fc	1.6 fc	0.0 fc	N/A	N/A
TRASH ENCLOSURE	+	4.2 fc	5.3 fc	2.8 fc	1.9:1	1.5:1

(CAYTHING WIDE TRE)
(VILLAGE OF WILLOWBROOK)

Note
1. MOUNTING HEIGHT OF 22' (20'POLE)
2. CALCULATIONS TAKEN AT GROUND LEVEL
3.CONTACT VILLA LIGHTING- RYAN ZINSELMEIER-RYAN.ZINSELMEIER@VILLALIGHTING.COM- 314-531-2600



Plan View
Scale - 1" = 16ft

PANDA EXPRESS
WILLOWBROOK, IL

Designer
R. ZINSELMEIER
Date
3/29/2021
Scale
NOTED
Drawing No.

Summary

1 of 1

ATWELL

WILLOWBROOK, IL PANDA EXPRESS – PROPOSED CONSTRUCTION SCHEDULE

Item	Description	2021							2022							
		Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
0	Demo Gas Pumps & Underground Tanks (By Others)	X	X	X	X	X	X									
1	Mobilization / Begin Construction											X				
2	Demolition											X				
3	Earthwork											X				
4	Building - Foundation/Slab											X				
5	Site Utilities												X	X		
6	Building - Vertical Construction												X	X	X	
7	Site Concrete/Paving													X	X	
8	Landscaping														X	
9	Site Signage / Parking Lot Striping														X	
10	Final Completion / Store Opening															X

Village of Willowbrook
Staff Report to the Village Board

Plan Commission Public Hearing Dates:	January 13, 2021, February 3, 2021 and April 21, 2021
Village Board Receive:	April 26, 2021
Village Board Vote:	May 10, 2021
Prepared By:	Ann Choi, Village Planning Consultant
Case Title:	**Zoning Hearing Case No. 21-01: 7505 Kingery Highway Panda Express SUP**
Applicant:	Hakim Yala Panda Express, Inc. 1683 Walnut Grove Avenue Rosemead, CA 91770
Property Owner:	True North Energy, LLC 10346 Brecksville Road Brecksville, OH 44141
Action Requested:	Consideration of a petition requesting approval of a special use permit for a fast food establishment and a special use permit for a drive-through in the B-2 Community Shopping District, including certain variations from Title 9 of the Village Code. The Applicant seeks to demolish the existing gas/service station and construct a one-story, 2,300 square foot building and drive-through with associated on- and off-site improvements.
Applicable Regulations:	Zoning Ordinance
Location:	7505 Kingery Highway, Willowbrook IL 60527
PINs:	09-26-400-013
Existing Zoning:	B-2 Community Shopping with a Special Use for a Gasoline Service Station
Proposed Zoning:	B-2 Community Shopping with a Special Use for a Fast Food Establishment and Drive-through
Existing Land Use:	Highway Commercial
Property Size:	1.0 acre

Surrounding Land Use:

	Use	Zoning
North	Willowbrook/Wingren Plaza	B-2/Special Use
South	Red Roof PLUS	B-4
East	Light Manufacturing	M-1
West	Potbelly's Restaurant	B-2/Special Use

Necessary Action by Village Board: Consideration of Attached Ordinance.

Documents Attached:

Attachment 1: Legal Description
Attachment 2: Submitted Plans

a) **"ALTA-NSPS Land Title Survey"** – 2 sheets (Job. No. 18003769), dated 8/10/2020 and bearing the latest revision date of 4/13/2021, and prepared by Atwell Group.

b) **"Site Layout Plan"** – 1 sheet, Sheet C04.0, Panda Project No. D7058, Atwell Project No. 18003769.01, bearing a PC Submittal date of 11/20/2020, bearing the latest PC Submittal #2 date of 03/24/2021, bearing the latest Village Plan Revision #5 date of 04/29/2021, and prepared by Atwell Group.

c) **"Architectural Drawings"** – 5 sheets, Sheets A-202, A-200, A-201, A-101, A-300, Panda Project #: D7058, Arch. Project #: JCDT180453, bearing an issue date of 11-04-2020, bearing the latest PC Submittal date of 03-24-2020, and prepared by NORR Architects Engineers Planners.

d) **"Proposed Sign Package"** – 17 pages, Project #: C59897, dated 12.19.2018, bearing the latest revision date of 04.08.2020, and prepared by Priority Sign.

e) **"Final Engineering Plans"** – 23 sheets, Panda Project #: D7058, Atwell Project No. 18003769.01, bearing a PC Submittal date of 11/20/2020, bearing the latest PC Submittal #2 date of 03/24/2021, bearing the latest Village Plan Revision #5 date of 04/29/2021, and prepared by Atwell Group.

f) **"Landscape Plan"** and **"Landscape Notes and Details"** – 2 sheets, Panda Project #: D7058, Atwell Project No. 18003769.01, bearing a PC Submittal date of 11/20/2020, bearing the latest PC Submittal #2 date of 03/24/2021, bearing the latest Village Plan Revision #5 date of 04/29/2021, and prepared by Atwell Group.

g) **"Engineer's Opinion of Probable Construction Cost"** – 3 pages, dated 11/20/2020, and prepared by Atwell Group.

h) **"Site Traffic Study"** – 11 pages, dated January 5, 2020 and prepared by Atwell Group.

i) **"Traffic Turn Analysis"** – 1 sheet, Sheet EX-01, Panda Project #: D7058, Atwell Project No. 18003769.01, bearing a PC Submittal date of 11/20/2020, bearing the latest PC Submittal #2 date of 03/24/2021, bearing the latest IDOT Plan Revision #1 date of 04/09/2021.

j) **"Traffic Plan"** – 1 sheet, Sheet EX-02, Panda Project #: D7058, Atwell Project No. 18003769.01, bearing a PC Submittal date of 11/20/2020, Village Plan Revision #5 date of 04/29/2021, and prepared by Atwell Group.

k) **"Photometric Plan"** – 1 sheet, dated 3/29/2021, and prepared by Villa Lighting.

l) **"Construction Schedule"** – 1 page, dated 4/8/2021, and prepared by Atwell Group.

Attachment 3: Standards for Special Use Permits
Attachment 4: Standards for Variations
Attachment 5: Public Hearing Notice
Attachment 6: Traffic Regulation Agreement – 11 pages, resubmitted by Atwell Group on 01/19/2021
Attachment 7: Village of Willowbrook Review Letter(s) and Responses
Attachment 8: IDOT Review Letter(s)

Background

Description of Site

The subject property is located at the southeast corner of Illinois (IL) Route 83/Kingery Highway and 75th Street, just south of Willowbrook/Wingren Plaza shopping center and east of the Potbelly's restaurant. The subject property is currently located in the B-2 Community Shopping Zoning District, is adjacent to the north, northwest and west by properties also located in the B-2 Community Shopping Zoning District and is immediately adjacent to property located in the B-4 Highway and Service Business District to the south and the M-1 Light Manufacturing District to the east. The one-acre property is regular in shape and is currently served by three existing driveways.

Exhibit 1: Map View of the Subject Property



Surrounding Uses

Surrounding zoning and uses include a shopping center (Willowbrook Plaza Shopping Center) including a Club Champion, Orange Theory Fitness, Fedex Print and Ship Center, Kabob-Q restaurant, nail salons, and associated parking lots in the B-2 zoning district to the north, a hotel (Red Roof Inn) and associated parking lot in the B-4 zoning district to the south, a fast-casual restaurant (Potbelly's) in the B-2 zoning district to the west, and manufacturing/sales uses in the M-1 zoning district to the east. The Village of Willowbrook's Comprehensive Plan designates the site for "Highway Commercial" uses, which corresponds to the B-2 Community Shopping Zoning District.

Exhibit 2: Zoning Map (B-2 Community Shopping)



Existing Streets and Circulation

Illinois Route 83/Kingery Highway is designated as a Regional Arterial and forms the western boundary of the site with a required right-of-way width of 200 feet. A right-in/right-out access drive on IL Route 83 is located approximately 100 feet south of 75th Street. The access drive provides one inbound lane and one outbound lane restricted to right-turn movements by the median on IL Route 83.

75th Street is designated as a Major Arterial west of IL Route 83 and is designated as an Industrial Collector east of IL Route 83. 75th Street forms the northern boundary of the subject property with a required right-of-way width of 60 feet. There are two access drives on 75th Street, with the westernmost access drive allowing right-in only into the subject property. The current easternmost access drive allows full movement access on 75th Street.

History

Prior Zoning Request

The previous ordinances regulating this facility are as follows:

- Ordinance No. 77-O-14 – Original special use ordinance establishing the use, but without specific bulk standards.

- Ordinance No. 94-O-16 – Amended original special use to permit the construction of a second driveway on 75th Street and various site and landscaping improvements and granted the following variations:

1. That Section 9-3-7(A)1 of the Village Code of the Village of Willowbrook establishing a minimum required setback on Illinois Route 83 be varied by reducing same from one hundred feet (100') to five feet, four inches (5'4") for the existing overhead canopy, to fifteen feet (15') for the existing gasoline pump dispenser islands, and to fifty-eight feet (58') for the existing service station building.
2. That Section 9-6-1(A) of the Village Code of the Village of Willowbrook establishing the minimum lot area for two or more uses on a lot be varied by reducing same from two (2) acres to one (1) acre.
3. That Section 9-6B-3(A) of the Village Code of the Village of Willowbrook establishing minimum lot area be varied by reducing same from two (2) acres to one (1) acre.
4. That Section 9-6B-3(E)1 of the Village Code of the Village of Willowbrook establishing front yard setbacks be varied by reducing same for the existing canopy from sixty feet (60') to five feet, four inches (5'4"), for the existing gasoline pump dispenser islands from sixty feet (60') to fifteen feet (15'), and for the existing service station building from sixty feet (60') to fifty-eight feet (58').
5. That Section 9-6B-3(E)3 of the Village Code of the Village of Willowbrook establishing exterior side yard setbacks be varied by reducing same from sixty feet (60') to forty-three feet (43').
6. That Section 9-10-5(G) of the Village Code of the Village of Willowbrook establishing parking area setbacks within required yards, be varied by reducing same from fifteen feet (15') to zero (0) setback for the front yard impervious surface setback, and from fifteen feet (15') to ten feet (10') for the exterior side yard setback.
7. That Section 9-10-5(I)2(b) of the Village Code of the Village of Willowbrook establishing parking area pavement improvements be varied to permit a substitution from the required all-weather hard surface pavement improvement for all parking areas within a non-residential district to a gravel surface for the screened vehicle storage area.
8. That Section 9-10-5(I)2(c) of the Village Code of the Village of Willowbrook establishing required parking area improvements be varied to permit a substitution for the required concrete barrier curb and gutter for all parking areas within a non-residential district to permit individual wheel stops for the southern parking area.
9. That Section 9-10-5(L)2(b)2(a) of the Village Code of the Village of Willowbrook establishing required minimum access driveway curb radius be varied by reducing same from thirty feet (30') to fifteen feet (15').
10. That Section 9-10-5(L)2(b)2(b) of the Village Code of the Village of Willowbrook establishing required minimum access driveway inside curb radius be varied by reducing same from twenty-five feet (25') to ten feet (10').
11. That Section 9-10-5(I)2(b) of the Village Code of the Village of Willowbrook establishing parking area pavement improvements be varied to permit a substitution from the required all-weather hard surface pavement improvement for all parking areas within a non-residential district to a gravel surface for the screened vehicle storage area.
12. That Section 9-10-5(I)2(c) of the Village Code of the Village of Willowbrook establishing required parking area improvements be varied to permit a substitution for the required concrete barrier curb and gutter for all parking areas within a non-residential district to permit individual wheel stops for the southern parking area.
13. That Section 9-10-5(L)2(b)2(a) of the Village Code of the Village of Willowbrook establishing required minimum access driveway curb radius be varied by reducing same from thirty feet (30') to fifteen feet (15').
14. That Section 9-10-5(L)2(b)2(b) of the Village Code of the Village of Willowbrook establishing required minimum access driveway inside curb radius be varied by reducing same from twenty-five feet (25') to ten feet (10').

Overview

Development Proposal

The subject property is currently occupied by a single building that houses a Shell gasoline and service station and a convenience mart, including a detached canopy covering four existing gasoline pump dispenser islands. The subject property likely contains contaminants due to the existing use. The current property owner, True North Energy, LLC, will be responsible for securing a No Further Remediation (NFR) letter from the Illinois Environmental Protection Agency (IEPA).

Panda Express, Inc. (the "Applicant"), proposes to demolish the existing 2,131 square foot Shell gasoline and service station with convenience mart and is requesting approval of a special use for the construction of a 2,300 square foot Panda Express fast food restaurant with a drive-though and associated site improvements. A special use permit is requested to allow for both the fast food establishment and a proposed drive-through within the Village of Willowbrook's B-2 Community Shopping Zoning District. The fast food establishment will include over fifty (50) interior seats and no permanent outdoor dining is proposed. The proposed single-story building is situated towards the northwest portion of the subject property and will require several variations because the proposed building will not meet required setbacks, minimum required lot area for the proposed uses, and certain landscape requirements.

Requested Action

Approval of a special use permit within the B-2 Community Shopping District zoning classification for a fast food establishment and a special use permit for a drive-through in the B-2 Community Shopping District, including the following variations from Title 9 of the Village Code. The Applicant seeks to demolish the existing gas/service station and construct a one-story building and drive-through with associated on- and off-site improvements.

Requested Variations

The proposed improvements for the use include the variations listed below.

1. A variation from Section 9-3-3(C) to decrease the minimum lot area for two (2) or more special uses from two acres (2 AC) to one acre (1 AC).
2. A variation from Section 9-3-7(A)1 to decrease the minimum special setback on Illinois Route 83 from one hundred feet (100') to fifty and two tenths feet (50.2') for the proposed building, to fifty-six and six tenths feet (56.6') for the proposed menu board, and to sixty-two and four tenths feet (62.4') to the order canopy.
3. A variation from Section 9-6-1(A) to decrease the minimum lot area for two (2) or more special uses (fast food establishment and drive-through) from two acres (2 AC) to one acre (1 AC).
4. A variation from Section 9-6B-3(A) to decrease the minimum lot area for all uses from two acres (2 AC) to one acre (1 AC).
5. A variation from Section 9-6B-3(C)1 to decrease the minimum lot width of 200 feet for restaurants from two hundred feet (200') to one hundred seventy feet (170').
6. A variation from Section 9-6B-3(E)1 to decrease the minimum front yard setback on Illinois Route 83 from sixty feet (60') to fifty and two tenths feet (50.2') for the proposed building, and to fifty-six and six tenths feet (56.6') for the proposed menu board.
7. A variation from Section 9-6B-3(E)3 to decrease the minimum exterior side yard setback on 75th Street from sixty feet (60') to forty-three and four tenths feet (43.4') for the proposed building, to twenty-five feet (25') to the order canopy, and to thirty-two and seven tenths feet (32.7') for the proposed menu board.
8. A variation from Section 9-10-5(L)2(b)2(a) to decrease the radius connecting street pavement edge and driveway edge on 75th street from thirty-five feet (35') to twenty-five feet (25').

9. A variation from Section 9-10-5(G) to decrease the minimum required interior side yard parking area setback from ten feet (10') to one foot (1') along the south lot line (southern portion of the Route 83 driveway).
10. A variation from Section 9-10-5(L)2(d) to decrease the driveway location on lots for all uses other than single-family residential from seventy feet (70') to sixteen and six tenths feet (16.6') on Illinois Route 83 and to forty-six and eight tenths feet (46.8') on 75th Street.
11. A variation from Section 9-10-5(L)2(e) to decrease the minimum spacing between separate driveway entrances from four hundred feet (400') to three hundred three and nine tenths feet (303.9') between the Illinois Route 83 driveway and the driveway to the south, and to approximately one hundred forty-five and eight tenths feet (145.8') between the 75th Street driveway and the driveway to the east.
12. A variation from Section 9-10-5(L)2(f) to decrease the minimum spacing between driveway entrance and right-of-way of an adjacent intersecting street from five hundred feet (500') to one hundred two and four tenths feet (102.4') on Illinois Route 83 and to one hundred sixty-nine and five tenths feet (169.5') on 75th Street.
13. A variation from Section 9-10-5(L)2(g) to eliminate the requirement of a concrete median separation and to reduce the driveway storage from one hundred feet (100') to zero feet on Illinois Route 83 and 75th Street.
14. A variation from Section 9-14-2(D)2(c)4 to decrease the minimum foundation landscape area from seven feet (7') to three and eight tenths feet (3.8') along the southern façade, to five and two tenths feet (5.2') along the northern portion of the eastern building façade and from seven feet (7') to zero feet along the western building façade and remaining portion of the eastern building façade.

While it appears that there are a number of variations, staff met with the developer early in the process to discuss the requested variations, and it should be noted that five (5) of the fourteen (14) of the requested variations are due to existing conditions such as lot width and existing driveway locations. A more detailed description of the variations is outlined below.

Staff Analysis

Access, Circulation and Parking/Loading

A Site Traffic Study and a Truck Turn Analysis were submitted, and planning staff supplied review letters which include the Village traffic consultant's comments as part of **Attachment 7** for the Plan Commission's review. The subject property is currently accessed from both IL Route 83/Kingery Highway and 75th Street. The Panda Express site layout proposes constructing new access driveways in the approximate location of the existing access driveways, with the exception of the westernmost right-in only site access drive on 75th Street which will be closed off and curbed. The access on 75th Street will be a full movement for inbound traffic and limited to a right-out only. The proposed access on IL Route 83/Kingery Highway will remain to be a right-in/right-out access.

The single-lane drive-through has a counter-clockwise rotation around the proposed building and offers a second by-pass lane after patrons submit their orders at the menu board. The proposed fast food establishment can be accessed via the driveway on IL Route 83/Kingery Highway for northbound travelers. Vehicles will enter from this driveway and proceed along the south edge of the site, past a row of surface parking spaces. Vehicles will make two left turns after driving past the proposed building to enter the drive-through. The approach from the 75th Street driveway also has a counter-clockwise rotation where vehicles will make an immediate right to proceed directly into the drive-through lane.

According to the Traffic Plan, the proposed site layout is designed to provide a total storage length of seven (7) vehicles for the drive-through window queue, with placement of the menu/order board at the third car.

Furthermore, two (2) drive-through parking pick up spaces are proposed to help reduce drive-through queueing as needed during peak business hours.

Data was collected from three (3) similar nearby Panda Express drive-through restaurants and includes seven (7) consecutive days of drive-through transaction counts, divided into 30-minute time spans. The traffic study indicates there is an average service time of five (5) minutes starting with the food order at the menu board and ending with food pickup at the drive-through window.

Parking for restaurants is based on gross square footage. A 2,300 square foot restaurant requires twenty-three (23) parking spaces, or 1 space for every 100 square feet of gross floor area. The facility is providing forty-four (44) parking spaces which exceeds the requirement and will be useful in servicing the additional seasonal outdoor seating as well, which is currently not proposed and not technically included in the parking requirement. The proposed fast food establishment is below the threshold of 5,001 square feet to trigger the requirement of providing a loading berth.

Lot Line Agreement, Cross Access with Red Roof Inn, and existing RLR Camera
A review letter issued by IDOT on January 28, 2021 was received by Village planning staff on February 3, 2021 and is included as **Attachment 8** of the staff report. IDOT noted that the previously proposed driveway/curb cut on IL Route 83 encroached within the right-of-way area in front of the Red Roof Inn property to the south (7535 Kingery Highway). (This previously proposed driveway/curb cut was recommended for approval by the Plan Commission at their February 3, 2021 meeting.) IDOT required that the Applicant provide a Lot Line Agreement with Red Roof Inn or shift the proposed driveway on IL Route 83 to the north so that any part of the proposed driveway, including the flares of the curbs, are completely out of the right-of-way area in front of Red Roof Inn. IDOT also noted that an RLR (Red Light Running) camera was located in the previously proposed driveway on IL Route 83.

The Applicant provided a revised site plan that included changes to the IL Route 83 driveway that was shifted further to the south to avoid impacts to the existing RLR camera. Village staff confirmed with the RLR camera vendor that the proposed location of the driveway would not require the RLR camera to be moved and there will be no impacts to revenue for Willowbrook. The Applicant has indicated that the revised site plan was reviewed with Red Roof Inn. Red Roof Inn appears to be agreeable with the Lot Line Agreement and the IL Route 83 driveway encroachment in the right-of-way but requested that cross access be established between the two properties to alleviate some internal traffic issues within the Red Roof Inn property.

Currently, Red Roof Inn's only vehicular access from IL Route 83 is via the Target property to the south. Cross access between the Red Roof Inn property and the subject property would provide to the patrons of Red Roof Inn direct access to 75th Street. (For Red Roof Inn patrons wishing to travel westbound on 75th Street, this would require vehicles to cross into the Target property to the south, make a right-turn onto IL Route 83 and then make an immediate and dangerous maneuver into the left-turn lanes by crossing two lanes of traffic on IL Route 83 to make that left-turn onto 75th Street.) The cross access drive would act as a "frontage road" along the west side of the subject property and the Red Roof Inn property and would help to minimize impacts and conflicts on the adjacent roadway network. The response from Red Roof Inn appears to have been positive and it appears as if full cooperation will be achieved. Planning staff has required that as part of the special use permit approval, the Applicant shall enter into, and record, a cross access agreement with the property owner of 7535 Kingery Highway (Red Roof Inn) in a form to be approved by the Village Attorney. In addition, prior to issuance of a building permit, the Applicant shall record Plat of Easement granting cross access between the subject property and the property to the south (7535 Kingery Highway) in a form acceptable to the Village. Both requirements are included as conditions of approval for the special use permit.

Appropriateness of Use
The property is zoned B-2 Community Shopping District, which lists fast food establishments as a special use and allows a drive-through for permitted uses by special use approval. The introduction of this use on this property will demolish an aging building and the proposed fast food establishment will benefit from a location that is easily accessible by motorists as well as students and visitors to Hinsdale South High School, which is nearby.

Building Elevations
The Applicant has submitted building elevations as shown in **Attachment 2**. The proposed fast food establishment provides variations in the choice of building materials and introduces a sufficient number of breaks in the façade with material changes and variations of the roof line. Proposed building materials include a combination of brick, stone, EIFS and metal. Glass windows are provided on each elevation to allow natural light to filter into the building and provide street views for its patrons. Furthermore, the proposed building elevations will conform to the General Conditions of the Business Districts under Section 9-6-1(E) Building Façade Materials. Since the submitted building elevations were only drawn in black and white, colored perspective renderings are included in the architectural elevations and included as **Exhibit 3** below and **Attachment 2** of the staff report.

Exhibit 3 Perspective Rendering (East and South Elevations Facing Parking)



Zoning Bulk Requirements
Setbacks: The Applicant is requesting three variations from the setback requirements of the Zoning Ordinance. The property is zoned B-2 (with a special use). A detailed discussion of specific setbacks and important bulk exceptions and variations for the proposed project is provided in **Exhibit 4** and **Exhibit 5** shown below and on the following page. As previously discussed in the History section of this report, the subject property is further governed by Ordinance No. 94-O-16, which provided significant zoning relief from the specific setbacks and B-2 bulk regulations. Staff also considered the reduced setbacks of adjoining properties and the Village's history of allowing reduced setbacks in similar instances.

Exhibit 4: Specific Setbacks Compliance Table

Specific Setbacks				
Item	**Code Section or Ordinance**	**Code Requirement**	**Proposed**	**Departure**
Route 83 Setback	**9-3-7(A)1**	**100'**	50.2' (Building) 56.6' (Menu Board) 62.4' (Order Canopy)	**Yes**
	94-O-16 Sect. 3		*5'-4" for existing overhead canopy* *35' for existing gasoline pump dispenser islands* *58' existing service station building*	

It should be noted that relief is requested from the one hundred foot (100') specific setback and the sixty foot (60') front yard setback on Illinois Route 83 for the proposed building, menu board, and order canopy which encroaches into the front and exterior side yards. Staff recommends approval of these variations since similar variations were granted through Ordinance No. 94-O-16 for the existing service station building.

Exhibit 5: B-2 Zoning District Compliance Table

B-2 Zoning District Bulk Regulations				
Min. Lot Area	**9-6B-3(A)** *94-O-16 Sect. 5*	**2 acres** *1.0 acre*	1.0 acre	**Yes**
Min. District Area	**9-6B-3(B)**	**2 or more acres**	N/A	
Min. Lot Width	**9-6B-3(C)1** *94-O-16 Sect. 6*	200' *170'*	170' *See 9-3-12*	**Yes** (Existing Condition)
Min. Lot Depth	**9-6B-3(D)**	200'	256.24'	None
Min. Front Yard Setback (Kingery Hwy)	**9-6B-3(E)1** *94-O-16 Sect. 7*	**60'** *5'-4" (overhead canopy)* *35' (gas pump)* *58' (service station)*	50.2' (Building) 56.6' (Menu Board)	**Yes**
Min. Interior Side Yard Setback (south lot line)	**9-6B-3(E)2**	30'	61.9'	None
Min. Exterior Side Yard Setback (75th St)	**9-6B-3(E)3** *94-O-16 Sect. 8*	60' *43'*	43.4' (Building) 25.0' (Order Canopy) 32.7' (Menu Board)	**Yes**
Min. Rear Yard Setback (east lot line)	**9-6B-3(E)4**	40'	161.6'	None
Min. Transition Yard	**9-6B-3(E)5**	N/A		
Max. Lot Coverage	**9-6B-3(F)**	**50%**	6% (2,607 SF)	None
Max. Height	**9-6B-3(G)**	**30'**	23'	None
Max. Floor Area Ratio	**9-6B-3(H)**	**0.30**	0.06 (2,607 SF/43,561 SF)	None

Lot Dimensions: The subject property has a minimum lot area of approximately 43,561 square feet, or 1.0 acre. The subject property has a lot width of one hundred seventy feet (170') and a lot depth of two hundred

fifty-six feet (256'). A variation for reduced lot width requested and granted under Ordinance No. 94-O-16. However, Staff is including a variation request for reduced lot width as part of this new special use petition.

Building Height: The maximum height of a building in the B-2 Zoning District is thirty feet (30'). The proposed building height for the fast food establishment is twenty-three feet (23') and is therefore in compliance with the Zoning Ordinance.

Density and Coverage: The maximum lot coverage (building coverage) in the B-2 Zoning District is 50% per Section 9-6B-3(F). The proposed building has a building footprint of approximately 2,300 square feet. On a one-acre lot, the building coverage is approximately 6% and is below the maximum 50% threshold. As a one-story building, the floor area ratio (FAR) is approximately 0.06, which is below the minimum required 0.30 FAR. Both the requirements for lot coverage and FAR have been satisfied.

Parking & Loading

The proposed site layout will provide a total of forty-four (44) parking spaces, including two (2) accessible spaces, located along the east and south lot lines, east of the proposed building and within the interior of the subject property. There will also be two (2) dedicated drive-through pick-up spaces located to the southeast of the building to help reduce drive-through queueing as needed during peak business hours. There are no loading berths proposed as the Zoning Ordinance does not require any for structures that have a gross floor area of 5,000 square feet or below.

Parking Area/Pavement Setbacks

Parking area/pavement setbacks are regulated in the Parking Section of the Zoning Ordinance. A twenty-five foot (25') parking area setback is required along the Illinois Route 83 frontage, a fifteen-foot (15') parking area setback is required along the 75th Street frontage, and a 10-foot (10') setback is required along the interior side and rear lot lines. The proposed site plan is requesting a variation from Section 9-10-5(G) to decrease the minimum required interior side yard parking area setback along the southwest portion of the IL Route 83 driveway at the southwest portion of the subject property. All other parking area setbacks/pavement setbacks comply with the requirements required by the Village Code.

Contamination Issues

The Applicant has a purchase agreement in place with the current property owner/seller (True North Energy, LLC) for the property that includes an addendum outlining the removal procedure for the contaminants. This agreement states a No Further Remediation (NFR) letter from the Illinois Environmental Protection Agency (IEPA) is the responsibility of the current property owner/seller; therefore, the purchase of the property is contingent on the current property owner/seller to obtain the NFR letter from the IEPA (that is acceptable to the Applicant for its intended use of the property). The Village is agreeable to this and has added a condition of approval that the NFR letter will be required prior to the issuance of a building permit.

Stormwater Management

An abbreviated Stormwater Submittal was provided to the Village. The Village Engineer confirmed the findings of the study stating that the subject property does not contain floodplain or wetlands, and the development does not reach the net new impervious thresholds to trigger Best Management Practices or Detention. The Village Engineer has reviewed the engineering for stormwater compliance and identified no issues.

Trash Enclosure

The Applicant is proposing a six-foot (6') height trash enclosure on the southeast portion of the site lot, to the east side of the building, where the open side of the enclosure is oriented so that, to the greatest extent

possible, it does not face towards an abutting property or street. A black and white trash enclosure plan and details were provided by the Applicant. Per Section 9-12-11 of the Village Code, the trash enclosure must be constructed to look like masonry and shall appear to the color and style of the building. Staff recommends that this be included as a condition for the Plan Commission's future recommendation to the Village Board.

Site Lighting
The Village Engineer's March 25, 2021 memo states that site lighting is in general compliance with Village Code and standard engineering methods. Please note that the Village reserves the right to require glare shields to be installed, should it deem appropriate.

Landscaping
The modifications to the site are an improvement over the existing conditions. Additional foundation, interior parking lot, and perimeter landscape areas will improve circulation and safety, and are an engineering asset since it means that no additional stormwater improvements are required. A significant amount of new landscaping is being provided site wide. The proposed Landscape Plan is shown in **Attachment 2.** Staff anticipates that only minor changes will be required as the proposed development appears to provide sufficient landscaping, but a condition has been added to ensure that the landscape plan will address the comments in the planning review letter outlined in **Attachment 7**. There are some minor revisions that need to be included in the current landscape plan; however, staff is confident that appropriate landscaping can be achieved on the site. Therefore, staff is recommending a condition of approval that requires future approval of the landscape plan by staff prior to Village Board approval.

Signage
The new free-standing sign on a brick base is proposed in generally the same location as the existing free-standing sign, at the northeast corner of the subject property. The proposed free-standing sign complies with the current ordinance and current configuration of the property. The sign has dimensions of 12 feet x 6'-5 7/8" feet, or a total of 36 square feet per side (72 square feet total). It will be set back a minimum of five feet (5') from the north and west lot lines, contains brick in keeping with the design of the principal structure, and will be constructed to a maximum height of twelve feet (12'). Because the proposed free-standing sign exceeds a height of eight feet (8') above average surrounding grade, the total sign surface area allowed is reduced by thirty square feet (30 SF).

Exhibit 6: Proposed Free-Standing Sign



Based on the length of the exterior side lot line and the reductions taken because of the height of the free-standing sign, a total of two hundred ninety square feet (290 SF) of signage is allowed, which covers both wall and free-standing signs. The sum of all signs shown on the plans is two hundred thirty-three and nineteen

hundredths square feet (233.19 SF). One wall sign is proposed on each of the north, east and west sides of the building as shown in the sign package. The south wall sign has 53.27 square feet of sign surface area, while the north, east and west wall signs have 36 square feet of sign surface area each. The Zoning Ordinance allows only one wall sign for each street frontage or "business site frontage". With its corner location, the tenant is assured a total of four (4) wall signs. Staff is interpreting all four elevations as having "business site frontage", which allows for four wall signs. A condition of approval is added that confirms no additional wall signage will be allowed as part of this approval.

Exhibit 7: Proposed Wall Signs



Findings of Fact

Standards for Special Use

Section 9-14-5(B) 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 3.**

Standards for Variations

Section 9-14-4(E) of the Willowbrook Zoning Ordinance establishes seven (7) standards that must be evaluated by the Plan Commission and Village Board. Recommendations may include conditions of approval if appropriate to mitigate any negative impacts created by the variations. A list of the variation standards is provided in **Attachment 4,** along with the proposed findings to be incorporated in the Plan Commission's recommendation and the Village Board's ordinance if approved.

Staff Recommendation

Generally, staff has been supportive of the demolition of the existing building on this site for a new fast food establishment with a drive through. The building meets the user's needs, and the site improvements create an improved situation than exists today even though variations are required. The use will provide nearby dining opportunities for students and visitors to Hinsdale South High school. The special use and variations are supported. Planning staff would also recommend acceptance of the submitted written Findings of Fact in response to the Standards for Special Use Permits and Standards for Variations from the Zoning Ordinance sought, which are included as **Attachments 3 and 4** of this report. If the Plan Commission wishes to support the project, staff recommends approval of the following sample motion:

Sample Motion

Based on the submitted petition and testimony presented, I move that the Plan Commission approve and adopt the Findings of Fact submitted in response to the Standards for Special Use Permits and Standards for Variations outlined in **Attachments 3 and 4**, respectively, of the staff report prepared for PC 21-01 for the April 21, 2021 Plan Commission meeting; and that the Plan Commission recommend to the Village Board approval of a special use for a fast food establishment with a drive-through, including the list of variations as outlined in the staff report prepared for PC 21-01 for the April 21, 2021 Plan Commission meeting, and as deliberated by the Plan Commission, according to the plans listed in the Staff Report for PC 21-01 for the April 21, 2021 Plan Commission meeting, and subject to the following conditions:

1. Improvements shall be in substantial compliance with all plans described in **Attachment 2** of the staff report prepared for PC 21-01 except as may be modified in response to compliance with Village Codes or conditions recommended by the Plan Commission and as approved by the Village.
2. The special use permit shall be null and void if construction for the proposed use is not commenced within eighteen (18) months of the date of any approval of the special use by the Village Board.
3. Approved signage is limited to two hundred ninety square feet (290 SF) of signage including one monument sign and four wall signs in substantial conformance with the sign package included in **Attachment 2** of the staff report.
4. The Landscape Plan shall be revised, resubmitted, and approved by the Village in compliance with Village Codes prior to final zoning approval from the Village Board.
5. Plans shall be revised prior to being considered by the Village Board in compliance with the planning comments outlined in **Attachment 7** of the staff report prepared for PC 21-01 for the April 21, 2021 Plan Commission meeting.
6. The trash enclosure shall be constructed to look like masonry and shall appear similar to the color and style of the building.
7. All landscaped areas shall be constructed, and landscape material installed prior to the issuance of any permanent occupancy permit for the subject realty, or such earlier time, as is reasonably practical.
8. The Red Maple tree (or any other tree proposed in that location) located to the northeast of the cross access drive shall be maintained so that its leaves and/or foliage are higher than three and five tenths feet (3.5') from grade to maintain the sight distances at the proposed access driveway on Kingery Highway and 75th Street and internal site intersections.
9. A separate sign permit shall be obtained for the proposed building signage, pursuant to the Village Code.
10. Construction on the subject realty is subject to the issuance of building permits, which shall not be authorized by the Village until the Applicant submits an executed "Traffic and Regulation Enforcement Agreement" attached hereto as **Attachment 6**, together with satisfactory evidence to the Village that the subject realty was conveyed by the current property owner (True North Energy LLC) to the Applicant (Panda Express, Inc.).
11. Prior to the issuance of any site/civil engineering/grading and or new building permits, the Applicant shall obtain approval of the site plan for the subject realty by the Illinois Department of Transportation (IDOT) relative to access to Route 83.
12. A permit is required from IDOT prior to any work in the IL Route 83 right of way.
13. A permit is required from the Du Page County Public Works Department for the sanitary sewer connection.
14. Prior to the start of construction, the Applicant shall file a Notice of Intent with the Illinois Environmental Protection Agency (IEPA).

15. Prior to issuance of a building permit, the Applicant shall provide the Village with a letter of No Further Remediation (NFR) from the IEPA.
16. Prior to issuance of a building permit, the Village will require a Plat of Easement to grant access to the B-Box at the building. This can be a 10-foot-wide non-exclusive easement over the water service from 75th Street to the building.
17. Prior to issuance of a building permit, the Applicant shall provide a roadway impact statement from Du Page County Department of Transportation (DuDOT) for the 75th Street driveway.
18. Prior to issuance of a building permit, the Applicant shall enter into, and record, a cross access agreement with the property owner of 7535 Kingery Highway (Red Roof Inn) in a form to be approved by the Village Attorney.
19. Prior to issuance of a building permit, the Applicant shall record a Plat of Easement granting cross access between the subject property and the property to the south (7535 Kingery Highway) in a form acceptable to the Village.
20. All plans and documents shall be revised and resubmitted as required by Village staff and the Plan Commission as indicated in the staff report or as discussed during the April 21, 2021 meeting and approved by staff prior to being forwarded to the Village Board for final consideration.

Should the Plan Commission wish to support this request, the following variations from the zoning ordinance should be specifically included:

1. A variation from Section 9-3-3(C) to decrease the minimum lot area for two (2) or more special uses from two acres (2 AC) to one acre (1 AC).
2. A variation from Section 9-3-7(A)1 to decrease the minimum special setback on Illinois Route 83 from one hundred feet (100') to fifty and two tenths feet (50.2') for the proposed building, to fifty-six and six tenths feet (56.6') for the proposed menu board, and to sixty-two and four tenths feet (62.4') to the order canopy.
3. A variation from Section 9-6-1(A) to decrease the minimum lot area for two (2) or more special uses (fast food establishment and drive-through) from two acres (2 AC) to one acre (1 AC).
4. A variation from Section 9-6B-3(A) to decrease the minimum lot area for all uses from two acres (2 AC) to one acre (1 AC).
5. A variation from Section 9-6B-3(C)1 to decrease the minimum lot width of 200 feet for restaurants from two hundred feet (200') to one hundred seventy feet (170').
6. A variation from Section 9-6B-3(E)1 to decrease the minimum front yard setback on Illinois Route 83 from sixty feet (60') to fifty and two tenths feet (50.2') for the proposed building, and to fifty-six and six tenths feet (56.6') for the proposed menu board.
7. A variation from Section 9-6B-3(E)3 to decrease the minimum exterior side yard setback on 75th Street from sixty feet (60') to forty-three and four tenths feet (43.4') for the proposed building, to twenty-five feet (25') to the order canopy, and to thirty-two and seven tenths feet (32.7') for the proposed menu board.
8. A variation from Section 9-10-5(L)2(b)2(a) to decrease the radius connecting street pavement edge and driveway edge on 75th street from thirty-five feet (35') to twenty-five feet (25').
9. A variation from Section 9-10-5(G) to decrease the minimum required interior side yard parking area setback from ten feet (10') to one foot (1') along the south lot line (southern portion of the Route 83 driveway).
10. A variation from Section 9-10-5(L)2(d) to decrease the driveway location on lots for all uses other than single-family residential from seventy feet (70') to sixteen and six tenths feet (16.6') on Illinois Route 83 and to forty-six and eight tenths feet (46.8') on 75th Street.
11. A variation from Section 9-10-5(L)2(e) to decrease the minimum spacing between separate driveway entrances from four hundred feet (400') to three hundred three and nine tenths feet (303.9')

between the Illinois Route 83 driveway and the driveway to the south, and to approximately one hundred forty-five and eight tenths feet (145.8') between the 75th Street driveway and the driveway to the east.

12. A variation from Section 9-10-5(L)2(f) to decrease the minimum spacing between driveway entrance and right-of-way of an adjacent intersecting street from five hundred feet (500') to one hundred two and four tenths feet (102.4') on Illinois Route 83 and to one hundred sixty-nine and five tenths feet (169.5') on 75th Street.
13. A variation from Section 9-10-5(L)2(g) to eliminate the requirement of a concrete median separation and to reduce the driveway storage from one hundred feet (100') to zero feet on Illinois Route 83 and 75th Street.
14. A variation from Section 9-14-2(D)2(c)4 to decrease the minimum foundation landscape area from seven feet (7') to three and eight tenths feet (3.8') along the southern façade, to five and two tenths feet (5.2') along the northern portion of the eastern building façade and from seven feet (7') to zero feet along the western building façade and remaining portion of the eastern building façade.

Public Hearing and Communications

The Plan Commission conducted a public hearing on this petition at a special meeting of the Plan Commission on April 21, 2021. This meeting would typically take place in the Willowbrook Police Department Training Room, 7760 S. Quincy St, Willowbrook, IL 60527. However, due to the current circumstances concerning Covid-19, this meeting was held virtually via Zoom.

Summary of Public Hearing and Communications
Two (2) individuals from the public were sworn in at the public hearing.

1. Present: Approximately twelve (12) individuals were present. The following members of the Plan Commission were in attendance: Chairman Dan Kopp, Vice Chairman John Wagner, Commissioners Catherine Kaczmarek, Leonard Kaucky, and Maciej Walec. The following Village staff members were present: Planning Consultant Ann Choi, Building Official Roy Giuntoli, and Recording Secretary Lisa Shemroske. Court Reporter Robin Hejnar was also in attendance.
2. Speakers: Two (2) individuals presented testimony. The Applicant's representatives provided testimony in support of the petition.
3. There were no members of the general public that provided testimony in opposition to the petition.

Speakers Supporting the Petition
A total of two (2) speakers supported the petition.

- Brian Styck, Atwell Group, representing the Applicant.
- George Maurides, Attorney for the Applicant.

Speakers Opposing the Petition
There were no speakers who opposed the petition.

Communications Received
The Village received zero letters in opposition to the proposed petition.

Public Hearing Testimony Notes
Village of Willowbrook Planning & Development Department

Planning Consultant Choi presented the project and explained that the Plan Commission last saw concepts for the subject property at their February 3, 2021 meeting. The Applicant had since submitted an amended application due to two reasons. The first reason was that the previously proposed location for the driveway on Route 83 was located too close to an existing Red Light Running (RLR) camera. The second reason was that the Route 83 driveway was within the right-of-way area in front of 7535 Kingery Highway (Red Roof Inn), the neighbor to the south. Planning Consultant Choi stated that these two reasons required some changes to the previously proposed site plan. A new public hearing was also required since the number of requested variations increased from thirteen (13) to fourteen (14) and changed the requested relief on three other variations.

Planning Consultant Choi highlighted the following changes to the site plan:

1. The 75th Street curb cut has been shifted twenty to twenty-five feet (20'-25') to the east.
2. The Route 83 curb cut has been shifted further to the south.
3. A cross access driveway has been proposed between the subject property and the property to the south (Red Roof Inn).
4. The proposed building has shifted to the east lightly (0.2 feet).
5. The interior parking spaces were reconfigured resulting in the loss of two (2) parking spaces from forty-six (46) parking spaces to forty-four (44) parking spaces.

Planning Consultant Choi explained that a review letter issued by IDOT on January 28, 2021 was received by planning staff on the date of the last public hearing on February 3, 2021. The IDOT review letter noted that the previously proposed driveway on Route 83 encroached within the right-of-way area in front of the Red Roof Inn property to the south. IDOT required that the Applicant provide a Lot Line Agreement with Red Roof Inn or shift the proposed Route 83 driveway to the north so that no part of the driveway, including the flares of the curb, were in the right-of-way area in front of Red Roof Inn. IDOT noted that an existing RLR was located in the previously proposed driveway.

Planning Consultant Choi indicated that the Applicant provided a revised site plan that included changes to the Route 83 driveway that was shifted further to the south to avoid impacts to the existing RLR camera. Planning Consultant Choi also stated that Village staff confirmed with the RLR camera vendor that the proposed location of the driveway would not require the RLR camera to be moved and that there would be no impacts to revenue for the Village. Planning Consultant Choi informed the Plan Commission that the revised site plan was reviewed with Red Roof Inn and a Lot Line Agreement and Cross Access Easement Agreement were executed by both parties, and currently under review by the Village attorney.

Planning Consultant Choi explained that the cross access driveway was negotiated with Red Roof Inn in exchange for the Lot Line Agreement. Cross access would improve the on-site circulation on the Red Roof Inn property. Currently, Red Roof Inn's only vehicular access from Route 83 is via the Target property to the south. Cross access between the two properties would provide direct access to 75th Street. Planning Consultant Choi pointed out that those wishing to travel westbound on 75th Street would require vehicles to cross into the Target property to the south, make a right-turn onto Route 83 and then make an immediate maneuver into the left-turn lanes by crossing two lanes of traffic on Route 83 to make the left turn onto 75th Street. Planning Consultant Choi also noted that the cross access drive would act as a "frontage road" along the west side of both the subject property and the Red Roof Inn property and would help minimize impacts and conflicts on the adjacent roadway network.

Planning Consultant Choi concluded her presentation by stating that planning staff does not object to the proposed special use request for a fast food establishment with drive-through, that the building meets the

user's needs, and the proposed site improvements create an improved situation than what exists on the subject property today even though variations are required.

Chairman Kopp asked the Plan Commissioners if they had any questions of the Applicant or of Planning Consultant Choi.

Commissioner Kaucky asked Planning Consultant Choi if the route of traffic could be highlighted from the cross access driveway for Red Roof Inn customers to get to the 75th Street exit. Planning Consultant Choi highlighted the route of traffic on the site plan. Commissioner Kaucky asked if cars would be able to make a left turn onto 75th Street. Planning Consultant Choi referred to the Traffic Control Plan and noted that as proposed, vehicles would be restricted to making a right-turn only onto 75th Street. A stop sign and right-turn only sign were proposed at the 75th Street driveway. Planning Consultant Choi asked if someone from the Applicant's team could confirm that this would be restricted to right-turn only.

Mr. Styck, the Applicant's engineer, confirmed that the restriction to right-turn only was one of the first traffic review comments from the Village traffic consultant. Otherwise, vehicles would be crossing two lanes of eastbound traffic and into three additional westbound lanes of traffic.

Commissioner Kaucky then asked if on-site signage such as "TO 75TH STREET, EAST-BOUND ONLY" or something to that effect that directs patrons to 75th Street from the cross access driveway would be provided on the Red Roof Inn property. Planning Consultant Choi responded that she did not believe there was any signage of that nature proposed on the Red Roof Inn site but if the Plan Commission would like to recommend such signage, then this can be added as a condition of approval. Commissioner Kaucky pointed out that if patrons wanted to go eastbound on 75th Street they would need to use the cross access, but if patrons wished to go westbound on 75th Street, they would need to use the cross access shared with the Target property. Commissioner Kaucky noted that if patrons wanted to go westbound on 75th Street, they would drive through the Wingren Plaza and turnaround within the shopping center to travel westbound on 75th Street due to the right-out only restriction.

Commissioner Wagner stated that it would seem appropriate for hotel patrons using the cross access driveway between the subject property and the Red Roof Inn property to have the ability to turn left when exiting onto 75th Street. Planning Consultant Choi concurred and pointed out that vehicles who wish to make a left turn onto 75th Street would be making that left turn regardless of the right-out only restriction. Commissioner Wagner agreed.

Mr. Maurides, attorney for the Applicant, indicated that for many years, vehicles wishing to go westbound on 75th Street have crossed the traffic on Route 83 and worked their way over to the left-turn signal since this was the only option they have had. Mr. Maurides pointed out that currently the subject property provides two existing curb cuts on 75th Street and there are no restrictions on making a left turn. The Applicant therefore moved the driveway further away from the intersection and closed the westernmost curb cut. This would allow vehicles who are entering the site from 75th Street to enter directly into the parking area, provides additional stacking for the drive-through, and for those vehicles coming from Red Roof Inn would have access to eastbound 75th Street so they were not caught up at the traffic light on northbound Route 83. Mr. Maurides clarified that Red Roof Inn requested the cross access driveway so their customers could go eastbound, not westbound, onto 75th Street. Mr. Maurides agreed it might be a good idea to add a sign that notifies patrons of the access to 75th Street at the mouth of the driveway on the Red Roof Inn property but indicated that this is Red Roof Inn's private property, and it should be left up to Red Roof Inn if they wanted to add this sign as the Applicant could not add signs onto the Red Roof Inn property. If the Plan Commission asked the Applicant to add directional signs onto the subject property, the Applicant was open to that.

Commissioner Wagner clarified his earlier statement that he did not want to put any type of restriction for those wishing to make a left turn onto 75th Street and suggested to remove any signs that restricted movement to eastbound only. Mr. Maurides believed that most hotel patrons would be exiting in the mornings and did not know what the traffic would be like during this time but stated that the Applicant would be amenable to removing or keeping the eastbound only restriction.

Commissioner Kaucky reiterated that he preferred that patrons have the ability to make a left and right-turn onto the 75th Street driveway. Mr. Maurides stated that the left-turn movement has functioned in this way for twenty-five years.

Chairman Kopp asked the Applicant if they wished to make a presentation. Mr. Maurides stated that Panda Express is a family-owned and operated business with over 2,300 restaurants around the world in eleven different countries and in 1,100 hundred different cities, with over 40,000 employees. The Applicant is requesting fourteen variations because the subject property is a substandard lot in the B-2 zoning district, and many of the variations for setbacks have been in existence since the Shell gas station. The project is requesting a couple of new variations. Mr. Maurides highlighted the changes: the parking count went down from forty-six (46) to forty-four (44) cars, and other than that there were some requests from staff enhanced landscaping. Mr. Maurides pointed out that the Plan Commission recommended unanimous approval on the previous site plan and no significant changed were made since the last Plan Commission meeting. The existing use is a dilapidated Shell gas station at the corner and the project is hoping to go in there and clean it up. Mr. Maurides indicated that he believes they have all the easements necessary from Red Roof Inn which were sent to the Village.

Chairman Kopp asked the Applicant if they were okay with the twenty (20) recommended conditions of approval listed in the staff report. Mr. Maurides pointed stated that Planning consultant Choi separated Condition Nos. 18 and 19 for the requirement of the recording two different easements. One is the Cross Access Easement Agreement and the other is the Plat of Easement. Mr. Maurides stated that the way the documents were drafted, the Plat of Easement was attached to the Cross Access Agreement as an exhibit so both would be recorded simultaneously and are not two separate agreements.

The Plan Commission did not have any further questions. No questions were posed by the public. Chairman Kopp closed the public comment period and opened the discussion between the Plan Commissioners.

Plan Commission Discussion
Chairman Kopp expressed support in favor of the project and agreed with the other Plan Commissioners on making the exit onto 75th Street go both directions (left-turn/right-turn out).

Planning Consultant Choi asked the Plan Commission to clarify Commissioner Kaucky's comment about the addition of directional on-site signage on the Red Roof Inn property to direct hotel patrons to the 75th Street exit. Chairman Kopp responded that he personally liked Mr. Maurides' suggestion that Red Roof Inn should decide if their patrons would need on-site directional signage. Commissioner Kaucky agreed.

The following motion made by Kaucky was seconded by Wagner and approved unanimously, a 5-0 roll call vote of the members present:

Motion

Based on the submitted petition and testimony presented, I move that the Plan Commission approve and adopt the Findings of Fact submitted in response to the Standards for Special Use Permits and Standards for Variations outlined in Attachments 3 and 4, respectively, of the staff report prepared for PC 21-01 for the April 21, 2021 Plan Commission meeting; and that the Plan Commission recommend to the Village Board approval of a special use for a fast food establishment with a drive-through, including the list of variations as outlined in the staff report prepared for PC 21-01 for the April 21, 2021 Plan Commission meeting, and as deliberated by the Plan Commission, according to the plans listed in the Staff Report for PC 21-01 for the April 21, 2021 Plan Commission meeting, and subject to the following conditions as modified below:

Conditions of Approval:

1. **Improvements shall be in substantial compliance with all plans described in Attachment 2 of the staff report prepared for PC 21-01 except as may be modified in response to compliance with Village Codes or conditions recommended by the Plan Commission and as approved by the Village.**
2. **The special use permit shall be null and void if construction for the proposed use is not commenced within eighteen (18) months of the date of any approval of the special use by the Village Board.**
3. **Approved signage is limited to two hundred ninety square feet (290 SF) of signage including one monument sign and four wall signs in substantial conformance with the sign package included in Attachment 2 of the staff report.**
4. **The Landscape Plan shall be revised, resubmitted, and approved by the Village in compliance with Village Codes prior to final zoning approval from the Village Board.**
5. **Plans shall be revised prior to being considered by the Village Board in compliance with the planning comments outlined in Attachment 7 of the staff report prepared for PC 21-01 for the April 21, 2021 Plan Commission meeting.**
6. **The trash enclosure shall be constructed to look like masonry and shall appear similar to the color and style of the building.**
7. **All landscaped areas shall be constructed, and landscape material installed prior to the issuance of any permanent occupancy permit for the subject realty, or such earlier time, as is reasonably practical.**
8. **The Red Maple tree (or any other tree proposed in that location) located to the northeast of the cross access drive shall be maintained so that its leaves and/or foliage are higher than three and five tenths feet (3.5') from grade to maintain the sight distances at the proposed access driveway on Kingery Highway and 75th Street and internal site intersections.**
9. **A separate sign permit shall be obtained for the proposed building signage, pursuant to the Village Code.**
10. **Construction on the subject realty is subject to the issuance of building permits, which shall not be authorized by the Village until the Applicant submits an executed "Traffic and Regulation Enforcement Agreement" attached hereto as Attachment 6, together with satisfactory evidence to the Village that the subject realty was conveyed by the current property owner (True North Energy LLC) to the Applicant (Panda Express, Inc.).**
11. **Prior to the issuance of any site/civil engineering/grading and or new building permits, the Applicant shall obtain approval of the site plan for the subject realty by the Illinois Department of Transportation (IDOT) relative to access to Route 83.**
12. **A permit is required from IDOT prior to any work in the IL Route 83 right of way.**

13. **A permit is required from the Du Page County Public Works Department for the sanitary sewer connection.**
14. **Prior to the start of construction, the Applicant shall file a Notice of Intent with the Illinois Environmental Protection Agency (IEPA).**
15. **Prior to issuance of a building permit, the Applicant shall provide the Village with a letter of No Further Remediation (NFR) from the IEPA.**
16. **Prior to issuance of a building permit, the Village will require a Plat of Easement to grant access to the B-Box at the building. This can be a 10-foot-wide non-exclusive easement over the water service from 75th Street to the building.**
17. **Prior to issuance of a building permit, the Applicant shall provide a roadway impact statement from Du Page County Department of Transportation (DuDOT) for the 75th Street driveway.**
18. **Prior to issuance of a building permit, the Applicant shall enter into, and record, a cross access agreement with the property owner of 7535 Kingery Highway (Red Roof Inn) in a form to be approved by the Village Attorney.**
19. **Prior to issuance of a building permit, the Applicant shall record a Plat of Easement granting cross access between the subject property and the property to the south (7535 Kingery Highway) in a form acceptable to the Village.**
20. **All plans and documents shall be revised and resubmitted as required by Village staff and the Plan Commission as indicated in the staff report or as discussed during the April 21, 2021 meeting and approved by staff prior to being forwarded to the Village Board for final consideration.**

Added by the Plan Commission at the April 21, 2021 Plan Commission meeting (public hearing):

1. **Condition Nos. 18 and 19 can be accomplished through one agreement.**
2. **The Plan Commission recommends that the exit onto 75th Street should be allowed to go both directions.**

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Attachment 1
Legal Description

THE NORTH 170.0 FEET OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST RIGHT OF WAY OF STATE ROUTE 83, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 102.65 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 256.24 FEET; THENCE SOUTH, ALONG A LINE PARALLEL WITH THE EAST RIGHT OF WAY LINE OF SAID STATE ROUTE 83, A DISTANCE OF 170 FEET; THENCE WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 256.24 FEET TO THE INTERSECTION OF SAID PARALLEL LINE WITH THE EAST RIGHT OF WAY OF SAID STATE ROUTE 83, WHICH POINT IS 102.45 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST 1/4; THENCE NORTH, ALONG THE EAST RIGHT OF WAY LINE OF SAID STATE ROUTE 83, A DISTANCE OF 170.0 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

Property Address: 7505 South Kingery Highway, Willowbrook, IL 60527

PIN #: 09-26-400-013

Attachment 2
Submitted Plans

1. **"ALTA-NSPS Land Title Survey"** – 2 sheets (Job. No. 18003769), dated 8/10/2020 and bearing the latest revision date of 4/13/2021, and prepared by Atwell Group.

2. **"Site Layout Plan"** – 1 sheet, Sheet C04.0, Panda Project No. D7058, Atwell Project No. 18003769.01, bearing a PC Submittal date of 11/20/2020, bearing the latest PC Submittal #2 date of 03/24/2021, bearing the latest Village Plan Revision #5 date of 04/29/2021, and prepared by Atwell Group.

3. **"Architectural Drawings"** – 5 sheets, Sheets A-202, A-200, A-201, A-101, A-300, Panda Project #: D7058, Arch. Project #: JCDT180453, bearing an issue date of 11-04-2020, bearing the latest PC Submittal date of 03-24-2020, and prepared by NORR Architects Engineers Planners.

4. **"Proposed Sign Package"** – 17 pages, Project #: C59897, dated 12.19.2018, bearing the latest revision date of 04.08.2020, and prepared by Priority Sign.

5. **"Final Engineering Plans"** – 23 sheets, Panda Project #: D7058, Atwell Project No. 18003769.01, bearing a PC Submittal date of 11/20/2020, bearing the latest PC Submittal #2 date of 03/24/2021, bearing the latest Village Plan Revision #5 date of 04/29/2021, and prepared by Atwell Group.

6. **"Landscape Plan"** and **"Landscape Notes and Details"** – 2 sheets, Panda Project #: D7058, Atwell Project No. 18003769.01, bearing a PC Submittal date of 11/20/2020, bearing the latest PC Submittal #2 date of 03/24/2021, bearing the latest Village Plan Revision #5 date of 04/29/2021, and prepared by Atwell Group.

7. **"Engineer's Opinion of Probable Construction Cost"** – 3 pages, dated 11/20/2020, and prepared by Atwell Group.

8. **"Site Traffic Study"** – 11 pages, dated January 5, 2020 and prepared by Atwell Group.

9. **"Traffic Turn Analysis"** – 1 sheet, Sheet EX-01, Panda Project #: D7058, Atwell Project No. 18003769.01, bearing a PC Submittal date of 11/20/2020, bearing the latest PC Submittal #2 date of 03/24/2021, bearing the latest IDOT Plan Revision #1 date of 04/09/2021.

10. **"Traffic Plan"** – 1 sheet, Sheet EX-02, Panda Project #: D7058, Atwell Project No. 18003769.01, bearing a PC Submittal date of 11/20/2020, Village Plan Revision #5 date of 04/29/2021, and prepared by Atwell Group.

11. **"Photometric Plan"** – 1 sheet, dated 3/29/2021, and prepared by Villa Lighting.

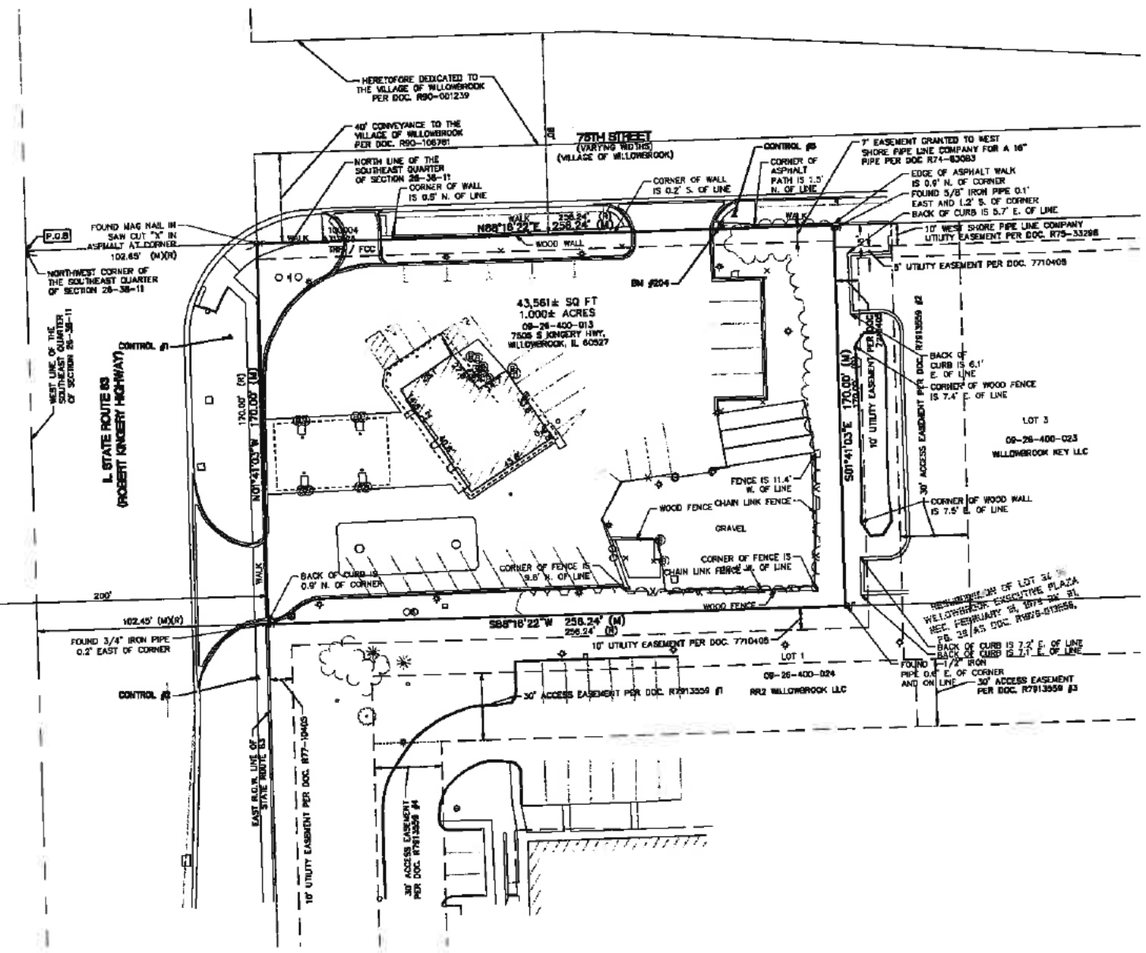
12. **"Construction Schedule"** – 1 page, dated 4/8/2021, and prepared by Atwell Group.

ALTA/NSPS LAND TITLE SURVEY

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



VICINITY MAP
NOT TO SCALE



BASES OF BEARING: ILLINOIS STATE PLANE EAST ZONE (NAD83) 2011 ADJUSTMENT

LEGEND

○F	FOUND IRON PIPE
△	SITE CONTROL POINT
ⓑ	EXISTING BOLLARD
⊕	EXISTING SIGN
○	EXISTING FENCE POST
□○	EXISTING MANHOLE/CATCH BASIN
○)	EXISTING CULVERT/END SECTION
⊳H	EXISTING HYDRANT WITH SHUTOFF
Ⓔ	EXISTING ELECTRIC TRANSFORMER
Ⓔ	EXISTING ELECTRIC METER
☼	EXISTING LIGHT POLE
□ CATV	EXISTING CABLE RISER
Ⓖ	EXISTING GAS METER
□ T	EXISTING TELEPHONE RISER
✦	EXISTING SOIL BORING
✦	EXISTING MONITORING WELL
×ICV	EXISTING IRRIGATION CONTROL VALVE
⊵	UNDERGROUND GAS PIPE WARNING POST
×	EXISTING WATER SHUTOFF
⊛	EXISTING WATER VALVE
✳	EXISTING CONIFEROUS TREE
◯	EXISTING DECIDUOUS TREE
△	EXISTING UNDERGROUND ELECTRIC MARKER
△	EXISTING UNDERGROUND CABLE MARKER
△	EXISTING UNDERGROUND TELEPHONE MARKER
△	EXISTING UNDERGROUND WATER MARKER
777.77'	EXISTING GROUND ELEVATION
	COLUMNS
FF	FINISHED FLOOR
REC.	RECORDED
DOC.	DOCUMENT
(M)	MEASURED
(R)	RECORD
	BOUNDARY LINE
	BOUNDARY ADJACENT/ROW LINE
	SECTION LINE
	EASEMENT LINE
—E—E—	UNDERGROUND ELECTRIC LINE
—G—G—	UNDERGROUND GAS LINE
—TV—TV—	UNDERGROUND CABLE LINE
—T—T—	UNDERGROUND TELEPHONE LINE
—S—S—S—	UNDERGROUND STORM LINE
—D—D—D—	UNDERGROUND SANITARY LINE
—W—	UNDERGROUND WATER LINE
	VEGETATION LINE
—X—X—	EXISTING FENCE
	EXISTING DITCH CENTERLINE
	EXISTING PAVEMENT STRIPING
	EXISTING DEPRESSED CURB
	EXISTING GRAVEL
770	EXISTING GROUND CONTOUR
	EXISTING BUILDING
	EXISTING CONCRETE
	EXISTING ASPHALT

SURVEYOR'S TITLE RESPONSE

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO.: NCS-968941-CLE
COMMITMENT DATE: AUGUST 28, 2020

2. PIPELINE EASEMENT DATED DECEMBER 10, 1974 AND RECORDED DECEMBER 20, 1974 AS DOCUMENT R7463083 MADE BY HARRIS TRUST AND SAVINGS BANK, TRUSTEE FOR THE ST. GERMAIN FAMILY TRUST, GRANTOR TO WEST SHORE PIPE LINE COMPANY, AS GRANTEE, THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, PROTECT, REPAIR, REPLACE OR REMOVE A 16-INCH WIDE PIPELINE FOR THE TRANSPORTATION OF PETROLEUM, ITS PRODUCTS AND DERIVATIVES, WHETHER LIQUID OR GASEOUS, TOGETHER WITH THE NECESSARY FIXTURES, EQUIPMENT, APPURTENANCE AND CATHODIC PROTECTION EQUIPMENT, UNDER ACROSS AND THROUGH THE NORTH 7 FEET OF THE FOLLOWING DESCRIBED LAND:

THE WEST 358.84 FEET OF THE NORTH 170 FEET OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE WEST 102.3 FEET (HIGHWAY 83 R/W), TOGETHER WITH FURTHER PROVISIONS AS THEREIN CONTAINED.

RESPONSE: EASEMENT AS SHOWN HEREON.

3. TERMS, PROVISIONS AND CONDITIONS OF THE WATER/WASTEWATER USE ORDINANCE RECORDED MARCH 12, 1988 AS DOCUMENT R88-022730.

RESPONSE: NO LEGAL DESCRIPTION IS PROVIDED IN DOCUMENT. NOT PLOTTABLE.

4. TERMS, PROVISIONS AND CONDITIONS OF THE NO FURTHER REMEDIATION LETTER RECORDED MARCH 31, 1998 AS DOCUMENT R98-056946.

RESPONSE: SUBJECT PROPERTY IS DESCRIBED IN DOCUMENT. SUBJECT TO TERMS, PROVISIONS AND CONDITIONS OF SAID DOCUMENT; NOT PLOTTABLE.

5. THE FACT, AS DISCLOSED BY THAT CERTAIN DOCUMENT OR DOCUMENTS RECORDED MARCH 31, 1998 AS DOCUMENT NO. R98-056956 OF OFFICIAL RECORDS, THAT SOME VIOLATION OF ENVIRONMENTAL PROTECTION LAWS MAY HAVE OCCURRED WHICH MAY AFFECT THE LAND.

RESPONSE: SUBJECT PROPERTY IS DESCRIBED IN DOCUMENT. SUBJECT TO TERMS, PROVISIONS AND CONDITIONS OF SAID DOCUMENT; NOT PLOTTABLE.

6. ENVIRONMENTAL DISCLOSURE DOCUMENT FOR TRANSFER OF REAL PROPERTY, RECORDED JULY 15, 1998 AS DOCUMENT R98-141185.

RESPONSE: SUBJECT PROPERTY IS DESCRIBED IN DOCUMENT. SUBJECT TO TERMS, PROVISIONS AND CONDITIONS OF SAID DOCUMENT; NOT PLOTTABLE.

7. THE FACT, AS DISCLOSED BY THAT CERTAIN DOCUMENT OR DOCUMENTS RECORDED JULY 15, 1998 AS DOCUMENT NO. R98-141186 OF OFFICIAL RECORDS, THAT SOME VIOLATION OF ENVIRONMENTAL PROTECTION LAWS MAY HAVE OCCURRED WHICH MAY AFFECT THE LAND.

RESPONSE: SUBJECT PROPERTY IS DESCRIBED IN DOCUMENT. SUBJECT TO TERMS, PROVISIONS AND CONDITIONS OF SAID DOCUMENT; NOT PLOTTABLE.

8. RESERVATION CONTAINED IN LIMITED WARRANTY DEED, MADE BY AND BETWEEN SHELL OIL COMPANY, A DELAWARE CORPORATION AND EQUILON ENTERPRISES, LLC, A DELAWARE LIMITED COMPANY RECORDED JULY 15, 1998 AS DOCUMENT R98-141148, WHEREIN GRANTOR EXPRESSLY SAVES, RETAINS, RESERVE AND EXCEPTS FROM THIS CONVEYANCE UNTO ITSELF AND ITS SUCCESSORS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST, IF ANY, IN AND TO ANY OIL, GAS AND OTHER MINERALS INCLUDING WITHOUT LIMITATION, HELIUM, LIGNITE, SULFUR, PHOSPHATE AND OTHER SOLID LIQUID AND GASEOUS SUBSTANCES, ETC.

(SEE DOCUMENT FOR FURTHER PARTICULARS)

RESPONSE: SUBJECT PROPERTY IS DESCRIBED IN DOCUMENT. CONVEYANCE IS BLANKET IN NATURE AND NOT PLOTTABLE.

9. ACCESS AGREEMENT BY AND BETWEEN EQUILON ENTERPRISES LLC, D/B/A SHELL OIL PRODUCTS US, A DELAWARE LIMITED LIABILITY COMPANY AND TRUE NORTH ENERGY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED MARCH 18, 2010 AS DOCUMENT R2010-036534, AND THE TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN.
(FOR FURTHER PARTICULARS, SEE DOCUMENT)

RESPONSE: SUBJECT PROPERTY IS DESCRIBED IN DOCUMENT. BLANKET IN NATURE, NOT PLOTTABLE.

10. RESERVATIONS, COVENANTS, CONDITIONS AND RESTRICTIONS AS CONTAINED IN SPECIAL WARRANTY DEED MADE BY AND BETWEEN EQUILON ENTERPRISES LLC, D/B/A SHELL OIL PRODUCTS US, A DELAWARE LIMITED LIABILITY COMPANY AND TRUE NORTH ENERGY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED MARCH 18, 2010 AS DOCUMENT R2010-036533, SUBJECT TO TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN.
(FOR FURTHER PARTICULARS, SEE DOCUMENT)

RESPONSE: SUBJECT PROPERTY IS DESCRIBED IN DOCUMENT. BLANKET IN NATURE, NOT PLOTTABLE.

11. RIGHT OF FIRST REFUSAL MADE BY AND BETWEEN EQUILON ENTERPRISES LLC, D/B/A SHELL OIL PRODUCTS US, A DELAWARE LIMITED LIABILITY COMPANY AND TRUE NORTH ENERGY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS CONTAINED IN SPECIAL WARRANTY DEED RECORDED MARCH 18, 2010 AS DOCUMENT R2010-036533, SUBJECT TO TERMS, PROVISIONS AND CONDITIONS CONTAINED THEREIN.

RESPONSE: SUBJECT PROPERTY IS DESCRIBED IN DOCUMENT. SUBJECT TO TERMS, PROVISIONS AND CONDITIONS OF SAID DOCUMENT; NOT PLOTTABLE.

SOURCE BENCHMARK

NGS 01.35 – PID (DK3298)
TO REACH THE STATION FROM THE INTERSECTION OF SR 83 AND PLAINFIELD ROAD, GO EAST ALONG PLAINFIELD ROAD FOR APPROXIMATELY 0.8 MI (0.8 KM) TO THE STATION ON THE RIGHT. THE STATION IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF PLAINFIELD ROAD AND MADISON STREET.

THE STATION IS 70.0 FT (21.3 M) SOUTH OF THE CENTERLINE OF PLAINFIELD ROAD AND 38.5 FT (11.7 M) EAST OF THE CENTERLINE OF MADISON STREET. THE MONUMENT IS A 3.5 INCH (9 CM) BRASS DISK ON THE BASE OF A TRAFFIC SIGNAL. 0.8 FT (0.2 M) ABOVE GRADE.

ELEVATION: 732.15 (NAVD 88)

SITE BENCHMARKS AND CONTROL

BM #204 – SET BENCHMARK ON THE SOUTHERLY BOLT, UNDER THE WORD "CITY", ON A HYDRANT ON THE SOUTH SIDE OF 75TH STREET, 308' EAST OF THE INTERSECTION OF 75TH STREET AND ROUTE 83, ROBERT KINGERY HIGHWAY.
ELEVATION – 719.58 (NAVD 88)

CONTROL #1 – SET CAPPED IRON ROD AT THE SOUTHEAST CORNER OF 75TH STREET AND ROUTE 83, ROBERT KINGERY HIGHWAY, 15' SOUTHEAST OF A TRAFFIC SIGNAL AND 18' EAST OF THE BACK OF CURB OF ROUTE 83.
N: 1932368.52 (NAD 83)
E: 1080379.82 (NAD 83)

CONTROL #2 – SET CUT "X" IN A CONCRETE SIDEWALK ON THE EAST SIDE OF ROUTE 83, ROBERT KINGERY HIGHWAY, 235' SOUTH OF THE INTERSECTION OF 75TH STREET AND ROUTE 83, ROBERT KINGERY HIGHWAY, 26' EAST OF THE BACK OF CURB OF ROUTE 83.
N: 1932617.41 (NAD 83)
E: 1080392.03 (NAD 83)

CONTROL #3 – SET CUT "X" IN A CONCRETE SIDEWALK ON THE SOUTH SIDE OF 75TH STREET, 315' EASAT OF THE INTERSECTION OF 75TH STREET AND ROUTE 83, ROBERT KINGERY HIGHWAY, AND 7' NORTH OF A FIRE HYDRANT.
N: 1932623.39 (NAD 83)
E: 1080603.32 (NAD 83)

LEGAL DESCRIPTION

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO.: NCS-968941-CLE
COMMITMENT DATE: AUGUST 28, 2020

THE NORTH 170.0 FEET OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST RIGHT OF WAY OF STATE ROUTE 83, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 102.65 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 256.24 FEET; THENCE SOUTH, ALONG A LINE PARALLEL WITH THE EAST RIGHT OF WAY LINE OF SAID STATE ROUTE 83, A DISTANCE OF 170 FEET; THENCE WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 256.24 FEET TO THE INTERSECTION OF SAID PARALLEL LINE WITH THE EAST RIGHT OF WAY OF SAID STATE ROUTE 83, WHICH POINT IS 102.65 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST 1/4; THENCE NORTH, ALONG THE EAST RIGHT OF WAY LINE OF SAID STATE ROUTE 83, A DISTANCE OF 170.0 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

GENERAL NOTES

1. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES IN SAME TO SURVEYOR AT ONCE.
2. CALL 811 ("COMMON GROUND ALLIANCE" NATIONAL UNDERGROUND UTILITY LOCATOR SERVICE) FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
3. NO DIMENSIONS SHOULD BE ASSUMED BY SCALING.
4. BASIS OF BEARING: STATE PLANE COORDINATES – ILLINOIS EAST ZONE, NAD 83 (2011 ADJ.), NAVD 88.

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO: PANDA RESTAURANT GROUP, INC.;
OFT NV DEVELOPMENTS, LLC;
CHERNG FAMILY TRUST DATED OCTOBER 30, 1987, AS AMENDED;
PANDA EXPRESS, INC., AND THEIR AFFILIATED ENTITIES, SUCCESSORS AND ASSIGNS;
TRUE NORTH ENERGY, LLC, A DELAWARE LIMITED LIABILITY COMPANY;
EC DEVELOPMENTS II, LLC; AND
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A)(B), 7(A)(B)(C), 8, 9, 11, 13, 14, AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 8/04/2020.

DATE OF PLAT OR MAP: 12TH DAY OF APRIL, 2021.

KYLE ALLRED
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3714
ATWELL, LLC
MY LICENSE EXPIRES 11/30/2022
"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY"

KYLE C. ALLRED 035-3714 NAPERVILLE IL PROFESSIONAL LAND SURVEYOR

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
888.850.4200 www.atwell-group.com
1240 EAST DIEHL ROAD, SUITE 100
NAPERVILLE, IL 60563
DESIGN FIRM #184-005576

SECTION 26
TOWN 38 NORTH, RANGE 11 EAST
DOWNERS GROVE TOWNSHIP
DUPAGE COUNTY, ILLINOIS

CLIENT: NORR LLC

ALTA/NSPS LAND TITLE SURVEY
7505 S. KINGERY HWY.
WILLOWBROOK, IL 60527

DATE: 8/10/2020

6/23/2020 UPDATED TITLE COMMITMENT
7/27/2020 UPDATED WITH NO OWNERSHIP PER REVIEW

REVISIONS

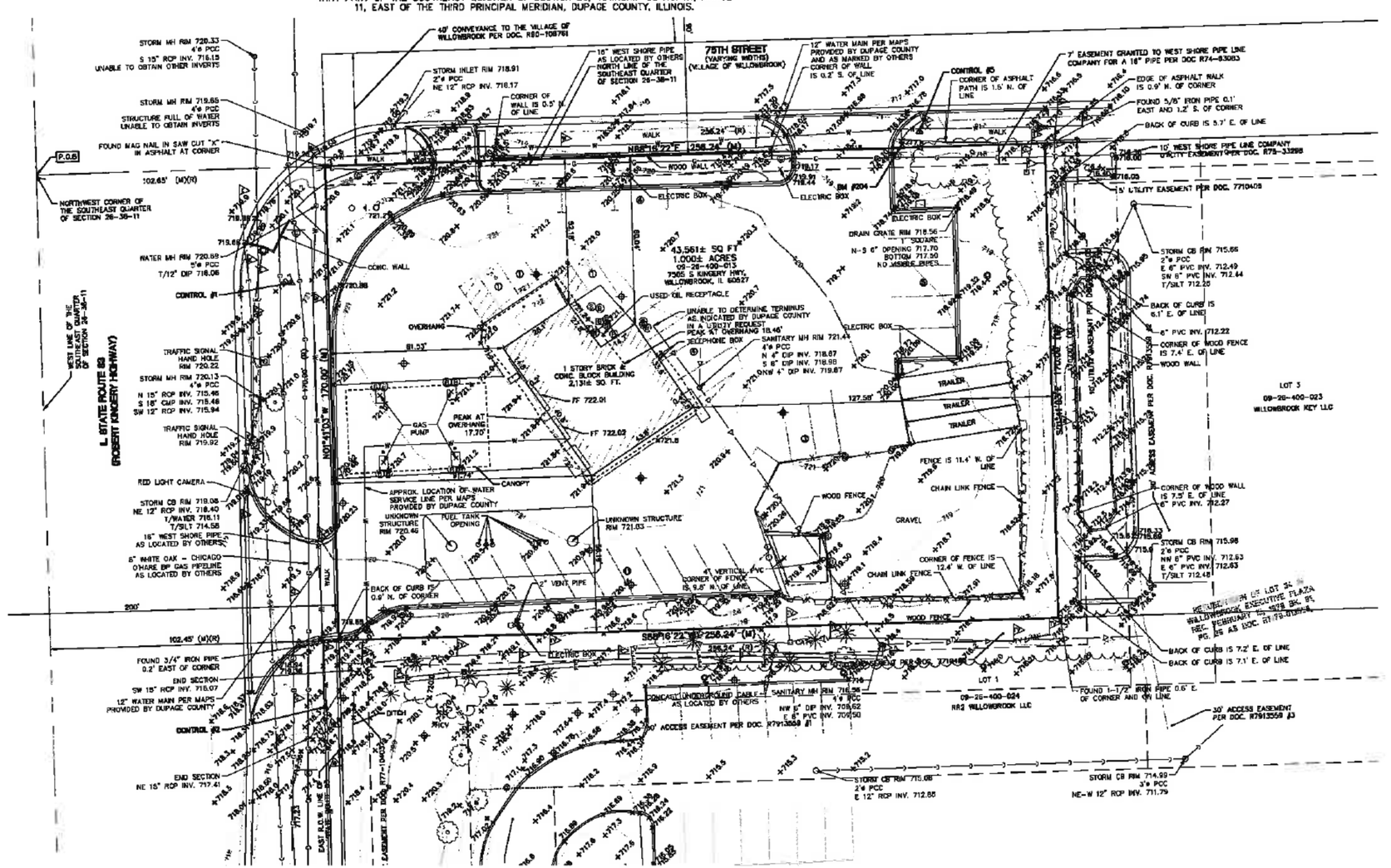
SCALE 0 15 30
1" = 30 FEET

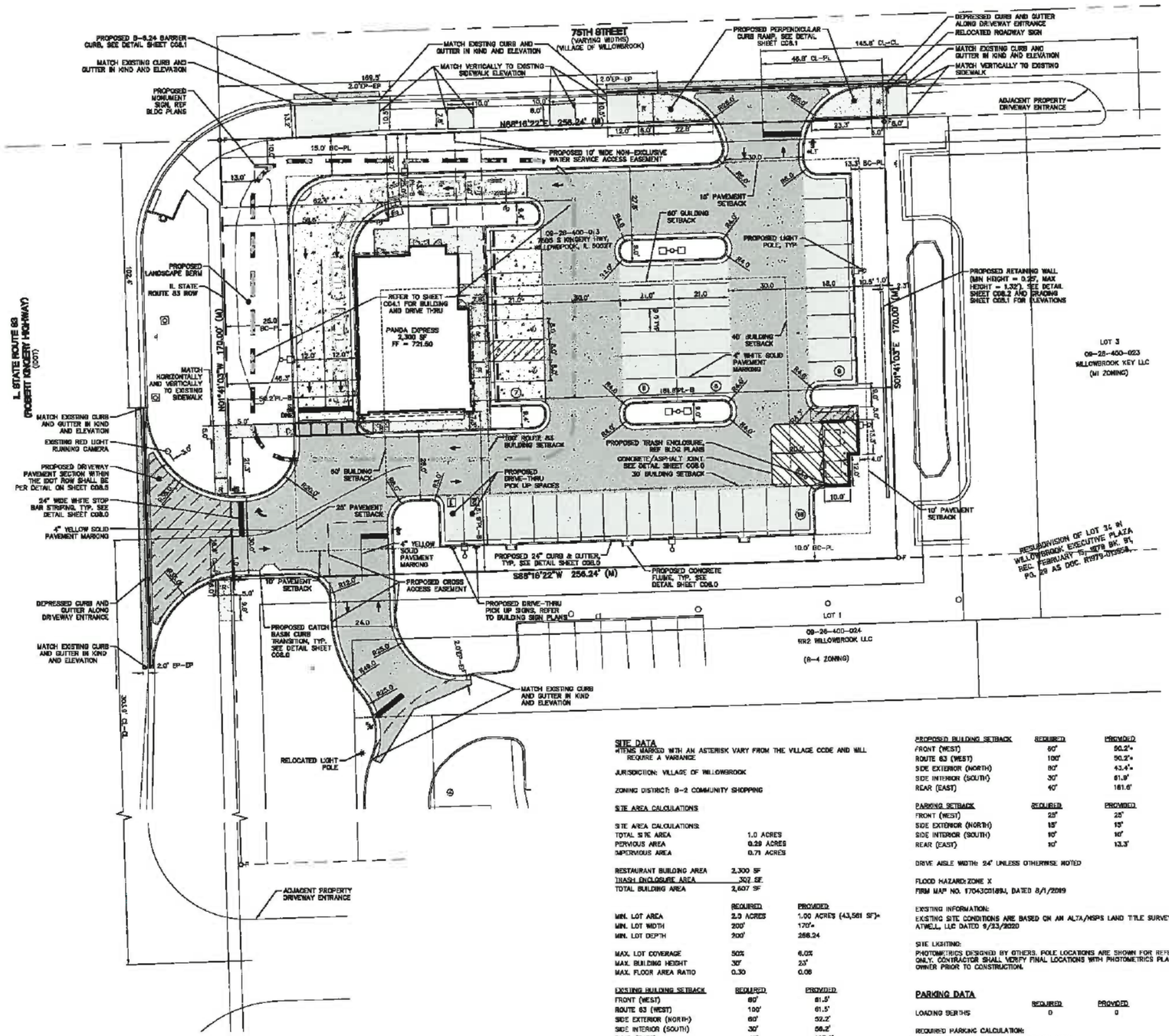
DR. TLA CH. KOA
P.M. B. STYCK
BOOK 246
JOB 18003769
SHEET NO. 1 OF 2

CAD FILE: 18003769ALS-SURVEY

ALTA/NSPS LAND TITLE SURVEY

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


BASIS OF BEARING: ILLINOIS STATE PLANE EAST ZONE (NAD83) 2011 ADJUSTMENT
P.O.B.
NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 26-38-11
FOUND MAG NAIL IN SAW CUT "X" IN ASPHALT AT CORNER
102.65' (M)(R)
WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 26-38-11
IL STATE ROUTE 83 (ROBERT KINGERY HIGHWAY)
75TH STREET (VARYING WIDTHS) (VILLAGE OF WILLOWBROOK)
40' CONVEYANCE TO THE VILLAGE OF WILLOWBROOK PER DOC. R80-108761
16" WEST SHORE PIPE AS LOCATED BY OTHERS NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26-38-11
12" WATER MAIN PER MAPS PROVIDED BY DUPAGE COUNTY AND AS MARKED BY OTHERS
7' EASEMENT GRANTED TO WEST SHORE PIPE LINE COMPANY FOR A 16" PIPE PER DOC R74-63083
10' WEST SHORE PIPE LINE COMPANY UTILITY EASEMENT PER DOC. R75-33295
N88°16'22"E 258.24' (M)
S88°16'22"W 256.24' (M)
43,561± SQ FT 1.000± ACRES
09-26-400-013
7505 S KINGERY HWY, WILLOWBROOK, IL 60527
1 STORY BRICK & CONC. BLOCK BUILDING 2,131± SQ. FT.
FF 722.01
FF 722.02
CANOPY
GAS PUMP
PEAK AT OVERHANG 17.70'
OVERHANG
81.03'
127.56'
TRAILER
TRAILER
TRAILER
LOT 3
09-26-400-023
WILLOWBROOK KEY LLC
LOT 1
09-26-400-024
RR2 WILLOWBROOK LLC
LOT 2
09-26-400-025
WILLOWBROOK EXECUTIVE PLAZA
CONTROL #1
CONTROL #2
CONTROL #3
CONTROL #4
BM #204
ELECTRIC BOX
DRAIN GRATE RIM 718.56
1" SQUARE
N-S 6" OPENING 717.70
BOTTOM 717.50
NO VISIBLE PIPES
SANITARY MH RIM 721.43
4'ø PCC
N 4" DIP INV. 718.07
S 8" DIP INV. 718.98
W 4" DIP INV. 719.87
UNABLE TO DETERMINE TERMINUS AS INDICATED BY DUPAGE COUNTY IN A UTILITY REQUEST
PEAK AT OVERHANG 718.46'
TELEPHONE BOX
STORM MH RIM 720.33
4'ø PCC
S 15" RCP INV. 716.15
UNABLE TO OBTAIN OTHER INVERTS
STORM INLET RIM 718.91
2'ø PCC
NE 12" RCP INV. 716.17
STORM MH RIM 719.65
4'ø PCC
STRUCTURE FULL OF WATER
UNABLE TO OBTAIN INVERTS
CORNER OF WALL IS 0.5' N. OF LINE
CORNER OF ASPHALT PATH IS 1.6' N. OF LINE
EDGE OF ASPHALT WALK IS 0.9' N. OF CORNER
FOUND 5/8" IRON PIPE 0.1' EAST AND 1.2' S. OF CORNER
BACK OF CURB IS 5.7' E. OF LINE
WOOD WALL
WATER MH RIM 720.69
5'ø PCC
T/12" DIP 718.06
CONC. WALL
OVERHANG
TRAFFIC SIGNAL HAND HOLE RIM 720.22
STORM MH RIM 720.13
4'ø PCC
N 15" RCP INV. 715.46
S 18" CMP INV. 715.46
SW 12" RCP INV. 715.94
TRAFFIC SIGNAL HAND HOLE RIM 719.92
RED LIGHT CAMERA
STORM CB RIM 719.08
NE 12" RCP INV. 718.40
T/WATER 718.11
T/SLT 714.58
16" WEST SHORE PIPE AS LOCATED BY OTHERS
8" WHITE OAK - CHICAGO O'HARE BP GAS PIPELINE AS LOCATED BY OTHERS
APPROX. LOCATION OF WATER SERVICE LINE PER MAPS PROVIDED BY DUPAGE COUNTY
UNKNOWN STRUCTURE RIM 720.46
FUEL TANK OPENING
UNKNOWN STRUCTURE RIM 721.03
2" VENT PIPE
4" VERTICAL PVC
CORNER OF FENCE IS 9.8' N. OF LINE
CHAIN LINK FENCE
CORNER OF FENCE IS 12.4' W. OF LINE
WOOD FENCE
FENCE IS 11.4' N. OF LINE
CHAIN LINK FENCE
GRAVEL
CORNER OF WOOD WALL IS 7.3' E. OF LINE
6" PVC INV. 712.27
STORM CB RIM 715.98
2'ø PCC
NW 8" PVC INV. 712.63
E 6" PVC INV. 712.63
T/SLT 712.48
BACK OF CURB IS 7.2' E. OF LINE
BACK OF CURB IS 7.1' E. OF LINE
FOUND 1-1/2" IRON PIPE 0.6' E. OF CORNER AND ON LINE
30' ACCESS EASEMENT PER DOC. R7913559 #3
STORM CB RIM 714.99
3'ø PCC
NE-W 12" RCP INV. 711.79
STORM CB RIM 715.08
2'ø PCC
E 12" RCP INV. 712.88
FOUND 3/4" IRON PIPE 0.2' EAST OF CORNER
END SECTION SW 15" RCP INV. 715.07
12" WATER MAIN PER MAPS PROVIDED BY DUPAGE COUNTY
DITCH
END SECTION NE 15" RCP INV. 717.41
EAST R.O.W. LINE OF IL STATE ROUTE 83
EASEMENT PER DOC. R77-104035
30' ACCESS EASEMENT PER DOC. R7913559 #1
CONCAST UNDERGROUND CABLE AS LOCATED BY OTHERS
SANITARY MH RIM 716.36
4'ø PCC
NW 8" DIP INV. 705.62
E 8" PVC INV. 705.50
30' ACCESS EASEMENT PER DOC. R7913559 #3
WOOD FENCE
ELECTRIC BOX
ELECTRIC BOX
ELECTRIC BOX
USED OIL RECEPTACLE
WOOD WALL
WOOD WALL
WOOD WALL





LAYOUT LEGEND

- BOUNDARY LINE
- EXISTING ROW
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED DEPRESSED CURB AND GUTTER
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED LANDSCAPE BERM
- SETBACK LINE
- (4) PARKING SPACE COUNT
- R ADA RAMP
- BC DIMENSION TO BACK OF CURB
- PL DIMENSION TO PROPERTY LINE
- CL DIMENSION TO CENTER LINE
- EP DIMENSION TO EDGE OF PAVEMENT
- EP DIMENSION TO BUILDING
- PROPOSED LIGHT POLE/WALL PACK LIGHT
- PROPOSED SIGN
- ADA PROPOSED ACCESSIBLE PARKING SPACE SIGN
- S PROPOSED STOP SIGN
- DNE PROPOSED DO NOT ENTER SIGN
- 4LT PROPOSED RESTRICTED LEFT TURN SIGN SEE DETAIL SHEET C08.0
- PROPOSED REINFORCED CONCRETE PAVEMENT, SEE DETAIL SHEET C08.2
- PROPOSED CONCRETE SIDEWALK, SEE DETAIL SHEET C08.2
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C08.2
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C08.2
- PROPOSED IDOT DRIVEWAY PAVEMENT SECTION, SEE DETAIL SHEET C08.5
- TRASH ENCLOSURE PAVEMENT, SEE DETAIL SHEET C08.2

NOTES:

1. SEE SHEET C01.1 FOR CONSTRUCTION NOTES.
2. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL RADII ARE 3.0' UNLESS OTHERWISE NOTED.
4. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLANS.
5. ALL STRIPING SHALL BE 4" WHITE PAINT UNLESS OTHERWISE NOTED. ALL STRIPING SHALL BE APPLIED WITH TWO COATS OF PAINT AT MANUFACTURER'S RECOMMENDED RATE. SEE STRIPING DETAIL SHEET C08.0

SITE DATA

ITEMS MARKED WITH AN ASTERISK VARY FROM THE VILLAGE CODE AND WILL REQUIRE A VARIANCE

JURISDICTION: VILLAGE OF WILLOWBROOK

ZONING DISTRICT: B-2 COMMUNITY SHOPPING

SITE AREA CALCULATIONS

SITE AREA CALCULATIONS:

TOTAL SITE AREA	1.0 ACRES
PERVIOUS AREA	0.29 ACRES
IMPERVIOUS AREA	0.71 ACRES

RESTAURANT BUILDING AREA	2,300 SF
TRASH ENCLOSURE AREA	307 SF
TOTAL BUILDING AREA	2,607 SF

	REQUIRED	PROVIDED
MIN. LOT AREA	2.0 ACRES	1.00 ACRES (43,561 SF)*
MIN. LOT WIDTH	200'	170'*
MIN. LOT DEPTH	200'	256.24
MAX. LOT COVERAGE	50%	6.0%
MAX. BUILDING HEIGHT	30'	23'
MAX. FLOOR AREA RATIO	0.30	0.06

EXISTING BUILDING SETBACK	REQUIRED	PROVIDED
FRONT (WEST)	60'	61.5'
ROUTE 83 (WEST)	100'	61.5'
SIDE EXTERIOR (NORTH)	60'	52.2'
SIDE INTERIOR (SOUTH)	30'	56.2'
REAR (EAST)	40'	127.5'

PROPOSED BUILDING SETBACK	REQUIRED	PROVIDED
FRONT (WEST)	60'	90.2'+
ROUTE 83 (WEST)	100'	90.2'+
SIDE EXTERIOR (NORTH)	60'	43.4'+
SIDE INTERIOR (SOUTH)	30'	61.8'
REAR (EAST)	40'	181.6'

PARKING SETBACK	REQUIRED	PROVIDED
FRONT (WEST)	25'	25'
SIDE EXTERIOR (NORTH)	15'	15'
SIDE INTERIOR (SOUTH)	10'	10'
REAR (EAST)	10'	13.3'

DRIVE AISLE WIDTH: 24' UNLESS OTHERWISE NOTED

FLOOD HAZARD: ZONE X
FIRM MAP NO. 17043C0189J, DATED 8/1/2019

EXISTING INFORMATION:
EXISTING SITE CONDITIONS ARE BASED ON AN ALTA/NSPS LAND TITLE SURVEY BY ATWELL, LLC DATED 9/23/2020

SITE LIGHTING:
PHOTOMETRICS DESIGNED BY OTHERS. POLE LOCATIONS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY FINAL LOCATIONS WITH PHOTOMETRICS PLAN AND OWNER PRIOR TO CONSTRUCTION.

PARKING DATA

	REQUIRED	PROVIDED
LOADING BERTHS	0	0

REQUIRED PARKING CALCULATION:
1 PARKING SPACE PER 100 SF OF FLOOR AREA
1 SPACE/100 SF * 2,300 SF = 23 SPACES

TOTAL REQUIRED SPACES	23 SPACES
PROVIDED	
REGULAR (9' X 18') OR (9' X 21')	40 SPACES
DRIVE THRU PICKUP (9' X 18')	2 SPACES
ADA (8' X 21')	2 SPACES
TOTAL PROVIDED SPACES	44 SPACES

INTERIOR LANDSCAPING
SITE AREA EXCLUDING FRONT YARD, ROW, BUILDINGS, AND STRUCTURES: 38,448 SF

REQUIRED INTERIOR LANDSCAPING: 3,845 SF (10%)
PROVIDED INTERIOR LANDSCAPING: 9,384 SF (26%)

ADJACENT LAND USE DATA

	ZONING DISTRICT	LAND USE	DEVELOPMENT NAME
NORTH:	B2 COMMUNITY SHOPPING	SHOPPING CENTER	WILLOWBROOK PLAZA
SOUTH:	B4 HWY & SERVICE BUSINESS	HOTEL	RED ROOF INN
EAST:	M1 LIGHT MANUFACTURING	MANUFACTURING/SALES	WILLOWBROOK KEY LLC
WEST:	B2 COMMUNITY SHOPPING	RESTAURANT	POTBELLY

811 Know what's below. Call before you dig.

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NOTICE:
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24-HOUR CONTACT
PANDA PM
HAKIM YALA
847-477-5125

SCALE: 0 10 20
1" = 20 FEET

DONOVAN E. RENNE
062-061201
REGISTERED PROFESSIONAL ENGINEER
OF ILLINOIS
DATE: 04/29/2021
EXP: 11/30/2021

CONTRACTOR SHALL PROTECT ALL ITEMS OUTSIDE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED IN THE CONSTRUCTION PLANS OR SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES (LOCATIONS AND ELEVATIONS) PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

VILLAGE PLAN REV. #1	01/19/2021
VILLAGE PLAN REV. #2	01/27/2021
IDOT PLAN REV. #1	04/09/2021
VILLAGE PLAN REV. #4	04/14/2021
VILLAGE PLAN REV. #5	04/29/2021

ISSUE DATE:

PC SUBMITTAL	11/20/2020
PC SUBMITTAL #2	03/24/2021

NOT FOR CONSTRUCTION

DRAWN BY: LEH

PANDA PROJECT #: D7058
ATWELL PROJECT #: 18003769.01

NORR

ATWELL
888.850.4200 www.atwell-group.com
1250 EAST DIEHL ROAD, SUITE 300
NAPERVILLE, IL 60563
DESIGN FIRM #184-006876

PANDA EXPRESS
WARM & WELCOME 2300
7505 KINGERY HIGHWAY
WILLOWBROOK, IL 60527

SITE LAYOUT PLAN

C04.0

TRUE WARM & WELCOME 2300

FACADE COVERAGE

	FRONT ELEV. (WEST) 877 SF	REAR ELEV. (EAST) 854 SF	ENTRY ELEV. (SOUTH) 1,358 SF	DRIVE THRU ELEV. (NORTH) 1,386 SF
BRICK: (BRK-1)	13% 116 SF	24% 207 SF	10% 137 SF	25% 348 SF
EIFS: (EFS-1) (EFS-2) (EFS-3)	34% 302 SF	44% 376 SF	18% 249 SF	40% 541 SF
STONE: (ST-1) (ST-1B)	19% 174 SF	9% 79 SF	14% 192 SF	18% 248 SF
FIBERON: (CD-1) (CD-2)	16% 147 SF	8% 72 SF	14% 194 SF	11% 150 SF



PERSPECTIVE FACING SOUTHWEST 2

Scale= NTS A-202



PERSPECTIVE FACING NORTHEAST 1

Scale = NTS A-202

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9888
Facsimile: 626.372.5265

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REVISIONS:

ISSUE DATE:

PC SUBMITTAL	11-04-2020
PC SUBMITTAL	03-24-2020

DRAWN BY: CP/CSW

PANDA PROJECT #: 01058
ARCH PROJECT #: JCDT180453

NORR

PANDA EXPRESS

TRUE WARM & WELCOME 2300
7505 KINGERY HIGHWAY
WILLOWBROOK, IL 60527

A-202

EXTERIOR PERSPECTIVES

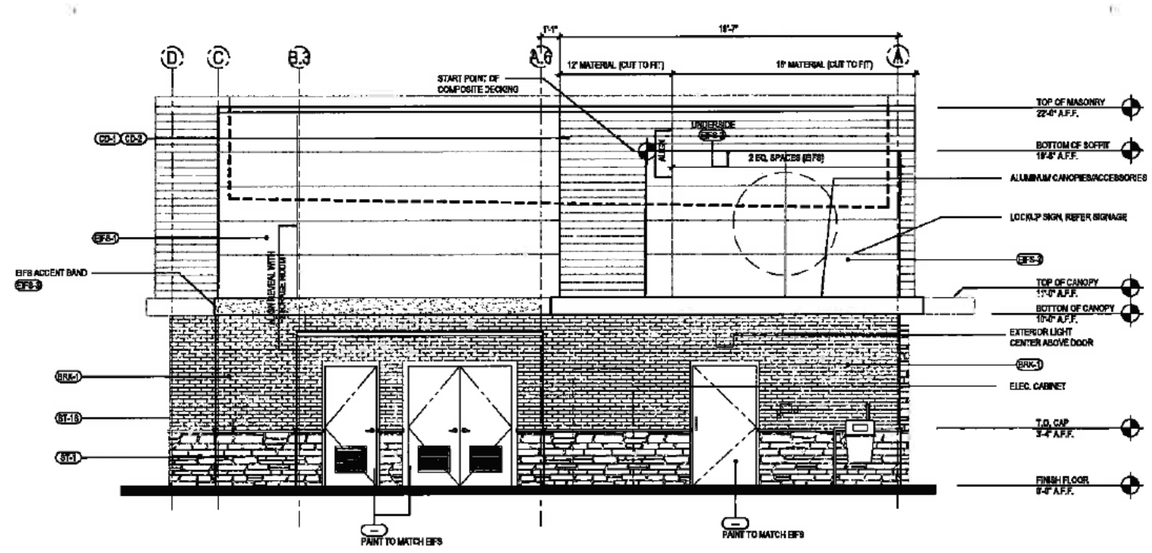
EXTERIOR FINISH SCHEDULE

INSTALLED AND FURNISHED BY, G.C. UNLESS NOTED OTHERWISE

NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
BRK-1	SUMMIT BRICK COMPANY	BRICK TECH	#21# ALASKAN	SMOOTH	BUILDING BODY-MODULAR 2" THIN BRICK VENEER WALL PANEL SYSTEM GREY MORTAR CONTACT: TYLER MEHL 248-488-8199
EFS-1	STO	STOTHERM ESSENCE SYSTEM	SW 6148 WOOL SKEIN	FINE	BUILDING BODY
EFS-2	STO	STOTHERM ESSENCE SYSTEM	SW 7067 CITYSCAPE	FINE	BUILDING BODY
EFS-3	STO	STOTHERM ESSENCE SYSTEM	SW 7069 IRON ORE	FINE	EIFS ACCENT BAND
ST-1B	CORONADO STONE PRODUCTS	809 SERIES	#2 GREY	-	STONE CAP CAP VERTICAL JOINT - MORTAR TO MATCH STONE CAP)
ST-1	CORONADO STONE PRODUCTS	INDUSTRIAL LEDGE	SHALE GREY	-	ENTRY PORTAL & WAINSCOT CONTACT: LISA KILGORE: 864-963-1221 PROVIDE 3/8" MORTAR JOINTS. 3#FILL #ASBOL COLOR: P-PATTY
CD-1	FIBERON	HORIZON	IPE	50%-MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: BILL ROSS @ 704-756-1540 EMAIL: BillR@fiberondecking.com:
CD-2	FIBERON	HORIZON	TUDOR BROWN	50%-MATERIAL COVERAGE - RANDOM MIX (NON-GROOVE)	COMPOSITE DECKING - CONTACT: BILL ROSS @ 704-756-1540 EMAIL: BillR@fiberondecking.com:
MTL-2	EXCEPTIONAL METALS	-	"PANDA EXPRESS IRON ORE"		CAP FLASHING
GL-2	CLEAR GLAZING				

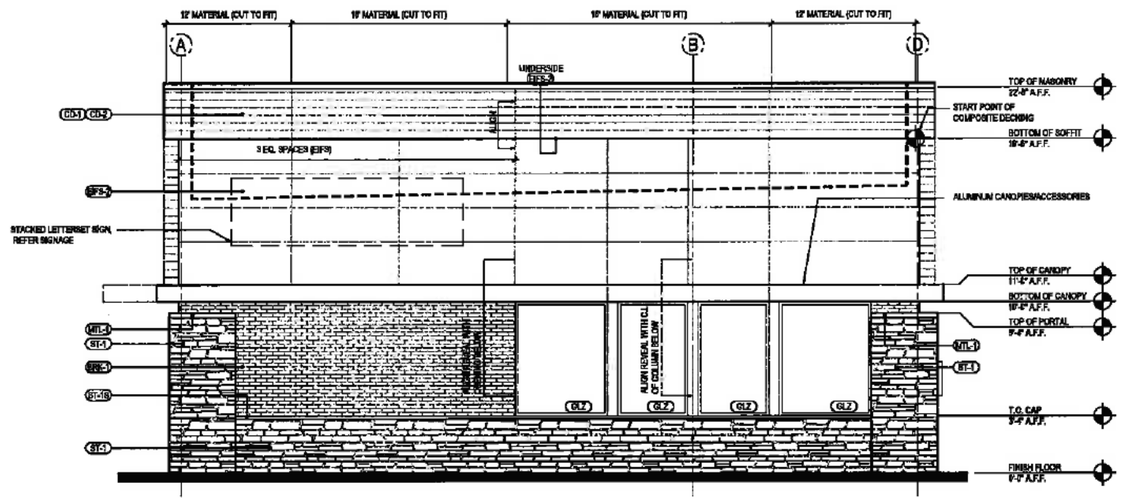
FACADE COVERAGE

	FRONT ELEV. (WEST) 877 SF	REAR ELEV. (EAST) 854 SF	ENTRY ELEV. (SOUTH) 1,908 SF	DRIVE THRU ELEV. (NORTH) 1,365 SF
BRICK: BRK-1	12% 110 SF	34% 292 SF	10% 197 SF	26% 348 SF
EIFS: EFS-1 EFS-2 EFS-3	39% 352 SF	44% 378 SF	18% 349 SF	40% 541 SF
STONE: ST-1 ST-1B	18% 174 SF	9% 78 SF	14% 192 SF	18% 249 SF
FIBERON: CD-1 CD-2	16% 140 SF	8% 72 SF	14% 184 SF	11% 159 SF



EAST ELEVATION 2

Scale= 1/4" = 1'-0" A-200



WEST ELEVATION 1

Scale= 1/4" = 1'-0" A-200

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

ISSUE DATE:

PC SUBMITTAL	11-04-2020
PC SUBMITTAL	03-24-2020

DRAWN BY: CP/CSW

PANDA PROJECT #: 07058

ARCH PROJECT #: JCDT180453

NORR

PANDA EXPRESS

TRUE WARM & WELCOME 2300
7505 KINGERY HIGHWAY
WILLOWBROOK, IL 60527

A-200

EXTERIOR ELEVATIONS

TRUE WARM & WELCOME 2300 R3

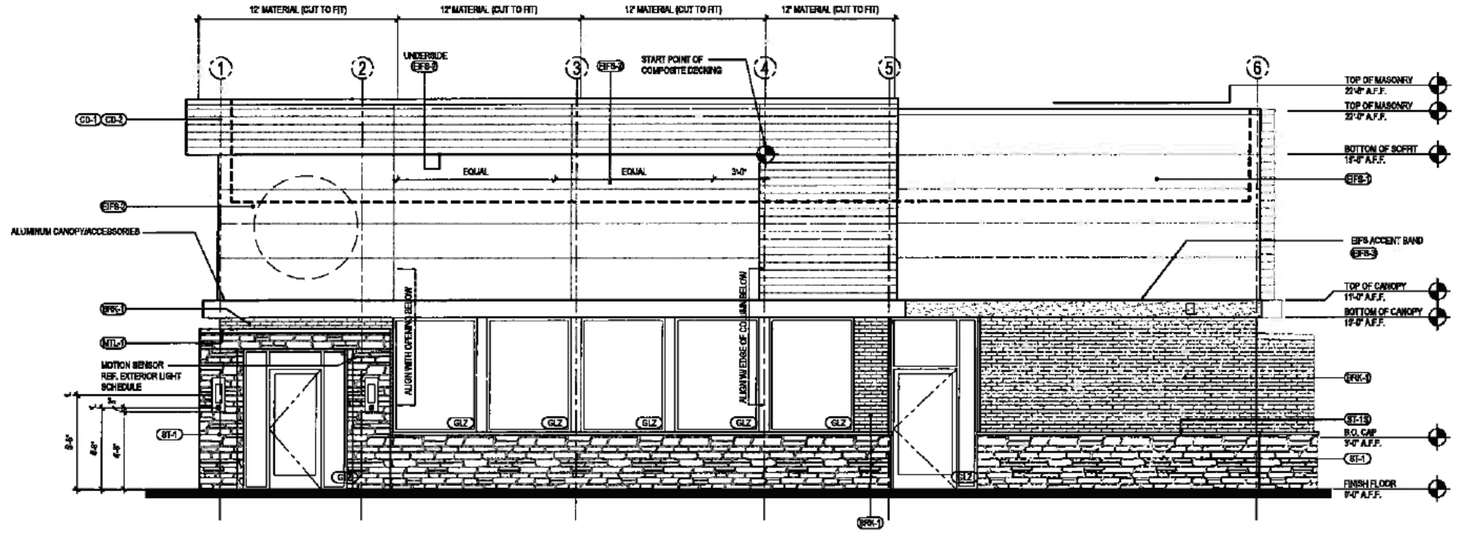
EXTERIOR FINISH SCHEDULE

INSTALLED AND FURNISHED BY G.C. UNLESS NOTED OTHERWISE

NO	MANUFACTURER	MFG#	COLOR	FINISH
BRK-1	SUMMIT BRICK COMPANY	BRICK TECH	#218 ALASKAN	SMOOTH
EFS-1	STO	STOTHERM ESSENCE SYSTEM	SW 6148 WOOL SKEIN	FINE
EFS-2	STO	STOTHERM ESSENCE SYSTEM	SW 7067 CITYSCAPE	FINE
EFS-3	STO	STOTHERM ESSENCE SYSTEM	SW 7069 IRON ORE	FINE
ST-1B	CORONADO STONE PRODUCTS	906 SERIES	#2 GREY	-
ST-1	CORONADO STONE PRODUCTS	INDUSTRIAL LEDGE	SHALE GREY	-
CD-1	RIBERCK	HORIZON	PIE	80% MATERIAL COVERAGE - RANDOM MIX [NON-GROOVE]
CD-2	RIBERCK	HORIZON	TUDOR BROWN	40% MATERIAL COVERAGE - RANDOM MIX [NON-GROOVE]
MTL-1	EXCEPTIONAL METALS	-	*PANDA EXPRESS IRON ORE*	
GLZ	CLEAR GLAZING			

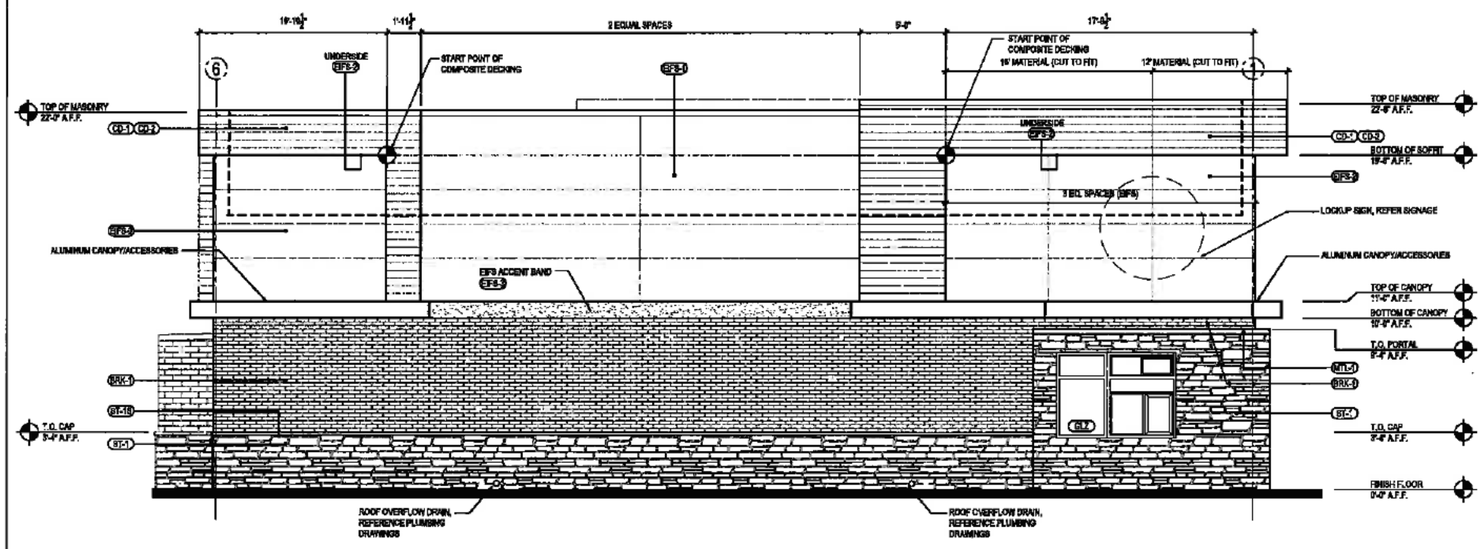
FACADE COVERAGE

	FRONT ELEV. (WEST) 977 SF	REAR ELEV. (EAST) 864 SF	ENTRY ELEV. (SOUTH) 1,358 SF	DRIVE THRU ELEV. (NORTH) 1,355 SF
BRICK: BRK-1	12% 118 SF	24% 207 SF	10% 137 SF	26% 346 SF
EFS: EFS-1 EFS-2 EFS-3	39% 382 SF	44% 378 SF	18% 249 SF	40% 541 SF
STONE: ST-1 ST-1B	18% 174 SF	9% 75 SF	14% 192 SF	19% 249 SF
FIBERMONT: CD-1 CD-2	15% 147 SF	8% 72 SF	14% 194 SF	13% 150 SF



SOUTH ELEVATION 2

Scale= 1/4" = 1'-0" A-201



NORTH ELEVATION 1

Scale= 1/4" = 1'-0" A-201

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NORR

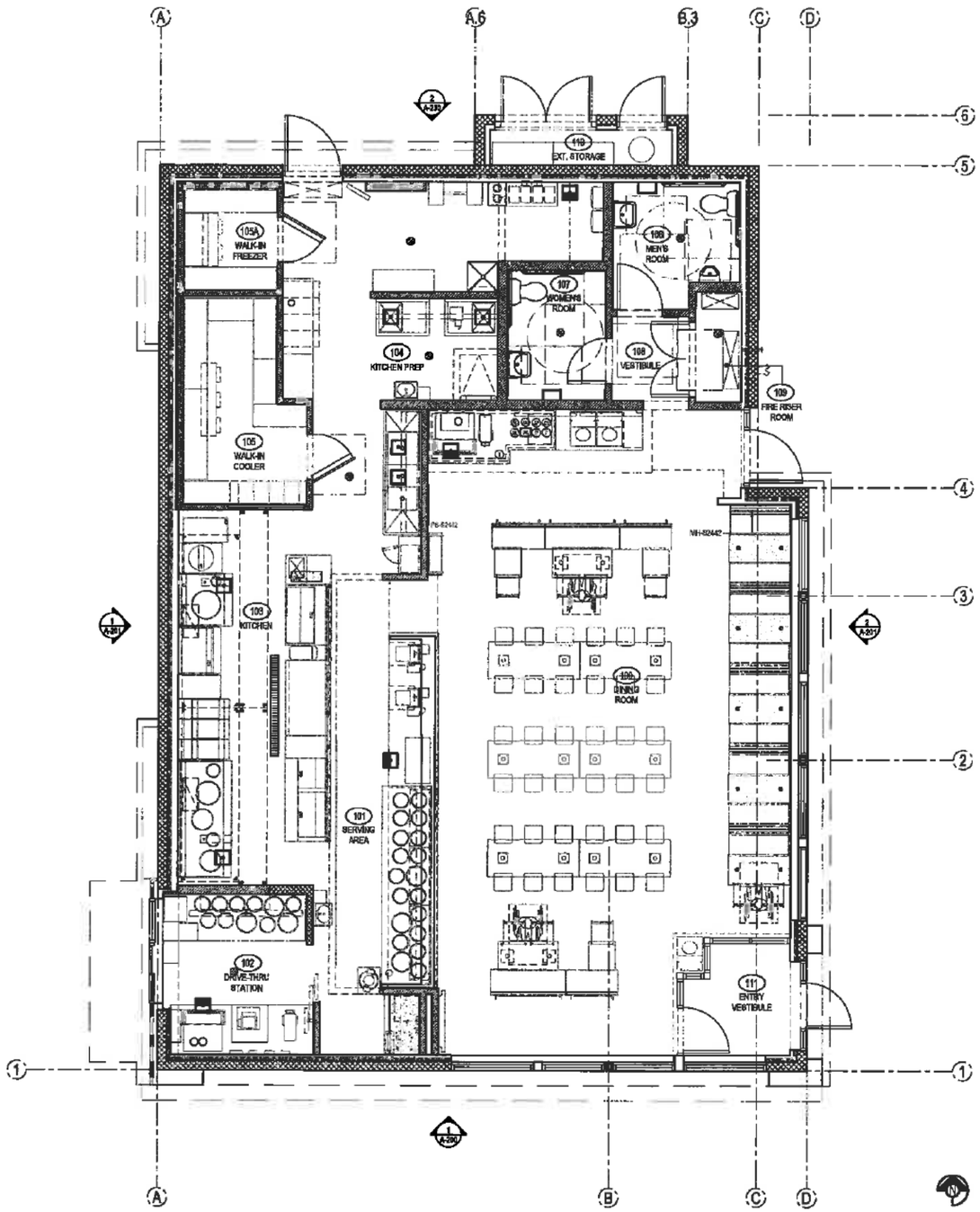
PANDA EXPRESS
TRUE WARM & WELCOME 2300
7505 KINGERY HIGHWAY
WILLOWBROOK, IL 60527

A-201

EXTERIOR ELEVATIONS

GENERAL NOTES

- BUILDING GROSS AREA: 2,551 SF
- BUILDING NET/USABLE AREA: 2,233 SF
- PROPOSED USE: ASSEMBLY (A-2)



FLOOR PLAN 1

Scale= 1/4" = 1'-0" A-101

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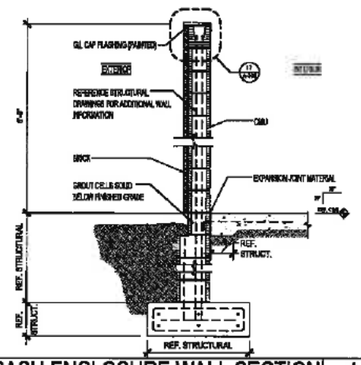
NORR

PANDA EXPRESS
TRUE WARM & WELCOME 2300
7505 KINGERY HIGHWAY
WILLOWBROOK, IL 60527

A-101

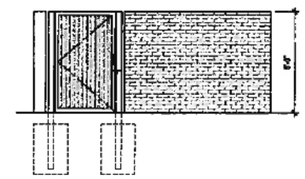
FLOOR PLAN

TRUE WARM & WELCOME 2300 R3



TRASH ENCLOSURE WALL SECTION | 4

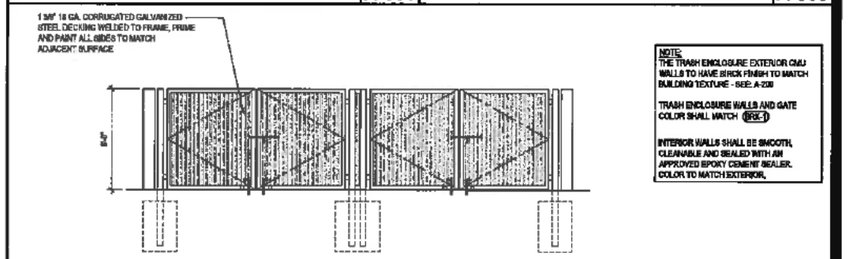
Scale= 1/2" = 1'-0" | A-300



SIDE ELEVATION

SIDE ELEVATION | 3

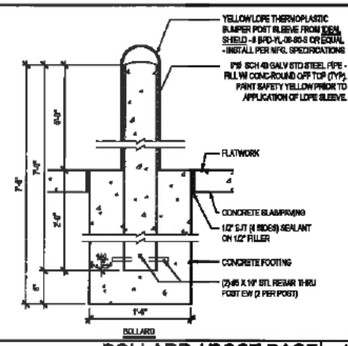
Scale= 1/4" = 1'-0" | A-300



FRONT ELEVATION

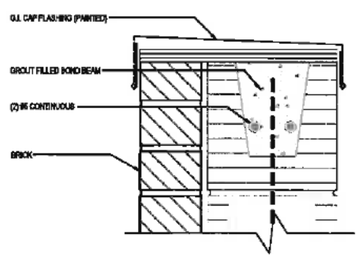
FRONT ELEVATION | 2

Scale= 1/4" = 1'-0" | A-300



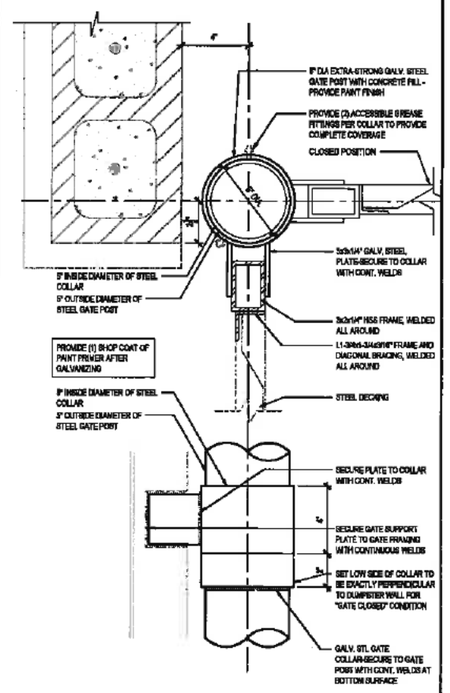
BOLLARD / POST BASE | 18

Scale= 1" = 1'-0" | A-300



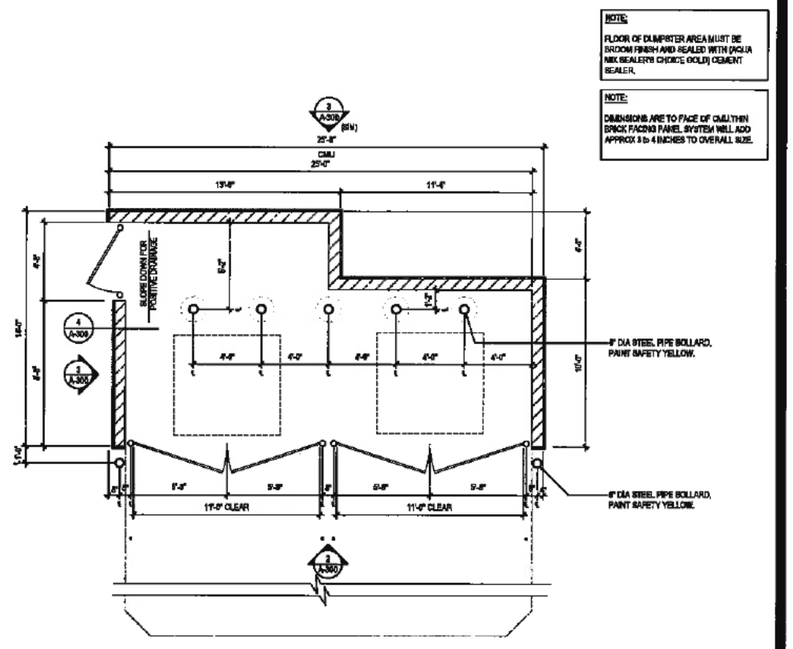
DUMPSTER CAP DETAIL | 17

Scale= 3" = 1'-0" | A-300



HINGE DETAIL | 13

Scale= 3" = 1'-0" | A-407



TRASH ENCLOSURE | 1

Scale= 1/4" = 1'-0" | A-300

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TRUE WARM & WELCOME 2300
7505 KINGERY HIGHWAY
WILLOWBROOK, IL 60527

A-300

TRASH ENCLOSURE DETAILS

Proposed Sign Package
Willowbrook, IL
7505 S. Kingery
D7058

12.19.2018

Revisions:

01.07.2019	Added new site plan, removed rear and drive thru wall signs
01.08.2019	Added new site plan, added S8, added new elevations
03.04.2019	Added new site plan and changed S2 placement
03.12.2019	Added new site plan and added signs
03.27.2019	Removed short storefront lockup logo and drive thru left side lockup logo
03.28.2019	Added new site plan
10.30.2020	Added new site plan
11.02.2020	Adjusted code balances for S3, S4, S9
12.16.2020	Added S11
01.19.2021	Revised size of D8 faces, added brick base to monument
04.08.2021	Added new site plan

Code Summary

SIGN	LOCATION	TYPE	HEIGHT	WIDTH	ALLOWED	PROPOSED	BALANCE
S1	SHORT STOREFRONT	STACKED RED LETTERSET	2'-6"	13'-5 1/2"	320	53.19	266.81
S2	ENTRANCE	LOCKUP LOGO	6'-0"	6'-0"	266.81	36	230.81
S3	BUILDING REAR	LOCKUP LOGO	6'-0"	6'-0"	230.81	36	194.81
S4	DRIVE THRU	LOCKUP LOGO	6'-0"	6'-0"	194.81	36	158.81
S9	STREET	MONUMENT	12'-0"	6'-0"	158.81	72	86.81

NOTE: Exception required for two additional wall signs

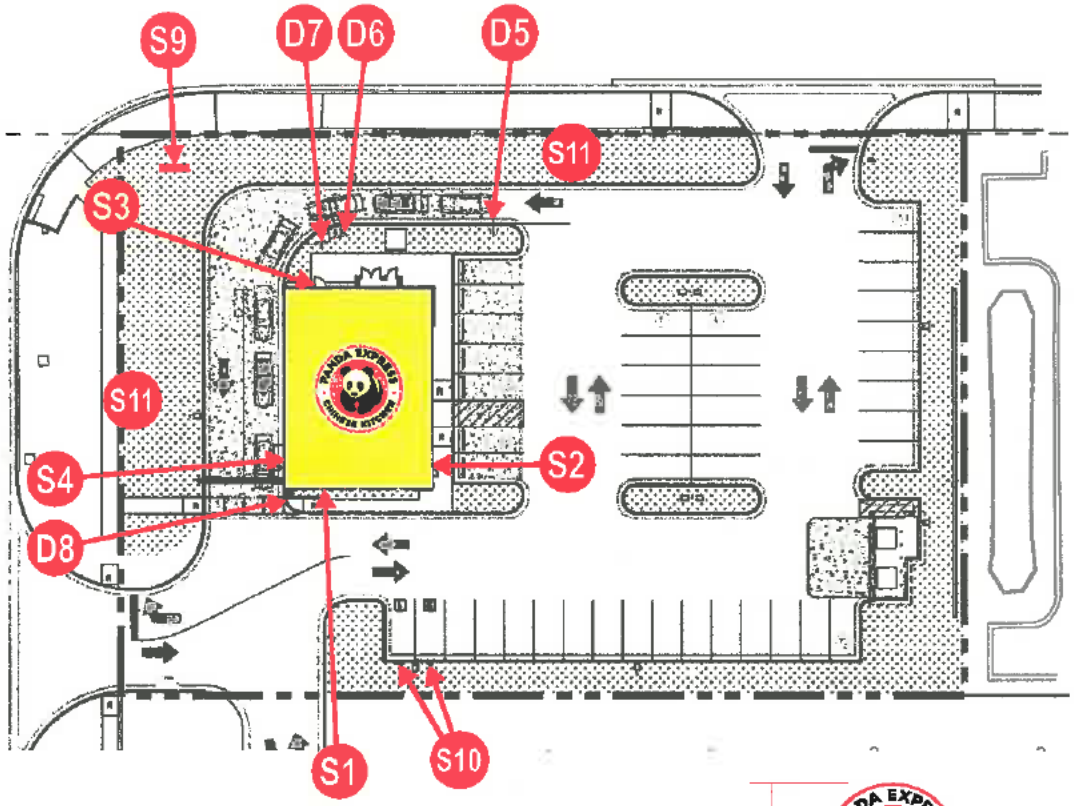
Code Allowance

1.25 sq ft X 256 =320 sq ft allowed for entire lot.

Elevation	*Allowed*
Long Storefront	320 aggregate
Short Storefront	320 aggregate

Elevation	*Allowed*
Drive Thru	320 aggregate
Rear	320 aggregate

Site Plan



PANDA EXPRESS

S1 2'-6" stacked red letterset

S2 S3

S4 6' Lock Up Logo



D5



D6



D7



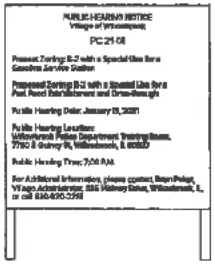
D8



S9 Monument



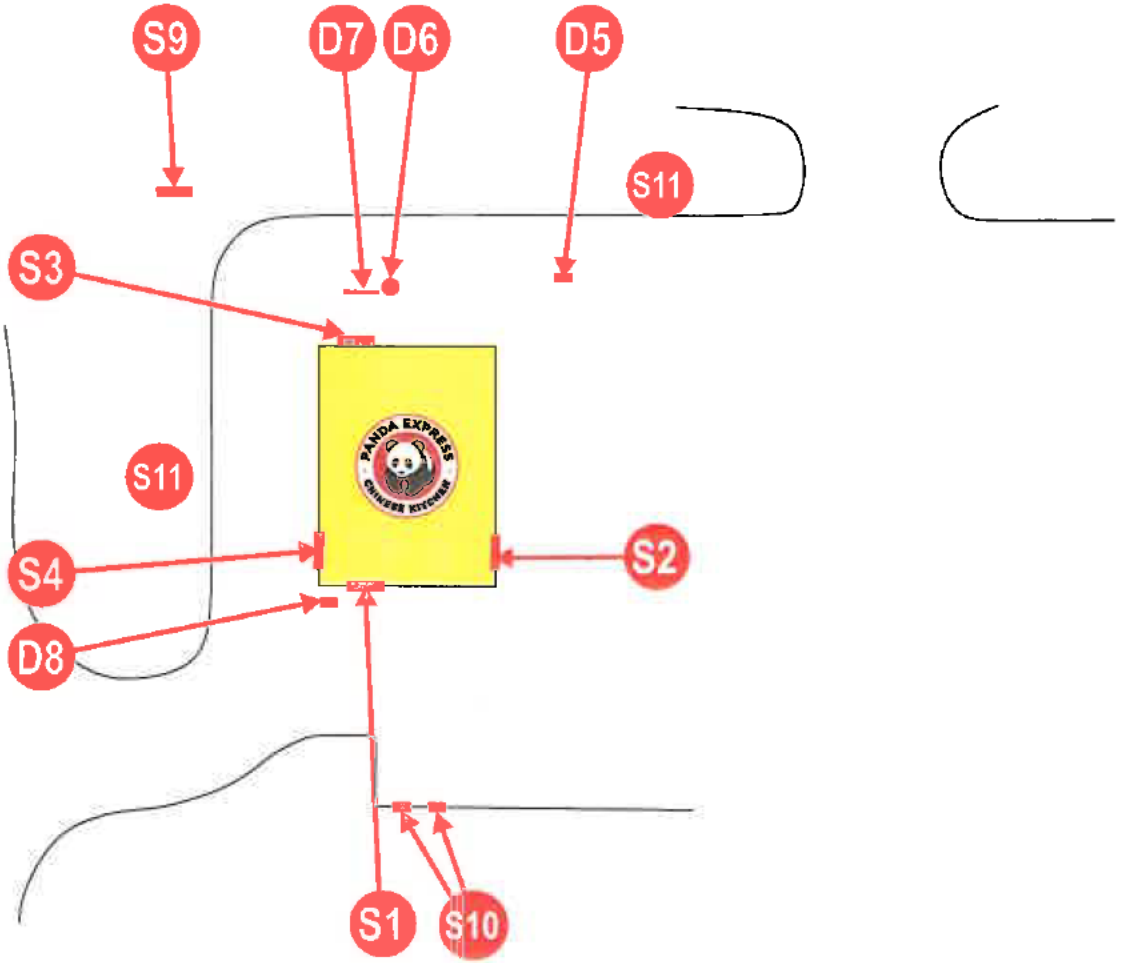
S10



S11

priority sign	Revisions:	Added new site plan / KB / 3.13.19	File Location: Drive/Clients/	STND ___ CSTM ___	Date: 12.19.2018	City/State: Willowbrook, IL	Drawing # C59897-8
	Added new site plan / KB / 1.7.19	Removed S2 and S3 / KB / 3.27.19					
	Added new site plan / KB / 1.8.19	Added new site plan / KB / 3.28.19	AS CR EN		Designer: KB PM: MC	Address: 7505 S. Kingery	OE # 120390
	Added new site plan / KB / 3.4.19	Added new site plan (10/30/20) PB					
		Added new site plan 04.05.2021					

Site Plan



prioritysign

Revisions:	
Added new site plan / KB / 1.7.19	Removed S2 and S3 / KB / 3.27.19
Added new site plan / KB / 1.8.19	Added new site plan / KB / 3.28.19
Added new site plan / KB /3.4.19	Added new site plan (10/30/20) PB
	X

File Location: Drive/Clients/ STND ___ CSTM ___

☐ AS △ CR ☼ EN

Date: 12.19.2018

Designer: KB PM: MC

City/State: Willowbrook, IL

Address: 7505 S. Kingery

Drawing # C59897-6

OE # 120350

Elevations

Scale | 3/32" = 1'





Scale | 1/4" = 1'

SIGN	LOCATION	TYPE	HEIGHT	WIDTH	ALLOWED	PROPOSED	BALANCE
S1	SHORT STOREFRONT	STACKED RED LETTERSET	2'-6"	13'-5 1/2"	320	53.19	266.81

Elevations

Scale | 3/32" = 1'





Scale | 1/4" = 1'

SIGN	LOCATION	TYPE	HEIGHT	WIDTH	ALLOWED	PROPOSED	BALANCE
S2	DRIVE THRU	LOCKUP LOGO	6'-0"	6'-0"	205.81	36	169.81

Elevations

Scale | 3/32" = 1'



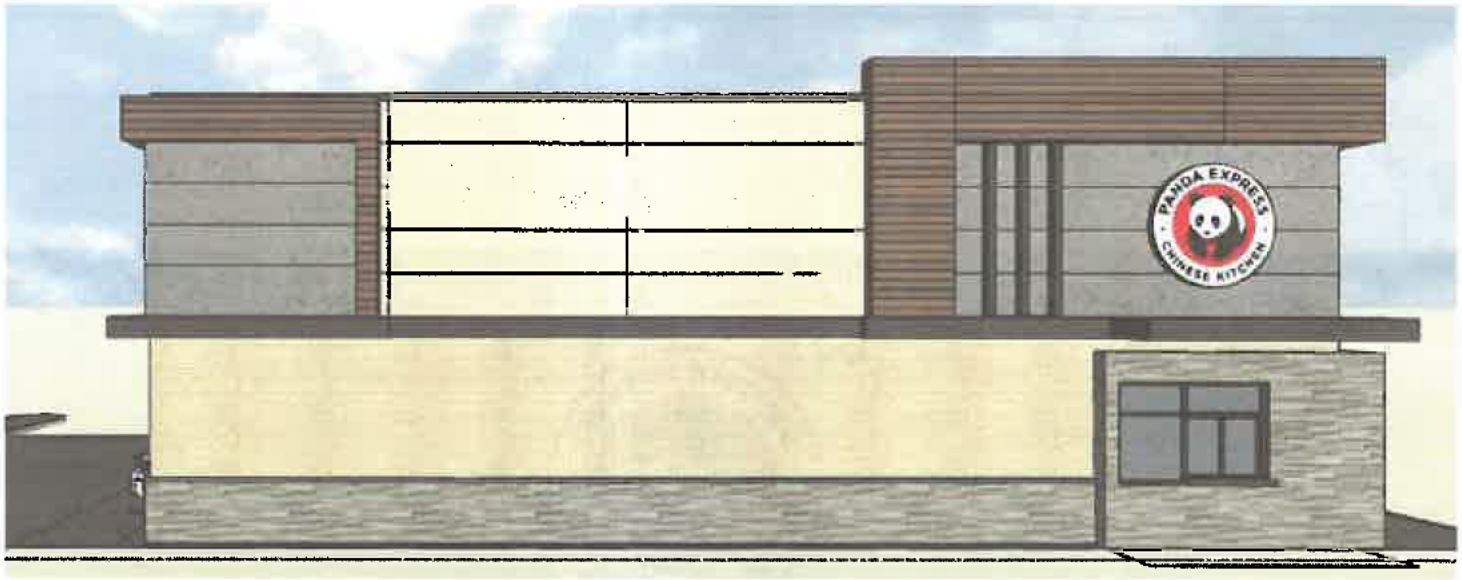


Scale | 1/4" = 1'

SIGN	LOCATION	TYPE	HEIGHT	WIDTH	ALLOWED	PROPOSED	BALANCE
S3	DRIVE THRU	LOCKUP LOGO	6'-0"	6'-0"	230.81	36	194.81

Elevations

Scale | 3/32" = 1'



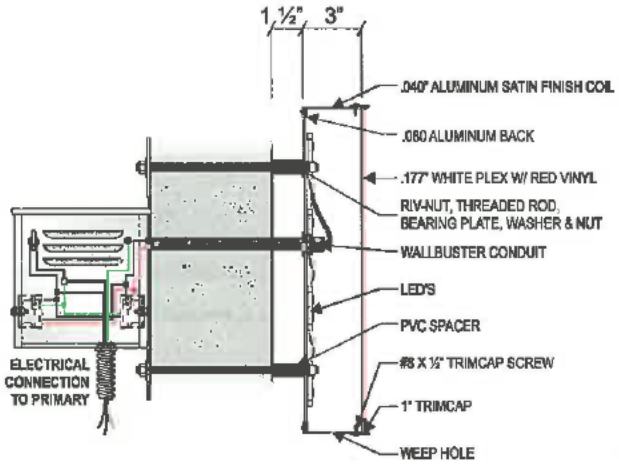


Scale | 1/4" = 1'

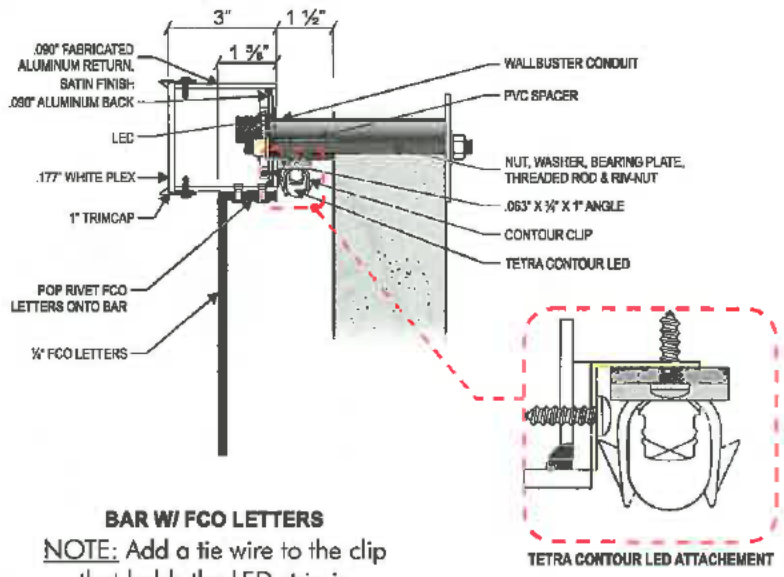
SIGN	LOCATION	TYPE	HEIGHT	WIDTH	ALLOWED	PROPOSED	BALANCE
S4	DRIVE THRU	LOCKUP LOGO	6'-0"	6'-0"	194.81	36	158.81

S1 Red Face-Lit Letterset - Qty: 1

Install new face-lit illuminated letterset pin-mounted to wall with aluminum FCO tagline.



DUAL LIT CHANNEL LETTER



BAR W/ FCO LETTERS

NOTE: Add a tie wire to the clip that holds the LED strip in

TETRA CONTOUR LED ATTACHEMENT

GENERAL SPECIFICATIONS:

FACE-LIT LETTERS:

FACES..... .177" WHITE #7328 PLEX W/ 1ST SURFACE 3M #3630-33 RED

TRIMCAP.... 1" BLACK

RETURNS.. .040" X 3" BLACK / WHITE COIL PAINTED TO MATCH BLACK 7C, SATIN FINISH

BACKS..... .080" ALUMINUM

BAR W/ FCO LETTERS:

FACES.....177" WHITE #7328 PLEX

TRIMCAP.....1" WHITE

RETURNS.....125" X 3" FABRICATED WHITE COIL RETURN, SATIN FINISH

BACKS.....090" ALUMINUM, INTERIOR PAINTED WHITE

DOWNLIGHT....063" BRAKE FORMED ALUMINUM BOX BEHIND THE BAR WITH DOWNLIGHT LENS AND WHITE LED'S

EXPRESS.....25" FCO ALUMINUM LETTER PAINTED TO MATCH BLACK 7C SATIN FINISH



	A	B	C	D	E	F	SF (F x B)
PE-CL-30R	2'-6"	13'-5 1/2"	9 1/8"	7'-7 11/16"	2 13/16"	3'-11 1/4"	53.19

prioritysign

Revisions:

File Location: Drive/Clients/ STND ___ CSTM ___

AS CR EN

Date: 10.30.2020

Designer: PB PM: MC

City/State: Willowbrook, IL

Address: 7505 S. Kingery

Drawing # C59897

OE # 120390

S2

S3

S4

Face Illuminated Lockup Logo - Qty: 1

Install new face-lit lockup logo as shown.

GENERAL SPECIFICATIONS:

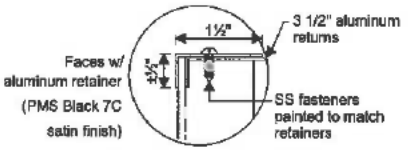
FACES:..... .177" WHITE POLYCARBONATE W/APPLIED VINYL GRAPHICS

RETAINER:... 1" BLACK TRIMCAP / 1 1/2" ALUMINUM RETAINER (SEE DETAILS BELOW)

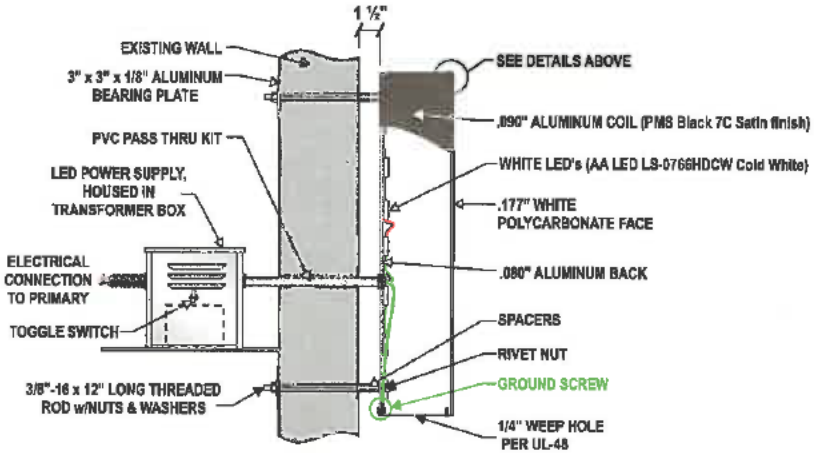
RETURNS:.. .040" X 3" BLACK / WHITE COIL PAINTED TO MATCH BLACK 7C SATIN FINISH

COLOR SPECIFICATIONS FOR FACE





4'-0" AND OVER LOGO



STANDARD SIZES



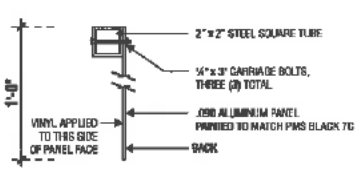
(MANUFACTURING NOTE: ALL LOGO SIZES 48" AND UNDER WILL HAVE A 3" RETURN DEPTH)



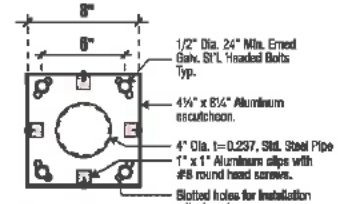
	A	B	C	D	E	F	G	H	SF (A x B)
PE-FL-72-FULL	6'-0"	6'-0"	6 1/16"	2"	4 11/16"	3'-11 1/2"	3'-2 11/16"	2'-10 1/16"	36.0

D5 DT-L Clearance Bar - (Qty: 1)

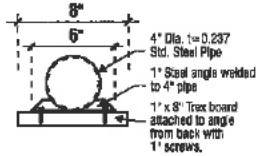
Install new DT-L Clearance Bar sign. Refer to site plan for exact location.



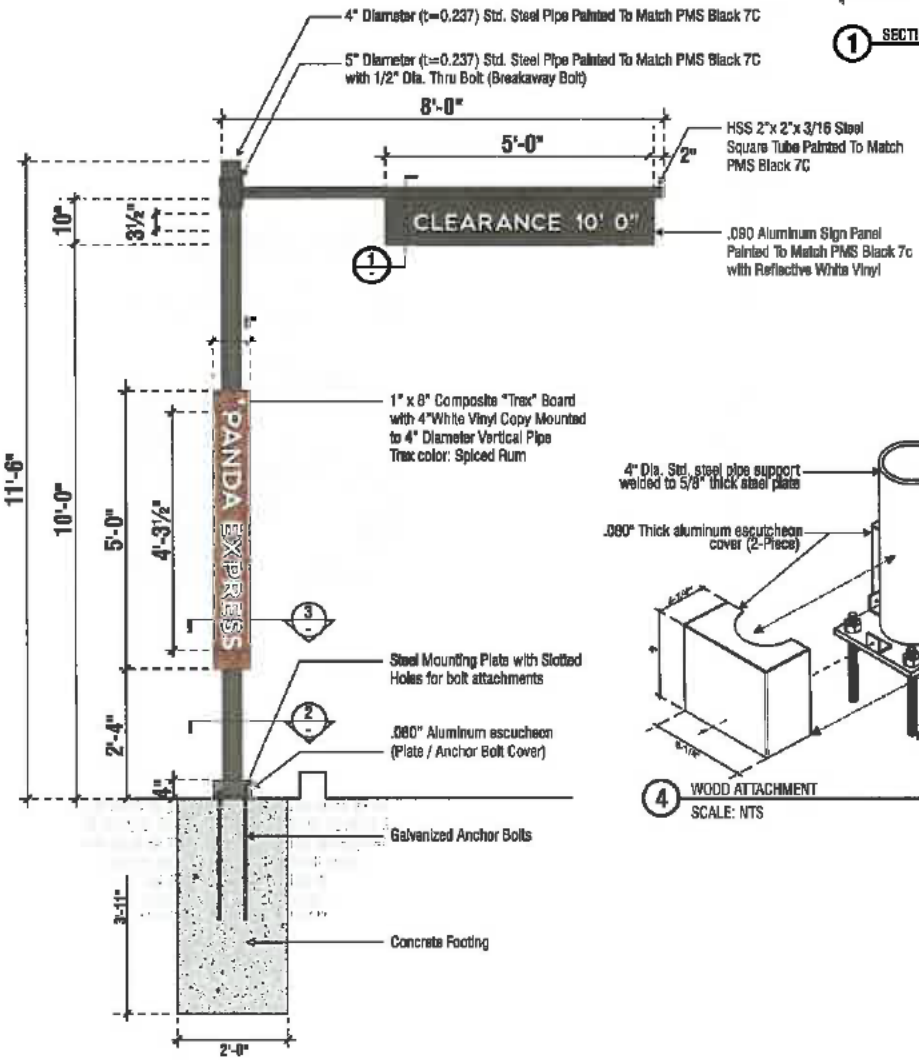
1 SECTION DETAIL



2 BASE PLATE

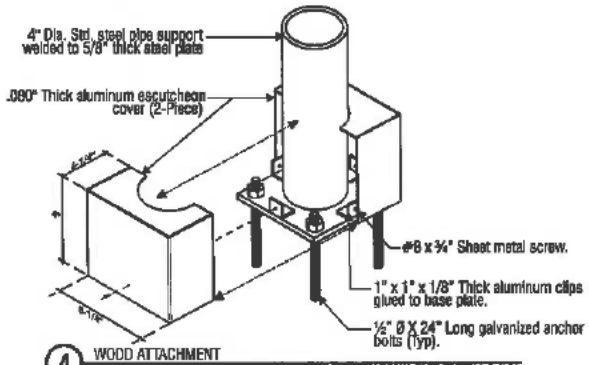


3 WOOD ATTACHMENT

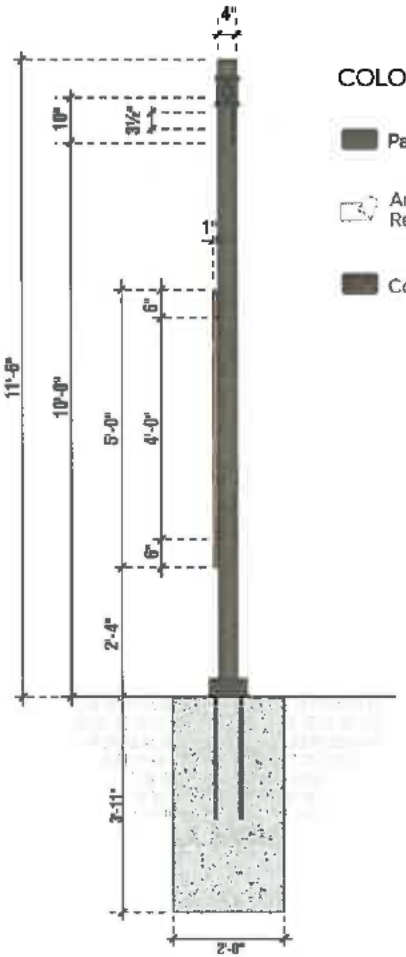


J NON-ILLUMINATED CLEARANCE BAR

QUANTITY: ONE (1) SET REQUIRED SCALE: 1:40



4 WOOD ATTACHMENT
SCALE: NTS



SIDE VIEW - NON-ILLUMINATED CLEARANCE BAR

SCALE: 1:40

COLOR SPECIFICATIONS

- Painted to match PMS Black 7C
- Arlon #4100-02 Reflective White Film
- Composite "Trex" Board

prioritysign	Revisions: x x x x x x x x	File Location: Drive/Clients/ STND CSTM AS CR EN	Date: 10.30.2020 Designer: PB PM: MC	City/State: Willowbrook, IL Address: 7505 S. Kingery	Drawing # C59897 OE # 120390	

D6 DT COD Canopy - (Qty: 1)

Install new DT COD Canopy per site plan for exact location.

REFER TO CONSTRUCTION DRAWINGS FOR EXACT FOUNDATION & MANUFACTURING SPECIFICATIONS

COLOR SPECIFICATIONS

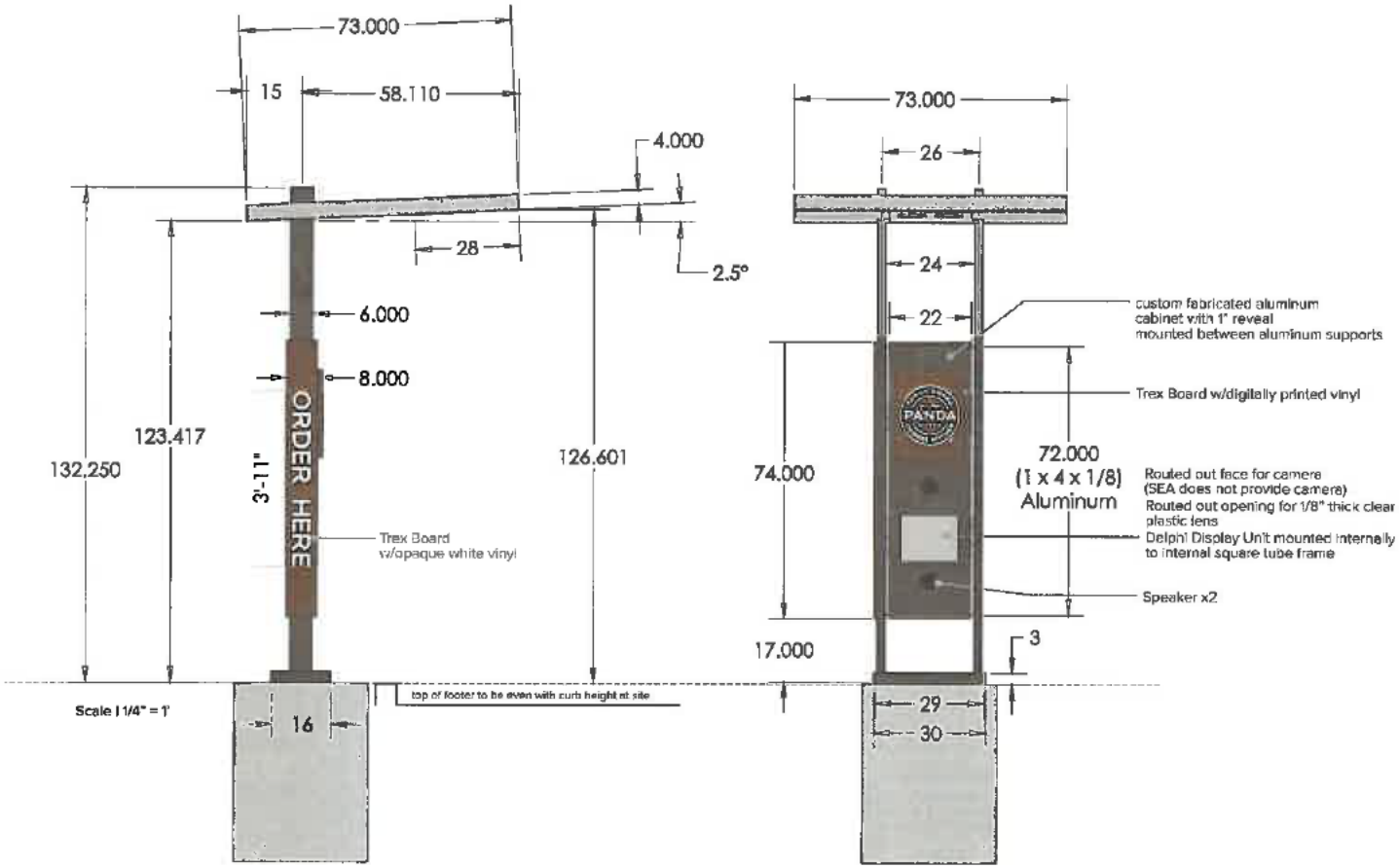
- Trex Board https://www.lowes.com/pd/Trex-Transcend-12-ft-Spiced-Rum-Composite-Fascia-Deck-Board/1000712838
- Clear Vinyl Digitally Printed (FAMILY SEAL)
- Opaque White Vinyl (ORDER HERE TEXT ONLY)

CABINET CANOPY PAINT COLORS

- Aluminum painted to match PMS Black 7C
- Aluminum painted to match Matthews Brushed Silver



Trex Panel
Scale | 1" = 1'



D7

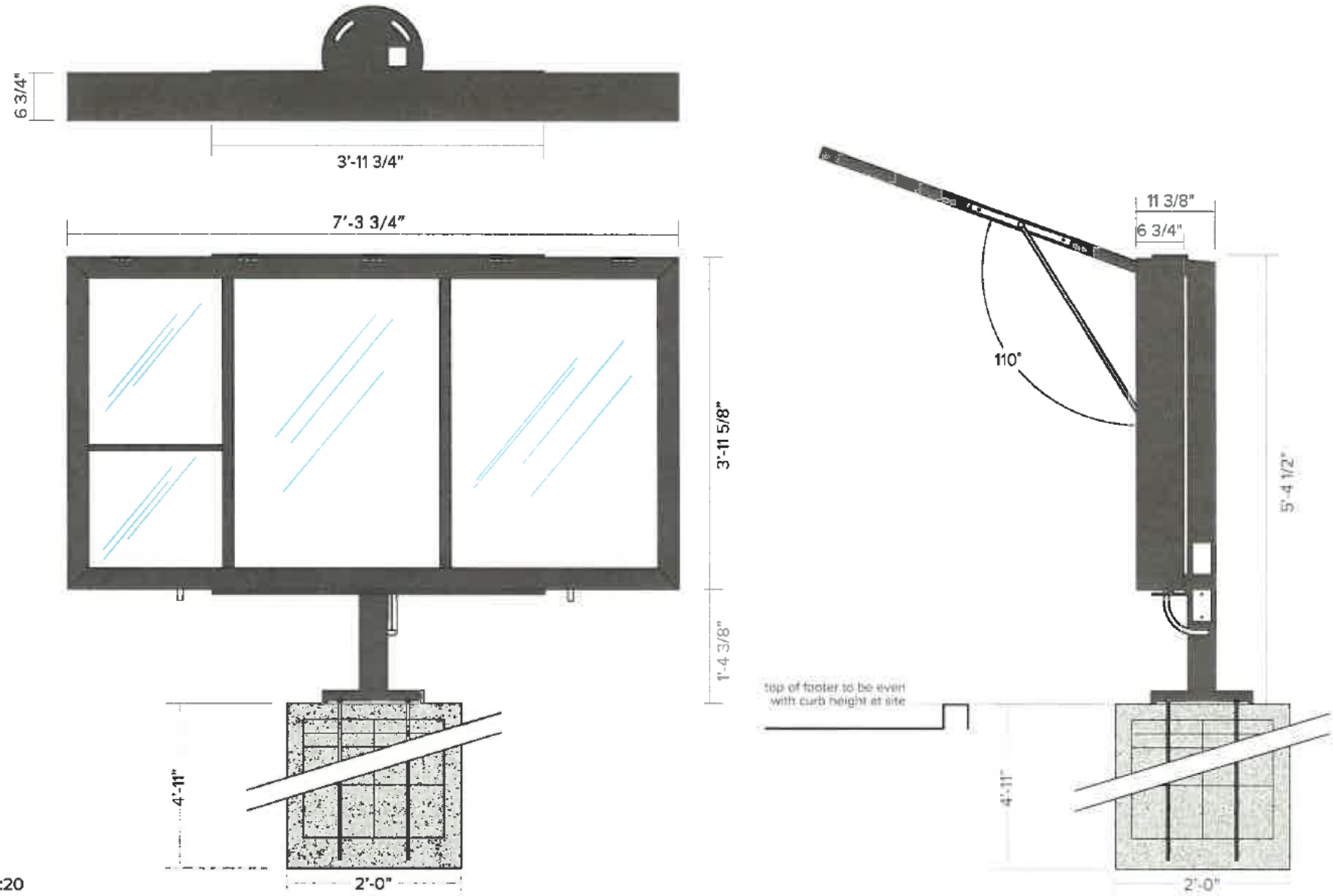
DT Menu Board - (Qty: 1)

Install new DT Menu Board. Refer to site plan for exact location.

COLOR SPECIFICATIONS

MAIN CABINET

Painted to match PMS Black 7C



Scale | 1:20

prioritysign

Revisions:			
x		x	
x		x	
x		x	

File Location: Drive/Clients/ STND ___ CSTM ___

AS CR EN

Date: 10.30.2020

Designer: PB PM: MC

City/State: Willowbrook, IL

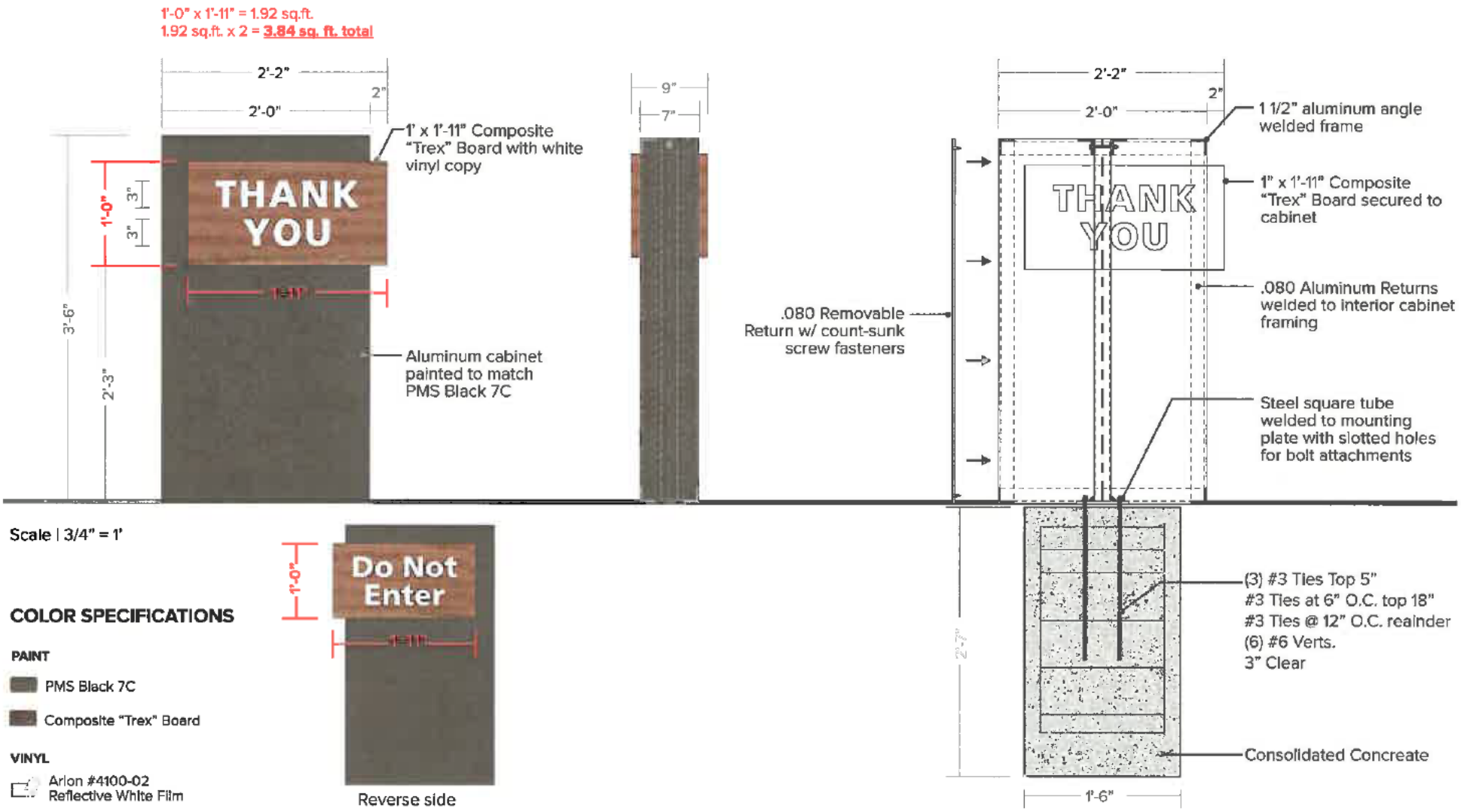
Address: 7505 S. Kingery

Drawing # C59897

OE # 120390

D8 Non-Illuminated Directional - (Qty: 1)

Install new non-illuminated directional. Refer to site plan for exact location.



Scale | 3/4" = 1'

COLOR SPECIFICATIONS

PAINT

- PMS Black 7C
- Composite "Trex" Board

VINYL

- Arlon #4100-02 Reflective White Film

prioritysign	Revisions: Calculated face sq ft - KB - 1.19.21	File Location: Drive/Clients/ STND ___ CSTM ___	Date: 10.30.2020	City/State: Willowbrook, IL	Drawing #	C59897-1
		AS CR EN	Designer: PB PM: MC	Address: 7505 S. Kingery	OE #	120330

S9 Custom Illuminated Monument - (Qty: 1)

Install new internally illuminated double-faced monument sign.
Refer to site plan for exact location.
Sign is custom due to height.



COLOR SPECIFICATIONS

TOP CLADDING

.080" Aluminum sign cladding
Color: To match PMS Black 7C

RETAINER

.080" Routed aluminum ring with .040" welded return
Color: To match PMS Black 7C on return edge only
To match PMS 711C on face

FACE

.125" Routed aluminum cladding
Color: To match PMS Black 7C

BASE/SKIRT

Brick to match building

ILLUMINATED PANDA LOGO

Bayer Makrolon .77"
#7328 White LD Polycarbonate

3M Scotchcal #3630-33 Red film

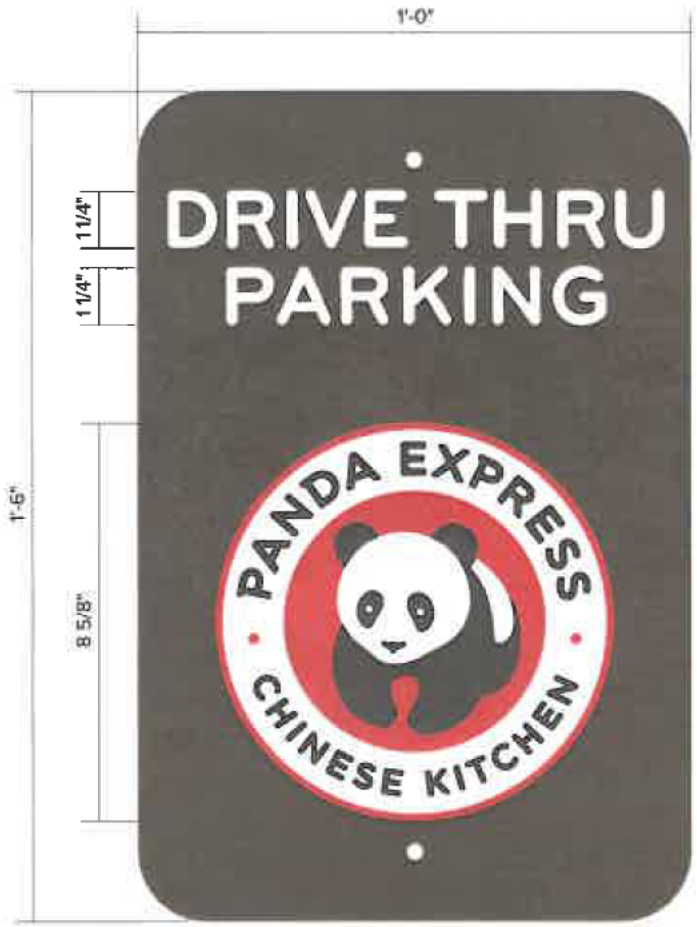
3M #3630-22 Black film

"DRIVE THRU" COPY

Bayer Makrolon .77"
#7328 White LD Polycarbonate

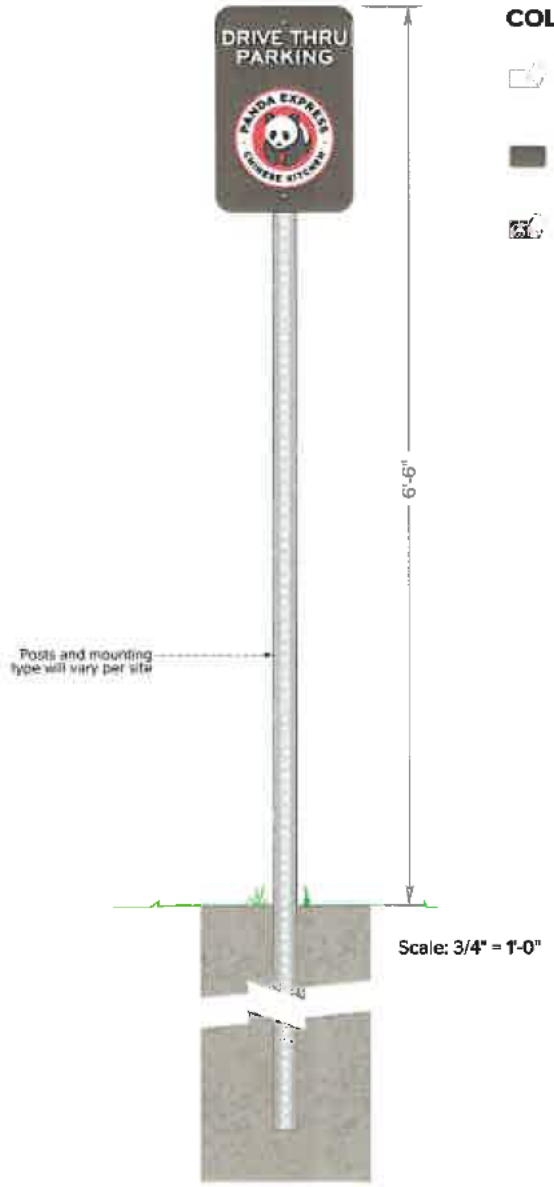
S10 Aluminum Parking Panel - (Qty: 2)

Install new aluminum parking panels to existing posts OR with new posts.
Refer to site plan for exact location.
Verify ground mounting type.



PE-Park-DT

Scale | 1:4



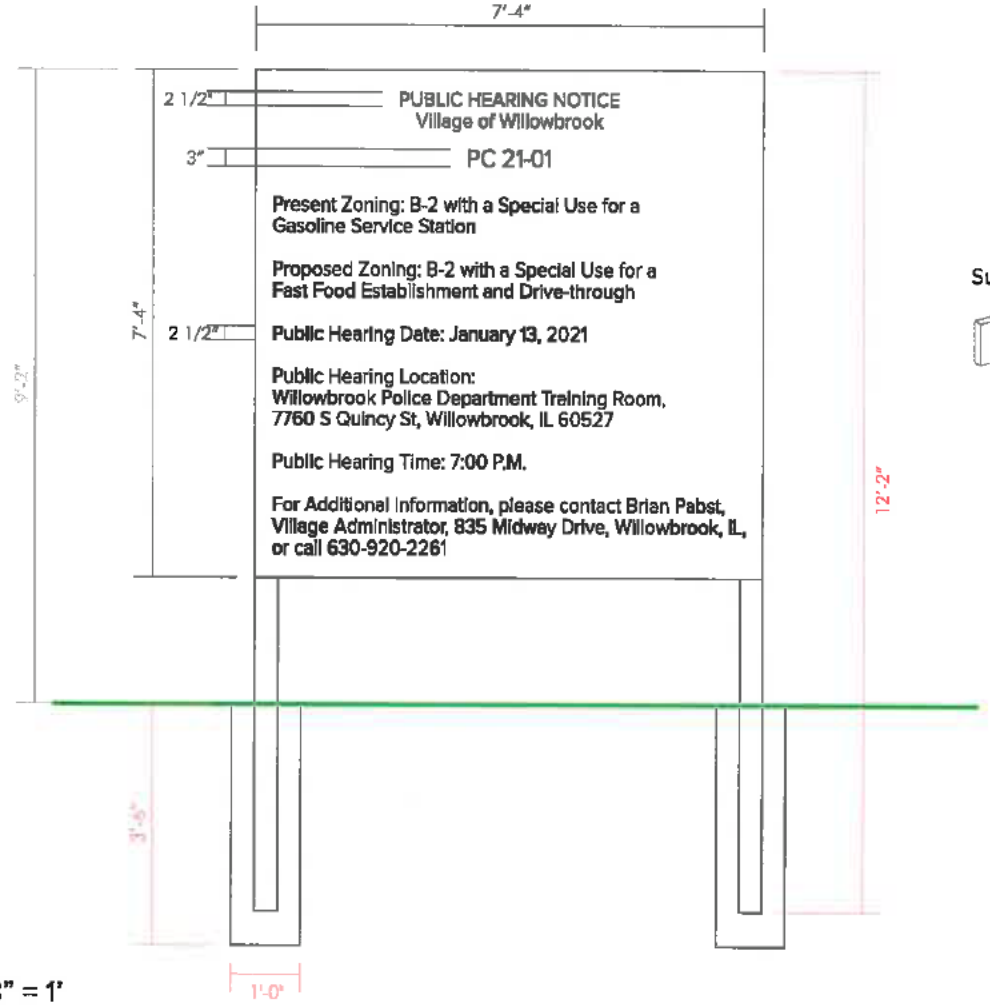
Scale: 3/4" = 1'-0"

COLOR SPECIFICATIONS

- 3M #680-10 White Scotchlite reflective vinyl
- Background printed to match PMS Black 7C
- Digitally printed graphics

S11 Custom S/F Post and Panel Sign (Qty. 2)

Install new custom s/f post and panel signs as shown. 4" square wood posts painted white with 1/2" thick white MDO panel with black vinyl graphics applied. Faces to be screw mounted to posts. Direct bury.



Substrate	Vinyl
1/2" White MDO	3M Scotchcal #3630-22 Black

Scale | 3/8" = 1'

priority sign

Revisions:			
Added to book - KB - 12.16.2020	X		
X	X		
X	X		

File Location: Drive/Clients/ STND ___ CSTM ___

AS CR EN

Date: 12.19.2018

Designer: KB PM: MC

City/State: Willowbrook, IL

Address: 7505 S. Kingery

Drawing # C59897

OE # 120390

WILLOWBROOK PANDA EXPRESS

PANDA PROJECT #D7058

7505 KINGERY HIGHWAY
WILLOWBROOK, IL 60527

FINAL ENGINEERING PLANS

DEVELOPMENT TEAM

CURRENT OWNER
TRUE NORTH ENERGY, LLC
10346 BRECKSVILLE ROAD
BRECKSVILLE, OH 44141
PHONE: (440) 792-4266
CONTACT: RYAN HOWARD

DEVELOPER
PANDA EXPRESS, INC.
1683 WALNUT GROVE AVENUE
ROSEMEAD, CA 91770
PHONE: (847) 477-5125
FAX: (626) 372-8288
CONTACT: HAKIM YALA

CIVIL ENGINEER/SURVEYOR/
LANDSCAPE ARCHITECT
ATWELL, LLC
1250 EAST DIEHL ROAD, SUITE 300
NAPERVILLE, IL 60563
PHONE: (630) 577-0800
FAX: (630) 577-0900
CONTACT: BRIAN STYCK, P.E.

ARCHITECT
NORR
150 W. JEFFERSON AVENUE, SUITE 1300
DETROIT, MI 48226
PHONE: (313) 324-3065
CONTACT: DINA MEKAWY

GOVERNING AGENCIES & UTILITY CONTACTS

MUNICIPALITY/ZONING
VILLAGE OF WILLOWBROOK
835 MIDWAY DRIVE
WILLOWBROOK, IL 60527
PHONE: (630) 920-2233
CONTACT: ANN CHOI

SOIL EROSION/STORMWATER
ENGINEERING DEPARTMENT
835 MIDWAY DRIVE
WILLOWBROOK, IL 60527
PHONE: (630) 920-2238
CONTACT: DAN LYNCH

WATER SEWER
VILLAGE OF WILLOWBROOK WATER
DIVISION
835 MIDWAY DRIVE
WILLOWBROOK, IL 60527
PHONE:(630) 920-2236
CONTACT: ANDREW PASSERO

SEWER
DUPAGE COUNTY PUBLIC WORKS
421 N. COUNTY FARM ROAD
WHEATON, IL 60187
PHONE: (630) 407-6600
CONTACT: EDWARD BUGA

ELECTRIC
COMMON WEALTH EDISON
PHONE: 1 (877) 429-6331

GAS
NICOR - WATCH AND PROTECT
REPRESENTATIVE
PHONE: (847) 344-0111
CONTACT: RAHUL

TELEPHONE
AT&T
PHONE: (630) 573-5667
CONTACT: ROBERT GILBERT

COMCAST
PHONE: (224) 228-5648
CONTACT: ROBERT STROLL

PANDA EXPRESS STANDARD NOTES:

1. THE GEOTECHNICAL INVESTIGATION PREPARED BY TERRACON CONSULTANTS, INC. DATED 12/28/2020 AND ANY SUBSEQUENT ADDENDUMS IS CONSIDERED PART OF THE CONTRACT DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE REPORT'S RECOMMENDATIONS AND FINDINGS WITH THE OWNER, ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION. IMPLEMENTATION OF THE REPORT'S RECOMMENDATIONS MAY REQUIRE THE CONTRACTOR TO PERFORM ADDITIONAL WORK NOT SHOWN ON THE CIVIL PLANS INCLUDING BUT NOT LIMITED TO EXCAVATION, REMEDIATION, DEWATERING, COMPACTION ETC.
2. CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL ENSURE 100% COVERAGE OF ALL LANDSCAPED AREAS WITHIN LIMITS OF WORK, INCLUDING POTENTIAL OFFSITE AREAS. COVERAGE SHALL INCLUDE BOTH LANDSCAPING AND IRRIGATION.

811 Know what's **below.** **Call** before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE DIRECTED TO ASSUME ANY RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OF THE WORK, OF PERSONS EMPLOYED IN THE WORK, OF ANY OTHER PERSONS ON OR ANY OTHER PERSONS.

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24-HOUR CONTACT:
PANDA PM
HAKIM YALA
847-477-5125

LEGAL DESCRIPTION

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO.: NCS-968541-CLE
COMMITMENT DATE: AUGUST 28, 2020

THE NORTH 170.0 FEET OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST RIGHT OF WAY OF STATE ROUTE 83, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 102.65 FEET EAST OF THE NORTH-WEST CORNER OF SAID SOUTHEAST 1/4; THENCE EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 256.24 FEET; THENCE SOUTH, ALONG A LINE PARALLEL WITH THE EAST RIGHT OF WAY LINE OF SAID STATE ROUTE 83, A DISTANCE OF 170 FEET; THENCE WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 256.24 FEET TO THE INTERSECTION OF SAID PARALLEL LINE WITH THE EAST RIGHT OF WAY OF SAID STATE ROUTE 83, WHICH POINT IS 102.45 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST 1/4; THENCE NORTH, ALONG THE EAST RIGHT OF WAY LINE OF SAID STATE ROUTE 83, A DISTANCE OF 170.0 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

BENCHMARKS:

SOURCE BENCHMARK:

NGS DI 35 - PID (DI3296)

TO REACH THE STATION FROM THE INTERSECTION OF SR 83 AND PLAINFIELD ROAD, GO EAST ALONG PLAINFIELD ROAD FOR APPROXIMATELY 0.5 MI (0.8 KM) TO THE STATION ON THE RIGHT. THE STATION IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF PLAINFIELD ROAD AND MADISON STREET.

THE STATION IS 70.0 FT (21.3 M) SOUTH OF THE CENTERLINE OF PLAIN FIELD ROAD AND 38.5 FT (11.7 M) EAST OF THE CENTERLINE OF MADISON STREET. THE MONUMENT IS A 3.5 INCH (9 CM) BRASS DISK ON THE BASE OF A TRAFFIC SIGNAL, 0.8 FT (0.2 M) ABOVE GRADE.

ELEVATION: 732.18 (NAVD 88)

SITE BENCHMARKS AND CONTROL

BM #204 :

SET BENCHMARK ON THE SOUTHERLY BOLT, UNDER THE WORD 'CITY', ON A HYDRANT ON THE SOUTH SIDE OF 75TH STREET, 30ft EAST OF THE INTERSECTION OF 75TH STREET AND ROUTE 83, ROBERT KINGERY HIGHWAY.

ELEVATION - 718.58 (NAVD 88)

CONTROL #1

SET CAPPED IRON ROD AT THE SOUTHEAST CORNER OF 75TH STREET AND ROUTE 83, ROBERT KINGERY HIGHWAY, 15' SOUTHEAST OF A TRAFFIC SIGNAL AND 18' EAST OF THE BACK OF CURB OF ROUTE 83.

N: 1862566.52 (NAD 83)
E: 1090379.92 (NAD 83)

CONTROL #2

SET CUT "X" IN A CONCRETE SIDEWALK ON THE EAST SIDE OF ROUTE 83, ROBERT KINGERY HIGHWAY, 235' SOUTH OF THE INTERSECTION OF 75TH STREET AND ROUTE 83, ROBERT KINGERY HIGHWAY, 28' EAST OF THE BACK OF CURB OF ROUTE 83.

N: 1862417.41 (NAD 83)
E: 1090382.03 (NAD 83)

CONTROL #3

SET CUT "X" IN A CONCRETE SIDEWALK ON THE SOUTH SIDE OF 75TH STREET, 316' EAST OF THE INTERSECTION OF 75TH STREET AND ROUTE 83, ROBERT KINGERY HIGHWAY, AND 7' NORTH OF A FIRE HYDRANT.

N: 1862623.35 (NAD 83)
E: 1090909.32 (NAD 83)

RONNIE E. KEHR
062-061201
REGISTERED PROFESSIONAL ENGINEER
OF ILLINOIS
DATE: 04/28/2021
EXP: 11/30/2021

SITE INFORMATION:

*ITEMS MARKED WITH AN ASTERISK VARY FROM THE VILLAGE CODE AND WILL REQUIRE A VARIANCE

JURISDICTION: VILLAGE OF WILLOWBROOK
ZONING DISTRICT: B-2 COMMUNITY SHOPPING

SITE AREA CALCULATIONS:

TOTAL SITE AREA	1.0 ACRES
PERVIOUS AREA	0.29 ACRES
IMPERVIOUS AREA	0.71 ACRES
RESTAURANT BUILDING AREA	2,300 SF
TRASH ENCLOSURE AREA	307 SF
TOTAL BUILDING AREA	2,607 SF

	REQUIRED	PROVIDED
MIN. LOT AREA	2.0 ACRES	1.00 ACRES (43,561 SF)*
MIN. LOT WIDTH	200'	170'*
MIN. LOT DEPTH	200'	256.24
MAX. LOT COVERAGE	50%	6.0%
MAX. BUILDING HEIGHT	30'	23'
MAX. FLOOR AREA RATIO	0.30	0.06

EXISTING BUILDING SETBACK	REQUIRED	PROVIDED
FRONT (WEST)	60'	81.5'
ROUTE 83 (WEST)	100'	91.5'
SIDE EXTERIOR (NORTH)	60'	52.2'
SIDE INTERIOR (SOUTH)	30'	58.2'
REAR (EAST)	40'	127.6'

PROPOSED BUILDING SETBACK	REQUIRED	PROVIDED
FRONT (WEST)	60'	80.2'*
ROUTE 83 (WEST)	100'	91.2'*
SIDE EXTERIOR (NORTH)	60'	48.4'*
SIDE INTERIOR (SOUTH)	30'	61.9'
REAR (EAST)	40'	161.6'

PARKING SETBACK	REQUIRED	PROVIDED
FRONT (WEST)	25'	25'
SIDE EXTERIOR (NORTH)	15'	15'
SIDE INTERIOR (SOUTH)	10'	10'
REAR (EAST)	10'	13.3'

DRIVE AISLE WIDTH: 24' UNLESS OTHERWISE NOTED

FLOOD HAZARD: ZONE X
FIRM MAP NO. 17043C0169J, DATED 8/1/2019

EXISTING INFORMATION:
EXISTING SITE CONDITIONS ARE BASED ON AN ALTA/NSPS LAND TITLE SURVEY BY ATWELL, LLC DATED 9/23/2020

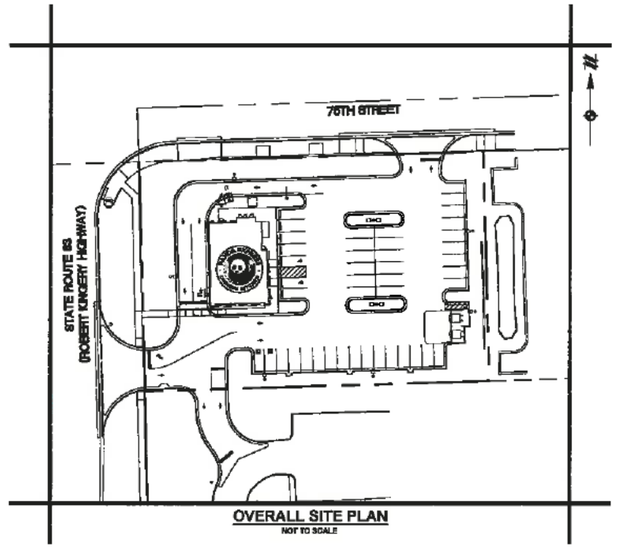
SITE LIGHTING:
PHOTOMETRICS DESIGNED BY OTHERS. POLE LOCATIONS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY FINAL LOCATIONS WITH PHOTOMETRICS PLAN AND OWNER PRIOR TO CONSTRUCTION.

PARKING DATA

	REQUIRED	PROVIDED
LOADING BERTHS	0	0

REQUIRED PARKING CALCULATION:
1 PARKING SPACE PER 100 SF OF FLOOR AREA
1 SPACE/100 SF * 2,300 SF = 23 SPACES

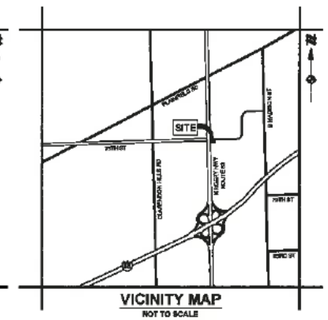
TOTAL REQUIRED SPACES	23 SPACES
PROVIDED	
REGULAR (9' X 18') OR (8' X 21')	40 SPACES
DRIVE-THRU PICKUP (9' X 18')	2 SPACES
ADA (8' X 21')	2 SPACES
TOTAL PROVIDED SPACES	44 SPACES



OVERALL SITE PLAN
NOT TO SCALE



REGIONAL MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

SHEET INDEX

C01.0	COVER SHEET
C01.1	GENERAL NOTES
C01.2	GENERAL NOTES
C02.0	EXISTING CONDITIONS
C02.1	DEMOLITION PLAN
C03.0	SOIL EROSION AND SEDIMENTATION CONTROL PLAN
C03.1	SOIL EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS
C04.0	SITE LAYOUT PLAN
C04.1	DETAILED SITE LAYOUT PLAN
C05.0	GRADING PLAN
C05.1	DETAILED GRADING
C05.2	DETAILED GRADING
C06.0	STORM SEWER PLAN
C07.0	UTILITY PLAN
C07.1	DETAILED UTILITY PLAN
C08.0	CONSTRUCTION DETAILS
C08.1	CONSTRUCTION DETAILS
C08.2	CONSTRUCTION DETAILS
C08.3	CONSTRUCTION DETAILS
C08.4	CONSTRUCTION DETAILS
C08.5	CONSTRUCTION DETAILS
C08.6	CONSTRUCTION DETAILS
C08.7	CONSTRUCTION DETAILS
L01.0	LANDSCAPE PLAN
L01.1	LANDSCAPE NOTES AND DETAILS

NOT FOR CONSTRUCTION

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

VILLAGE PLAN REV. #1	01/19/2021
VILLAGE PLAN REV. #2	01/27/2021
IDOT PLAN REV. #1	04/09/2021
VILLAGE PLAN REV. #4	04/14/2021
VILLAGE PLAN REV. #5	04/29/2021

ISSUE DATE:

PC SUBMITTAL	11/20/2020
PC SUBMITTAL #2	03/24/2021

DRAWN BY: LEH

PANDA PROJECT #: D7058
ATWELL PROJECT #: 18003769.01

NORR

ATWELL
888.850.4300 www.atwell-group.com
1250 EAST DIEHL ROAD, SUITE 300
NAPERVILLE, IL 60563
DESIGN FIRM #184-005875

PANDA EXPRESS
WARM & WELCOME 2300
7505 KINGERY HIGHWAY
WILLOWBROOK, IL 60527

COVER SHEET

C01.0

TRUE WARM & WELCOME 2300

GENERAL CONSTRUCTION NOTES

1. ALL SITE WORK AND GRADING OPERATIONS WITHIN THE LIMITS OF THIS PROJECT SHALL BE DONE IN ACCORDANCE WITH THE CURRENT EDITION, AND ALL REVISIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. THE CONTRACTOR SHALL ALSO FOLLOW ALL STATE, COUNTY AND LOCAL JURISDICTIONAL ORDINANCES AND REQUIREMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING ALLEYS, STREETS OR HIGHWAYS. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE ALLEYS, STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES, AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE OWNER.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF IDOT STANDARD TRAFFIC CONTROL AND PROTECTION DEVICES TO INFORM AND PROTECT THE PUBLIC, IN COMPLIANCE WITH IDOT STANDARD TRAFFIC CONTROL AND PROTECTION SPECIFICATIONS.
4. EASEMENTS FOR EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT OF WAY ARE SHOWN ON THE PLANS ACCORDING TO INFORMATION AVAILABLE IN THE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER SO THAT THE CONFLICT MAY BE RESOLVED.
5. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED AND APPROVED BY THE OWNER AND MUNICIPALITY.
6. THE CONTRACTOR SHALL GUARANTEE HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE AND SHALL BE HELD RESPONSIBLE FOR ANY DEFECTS IN MATERIAL OR WORKMANSHIP DURING THAT PERIOD.
7. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL REGULATIONS, CODES AND O.S.H.A. STANDARDS.
8. CONTRACTOR SHALL REFER TO THE MOST RECENT ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDING.
9. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
10. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY PREPARED BY ATWELL, LLC DATED 9/23/2020.
11. TOTAL PROPERTY IS 1.00 ACRES.
12. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLANS.
13. ALL STRIPING SHALL BE 4" WHITE PAINT UNLESS OTHERWISE NOTED. ALL STRIPING SHALL BE APPLIED WITH TWO COATS OF PAINT AT MANUFACTURER'S RECOMMENDED RATE.
14. THE BUILDING AND PARKING ARE PARALLEL AND/OR PERPENDICULAR TO THE WEST PROPERTY LINE, N01°41'03"W.

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL WASTE MATERIAL IN A LOCATION AND IN A MANNER APPROVED BY ALL GOVERNING AUTHORITIES INCLUDING, BUT NOT LIMITED TO, STRUCTURES, FOUNDATIONS, CONCRETE, ASPHALT, STEEL, UTILITIES, DRAINAGE STRUCTURES, ETC.
2. CONTRACTOR TO DEMOLISH THE SITE SUCH THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS CAN BE CONSTRUCTED.
3. ALL UNSUITABLE MATERIAL THAT WOULD CONFLICT WITH THE PROPER CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE REMOVED.
4. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM ALL GOVERNING AGENCIES PRIOR TO THE START OF SITE DEMOLITION.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT ALL EXISTING UTILITY SERVICES ARE DISCONNECTED OR PROTECTED PRIOR TO THE START OF DEMOLITION OF THE SITE.
6. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES ASSOCIATED WITH UTILITY COORDINATION.
7. THE EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN LOCATED BASED ON THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. CONTRACTOR SHALL VERIFY THE LOCATIONS PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE OWNER.
8. PRIOR TO THE START OF ANY SITE DEMOLITION, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
9. CONTRACTOR MUST PROVIDE SAFETY FENCING FROM PUBLIC ACCESS TO THE SITE PRIOR TO THE START OF DEMOLITION ACTIVITY AND UNTIL SITE CONSTRUCTION HAS BEEN COMPLETED.
10. SITE DEMOLITION SHALL NOT CONFLICT WITH ACCESS TO ADJACENT SITES OR TRAFFIC AND PEDESTRIAN FLOW IN ADJACENT PUBLIC R.O.W.'S.
11. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITY.
12. ANY IMPROVEMENTS, STRUCTURES, PAVEMENTS, UTILITIES, OR PROPERTY, EITHER ON-SITE OR OFF-SITE, THAT BECOMES DAMAGED DURING SITE CONSTRUCTION SHALL BE REPLACED BACK TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
13. EARTH EXCAVATION AND/OR BUILDING DEMOLITION THAT RESULTS IN SOIL AND/OR BUILDING DEMOLITION DEBRIS HAUL-OFF SHALL BE EXECUTED IN ACCORDANCE WITH THE ILLINOIS POLLUTION CONTROL BOARD CLEAN CONSTRUCTION OR DEMOLITION DEBRIS RULE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE IF THE HAUL-OFF MATERIAL IS CLEAN OR CONTAMINATED AND WITHIN THE ALLOWABLE LIMITS OF THE RULE.

PAVEMENT

1. PAVEMENT DESIGN REQUIREMENTS FOR ALL PUBLIC AND PRIVATE STREETS, SHALL BE IN ACCORDANCE WITH ALL LOCAL/MUNICIPAL CODES AND THE CURRENT EDITION OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. THE SUBGRADE OF ALL ROADS SHALL BE GRADED AND ROLLED IN ACCORDANCE WITH SECTION 301 OF THE STANDARD SPECIFICATIONS FOR THE ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION, BY THE DEPARTMENT OF TRANSPORTATION.
3. SUBGRADE MATERIAL HAVING AN IBV LESS THAN 8.0 SHALL BE REMOVED AND REPLACED WITH SUITABLE FILL MATERIAL OR THE PAVEMENT MUST BE DESIGNED TO COMPENSATE FOR THE EXISTING SOIL CONDITIONS.
4. THE BITUMINOUS CONCRETE BINDER AND SURFACE COURSE SHALL COMPLY WITH THE STATE OF ILLINOIS CLASS I, QC SETTS AND SHALL BE IN ACCORDANCE WITH SECTION 406 OF THE STANDARD SPECIFICATIONS. A PRIME TACK COAT SHALL BE APPLIED TO THE BASE COURSE AT A RATE OF 0.40 GALLONS PER SQUARE YARD.
5. AFTER A BASE CURING PERIOD OF NOT MORE THAN FIVE (5) DAYS AFTER PRIMING, A BITUMINOUS CONCRETE BINDER COURSE (MIXTURE B) SHALL BE CONSTRUCTED UPON THE BASE COURSE.
6. A PRIME TACK COAT SHALL BE APPLIED AT A RATE OF 0.15 GALLONS PER SQUARE YARD, AFTER WHICH BITUMINOUS SURFACE COURSE, CLASS I, MODIFIED, SHALL BE CONSTRUCTED.
7. ONE (1) INCH PRE-MOLDED BITUMINOUS EXPANSION JOINTS HAVING TWO (2) ONE (1) INCH DOWEL BARS SHALL BE INSTALLED AT 45 FOOT INTERVALS AND AT ALL POINTS OF CURVATURE ALONG THE CURB WHERE THE RADIUS IS LESS THAN 100 FEET. THE DOWEL BARS SHALL BE 18 INCHES LONG, SHALL BE PROPERLY GREASED AND HAVE EXPANSION CAPS. CONTRACTION JOINT SHALL BE FORMED AT MAXIMUM OF 15-FOOT INTERVALS.
8. CONCRETE PAVEMENT CONTRACTION JOINTS SHALL BE PROVIDED AT SPACING OF 12' CENTERS, MAXIMUM EACH WAY. CONSTRUCTION JOINTS SHALL BE PLACED AT LOCATIONS WHERE PLACEMENT OPERATIONS HAVE BEEN STOPPED FOR A PERIOD OF MORE THAN ½ HOUR.
9. SIDEWALKS SHALL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE TO A MINIMUM THICKNESS OF FOUR (4) INCHES. ALL SIDEWALKS SHALL HAVE A MINIMUM OF A 6 BAG MIX WITH A MINIMUM OF 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI. THE SIDEWALKS WHEN CONSTRUCTED SHALL CONTAIN NOT LESS THAN FOUR (4) PERCENT, NO MORE THAN SEVEN (7) PERCENT ENTRAINED AIR. THE SLUMP SHALL BE NOT LESS THAN TWO (2) INCHES, NOT MORE THAN FOUR (4) INCHES. CONTRACTION JOINTS SHALL BE PROVIDED AT 5' MAXIMUM SPACING. EXPANSION JOINTS SHALL BE PROVIDED AT 45' MAXIMUM SPACING.
10. ALL EXPOSED CONCRETE WORK INCLUDING SIDEWALKS AND CURBS MUST HAVE CURING COMPOUND APPLIED IN ACCORDANCE WITH THE STATE STANDARDS.
11. THE CONSTRUCTION OF ALL PAVEMENT, CURBS AND GUTTERS, AND SIDEWALK IMPROVEMENTS, INCLUDING THE USE OF ALL MACHINERY, EQUIPMENT AND TOOLS, AND THE FURNISHING OF ALL MATERIALS, AND THE CONSTRUCTION OF ALL OTHER WORK NECESSARY TO COMPLETE THE PROPOSED IMPROVEMENTS, SHALL BE CONSTRUCTED ACCORDING TO THE REQUIREMENTS AS OUTLINED IN THE STATE'S STANDARD SPECIFICATIONS. THE MATERIAL FOR THOSE IMPROVEMENTS SHALL BE IN CONFORMANCE WITH THE APPROPRIATE SECTION OF THE STATE STANDARD SPECIFICATIONS.
12. ALL EXISTING MANHOLES AND BASINS SHALL BE ADJUSTED TO MEET FINISHED GRADE. THIS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
13. ALL PHASES OF PAVING IMPROVEMENTS MAY BE SUBJECT TO PERIODIC INSPECTION BY A REPRESENTATIVE OF THE ENGINEER.
14. ALL PAVING IMPROVEMENTS INSTALLED WILL BE SUBJECT TO TESTING, AS PROVIDED FOR IN THESE SPECIFICATIONS AND IN THE STANDARD SPECIFICATIONS. IF ANY IMPROVEMENTS ARE FOUND TO BE DEFECTIVE IN WORKMANSHIP OR MATERIALS, THAN THEY SHALL BE REMOVED AND REPLACED.
15. ALL STREETS, CURBS, GUTTERS AND SIDEWALKS WHICH ARE CONSTRUCTED WITHIN PUBLIC RIGHT-OF-WAY SHALL BE UNDER WARRANTY FOR ALL DEFECTS AND FAILURES FOR A PERIOD OF TWO (2) YEARS AFTER THE DATE OF ACCEPTANCE.
16. PAVEMENT SUBGRADE PREPARATION SHALL BE COMPLETED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION REPORT PREPARED BY TERRACON CONSULTANTS, INC. DATED 12/28/2020.

STORM SEWER NOTES

1. ALL STORM SEWER CROSSING WATERMAIN SHALL BE CONSTRUCTED WITH "O" RING JOINTS PER ASTM C-443.
2. STORM SEWER PIPE SHALL BE AS SPECIFIED ON PLANS AND CONFORM TO THE FOLLOWING (WHERE APPLICABLE):
   A. CORRUGATED SMOOTH WALLED INTERIOR HIGH DENSITY POLYETHYLENE PIPE (HDPE) SHALL CONFORM TO AASHTO M294 TYPES S FOR SIZES 12" AND LARGER AND AASHTO M252 TYPE S FOR SIZES SMALLER THAN 12". JOINS SHALL BE BELL AND SPIGOT AND SHALL BE WATERTIGHT, RUBBER GASKET FOR JOINTS SHALL CONFORM TO ASTM F477.
   B. REINFORCED CONCRETE PIPE C-76 CL. III UNDER NON PAVED AREAS AND C-76 CL IV UNDER PAVED SURFACES UNLESS OTHERWISE NOTED.
   C. POLYVINYL CHLORIDE (PVC) STORM SEWER SHALL BE INTEGRAL WALL BELL AND SPIGOT TYPE WITH ELASTOMERIC SEAL JOINTS AND SMOOTH INNER WALLS IN ACCORDANCE WITH AASHTO M 304. JOINTS AND GASKETS SHALL CONFORM TO ASTM D3212 AND ASTM F 477.
3. STORM SEWER MANHOLES, CATCH BASINS AND INLETS SHALL BE PRECAST CONCRETE (ASTM C-478).
4. ALL STRUCTURE LIDS SHALL BE IMPRINTED "STORM", AND ALL GRATES SHALL BE IMPRINTED WITH THE "DUMP NO WASTE-DRAINS TO CREEK" EMBLEM. FRAMES AND LIDS SHALL BE OF THE FOLLOWING: NEENAH R-1713 WITH TYPE B LID, AND NEENAH R-3281-A. THE APPROPRIATE GOVERNING AGENCIES AND THE LOCAL MUNICIPALITY SHALL APPROVE ANY VARIATION FROM THESE TYPES OF FRAMES AND LIDS.
5. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT.
6. ALL STORM DRAINS THAT FALL WITHIN PAVED AREAS SHALL BE BACKFILLED WITH GRANULAR TRENCH BACKFILL ACCORDING TO ILLINOIS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
7. RIM ELEVATIONS FOR STORM SEWER STRUCTURES IN CURB LINE ARE FLOW LINE ELEVATIONS.

GRADING NOTES

1. EARTH EXCAVATION SHALL INCLUDE CLEARING, STRIPPING AND STOCKPILING TOPSOIL, REMOVING UNSUITABLE MATERIALS, THE CONSTRUCTION OF EMBANKMENTS, CONSTRUCTING NONSTRUCTURAL FILLS, AND FINAL SHAPING AND TRIMMING TO THE LINES GRADES AND CROSS SECTIONS SHOWN IN THE PLANS. THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE PROVISIONS OF DIVISION 200 OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. ALL UNSUITABLE OR EXCESS MATERIAL SHALL BE DISPOSED OF AS REQUIRED, AS SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER. PROOF ROLLING, DISCING AND DEWATERING ARE EXCAVATORS RESPONSIBILITY AND CONSIDERED INCIDENTAL.
2. THE GRADING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.
3. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE. A MINIMUM OF FOUR (4") INCHES OF TOPSOIL IS TO BE PLACED, OR AS OTHERWISE NOTED ON THE LANDSCAPE PLAN, BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED IN AREAS TO RECEIVE VEGETATIVE COVER.
4. SOILS INFORMATION TAKEN FROM A GEOTECHNICAL INVESTIGATION REPORT DATED 12/28/2020, PREPARED BY TERRACON CONSULTANTS, INC., IN THE EVENT OF A CONFLICT BETWEEN THESE NOTES AND THE GEOTECHNICAL INVESTIGATION REPORT, THE GEOTECHNICAL INVESTIGATION REPORT SHALL GOVERN.
5. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT PRIOR TO EARTH MOVING AND UTILITY INSTALLATION. CONTRACTOR SHALL FOLLOW THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
6. THE CONTRACTOR SHALL FURNISH THE OWNER WITH CERTIFICATES OF COMPLIANCE WITH THE SPECIFICATIONS FOR ALL MATERIALS USED IN THE CONSTRUCTION OF THIS IMPROVEMENT. THE CERTIFICATE SHALL INCLUDE TEST RESULTS AND SKETCHES SHOWING COMPLIANCE WITH THE APPLICABLE ASTM SPECIFICATIONS.
7. ALL BUILDING PADS SHALL HAVE A MINIMUM BEARING CAPACITY OF 2,000 P.S.F. FOR BUILDING SUPPORT.
8. THE SELECTED FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS IS APPROXIMATELY NINE INCHES (9)', EACH LIFT SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE "MODIFIED PROCTOR" COMPACTION TEST (ASTM D 1557). HOWEVER, IF COMPACTION EQUIPMENT DEMONSTRATES THE ABILITY TO COMPACT GREATER THICKNESS, THEN A GREATER THICKNESS MAY BE SPECIFIED. EACH LAYER SHALL BE THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY.
9. OVERLAND DRAINAGE ROUTING AND SWALES SHALL BE CONSTRUCTED AS SHOWN ON PLANS.
10. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
11. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 4H:1V OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH STATE, LOCAL AND COUNTY SPECIFICATIONS, INCLUDING IN ACCORDANCE WITH THE N.P.D.E.S. GENERAL PERMIT, UNTIL A HEALTHY STAND OF GRASS IS OBTAINED
12. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
13. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
14. ALL SPOT GRADES ALONG CURB LINE ARE FLOWLINE GRADES UNLESS OTHERWISE NOTED. ALL RIM ELEVATIONS ARE FLOWLINE ELEVATIONS.
15. ALL STORM SEWER AND UTILITY STRUCTURE RIMS SHALL BE FLUSH WITH PAVEMENT OR FINISHED GRADE.
16. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
17. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
18. AT THE START OF EARTHWORK OPERATIONS, ANY VEGETATION, TOPSOIL, UNSUITABLE MATERIAL, AND DEBRIS FROM ANY DEMOLITION SHALL BE ENTIRELY REMOVED FROM PROPOSED BUILDING AND PAVEMENT AREAS.

SANITARY SEWER NOTES

1. WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH ALL STATE, COUNTY, AND LOCAL GOVERNING JURISDICTIONS AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS".
2. ALL SANITARY SEWER PIPE TO BE PVC SDR 26 CONFORMING TO ASTM D-3034 SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED. JOINTS SHALL BE FACTORY MANUFACTURED WITH LOCKING RUBBER RING CONFORMING TO ASTM D-3212. PVC PRESSURE PIPE SHALL CONFORM TO ASTM D-2241 AND ASTM D-3139 JOINT SPECIFICATIONS.
3. INFILTRATION OR EXFILTRATION SHALL NOT EXCEED 100 GALLONS PER 24 HOURS PER MILE PER INCH-DIAMETER OF THE SEWER PIPE, FOR ANY SECTION OF THE SYSTEM AND AT ANY TIME DURING ITS SERVICE LIFE. TESTING IS REQUIRED PER THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS."
4. ALL STRUCTURE LIDS SHALL BE IMPRINTED "SANITARY". FRAMES AND LIDS SHALL BE OF THE FOLLOWING: NEENAH R-1772B, NEENAH R-1712B. THE APPROPRIATE GOVERNING AGENCIES AND THE LOCAL MUNICIPALITY SHALL APPROVE ANY VARIATION FROM THESE TYPES OF FRAMES AND LIDS.
5. CONTRACTOR TO PROVIDE A 2' x 2' x 8" CONCRETE COLLAR AROUND ALL CLEANOUTS OUTSIDE OF THE BUILDING.
6. SANITARY MANHOLES SHALL BE INSPECTED AND LEAKAGE TESTED FOR WATER TIGHTNESS IN ACCORDANCE WITH ASTM C969-94, PRIOR TO BEING PLACED INTO SERVICE.
7. PIPE DEFLECTION SHALL NOT EXCEED THE MANUFACTURER'S RECOMMENDED DEFLECTION LIMITS OR A MAXIMUM OF 5% OF THE INTERNAL DIAMETER OF THE PIPE, WHICHEVER IS MORE STRINGENT. DEFLECTION TESTING SHALL BE IN ACCORDANCE WITH SECTION 31-1.13 OF THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS."
8. ALL SANITARY SEWERS SHALL PASS AN AIR TEST IN CONFORMANCE WITH THE "STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS". THE SEWER SHALL BE TESTED AT AN INITIAL PRESSURE OF 3.5 PSIG ABOVE THE LEVEL OF THE GROUND WATER, AND THE TIME FOR A PRESSURE DROP OF 1 PSI SHALL BE DETERMINED.

WATER MAIN NOTES

1. WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH ALL STATE, COUNTY, AND LOCAL GOVERNING JURISDICTIONS AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS".
2. WATER MAIN PIPE SHALL BE DUCTILE IRON CLASS 52, CONFORMING TO AWWA C151 (ANSI A21.51) WITH CEMENT MORTAR LINING. DUCTILE IRON PIPE WATERMAIN SHALL HAVE POLYETHYLENE WRAP IN ACCORDANCE WITH AWWA C-105-92.
3. DUCTILE IRON PIPE JOINTS SHALL CONFORM TO AWWA C111 (ANSI A21.11).
4. DUCTILE IRON FITTINGS SHALL CONFORM TO AWWA C110 (ANSI 21.10) OR AWWA C153 (ANSI A21.53).
5. WATER SERVICES SHALL BE TYPE K COPPER PIPE IN ACCORDANCE WITH AWWA M-22.
6. THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS, TEES AND FIRE HYDRANTS.
7. ALL STRUCTURE LIDS SHALL BE IMPRINTED "WATER". FRAMES AND LIDS SHALL BE NEENAH R-1772A WITH TYPE B LID, NEENAH R-1712-B. THE APPROPRIATE GOVERNING AGENCIES AND THE LOCAL MUNICIPALITY SHALL APPROVE ANY VARIATION FROM THIS TYPE OF FRAME AND LID.
8. ALL WATER MAIN AND SERVICES SHALL BE INSTALLED A MINIMUM OF 5.5 FEET BELOW FINISHED GRADE UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE ENGINEER.
9. HORIZONTAL SEPARATION:
   A) WATER MAINS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER OR SEWER SERVICES CONNECTION.
   B) WATER MAINS MAY BE LAID CLOSER THAN TEN FEET TO A SEWER LINE WHEN:
      1) LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET;
      2) THE WATER MAIN INVERT IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER; AND
      3) THE WATER MAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER.
   C) BOTH THE WATER MAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE WHEN IT IS IMPOSSIBLE TO MEET (A) OR (B) ABOVE. THE DRAIN OR SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.
10. VERTICAL SEPARATION:
    A) A WATER MAIN SHALL BE LAID SO THAT ITS INVERT IS 18 INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATER MAINS CROSS STORM SEWERS, SANITARY SEWERS ON SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATER MAIN LOCATED WITHIN TEN FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSING. A LENGTH OF WATER MAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANCE FROM THE SEWER OR DRAIN.
    B) BOTH THE PROPOSED WATER MAIN AND PROPOSED SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE WHEN:
       1) IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN (A) ABOVE; OR
       2) THE WATER MAIN PASSES UNDER A SEWER OR DRAIN.
    C) WHEN A PROPOSED SEWER IS CONSTRUCTED ABOVE AN EXISTING WATER MAIN OR A PROPOSED WATER MAIN IS CONSTRUCTED BELOW AN EXISTING SEWER, A WATERMAIN QUALITY CASING MAY BE CONSTRUCTED AROUND THE PROPOSED PIPE IN A IN LIEU OF CONSTRUCTING BOTH PIPES OF WATERMAIN QUALITY PIPE.
    D) A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATER MAIN SHALL BE MAINTAINED WHERE A WATER MAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATER MAIN.
    E) CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATER MAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN FEET.
11. THE CONTRACTOR SHALL VERIFY WITH THE PUBLIC SERVICES DEPARTMENT FOR SPECIFIC MAKE AND MODEL OF FIRE HYDRANTS. THE BASE ELBOW OF THE HYDRANT SHALL BE PROPERLY THRUST BLOCKED AND SHALL BE PROVIDED WITH CLEAN WASHED STONE AND A POLYETHYLENE COVERING.
12. ALL FIRE HYDRANTS SHALL BE FURNISHED AND INSTALLED COMPLETE WITH A SIX (6) INCH AUXILIARY VALVE AND CAST IRON VALVE BOX. VALVES SHALL BE RESILIENT VALVE WEDGE SHALL BE CLOW F-2454 WITH CLOW F-2495 COVERS OR APPROVED EQUAL.
13. VALVES SHALL CONFORM TO THE STANDARDS OF THE LATEST AWWA C500, AND SHALL HAVE MECHANICAL JOINT ENDS. VALVES SHALL BE RESILIENT. TAPPING SLEEVES SHALL BE ALL STAINLESS STEEL WITH A STAINLESS STEEL FLANGE OR ALL DUCTILE IRON.
14. ALL VALVES SHALL BE INSTALLED IN VALVE VAULT HAVING A MINIMUM DIAMETER OF 4 FEET BELOW THE CONCENTRIC CONE SECTION. THE VAULTS SHALL BE CONSTRUCTED OF PRECAST CONCRETE RINGS. ALL VALVE VAULTS SHALL BE LEAK PROOF.
15. BEFORE BEING PLACED INTO SERVICE, ALL NEW MAINS AND REPAIRED PORTIONS OF, OR EXTENSIONS TO EXISTING MAINS SHALL BE CHLORINATED SO THAT THE INITIAL CHLORINE RESIDUAL IS NOT LESS THAN 50 MG/L AND THAT A CHLORINE RESIDUAL OF NOT LESS THAT 25 MG/L REMAINS IN THE WATER AFTER STANDING TWENTY-FOUR (24) HOURS IN THE PIPE. WATER MAIN TO BE ACCEPTED BY VILLAGE BEFORE BEING PLACED INTO SERVICE.
16. THE CONTRACTOR SHALL COORDINATE WITH THE PUBLIC SERVICES DEPARTMENT AT LEAST TWO WORKING DAYS PRIOR TO MAKING THE SERVICE TAP TO COORDINATE SCHEDULE, VERIFY MATERIALS, AND SCHEDULE REQUIRED INSPECTIONS.

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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY ADJACENT STRUCTURES, OR OF ANY OTHER PERSONS.

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REVISIONS:

VILLAGE PLAN REV. #1	01/19/2021
VILLAGE PLAN REV. #2	01/27/2021
IDOT PLAN REV. #1	04/09/2021
VILLAGE PLAN REV. #4	04/14/2021
VILLAGE PLAN REV. #5	04/29/2021

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PC SUBMITTAL	11/20/2020
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EXISTING CONDITIONS LEGEND

- BOUNDARY LINE
- EXISTING ROW
- BOUNDARY ADJACENT LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR
- EXISTING CURB AND GUTTER
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER LINE
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND CABLE
- EXISTING CENTERLINE OF DITCH
- EXISTING GRAVEL
- EXISTING FENCE
- EXISTING VEGETATION LINE
- EXISTING MONITORING WELL
- SOIL BORING, REFER TO GEOTECHNICAL REPORT
- FOUND IRON ROD
- SITE CONTROL POINT
- EXISTING BOLLARD
- EXISTING FENCE POST
- EXISTING SIGN
- EXISTING TREE
- EXISTING CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING FLARED END SECTION
- EXISTING STORM CATCH BASIN/MANHOLE
- EXISTING WATER SHUTOFF
- EXISTING WATER VALVE
- EXISTING HYDRANT WITH SHUTOFF
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING IRRIGATION CONTROL VALVE
- UNDERGROUND GAS PIPE WARNING POST
- EXISTING TELEPHONE RISER
- EXISTING TRAFFIC SIGNAL
- EXISTING ELECTRIC TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING CABLE RISER
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING BUILDING

DEMOLITION LEGEND

- BOUNDARY LINE
- EXISTING ROW
- REMOVE CONCRETE CURB AND GUTTER
- FULL DEPTH SAWCUT LIMITS
- TREE PROTECTION FENCE, SEE DETAIL SHEET C03.1
- EXISTING FENCE/UTILITY TO BE REMOVED
- REMOVE EXISTING TREE/SHRUB
- REMOVE EXISTING ASPHALT/CONCRETE PAVEMENT
- REMOVE GRAVEL
- REMOVE EXISTING VEGETATION
- EXISTING BUILDING (TO BE REMOVED BY OTHERS)

LAYOUT LEGEND

- BOUNDARY LINE
- EXISTING ROW
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED DEPRESSED CURB AND GUTTER
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED LANDSCAPE BERM
- SETBACK LINE
- (4) PARKING SPACE COUNT
- R ADA RAMP
- BC DIMENSION TO BACK OF CURB
- PL DIMENSION TO PROPERTY LINE
- CL DIMENSION TO CENTER LINE
- EP DIMENSION TO EDGE OF PAVEMENT
- BP DIMENSION TO BUILDING
- PROPOSED LIGHT POLE/WALL PACK LIGHT
- PROPOSED SIGN
- ADA PROPOSED ACCESSIBLE PARKING SPACE SIGN
- S PROPOSED STOP SIGN
- DNE PROPOSED DO NOT ENTER SIGN
- LT PROPOSED RESTRICTED LEFT TURN SIGN SEE DETAIL SHEET C08.0
- PROPOSED REINFORCED CONCRETE PAVEMENT, SEE DETAIL SHEET C08.2
- PROPOSED CONCRETE SIDEWALK, SEE DETAIL SHEET C08.2
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C08.2
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C08.2
- PROPOSED IDOT DRIVEWAY PAVEMENT SECTION, SEE DETAIL SHEET C08.3
- TRASH ENCLOSURE PAVEMENT, SEE DETAIL SHEET C08.2

SOIL EROSION AND SEDIMENTATION CONTROL LEGEND

- BOUNDARY LINE
- EXISTING ROW
- LIMITS OF DISTURBANCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TEMPORARY SILT FENCE, SEE DETAIL SHEET C03.1
- PROPOSED RIDGE LINE
- TREE PROTECTION FENCE, SIDE DETAIL SHEET C03.1
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- TEMPORARY CONSTRUCTION ENTRANCE, SEE DETAIL SHEET C03.1
- RIP RAP
- EROSION CONTROL BLANKET WITH PERMANENT STABILIZATION PER LANDSCAPE PLAN
- PERMANENT STABILIZATION PER LANDSCAPE PLAN
- TEMPORARY DROP-IN INLET PROTECTION, SEE DETAIL SHEET C03.1

GRADING LEGEND

- BOUNDARY LINE
- EXISTING ROW
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIDGE LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED PITCH-OUT CURB AND GUTTER
- EXISTING STORM CATCH BASIN/MANHOLE
- PROPOSED STORM CATCH BASIN/MANHOLE
- × 720.00 PROPOSED SPOT ELEVATION
- × 720.00 RIM PROPOSED RIM ELEVATION
- × 720.00ME MATCH EXISTING ELEVATION
- × 720.00FG PROPOSED FINISHED GRADE ELEVATION
- × 720.00TC PROPOSED TOP OF CURB ELEVATION
- × 720.00EP PROPOSED EDGE OF PAVEMENT ELEVATION
- × 720.00TW PROPOSED FINISHED GRADE AT TOP OF WALL
- × 720.00BW PROPOSED FINISHED GRADE AT BOTTOM OF WALL
- EMERGENCY OVERFLOW ROUTE

STORM LEGEND

- BOUNDARY LINE
- EXISTING ROW
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING UNDERGROUND GAS
- PROPOSED UNDERGROUND GAS
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND CABLE
- PROPOSED UNDERGROUND CABLE
- PROPOSED LIGHT POLE/WALL PACK LIGHT
- EXISTING MANHOLE/CATCH BASIN
- PROPOSED MANHOLE/CATCH BASIN/INLET
- •C.O. PROPOSED CLEANOUT
- EXISTING END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- 1 PROPOSED UTILITY CROSSING, SEE UTILITY CROSSING CHART THIS SHEET

UTILITY LEGEND

- BOUNDARY LINE
- EXISTING ROW
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING UNDERGROUND GAS
- PROPOSED UNDERGROUND GAS
- EXISTING UNDERGROUND TELEPHONE
- EXISTING OVERHEAD TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND CABLE
- PROPOSED UNDERGROUND CABLE
- PROPOSED LIGHT POLE/WALL PACK LIGHT
- EXISTING MANHOLE/CATCH BASIN
- PROPOSED MANHOLE/CATCH BASIN/INLET
- •C.O. PROPOSED CLEANOUT
- EXISTING END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- CATV PROPOSED TV PULL BOX
- 1 PROPOSED UTILITY CROSSING, SEE UTILITY CROSSING CHART THIS SHEET

LANDSCAPE LEGEND

- BOUNDARY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING ROW
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING UNDERGROUND GAS
- PROPOSED UNDERGROUND GAS
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND CABLE
- PROPOSED UNDERGROUND CABLE
- PROPOSED IRRIGATION CONDUIT
- PROPOSED ALUMINUM EDGING
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE/WALL PACK LIGHT
- PROPOSED SHRUBS
- PROPOSED EVERGREEN TREES
- PROPOSED ORNAMENTAL TREES
- PROPOSED DECIDUOUS TREES
- PROPOSED KENTUCKY BLUE GRASS SOD
- PROPOSED STONE MULCH
- RIP RAP

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EXP: 11/30/2021

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REVISIONS:

VILLAGE PLAN REV. #1	01/19/2021
VILLAGE PLAN REV. #2	01/27/2021
IDOT PLAN REV. #1	04/09/2021
VILLAGE PLAN REV. #4	04/14/2021
VILLAGE PLAN REV. #5	04/29/2021

ISSUE DATE:

PC SUBMITTAL	11/20/2020
PC SUBMITTAL #2	03/24/2021

DRAWN BY: LEH

PANDA PROJECT # 07058
ATWELL PROJECT # 18003769.01

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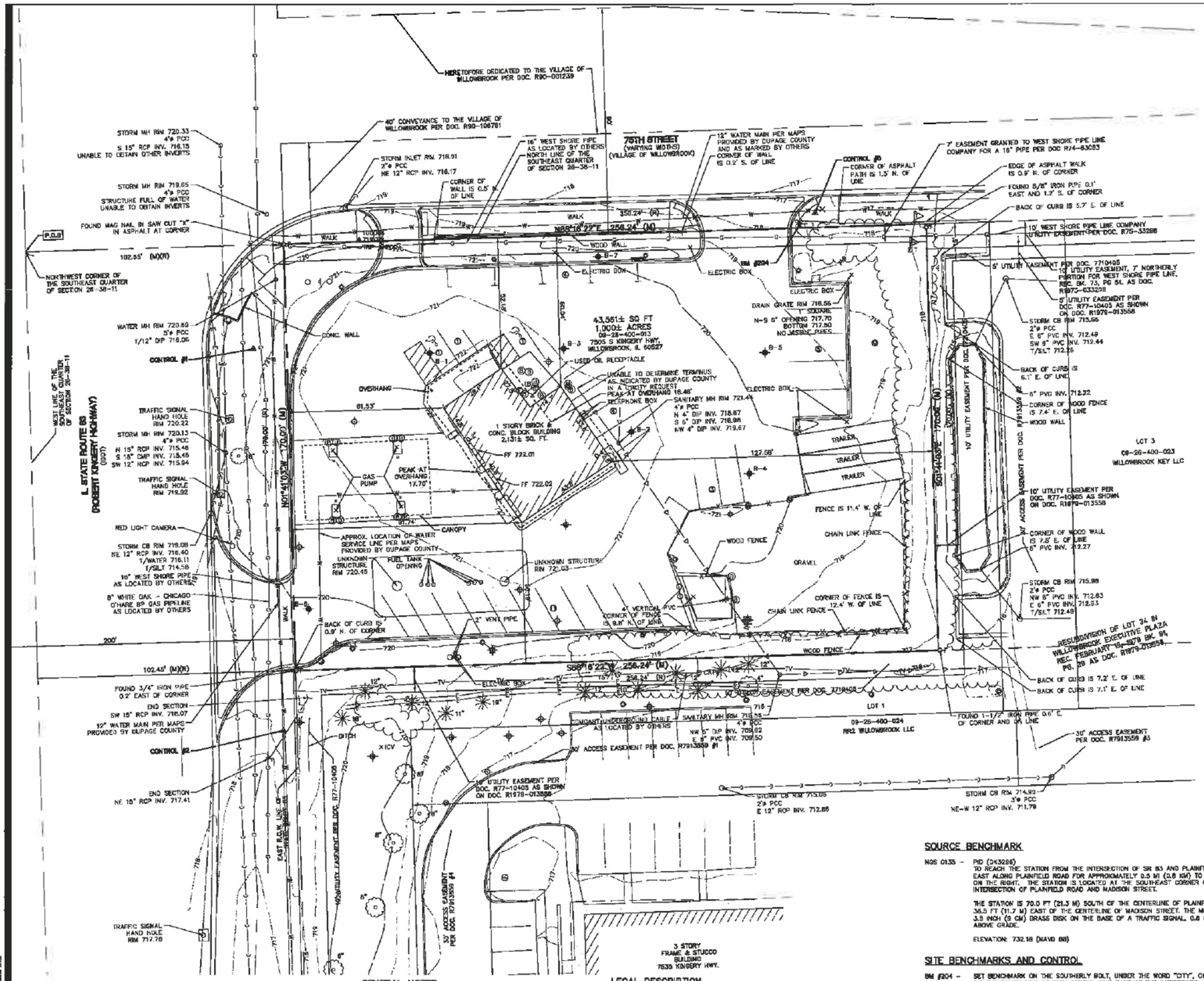
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GENERAL NOTES

C01.2

TRUE WARM & WELCOME 2300



GENERAL NOTES

1. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES IN SAME TO SURVEYOR AT ONCE.
2. CALL 811 ("COMMON GROUND ALLIANCE" NATIONAL UNDERGROUND UTILITY LOCATOR SERVICE) FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
3. NO DIMENSIONS SHOULD BE ASSUMED BY SCALING.
4. BASIS OF BEARING: STATE PLANE COORDINATES – ILLINOIS EAST ZONE, NAD 83 (2011 ADJ.), NAVD 88.

LEGAL DESCRIPTION

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO.: NCS-988541-CLE
COMMITMENT DATE: AUGUST 28, 2020

THE NORTH 170.0 FEET OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST RIGHT OF WAY OF STATE ROUTE 83, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 102.65 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 256.24 FEET; THENCE SOUTH, ALONG A LINE PARALLEL WITH THE EAST RIGHT OF WAY LINE OF SAID STATE ROUTE 83, A DISTANCE OF 170 FEET; THENCE WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 256.24 FEET TO THE INTERSECTION OF SAID PARALLEL LINE WITH THE EAST RIGHT OF WAY OF SAID STATE ROUTE 83, WHICH POINT IS 102.45 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST 1/4; THENCE NORTH, ALONG THE EAST RIGHT OF WAY LINE OF SAID STATE ROUTE 83, A DISTANCE OF 170.0 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

DATED: 04/29/2021
EXP: 11/30/2021

EUGENE E. KOCH
062-061201
REGISTERED PROFESSIONAL ENGINEER
OF ILLINOIS

SOURCE BENCHMARK

NGS 0133 – PID (DK3286)
TO REACH THE STATION FROM THE INTERSECTION OF SR 83 AND PLAINFIELD ROAD, GO EAST ALONG PLAINFIELD ROAD FOR APPROXIMATELY 0.5 MI (0.8 KM) TO THE STATION ON THE RIGHT. THE STATION IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF PLAINFIELD ROAD AND MADISON STREET.

THE STATION IS 70.0 FT (21.3 M) SOUTH OF THE CENTERLINE OF PLAINFIELD ROAD AND 36.5 FT (11.7 M) EAST OF THE CENTERLINE OF MADISON STREET. THE MONUMENT IS A 3.5 INCH (9 CM) BRASS DISK ON THE BASE OF A TRAFFIC SIGNAL. 0.8 FT (0.2 M) ABOVE GRADE.

ELEVATION: 732.18 (NAVD 88)

SITE BENCHMARKS AND CONTROL

BM #204 – SET BENCHMARK ON THE SOUTHERLY BOLT, UNDER THE WORD "CITY", ON A HYDRANT ON THE SOUTH SIDE OF 75TH STREET, 308' EAST OF THE INTERSECTION OF 75TH STREET AND ROUTE 83, ROBERT KINGERY HIGH-WAY.
ELEVATION – 719.58 (NAVD 88)

CONTROL #1 – SET CAPPED IRON ROD AT THE SOUTHEAST CORNER OF 75TH STREET AND ROUTE 83, ROBERT KINGERY HIGHWAY, 15' SOUTHEAST OF A TRAFFIC SIGNAL AND 18' EAST OF THE BACK OF CURB OF ROUTE 83.
N: 1852569.52 (NAD 83)
E: 1080379.82 (NAD 83)

CONTROL #2 – SET CUT "X" IN A CONCRETE SIDEWALK ON THE EAST SIDE OF ROUTE 83, ROBERT KINGERY HIGHWAY, 335' SOUTH OF THE INTERSECTION OF 75TH STREET AND ROUTE 83, ROBERT KINGERY HIGHWAY, 26' EAST OF THE BACK OF CURB OF ROUTE 83.
N: 1852417.41 (NAD 83)
E: 1080382.03 (NAD 83)

CONTROL #5 – SET CUT "X" IN A CONCRETE SIDEWALK ON THE SOUTH SIDE OF 75TH STRGET, 316' EAST OF THE INTERSECTION OF 75TH STREET AND ROUTE 83, ROBERT KINGERY HIGHWAY, AND 7' NORTH OF A FIRE HYDRANT.
N: 1852623.35 (NAD 83)
E: 1080683.32 (NAD 83)

EXISTING CONDITIONS LEGEND

- BOUNDARY LINE
- EXISTING ROW
- BOUNDARY ADJACENT LINE
- EXISTING EASEMENT LINE
- EXISTING CONTOUR
- EXISTING CURB AND GUTTER
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING WATER LINE
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND CABLE
- EXISTING CENTERLINE OF DITCH
- EXISTING GRAVEL
- EXISTING FENCE
- EXISTING VEGETATION LINE
- EXISTING MONITORING WELL
- SOIL BORING, REFER TO GEOTECHNICAL REPORT
- FOUND IRON ROD
- SITE CONTROL POINT
- EXISTING BOLLARD
- EXISTING FENCE POST
- EXISTING SIGN
- EXISTING TREE
- EXISTING CLEANOUT
- EXISTING SANITARY MANHOLE
- EXISTING FLARED END SECTION
- EXISTING STORM CATCH BASIN/MANHOLE
- EXISTING WATER SHUTOFF
- EXISTING WATER VALVE
- EXISTING HYDRANT WITH SHUTOFF
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING IRRIGATION CONTROL VALVE
- UNDERGROUND GAS PIPE WARNING POST
- EXISTING TELEPHONE RISER
- EXISTING TRAFFIC SIGNAL
- EXISTING ELECTRIC TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING CABLE RISER
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING BUILDING



VICINITY MAP
NOT TO SCALE

CONTRACTOR SHALL PROTECT ALL ITEMS OUTSIDE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED IN THE CONSTRUCTION PLANS OR SPECIFICATIONS.

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SCALE 0 10 20
1" = 20 FEET

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VILLAGE PLAN REV. #2	01/27/2021
IDOT PLAN REV. #1	04/08/2021
VILLAGE PLAN REV. #4	04/14/2021
VILLAGE PLAN REV. #5	04/29/2021

ISSUE DATE:

PC SUBMITTAL	11/20/2020
PC SUBMITTAL #2	03/24/2021

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DRAWN BY: LEH

PANDA PROJECT # D7058
ATWELL PROJECT # 18003769.01

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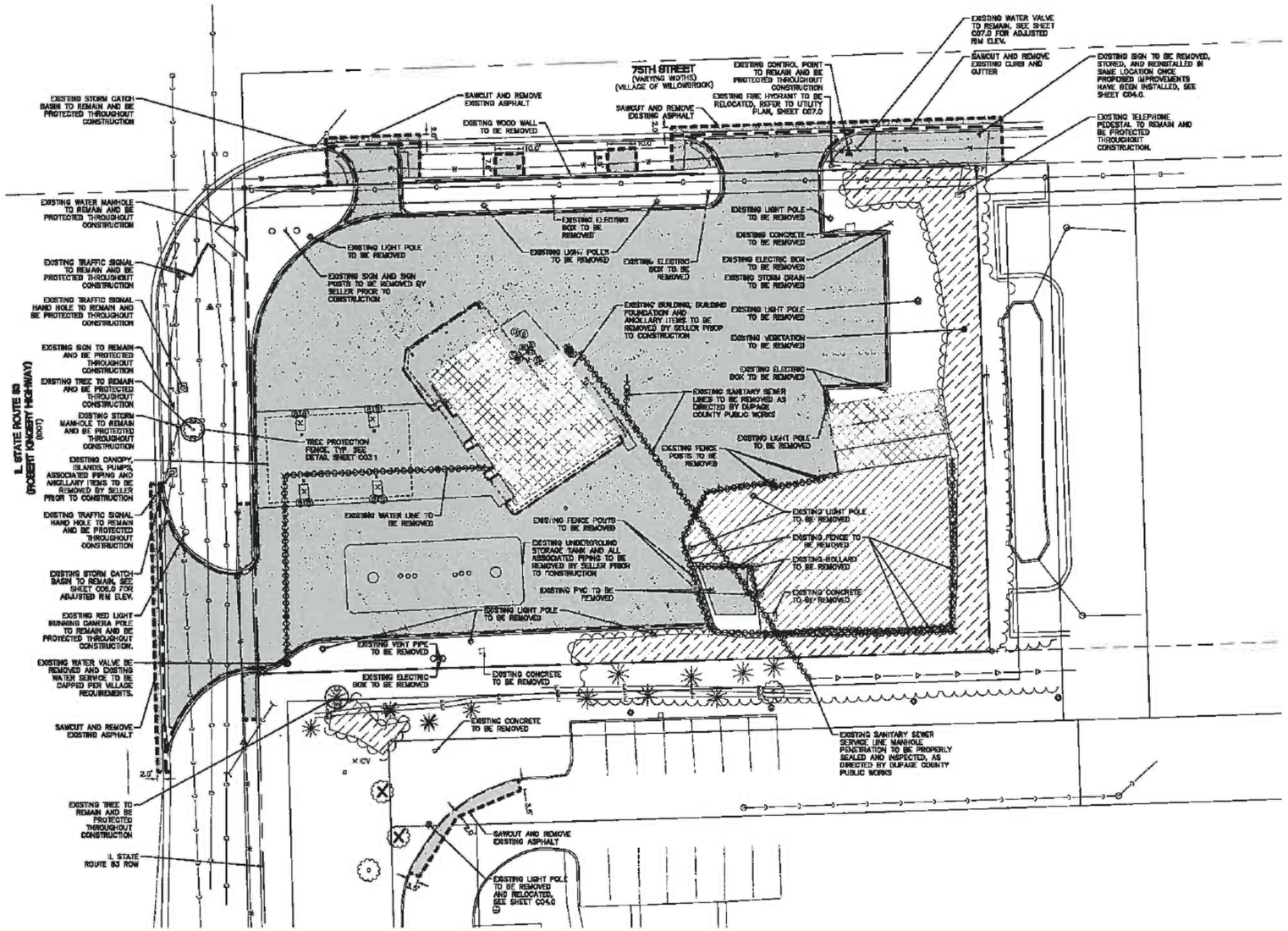
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EXISTING CONDITIONS

C02.0

TRUE WARM & WELCOME 2300



IDOT REMOVAL QUANTITIES

ITEM	UNIT	QUANTITY
REMOVE EXISTING CURB AND GUTTER	LF	201
REMOVE EXISTING PAVEMENT	SF	1595
REMOVE EXISTING SIDEWALK	SF	190
SAWCUT PAVEMENT	LF	309



VICINITY MAP
NOT TO SCALE

DEMOLITION LEGEND

- BOUNDARY LINE
- EXISTING ROW
- REMOVE CONCRETE CURB AND GUTTER
- FULL DEPTH SAWCUT LIMITS
- TREE PROTECTION FENCE, SEE DETAIL SHEET C03.1
- EXISTING FENCE/UTILITY TO BE REMOVED
- REMOVE EXISTING TREE/SHRUB
- REMOVE EXISTING ASPHALT/CONCRETE PAVEMENT
- REMOVE GRAVEL
- REMOVE EXISTING VEGETATION
- EXISTING BUILDING (TO BE REMOVED BY OTHERS)

NOTES:

1. SEE SHEET C01.1 FOR DEMOLITION NOTES.
2. PROTECT ALL ITEMS DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL ENSURE THE INTEGRITY OF ALL ITEMS DENOTED TO BE PROTECTED THAT ARE ADJACENT TO ITEMS DENOTED TO BE DEMOLISHED AND WILL SAFELY REPAIR ANY SUCH ITEMS TO THE REQUIRED JURISDICTIONAL STANDARDS.
3. SAWCUT AND REMOVAL OF EXISTING CONCRETE/ASPHALT PAVEMENT, SIDEWALK, CURB AND GUTTER AND ASSOCIATED APPURTENANCES SHALL INCLUDE, BUT NOT BE LIMITED TO, REINFORCEMENT AND STONE BASE.
4. REMOVAL OF EXISTING ON-SITE LANDSCAPE SHALL INCLUDE STUMPS.
5. ANY ITEM NOT INDICATED AS BEING REMOVED SHALL REMAIN.
6. CONTRACTOR SHALL COORDINATE ALL UTILITY REMOVAL AND ABANDONMENT ACTIVITIES WITH LOCAL GOVERNING AGENCY OR UTILITY COMPANY PRIOR TO STARTING DEMOLITION TO ENSURE COMPLIANCE WITH GOVERNING AGENCY AND UTILITY COMPANY REMOVAL AND ABANDONMENT STANDARDS.
7. TREES TO BE REMOVED ARE DESIGNATED ON THIS PLAN FOR REFERENCE. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL TREES AND VEGETATION NECESSARY TO ACCOMMODATE CONSTRUCTION.
8. CONTRACTOR MUST PROVIDE A BARRIER FROM PUBLIC ACCESS TO THE SITE PRIOR TO THE START OF DEMOLITION ACTIVITY AND UNTIL SITE CONSTRUCTION HAS BEEN COMPLETED.
9. REMOVAL OF DEMO ITEMS THAT REQUIRE EXCAVATION DEPTHS BELOW EXISTING TOPSOIL SHALL BE BACKFILLED ACCORDING TO THE GEOTECHNICAL REPORT.
10. PRIOR TO CONSTRUCTION OF THE PANDA EXPRESS SITE, THE SELLER SHALL REMOVE EXISTING ITEMS SHOWN ON THIS PLAN AND OBTAIN A "NO FURTHER REMEDIATION" (NFR) LETTER FROM THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) THAT IS ACCEPTABLE TO PANDA EXPRESS FOR ITS INTENDED USE OF THE PROPERTY.
11. RED ROOF INN'S IRRIGATION SYSTEM SHALL REMAIN OPERATIONAL UPON COMPLETION OF CONSTRUCTION.

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2	VILLAGE PLAN REV. #2	01/27/2021
3	IDOT PLAN REV. #1	04/05/2021
4	VILLAGE PLAN REV. #4	04/14/2021
5	VILLAGE PLAN REV. #5	04/29/2021

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1	PC SUBMITTAL	11/20/2020
2	PC SUBMITTAL #2	03/24/2021

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PANDA PROJECT #: 07058
ATWELL PROJECT #: 18003769.01

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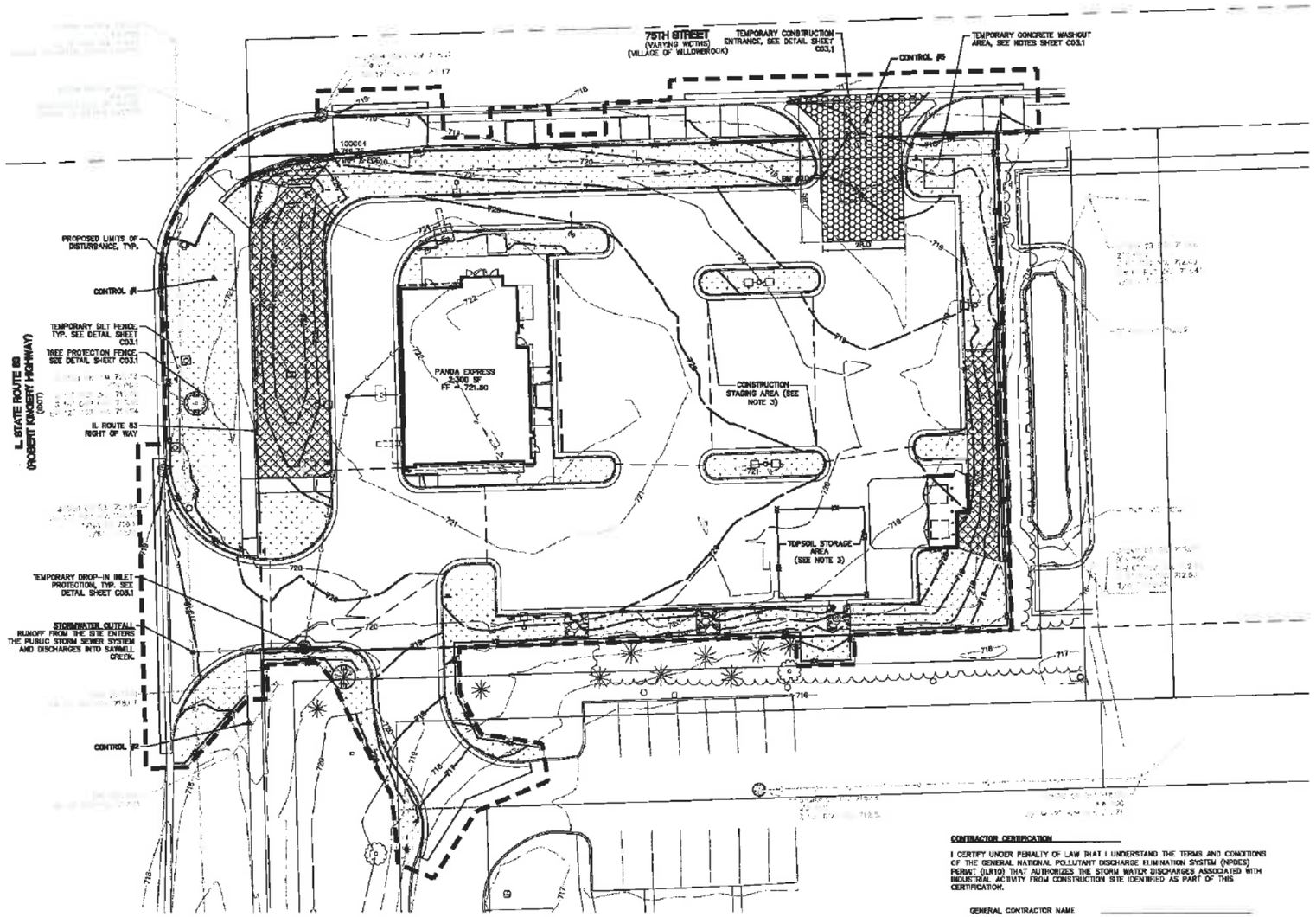
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DEMOLITION PLAN

C02.1

TRUE WARM & WELCOME 2300





SOIL EROSION AND SEDIMENTATION CONTROL LEGEND

- BOUNDARY LINE
- EXISTING ROW
- LIMITS OF DISTURBANCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TEMPORARY SILT FENCE, SEE DETAIL SHEET C03.1
- PROPOSED RIDGE LINE
- TREE PROTECTION FENCE, SEE DETAIL SHEET C03.1
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- TEMPORARY CONSTRUCTION ENTRANCE, SEE DETAIL SHEET C03.1
- RIP RAP
- EROSION CONTROL BLANKET WITH PERMANENT STABILIZATION PER LANDSCAPE PLAN
- PERMANENT STABILIZATION PER LANDSCAPE PLAN
- TEMPORARY DROP-IN INLET PROTECTION, SEE DETAIL SHEET C03.1

NOTES:

1. SEE SHEET C03.1 FOR EROSION CONTROL NOTES AND DETAILS.
2. EROSION CONTROL BLANKET SHALL BE INSTALLED WHERE SHOWN IN AREAS DEPICTED ON THE LANDSCAPE PLAN AS SEED. EROSION CONTROL BLANKET IS NOT NECESSARY IN AREAS OF SOD, MULCH, OR PLUGS.
3. THE LOCATIONS OF CONSTRUCTION STAGING AREA AND TOPSOIL STOCKPILE AREA ARE SUBJECT TO CHANGE PER CONTRACTOR. STAGING AREA SHALL BE ENCLOSED WITH TEMPORARY FENCE. CONSTRUCTION TRAILERS, TEMPORARY PARKING, AND ITEMS SUCH AS SOLID WASTE RECEPTACLES, SANITARY FACILITIES, CONCRETE WASTE, FUEL TANKS, CONSTRUCTION MATERIALS, SUPPLIES, AND STOCKPILES SHALL BE PLACED IN THIS AREA IF NEEDED. TOPSOIL STOCKPILE AREA SHALL BE ENCLOSED WITH SILT FENCE.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CLEAN VEHICLES PRIOR TO THEM EXITING THE SITE. ANY SEDIMENT OR DUST THAT HAS ACCUMULATED AT THE CONSTRUCTION EXIT, OR ON ANY OTHER EXISTING STABILIZED SURFACE WITHIN THE LIMITS OF DISTURBANCE, SHALL BE CLEANED IMMEDIATELY. CONSIDERATION SHALL BE GIVEN TO A WHEEL WASH SYSTEM WHERE APPROPRIATE. ANY WATER USED FOR CLEANING VEHICLES SHALL BE COLLECTED PRIOR TO LEAVING THE LIMITS OF DISTURBANCE OR BEFORE ENTERING AN EXISTING STORM DRAINAGE SYSTEM. SEE SHEET C03.1 FOR CONSTRUCTION EXIT DETAIL.
5. ALL SOIL DISTURBANCE SHALL BE LOCATED WITHIN THE LIMITS OF DISTURBANCE.

SITE DATA TABLE	
TOTAL PROJECT AREA (ACRES)	1.00
TOTAL DISTURBED AREA (ACRES)	1.3
EXISTING IMPERVIOUS AREA (ACRES)	0.6
PROPOSED IMPERVIOUS AREA (ACRES)	0.7

NOTE:
THIS SOIL EROSION CONTROL PLAN DOES NOT CONSTITUTE A COMPLETE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR IS RESPONSIBLE FOR DEVELOPING A COMPLETE STORM WATER POLLUTION PLAN IN ACCORDANCE WITH THE GENERAL NPDES PERMIT REQUIREMENTS INCLUDING BUT NOT LIMITED TO REPORTING, INSPECTIONS, MONITORING, ETC.

CONSTRUCTION SEQUENCE SCHEDULE

1. INSTALLATION OF SOIL EROSION AND SEDIMENT CONTROL SE/SC MEASURES
   A.) INSTALL STABILIZED CONSTRUCTION ENTRANCE
   B.) INSTALL SILT FENCE
   C.) INSTALL INLET FILTER PROTECTION AT EXISTING STORM STRUCTURES
2. TREE REMOVAL WHERE NECESSARY (CLEAR & GRUB).
3. REMOVE EXISTING BUILDING AND STRUCTURES.
4. CONTAIN STOCKPILE LOCATIONS WITHIN SITE AND INSTALL EROSION CONTROL MEASURES AS NECESSARY.
5. START CONSTRUCTION OF BUILDING PAD AND UTILITIES.
6. INSTALL INLET PROTECTION AS EACH STORM STRUCTURE IS INSTALLED.
7. INITIATE TEMPORARY SEEDING WITHIN ONE BUSINESS DAY OF INACTIVITY, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
8. INSTALL PAVEMENT.
9. PERMANENTLY STABILIZE ALL AREAS.
10. REMOVE ALL TEMPORARY SE/SC MEASURES AFTER THE SITE IS STABILIZED WITH VEGETATION.

* SOIL EROSION AND SEDIMENT CONTROL MAINTENANCE MUST OCCUR EVERY WEEK AND WITHIN 24 HOURS OF THE END OF A STORM OR BY THE END OF THE FOLLOWING BUSINESS DAY AFTER EVERY 0.5 IN. OR GREATER RAINFALL EVENT.

CONTRACTOR CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

GENERAL CONTRACTOR NAME _____
GENERAL CONTRACTOR ADDRESS _____
GENERAL CONTRACTOR TELEPHONE _____
GENERAL CONTRACTOR SIGNATURE _____
DATE _____
SITE ADDRESS _____
SUBCONTRACTOR NAME _____
SUBCONTRACTOR ADDRESS _____
SUBCONTRACTOR TELEPHONE _____
SUBCONTRACTOR SIGNATURE _____
DATE _____

OWNER CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

OWNER: _____ DATE: _____

CONTRACTOR SHALL PROTECT ALL ITEMS OUTSIDE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED IN THE CONSTRUCTION PLANS OR SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES (LOCATIONS AND ELEVATIONS) PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE UNDERSIGNED. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE RESPONSIBLE FOR, OR HAVE CONTROL OR RESPONSIBILITY FOR, SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OR ALL PERSONS.

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24-HOUR CONTACT:
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HAKIM YALA
847-477-5125

SCALE 0 10 20
1" = 20 FEET

ROXANNE E. KEYES
062-051201
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
DATE: 04/29/2021
EXP: 11/30/2021

PANDA EXPRESS · CHINESE KITCHEN

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
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REVISIONS:

VILLAGE PLAN REV. #1	01/19/2021
VILLAGE PLAN REV. #2	01/27/2021
IDOT PLAN REV. #1	04/09/2021
VILLAGE PLAN REV. #4	04/14/2021
VILLAGE PLAN REV. #5	04/29/2021

ISSUE DATE:

PC SUBMITTAL	11/20/2020
PC SUBMITTAL #2	03/24/2021

NOT FOR CONSTRUCTION

DRAWN BY: LEH

PANDA PROJECT #: D7058
ATWELL PROJECT #: 18003769.01

NORR

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PANDA EXPRESS
WARM & WELCOME 2300
7505 KINGERY HIGHWAY
WILLOWBROOK, IL 60527

SOIL EROSION AND SEDIMENTATION CONTROL PLAN

C03.0

TRUE WARM & WELCOME 2300

SOIL EROSION AND SEDIMENTATION CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED IN ACCORDANCE WITH THE CONDITIONS OF APPLICABLE IL GENERAL NPDES PERMIT.
2. EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED AND REPLACED AS NECESSARY AT NO ADDITIONAL COST TO THE OWNER.
3. THE EROSION CONTROL MEASURES INCLUDED IN THE SOIL EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE INSTALLED PRIOR TO INITIAL LAND DISTURBANCE ACTIVITIES OR AS SOON AS PRACTICAL. SEDIMENT SHALL BE PREVENTED FROM DISCHARGING FROM THE PROJECT SITE BY INSTALLING AND MAINTAINING SILT FENCE, STRAW BALES, SEDIMENT BASINS, ETC. AS SHOWN ON THIS PLAN. IF SHOWN ON THESE PLANS, ENERGY-DISSIPATION DEVICES OR EROSION CONTROL AT THE OUTFALL OF THE STORM SEWER SYSTEM SHALL BE INSTALLED AT THE TIME OF THE CONSTRUCTION OF THE OUTFALL.
4. THE CONTRACTOR SHALL CONTROL WASTES, GARBAGE, DEBRIS, WASTEWATER, AND OTHER SUBSTANCES ON THE SITE IN SUCH A WAY THAT THEY SHALL NOT BE TRANSPORTED FROM THE SITE BY THE ACTION OF WINDS, STORM WATER RUNOFF, OR OTHER FORCES. PROPER DISPOSAL OR MANAGEMENT OF ALL WASTES AND UNUSED BUILDING MATERIAL, APPROPRIATE TO THE NATURE OF THE WASTE OR MATERIAL IS REQUIRED. COMPLIANCE IS REQUIRED WITH ALL STATE OR LOCAL REGULATIONS REGARDING WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC SYSTEMS.
5. PUBLIC OR PRIVATE ROADWAYS SHALL BE KEPT CLEARED OF ACCUMULATED SEDIMENT. IF SEDIMENT HAS BEEN TRACKED-OUT FROM THE SITE ONTO PAVED ROADS, SIDEWALKS, OR OTHER PAVED AREAS OUTSIDE THE SITE, REMOVE THE DEPOSITED SEDIMENT BY THE END OF THE SAME BUSINESS DAY IN WHICH THE TRACK-OUT OCCURS OR BY THE END OF THE NEXT BUSINESS DAY IF TRACK-OUT OCCURS ON A NON-BUSINESS DAY. REMOVE TRACK-OUT BY SWEEPING, SHOVELING, OR VACUUMING THESE SURFACES, OR BY USING OTHER SIMILAR EFFECTIVE MEANS OF SEDIMENT REMOVAL. THE HOSING OR SWEEPING OF TRACKED-OUT SEDIMENT INTO ANY STORMWATER CONVEYANCE, STORM DRAIN INLET, OR WATER OF THE US IS PROHIBITED. CLEARED SEDIMENT SHALL BE RETURNED TO THE POINT OF LIKELY ORIGIN OR OTHER SUITABLE LOCATION.
6. ALL DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING OF TRENCHES AND EXCAVATIONS, SHALL BE MANAGED BY APPROPRIATE CONTROLS.
   - DEWATERING DISCHARGED SHALL BE TREATED OR CONTROLLED TO MINIMIZE DISCHARGES OF POLLUTANTS.
   - THE DISCHARGE SHALL NOT INCLUDE VISIBLE FLOATING SOLIDS OR FOAM.
   - AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE SHALL BE USED TO TREAT OIL, GREASE, OR OTHER SIMILAR PRODUCTS IF DEWATERING IS FOUND TO CONTAIN THESE MATERIALS.
   - TO THE EXTENT FEASIBLE, USE VEGETATED, UPLAND AREAS OF THE SITE TO INFILTRATE DEWATERING WATER BEFORE DISCHARGE.
   - BACKWASH WATER (WATER USED TO BACKWASH/CLEAN ANY FILTERS USED AS PART OF THE STORMWATER TREATMENT) MUST BE PROPERLY TREATED OR HAULED OFF-SITE FOR DISPOSAL.
   - DEWATERING TREATMENT DEVICES SHALL BE PROPERLY MAINTAINED.
7. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE CONTAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
10. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. ALL ON-SITE STORM DRAIN INLETS SHALL BE PROTECTED AGAINST SEDIMENTATION WITH STRAW BALES, FILTER FABRIC, OR EQUIVALENT BARRIERS AS SHOWN ON THESE PLANS.
12. EXCEPT AS PREVENTED BY INCLEMENT WEATHER CONDITIONS, STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN ONE (1) WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE, BUT NO LATER THAN 14 DAYS FROM THE INITIATION OF THE STABILIZATION WORK IN AN AREA.
13. THIS EROSION CONTROL PLAN SHALL BE IMPLEMENTED ON ALL DISTURBED AREAS WITHIN THE CONSTRUCTION SITE. ALL MEASURES INVOLVING EROSION CONTROL PRACTICES SHALL BE INSTALLED UNDER THE GUIDANCE OF QUALIFIED PERSONNEL EXPERIENCED IN EROSION CONTROL AND FOLLOWING THE PLANS AND SPECIFICATIONS INCLUDED HEREIN.
14. ALL DISTURBED AREAS, AREAS USED FOR STORAGE OR MATERIALS THAT ARE EXPOSED TO PRECIPITATION, AND ALL AREAS WHERE STORMWATER TYPICALLY FLOWS WITHIN THE SITE SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE STILL STABILIZED. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF SITE SEDIMENT TRACKING.
15. CONTRACTOR SHALL TAKE CORRECTIVE ACTIONS TO ADDRESS ANY STORMWATER CONTROL THAT NEEDS REPAIR OR REPLACEMENT AS SOON AS POSSIBLE AND DOCUMENT CORRECTIVE ACTIONS WITHIN SEVEN DAYS IN AN INSPECTION REPORT.
16. CONTRACTOR SHALL INSTALL EROSION CONTROL BLANKET PER MANUFACTURER'S RECOMMENDATIONS ON ALL SLOPES 4:1 OR STEEPER.
17. DURING THE PERIOD OF CONSTRUCTION ACTIVITY, ALL SEDIMENT BASINS AND OTHER EROSION CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR. AT COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE THE TRANSFER OF MAINTENANCE RESPONSIBILITIES, IF REQUIRED, WITH THE OWNER. MAINTENANCE SHALL BE IN ACCORDANCE WITH THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, 1987, AND THE SOIL EROSION AND SEDIMENTATION CONTROL PLAN.
18. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES (I.E. SILT FENCE, TEMPORARY STABILIZATION, ETC.). STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. EXISTING VEGETATION SHALL BE PROTECTED AS MUCH AS PRACTICAL.
20. ALL TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE REMOVED AND DISPOSED OF WITHIN THIRTY DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY PRACTICES ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION.
21. CONTRACTOR SHALL REMOVE ANY ACCUMULATED SEDIMENT FROM DETENTION BASINS AND STORM SEWER SYSTEMS IN CONJUNCTION WITH THE FINAL STABILIZATION OF THE SITE.
22. THIS EROSION CONTROL PLAN MUST BE RETAINED ON-SITE AT ALL TIMES DURING THE PERIOD OF CONSTRUCTION.

NOTE:
THIS SOIL EROSION CONTROL PLAN DOES NOT CONSTITUTE A COMPLETE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE CONTRACTOR IS RESPONSIBLE FOR DEVELOPING A COMPLETE STORM WATER POLLUTION PLAN IN ACCORDANCE WITH THE GENERAL NPDES PERMIT REQUIREMENTS INCLUDING BUT NOT LIMITED TO REPORTING, INSPECTIONS, MONITORING, ETC.

Know what's below. Call before you dig.

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NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE CONSULTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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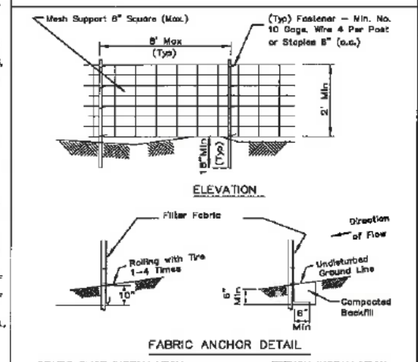


USGS MAP
NOT TO SCALE

RECEIVING WATER: RUNOFF FROM THE SITE ENTERS THE PUBLIC STORM SEWER SYSTEM AND DISCHARGES INTO SAWMILL CREEK.

IRENE E. KOKE — 062-061201 — REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
DATE: 04/29/2021
EXP: 11/30/2021

SILT FENCE WITH WIRE SUPPORT PLAN



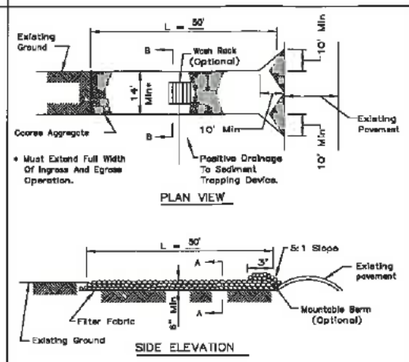
NOTES:
1. Silt Fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization. Silt fence shall be placed on the flattest area available.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE		STANDARD DWG. NO.
Project		IUM-620A(W)
Designed	Date	SHEET 1 OF 2
Checked	Date	DATE 3-15-2021
Approved	Date	

NRCS Natural Resources Conservation Service

MAINTENANCE:
SILT FENCE SHALL BE REMOVED ONCE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED.
SILT FENCE SHALL BE INSPECTED NO LESS FREQUENTLY THAN EVERY WEEK DURING CONSTRUCTION. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE FENCE STILL IS NECESSARY, THE FABRIC OR THE ENTIRE SYSTEM SHALL BE REPLACED PROMPTLY.
SEDIMENT DEPOSITS MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE SILT FENCE.
ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, A SEEDBED PREPARED AND THE SITE VEGETATED.

STABILIZED CONSTRUCTION ENTRANCE PLAN



NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class I, II or IV and shall be placed over the clean area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

REFERENCE		STANDARD DWG. NO.
Project		IL-630
Designed	Date	SHEET 1 OF 2
Checked	Date	DATE 8-18-94
Approved	Date	

NRCS Natural Resources Conservation Service

MAINTENANCE:
1. INSPECT DAILY.
2. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL.
3. TOP DRESS WITH CLEAN AGGREGATE AS NEEDED.
4. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS.
5. FLUSHING SHOULD ONLY BE USED IF THE WATER CAN BE CONVEYED INTO A SEDIMENT TRAP OR BASIN.

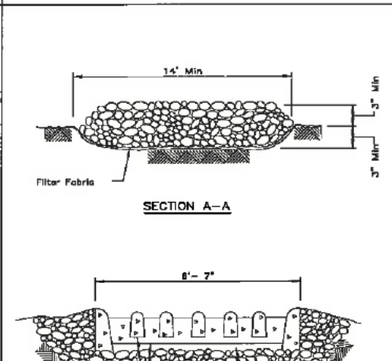
CONCRETE WASHOUT

INSTALLATION
PREFABRICATED WASHOUT SYSTEMS/CONTAINERS
1. INSTALL AND LOCATE ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

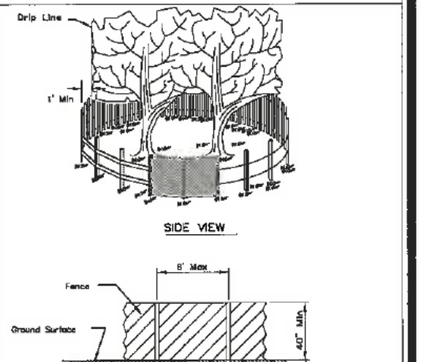
DESIGNED AND INSTALLED SYSTEMS
1. UTILIZE AND FOLLOW THE DESIGN IN THE STORM WATER POLLUTION PREVENTION PLAN TO INSTALL THE SYSTEM.
2. DEPENDENT UPON THE TYPE OF SYSTEM, EITHER EXCAVATE THE PIT OR INSTALL THE CONTAINMENT SYSTEM.
3. A BASE SHALL BE CONSTRUCTED AND PREPARED THAT IS FREE OF ROCKS AND OTHER DEBRIS THAT MAY CAUSE TEARS OR PUNCTURES IN THE POLYETHYLENE LINING.
4. INSTALL THE POLYETHYLENE LINING. FOR EXCAVATED SYSTEMS, THE LINING SHOULD EXTEND OVER THE ENTIRE EXCAVATION. THE LINING FOR BERMED SYSTEMS SHOULD BE INSTALLED OVER THE PONDING AREA WITH ENOUGH MATERIAL TO EXTEND THE LINING OVER THE BERM OR CONTAINMENT SYSTEM. THE LINING SHOULD BE SECURED WITH PINS, STAPLES, OR OTHER FASTENERS.
5. PLACE FLAGS, SAFETY FENCING, OR EQUIVALENT TO PROVIDE A BARRIER TO CONSTRUCTION EQUIPMENT AND OTHER TRAFFIC.
6. PLACE A NON-COLLAPSING, NON-WATER HOLDING COVER OVER THE WASHOUT FACILITY PRIOR TO A PREDICTED RAINFALL EVENT TO PREVENT ACCUMULATION OF WATER AND POSSIBLE OVERFLOW OF THE SYSTEM (OPTIONAL).
7. INSTALL SIGNAGE THAT IDENTIFIES CONCRETE WASHOUT AREAS.
8. POST SIGNS DIRECTING CONTRACTORS AND SUPPLIERS TO DESIGNATED LOCATIONS.
9. WHERE NECESSARY, PROVIDE STABLE INGRESS AND EGRESS (SEE TEMPORARY CONSTRUCTION INGRESS/EGRESS PAD) OR ALTERNATIVE APPROACH PAD FOR CONCRETE WASHOUT SYSTEMS.

MAINTENANCE
1. INSPECT DAILY AND AFTER EACH STORM EVENT.
2. INSPECT THE INTEGRITY OF THE OVERALL STRUCTURE INCLUDING, WHERE APPLICABLE, THE CONTAINMENT SYSTEM.
3. INSPECT THE SYSTEM FOR LEAKS, SPILLS, AND TRACKING OF SOIL BY EQUIPMENT.
4. INSPECT THE POLYETHYLENE LINING FOR FAILURE, INCLUDING TEARS AND PUNCTURES.
5. ONCE CONCRETE WASTES HARDEN, REMOVE AND DISPOSE OF THE MATERIAL.
6. EXCESS CONCRETE SHOULD BE REMOVED WHEN THE WASHOUT SYSTEM REACHES 50 PERCENT OF THE DESIGN CAPACITY. USE OF THE SYSTEM SHOULD BE DISCONTINUED UNTIL APPROPRIATE MEASURES CAN BE INITIATED TO CLEAN THE STRUCTURE. PREFABRICATED SYSTEMS SHOULD ALSO UTILIZE THIS CRITERION, UNLESS THE MANUFACTURER HAS ALTERNATE SPECIFICATIONS.
7. UPON REMOVAL OF THE SOLIDS, INSPECT THE STRUCTURE. REPAIR THE STRUCTURE AS NEEDED OR CONSTRUCT A NEW SYSTEM.
8. DISPOSE OF ALL CONCRETE IN A LEGAL MANNER. REUSE THE MATERIAL ON SITE, RECYCLE, OR HAUL THE MATERIAL TO AN APPROVED CONSTRUCTION/DEMOLITION LANDFILL SITE. RECYCLING OF MATERIAL IS ENCOURAGED. THE WASTE MATERIAL CAN BE USED FOR MULTIPLE APPLICATIONS INCLUDING BUT NOT LIMITED TO ROADBEDS AND BUILDING. THE AVAILABILITY FOR RECYCLING SHOULD BE CHECKED LOCALLY.
9. THE PLASTIC LINER SHOULD BE REPLACED AFTER EVERY CLEANING; THE REMOVAL OF MATERIAL WILL USUALLY DAMAGE THE LINING.
10. THE CONCRETE WASHOUT SYSTEM SHOULD BE REPAIRED OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE.
11. CONCRETE WASHOUT SYSTEMS ARE DESIGNED TO PROMOTE EVAPORATION. HOWEVER, IF THE LIQUIDS DO NOT EVAPORATE AND THE SYSTEM IS NEAR CAPACITY IT MAY BE NECESSARY TO VACUUM OR REMOVE THE LIQUIDS AND DISPOSE OF THEM IN AN ACCEPTABLE METHOD. DISPOSAL MAY BE ALLOWED AT THE LOCAL SANITARY SEWER AUTHORITY PROVIDED THEIR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMITS ALLOW FOR ACCEPTANCE OF THIS MATERIAL. ANOTHER OPTION WOULD BE TO UTILIZE A SECONDARY CONTAINMENT SYSTEM OR BASIN FOR FURTHER DEWATERING.
12. PREFABRICATED UNITS ARE OFTEN PUMPED AND THE COMPANY SUPPLYING THE UNIT PROVIDES THIS SERVICE.
13. INSPECT CONSTRUCTION ACTIVITIES ON A REGULAR BASIS TO ENSURE SUPPLIERS, CONTRACTORS, AND OTHERS ARE UTILIZING DESIGNATED WASHOUT AREAS. IF CONCRETE WASTE IS BEING DISPOSED OF IMPROPERLY, IDENTIFY THE VIOLATORS AND TAKE APPROPRIATE ACTION.
14. WHEN CONCRETE WASHOUT SYSTEMS ARE NO LONGER REQUIRED, THE CONCRETE WASHOUT SYSTEMS SHALL BE CLOSED. DISPOSE OF ALL HARDENED CONCRETE AND OTHER MATERIALS USED TO CONSTRUCT THE SYSTEM.
15. HOLES, DEPRESSIONS AND OTHER LAND DISTURBANCES ASSOCIATED WITH THE SYSTEM SHOULD BE BACKFILLED, GRADED, AND STABILIZED.

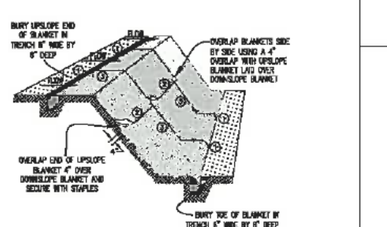
STABILIZED CONSTRUCTION ENTRANCE PLAN



TREE PROTECTION – FENCING



NOTES:
1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in.
3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer/inspector.



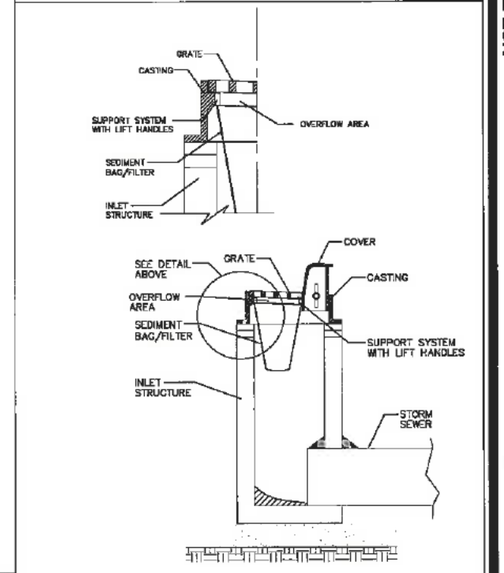
NOTES:
1. Staples shall be placed in a diamond pattern at 2 per s.y. for stitched blankets. Non-stitched shall use 4 staples per s.y. of material. This applies to 200 staples with stitched blanket and 400 staples with non-stitched blanket per 100 s.y. of material.
2. Staple or push pin lengths shall be selected based on soil type and conditions (minimum staple length is 6").
3. Erosion control materials shall be placed in contact with the soil over a prepared seedbed.
4. All center slots shall be stapled at approximately 12" intervals.

EROSION CONTROL BLANKET INSTALLATION DETAILS

REFERENCE		STANDARD DWG. NO.
Project		IUM-561D
Designed	Date	SHEET 1 OF 1
Checked	Date	DATE 01-11-11
Approved	Date	

MAINTENANCE:
INSPECT ALL EROSION CONTROL BLANKETS PERIODICALLY AND AFTER RAINSTORMS TO CHECK FOR DAMAGE DUE TO WATER RUNNING UNDER THE BLANKET OR IF THE BLANKETS THAT HAVE BEEN DISPLACED BY WIND. ANY AREAS WHERE WATER SEEPED UNDER THE BLANKET, MORE STAPLES MAY BE NEEDED PER OTHER AREA OR MORE FREQUENT ANCHORING TRENCHES INSTALLED WITH BETTER COMPACTION. IF SIGNIFICANT EROSION HAS OCCURRED UNDER THE BLANKET THEN GRADING AND RESEEDING MAY ALSO BE NECESSARY. ANY EROSION CONTROL BLANKETS THAT HAVE BEEN DISPLACED WILL NEED TO BE REINSTALLED AND RE-STAPLED. THIS MAY INDICATE THAT THE WRONG TYPE OF BLANKET WAS CHOSEN. ONE MAY NEED TO REVISIT THE SITE CHARACTERISTICS AND THEN SELECT A DIFFERENT TYPE OF EROSION CONTROL BLANKET OR CHOSE A DIFFERENT PRACTICE.

INLET PROTECTION – PAVED AREAS DROP-IN PROTECTION



REFERENCE		STANDARD DWG. NO.
Project		IUM-690
Designed	Date	SHEET 1 OF 1
Checked	Date	DATE 4-2-94
Approved	Date	

NRCS Natural Resources Conservation Service

MAINTENANCE:
EACH INLET PROTECTION PRACTICE OR DEVICE SHALL BE INSPECTED AFTER EVERY RUNOFF EVENT. ACCUMULATED SEDIMENT SHALL BE REMOVED PER MANUFACTURERS' DIRECTIONS BUT NOT LESS THAN WHEN THE CAPACITY FOR SEDIMENT STORAGE HAS BEEN REDUCED BY HALF. SEDIMENT THAT HAS BEEN REMOVED SHALL BE PLACED SUCH THAT IT WILL NOT REENTER THE STORM DRAIN SYSTEM.
REPAIRS OR REPLACEMENT OF INLET PROTECTION DEVICES SHALL BE MADE IMMEDIATELY.
FOR DEVICES TO BE KEPT IN PLACE IN THE WINTER SEASON, AREAS SHALL BE CLEARED OF ANY SEDIMENT ACCUMULATION AND PREPARED OR PROTECTED FOR SNOW REMOVAL OPERATIONS.
INLET PROTECTION PRACTICES SHALL BE REMOVED UPON JOB COMPLETION.

PANDA EXPRESS CHINESE KITCHEN

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VILLAGE PLAN REV. #5	04/29/2021

ISSUE DATE:

PC SUBMITTAL	11/20/2020
PC SUBMITTAL #2	03/24/2021

DRAWN BY: LEH

PANDA PROJECT # 07058
ATWELL PROJECT #: 18003769.01

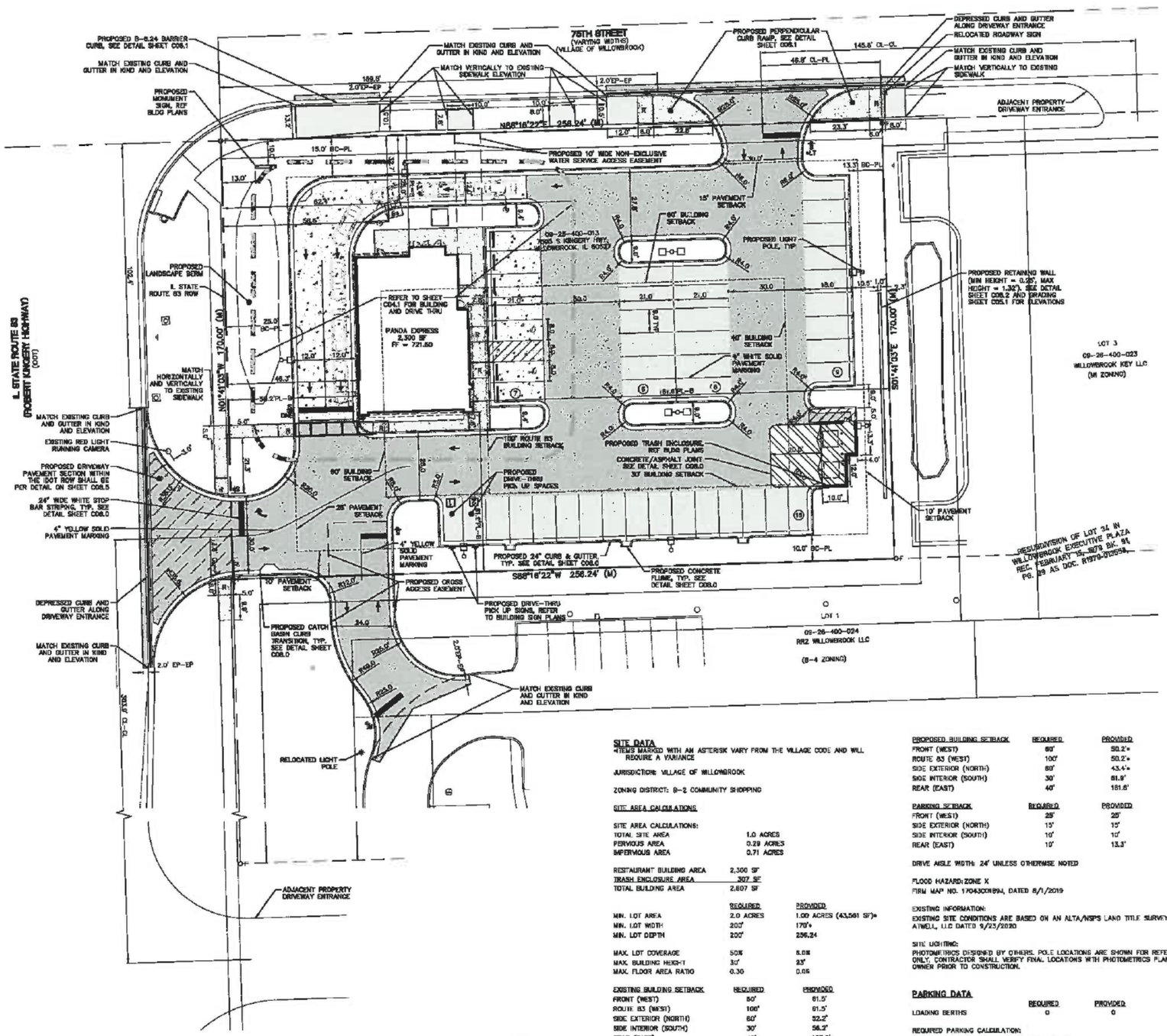
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SOIL EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS
C03.1

TRUE WARM & WELCOME 2300





LAYOUT LEGEND

- BOUNDARY LINE
- EXISTING ROW
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED DEPRESSED CURB AND GUTTER
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED LANDSCAPE BERM
- SETBACK LINE
- (4) PARKING SPACE COUNT
- R ADA RAMP
- BC DIMENSION TO BACK OF CURB
- PL DIMENSION TO PROPERTY LINE
- CL DIMENSION TO CENTER LINE
- EP DIMENSION TO EDGE OF PAVEMENT
- DIMENSION TO BUILDING
- PROPOSED LIGHT POLE/WALL PACK LIGHT
- PROPOSED SIGN
- ADA PROPOSED ACCESSIBLE PARKING SPACE SIGN
- S PROPOSED STOP SIGN
- DNE PROPOSED DO NOT ENTER SIGN
- LT PROPOSED RESTRICTED LEFT TURN SIGN SEE DETAIL SHEET C08.0
- PROPOSED REINFORCED CONCRETE PAVEMENT, SEE DETAIL SHEET C08.2
- PROPOSED CONCRETE SIDEWALK, SEE DETAIL SHEET C08.2
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C08.2
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT, SEE DETAIL SHEET C08.2
- PROPOSED IDOT DRIVEWAY PAVEMENT SECTION, SEE DETAIL SHEET C08.5
- TRASH ENCLOSURE PAVEMENT, SEE DETAIL SHEET C08.2

NOTES:

1. SEE SHEET C01.1 FOR CONSTRUCTION NOTES.
2. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL RADII ARE 3.0' UNLESS OTHERWISE NOTED.
4. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLANS.
5. ALL STRIPING SHALL BE 4" WHITE PAINT UNLESS OTHERWISE NOTED. ALL STRIPING SHALL BE APPLIED WITH TWO COATS OF PAINT AT MANUFACTURER'S RECOMMENDED RATE. SEE STRIPING DETAIL SHEET C08.0

SITE DATA

*ITEMS MARKED WITH AN ASTERISK VARY FROM THE VILLAGE CODE AND WILL REQUIRE A VARIANCE

JURISDICTION: VILLAGE OF WILLOWBROOK

ZONING DISTRICT: B-2 COMMUNITY SHOPPING

SITE AREA CALCULATIONS

SITE AREA CALCULATIONS:	
TOTAL SITE AREA	1.0 ACRES
PERVIOUS AREA	0.29 ACRES
IMPERVIOUS AREA	0.71 ACRES
RESTAURANT BUILDING AREA	2,300 SF
TRASH ENCLOSURE AREA	307 SF
TOTAL BUILDING AREA	2,607 SF

	REQUIRED	PROVIDED
MIN. LOT AREA	2.0 ACRES	1.00 ACRES (43,561 SF)*
MIN. LOT WIDTH	200'	170'*
MIN. LOT DEPTH	200'	256.24
MAX. LOT COVERAGE	50%	5.0%
MAX. BUILDING HEIGHT	30'	23'
MAX. FLOOR AREA RATIO	0.30	0.05

EXISTING BUILDING SETBACK	REQUIRED	PROVIDED
FRONT (WEST)	60'	61.5'
ROUTE 83 (WEST)	100'	61.5'
SIDE EXTERIOR (NORTH)	60'	52.2'
SIDE INTERIOR (SOUTH)	30'	56.2'
REAR (EAST)	40'	127.6'

PROPOSED BUILDING SETBACK	REQUIRED	PROVIDED
FRONT (WEST)	60'	50.2'*
ROUTE 83 (WEST)	100'	50.2'*
SIDE EXTERIOR (NORTH)	60'	43.4'*
SIDE INTERIOR (SOUTH)	30'	61.9'
REAR (EAST)	40'	181.6'

PARKING SETBACK	REQUIRED	PROVIDED
FRONT (WEST)	25'	25'
SIDE EXTERIOR (NORTH)	15'	15'
SIDE INTERIOR (SOUTH)	10'	10'
REAR (EAST)	10'	13.3'

DRIVE AISLE WIDTH: 24' UNLESS OTHERWISE NOTED

FLOOD HAZARD: ZONE X
FIRM MAP NO. 17043C0091J, DATED 8/1/2019

EXISTING INFORMATION:
EXISTING SITE CONDITIONS ARE BASED ON AN ALTA/NSPS LAND TITLE SURVEY BY ATWELL, LLC DATED 9/23/2020

SITE LIGHTING:
PHOTOMETRICS DESIGNED BY OTHERS. POLE LOCATIONS ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY FINAL LOCATIONS WITH PHOTOMETRICS PLAN AND OWNER PRIOR TO CONSTRUCTION.

PARKING DATA

	REQUIRED	PROVIDED
LOADING BERTHS	0	0

REQUIRED PARKING CALCULATION:
1 PARKING SPACE PER 100 SF OF FLOOR AREA
1 SPACE/100 SF * 2,300 SF = 23 SPACES

TOTAL REQUIRED SPACES	23 SPACES
PROVIDED	
REGULAR (9' X 18') OR (9' X 21')	40 SPACES
DRIVE THRU PICKUP (9' X 18')	2 SPACES
ADA (8' X 21')	2 SPACES
TOTAL PROVIDED SPACES	44 SPACES

INTERIOR LANDSCAPING
SITE AREA EXCLUDING FRONT YARD, ROW, BUILDINGS, AND STRUCTURES: 38,449 SF

REQUIRED INTERIOR LANDSCAPING: 3,845 SF (10%)
PROVIDED INTERIOR LANDSCAPING: 9,384 SF (25%)

ADJACENT LAND USE DATA

	ZONING DISTRICT	LAND USE	DEVELOPMENT NAME
NORTH:	B2 COMMUNITY SHOPPING	SHOPPING CENTER	WILLOWBROOK PLAZA
SOUTH:	B4 HWY & SERVICE BUSINESS	HOTEL	RED ROOF INN
EAST:	M1 LIGHT MANUFACTURING	MANUFACTURING/SALES	WILLOWBROOK KEY LLC
WEST:	B2 COMMUNITY SHOPPING	RESTAURANT	POTBELLY

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NOTICE:
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SCALE 0 10 20
1" = 20 FEET

ROXANE E. NORRIS
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REGISTERED PROFESSIONAL ENGINEER
OF ILLINOIS

DATE: 04/29/2021
EXP: 11/30/2021

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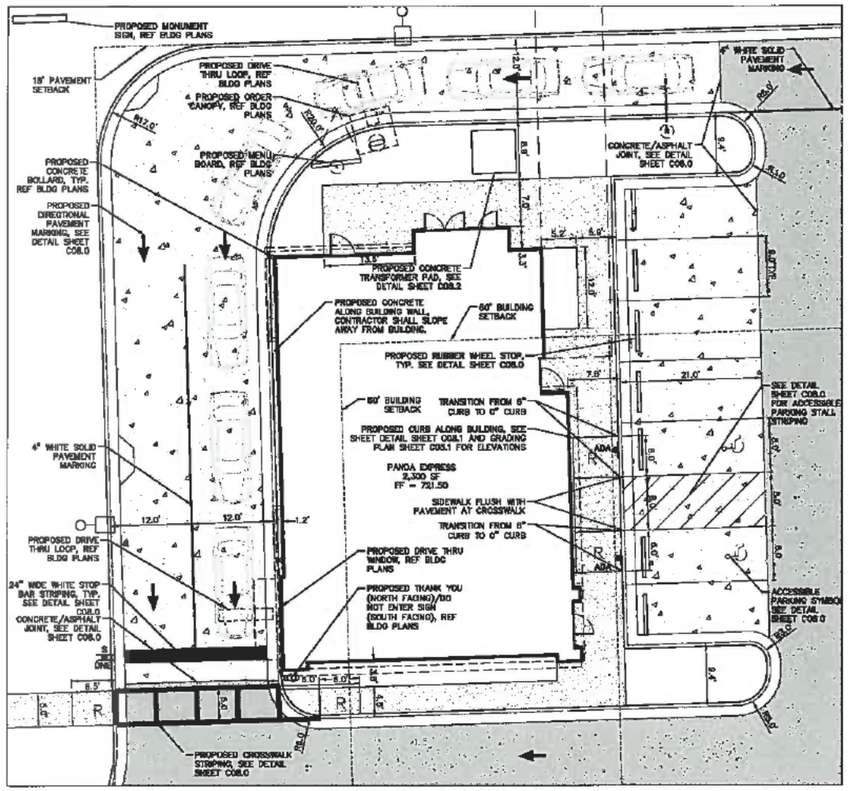
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SITE LAYOUT PLAN

C04.0

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VICINITY MAP
NOT TO SCALE

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SCALE 0 5 10
1" = 10 FEET

EUGENE E. REESE
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REGISTERED PROFESSIONAL ENGINEER
OF ILLINOIS

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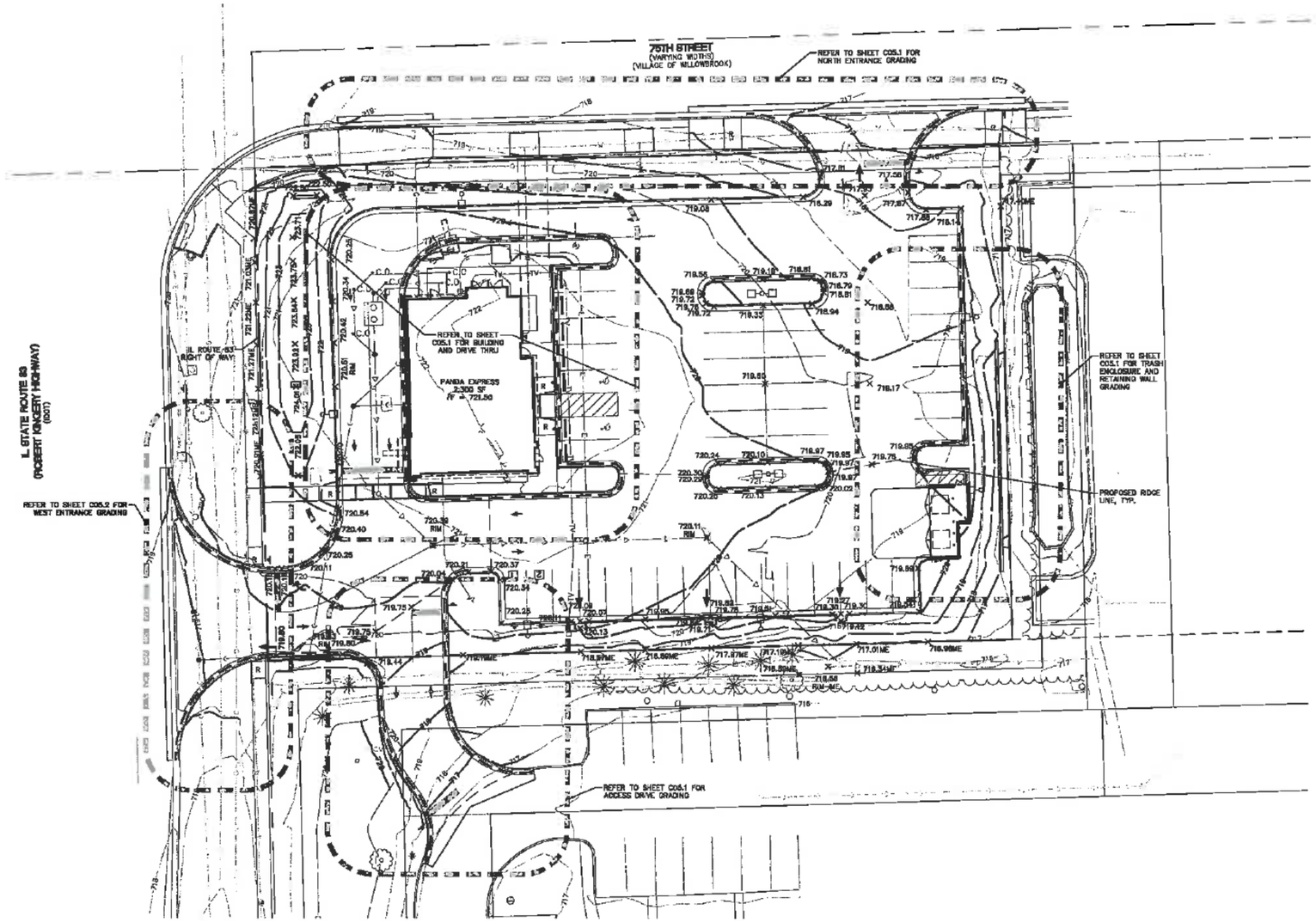
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DETAILED SITE LAYOUT PLAN

C04.1

TRUE WARM & WELCOME 2300





GRADING LEGEND

	BOUNDARY LINE
	EXISTING ROW
720 721	EXISTING CONTOUR
720 721	PROPOSED CONTOUR
	PROPOSED RIDGE LINE
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	PROPOSED PITCH-OUT CURB AND GUTTER
	EXISTING STORM CATCH BASIN/MANHOLE
	PROPOSED STORM CATCH BASIN/MANHOLE
× 720.00	PROPOSED SPOT ELEVATION
× 720.00 RIM	PROPOSED RIM ELEVATION
× 720.00ME	MATCH EXISTING ELEVATION
× 720.00FG	PROPOSED FINISHED GRADE ELEVATION
× 720.00TC	PROPOSED TOP OF CURB ELEVATION
× 720.00EP	PROPOSED EDGE OF PAVEMENT ELEVATION
× 720.00TW	PROPOSED FINISHED GRADE AT TOP OF WALL
× 720.00BW	PROPOSED FINISHED GRADE AT BOTTOM OF WALL
	EMERGENCY OVERFLOW ROUTE

NOTES:

1. SEE SHEET C01.1 FOR GENERAL NOTES.
2. SEE LANDSCAPE PLAN FOR REQUIRED TREES AND GROUND COVER.
3. SLOPE OF SURFACE GRADE WITHIN LANDSCAPED AREAS SHALL BE A MINIMUM OF 1.00%.
4. MAXIMUM CUT OF FILL SLOPES IS 3H:1V.
5. THE CONTRACTOR SHALL PROVIDE CLEAN, SUITABLE MATERIAL FOR REQUIRED FILL. SHOULD A SUFFICIENT QUANTITY OF SUITABLE MATERIAL NOT BE AVAILABLE FROM THE REQUIRED EXCAVATION ON THE SITE.
6. ALL FILL SHOULD BE PLACED IN THIN, HORIZONTAL LOOSE LIFTS (MAXIMUM 9-INCH) AND COMPACTED TO AT LEAST 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D 1557). THE UPPER 8 INCHES OF SOIL BENEATH PAVEMENTS AND SLAB-ON-GRADE SHOULD BE COMPACTED TO AT LEAST 98 PERCENT. COMPACTION MUST BE CERTIFIED BY AN ILLINOIS REGISTERED PROFESSIONAL SOILS ENGINEER PRIOR TO THE INSTALLATION OF PAVEMENTS, CURBS, SIDEWALKS OR FOOTINGS OF ANY TYPE.
7. JURISDICTIONAL LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.

BUILDING AREA NOTES:

1. MAINTAIN AN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS UNDER CONSTRUCTION; i.e. IN TIMES OF RAIN OR MUD, ROADS SHALL BE PASSABLE TO EMERGENCY VEHICLES BY BEING PAVED OR HAVING A CRUSHED STONE BASE ETC. WITH A MINIMUM WIDTH OF 20 FEET. THE ACCESS TO BUILDINGS HAVING SPRINKLER OR STANDPIPE SYSTEMS SHALL BE TO WITHIN 40 FEET OF THE FIRE DEPARTMENT CONNECTION (NFPA 1141 5-1).
2. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING IN ALL AREAS AROUND BUILDING.

HYDROLOGY STATEMENT:

ONSITE STORMWATER RUN-OFF WILL BE COLLECTED VIA PROPOSED CATCH BASINS. A PROPOSED STORM PIPE SYSTEM WILL CONVEY STORMWATER TO AN EXISTING STORM PIPE LOCATED ALONG ROUTE 83. THE EXISTING 18" PIPE WILL CONVEY THE STORMWATER SAWMILL CREEK.

LEGAL DESCRIPTION

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO.: KOS-085841-CLE
COMMITMENT DATE: AUGUST 28, 2020

THE NORTH 170.0 FEET OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST RIGHT OF WAY OF STATE ROUTE 83, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 102.65 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 256.24 FEET; THENCE SOUTH, ALONG A LINE PARALLEL WITH THE EAST RIGHT OF WAY LINE OF SAID STATE ROUTE 83, A DISTANCE OF 170 FEET; THENCE WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 256.24 FEET TO THE INTERSECTION OF SAID PARALLEL LINE WITH THE EAST RIGHT OF WAY OF SAID STATE ROUTE 83, WHICH POINT IS 102.65 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST 1/4; THENCE NORTH, ALONG THE EAST RIGHT OF WAY LINE OF SAID STATE ROUTE 83, A DISTANCE OF 170.0 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

SOURCE BENCHMARK

NGS 0135 – PID (DK3298)
TO REACH THE STATION FROM THE INTERSECTION OF SR 83 AND PLAINFIELD ROAD, GO EAST ALONG PLAINFIELD ROAD FOR APPROXIMATELY 0.5 MI (0.8 KM) TO THE STATION ON THE RIGHT. THE STATION IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF PLAINFIELD ROAD AND MADISON STREET.

THE STATION IS 70.0 FT (21.3 M) SOUTH OF THE CENTERLINE OF PLAINFIELD ROAD AND 38.0 FT (11.7 M) EAST OF THE CENTERLINE OF MADISON STREET. THE MONUMENT IS A 3.5 INCH (9 CM) BRASS DISK ON THE BASE OF A TRAFFIC SIGNAL, 0.8 FT (0.2 M) ABOVE GRADE.

ELEVATION: 732.18 (NAVD 88)

SITE BENCHMARKS AND CONTROL

BM #204 – SET BENCHMARK ON THE SOUTHERLY BOLT, UNDER THE WORD "CITY", ON A HYDRANT ON THE SOUTH SIDE OF 75TH STREET, 308' EAST OF THE INTERSECTION OF 75TH STREET AND ROUTE 83, ROBERT KINGERY HIGHWAY.
ELEVATION = 719.58 (NAVD 88)

CONTROL #1 – SET CAPPED IRON ROD AT THE SOUTHEAST CORNER OF 75TH STREET AND ROUTE 83, ROBERT KINGERY HIGHWAY, 15' SOUTHEAST OF A TRAFFIC SIGNAL AND 18' EAST OF THE BACK OF CURB OF ROUTE 83.
N: 1855569.32 (NAD 83)
E: 1090379.82 (NAD 83)

CONTROL #2 – SET CUT "X" IN A CONCRETE SIDEWALK ON THE EAST SIDE OF ROUTE 83, ROBERT KINGERY HIGHWAY, 235' SOUTH OF THE INTERSECTION OF 75TH STREET AND ROUTE 83, ROBERT KINGERY HIGHWAY, 28' EAST OF THE BACK OF CURB OF ROUTE 83.
N: 1852417.41 (NAD 83)
E: 1090382.03 (NAD 83)

CONTROL #5 – SET CUT "X" IN A CONCRETE SIDEWALK ON THE SOUTH SIDE OF 75TH STREET, 315' EAST OF THE INTERSECTION OF 75TH STREET AND ROUTE 83, ROBERT KINGERY HIGHWAY, AND 7' NORTH OF A FIRE HYDRANT.
N: 1852623.35 (NAD 83)
E: 1090683.32 (NAD 83)

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1" = 20 FEET

EUGENE E. KOKES
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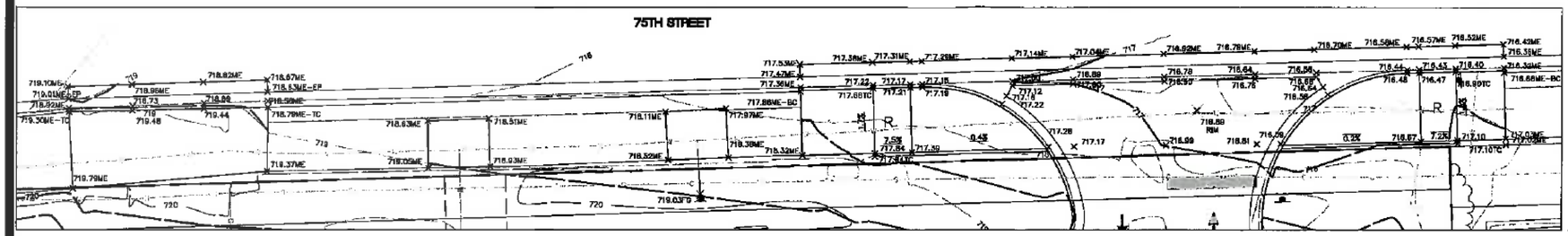
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GRADING PLAN

C05.0

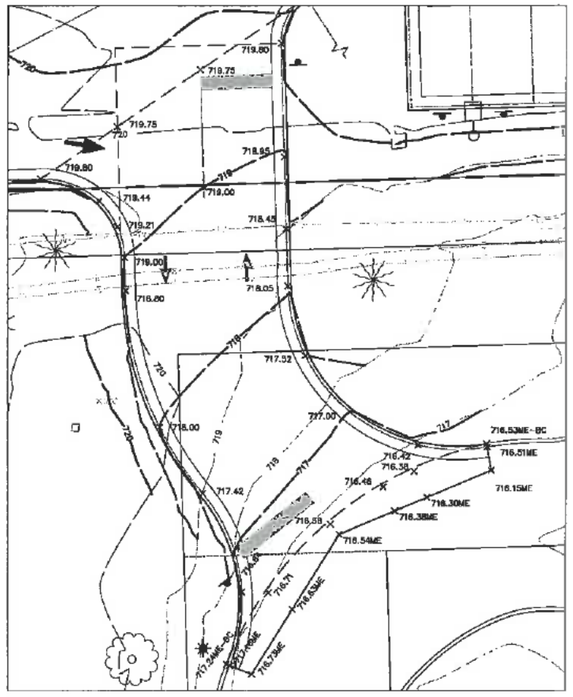
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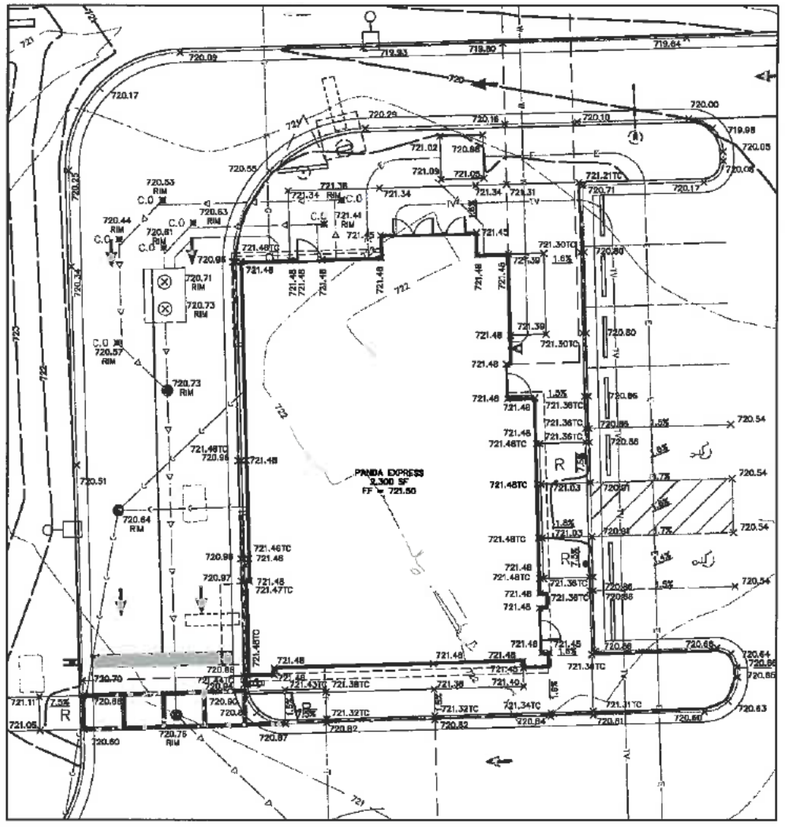
NORTH ENTRANCE GRADING DETAIL
SCALE 1" = 10'



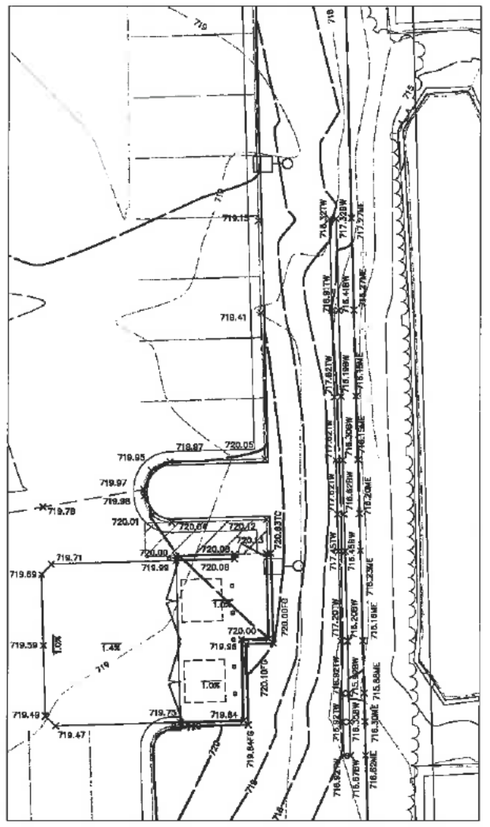
VICINITY MAP
NOT TO SCALE



ACCESS DRIVE THRU GRADING DETAIL
SCALE 1" = 10'



BUILDING AND DRIVE THRU GRADING DETAIL
SCALE 1" = 10'



TRASH ENCLOSURE AND RETAINING WALL GRADING DETAIL
SCALE 1" = 10'

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24-HOUR CONTACT:
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HAKIM YALA
847-477-5125

SCALE 0 5 10
1" = 10 FEET

EUGENE F. KONAS
062-061201
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
DATE: 04/29/2021
EXP: 11/30/2021

CONTRACTOR SHALL PROTECT ALL ITEMS OUTSIDE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED IN THE CONSTRUCTION PLANS OR SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES (LOCATIONS AND ELEVATIONS) PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.

NOT FOR CONSTRUCTION

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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	VILLAGE PLAN REV. #2	01/27/2021
	IDOT PLAN REV. #1	04/09/2021
	VILLAGE PLAN REV. #4	04/14/2021
	VILLAGE PLAN REV. #5	04/29/2021

ISSUE DATE:

	PC SUBMITTAL	11/20/2020
	PC SUBMITTAL #2	03/24/2021

DRAWN BY: LEH

PANDA PROJECT #: D7058
ATWELL PROJECT #: 18003769.01

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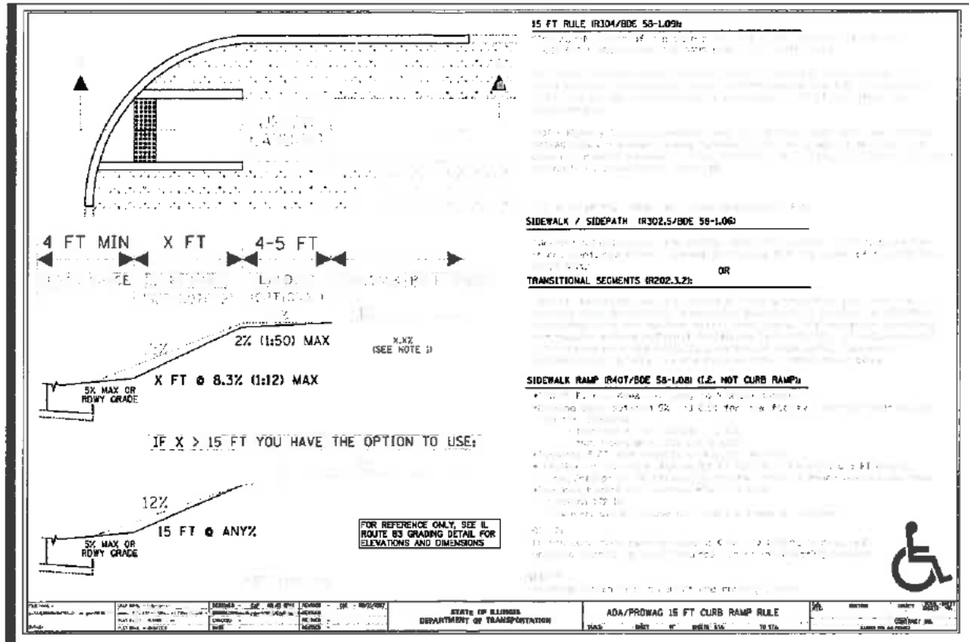
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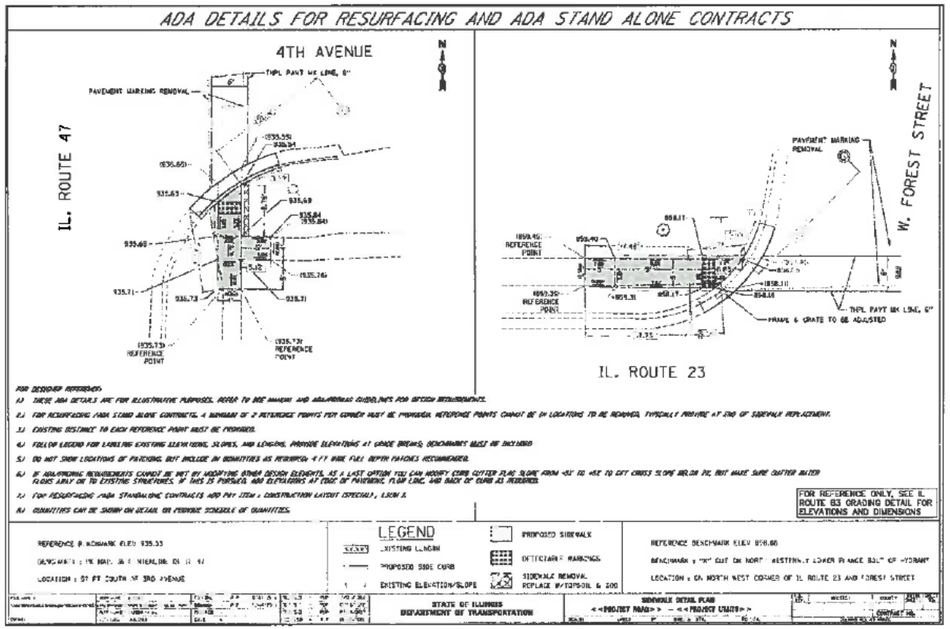
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WARM & WELCOME 2300
7505 KINGERY HIGHWAY
WILLOWBROOK, IL 60527

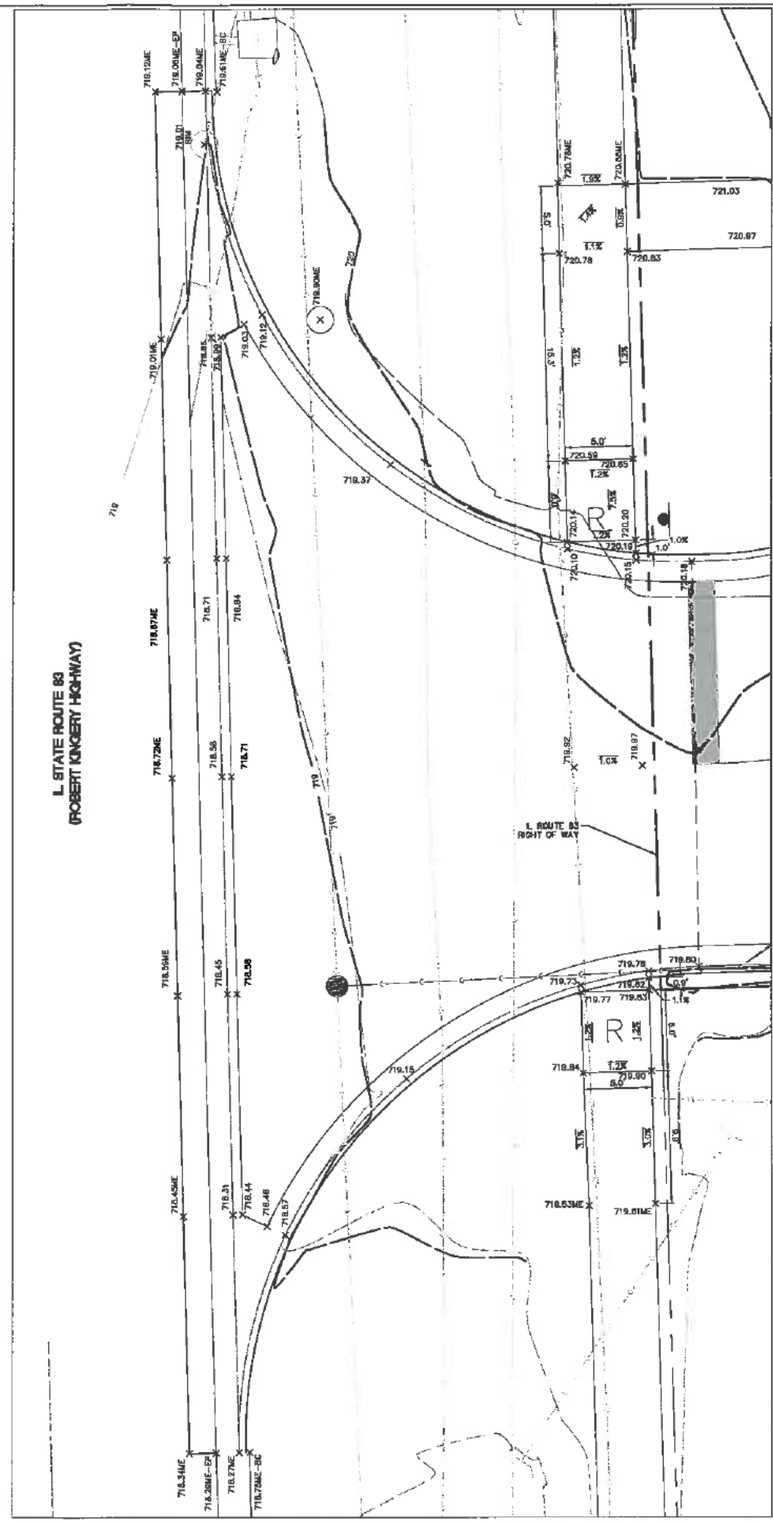
DETAILED GRADING

C05.1

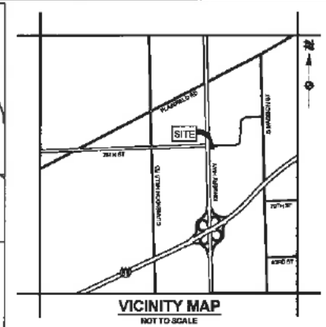
TRUE WARM & WELCOME 2300







IL ROUTE 83 DRIVEWAY GRADING DETAIL
SCALE 1" = 5'



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SCALE 0 5
1" = 5 FEET

RONALD E. REISE
062-061201
REGISTERED PROFESSIONAL ENGINEER
OF ILLINOIS
DATE: 04/29/2021
EXP: 11/30/2021

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DRAWN BY: LEH

PANDA PROJECT #: 07058
ATWELL PROJECT #: 18003769.01

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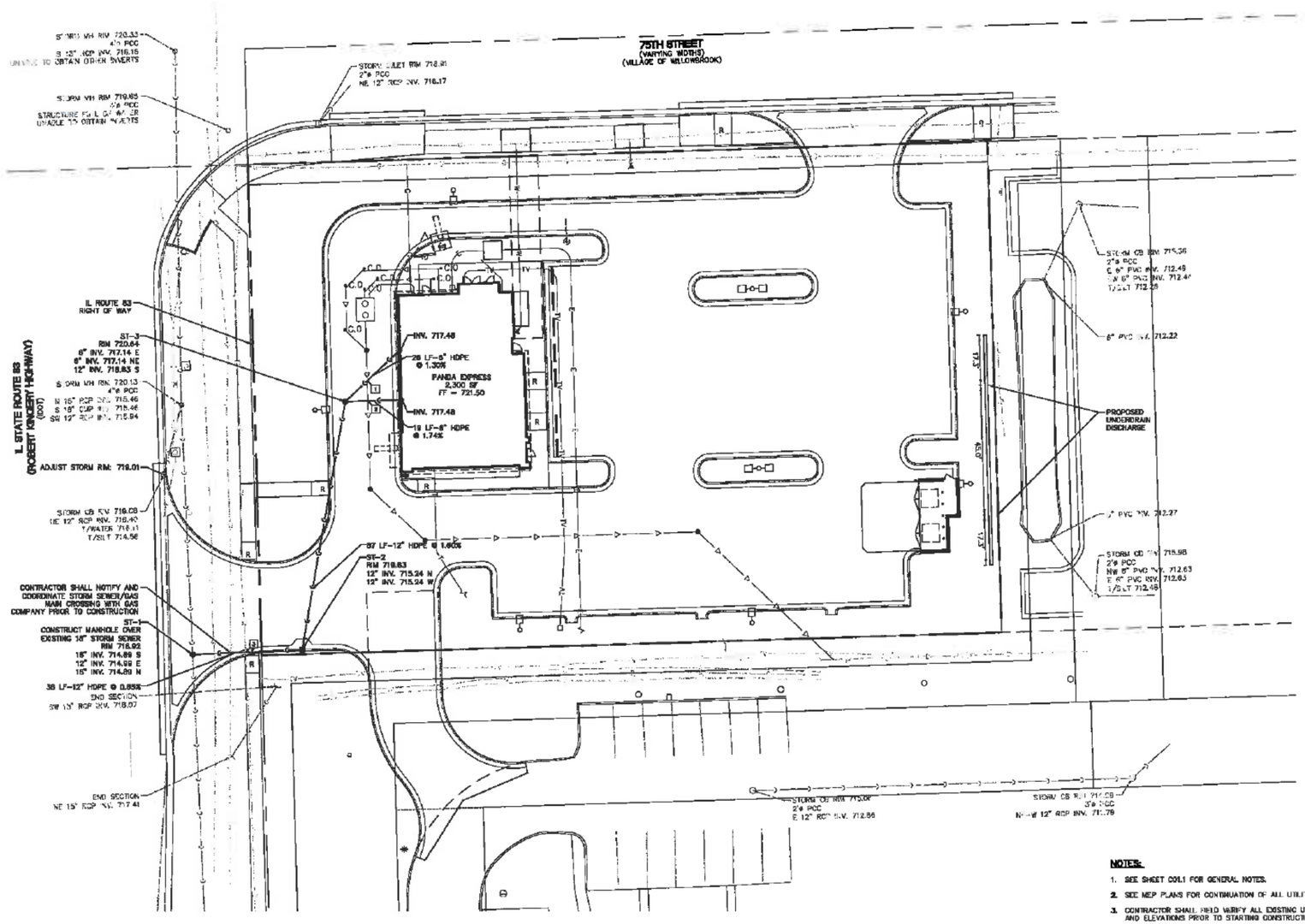
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7505 KINGERY HIGHWAY
WILLOWBROOK, IL 60527

DETAILED GRADING

C05.2

TRUE WARM & WELCOME 2300





VICINITY MAP
NOT TO SCALE

STORM LEGEND

- BOUNDARY LINE
- EXISTING ROW
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING UNDERGROUND GAS
- PROPOSED UNDERGROUND GAS
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND CABLE
- PROPOSED UNDERGROUND CABLE
- PROPOSED LIGHT POLE/WALL PACK LIGHT
- EXISTING MANHOLE/CATCH BASIN
- PROPOSED MANHOLE/CATCH BASIN/INLET
- PROPOSED CLEANOUT
- EXISTING END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED UTILITY CROSSING, SEE UTILITY CROSSING CHART THIS SHEET

CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH APPROPRIATE UTILITY COMPANIES TO ENSURE THAT THE REQUIRED VERTICAL AND HORIZONTAL CLEARANCES AT ALL LOCATIONS WHERE ANY UTILITY LINE CROSSES AN EXISTING OR PROPOSED GAS, TELEPHONE OR ELECTRIC LINE ARE MET.

UTILITY CROSSING CHART

CROSSING NUMBER	FINISHED GROUND	TOP UTILITY	TOP ELEVATION	BOTTOM UTILITY	TOP ELEVATION	CLEARANCE	COMMENT
1	720.77	8" STORM	717.11	8" SANITARY	715.61	1.50	
2	720.77	8" STORM	717.19	6" SANITARY	715.69	1.50	
3	719.74	12" STORM	714.84	12" WATERMAIN	713.34	1.50	FIELD VERIFY DEPTH OF EXISTING WATER MAIN PRIOR TO CONSTRUCTION OF STORM SEWER. DIP 12" WATER MAIN AS NEEDED TO MAINTAIN 1.5' VERTICAL SEPARATION CLEARANCE.

STORM STRUCTURE SCHEDULE

STRUCTURE NUMBER	STRUCTURE TYPE AND SIZE	GRATE TYPE	NOTES
ST-1	4' DIA. TYPE 1 MANHOLE	NEENAH R-1713	CLOSED LID
ST-2	4' DIA. TYPE A GATOR BASIN	NEENAH R 3281-A	
ST-3	4' DIA. TYPE 1 MANHOLE	NEENAH R-1713	CLOSED LID

NOTES:

1. SEE SHEET C01.1 FOR GENERAL NOTES.
2. SEE MEP PLANS FOR CONTINUATION OF ALL UTILITIES INTO BUILDING.
3. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AND THEIR LOCATIONS AND ELEVATIONS PRIOR TO STARTING CONSTRUCTION.
4. THE CONTRACTOR SHALL CONTACT PUBLIC UTILITIES INSPECTIONS AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY.
5. ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH LOCAL GOVERNING CODES.
6. CONTROLLED BACK FILL TO BE PLACED IN 8" LOOSE LIFT AND COMPACTED PER GEOTECHNICAL REPORT RECOMMENDATIONS PRIOR TO STORM AND SANITARY SEWER CONSTRUCTION. BACK FILL SHALL BE PLACED TO A MINIMUM OF ±2' ABOVE THE CROWN ELEVATION OF THE PIPES.
7. STORM SEWER AND SANITARY SEWER LENGTHS ARE MEASURED FROM CENTER LINE OF STRUCTURE TO CENTERLINE OF STRUCTURE OR FACE OF HEADWALL.
8. ALL PIPE LENGTHS SHOWN ARE ROUNDED TO THE NEAREST FOOT.
9. ALL STORM SEWER PIPING SHALL BE TRENCHED, BEDDED AND BACK FILLED ACCORDING TO DETAIL ON SHEET C08.3 UNLESS SPECIFICALLY NOTED OTHERWISE.
10. UNFORESEEN SUBSURFACE CONDITIONS SHALL BE BROUGHT TO THE OWNER'S AND ENGINEER'S ATTENTION IMMEDIATELY IMPLEMENTATION OF CORRECTIVE BEDDING MEASURES WITHOUT THE OWNER'S APPROVAL SHALL BE AT THE CONTRACTOR'S OWN RISK AND AT NO ADDITIONAL COMPENSATION.
11. EXISTING GRADES SHOWN ARE APPROXIMATE AND DO NOT REFLECT TOP SOIL REMOVAL, CLEARING, AND GRUBBING OPERATIONS. THE CONTRACTOR SHALL ASCERTAIN FOR HIMSELF THE EXTENT OF DISTURBANCE FOR THESE ACTIVITIES.
12. THE CONTRACTOR SHALL REFERENCE THE GEOTECHNICAL REPORT PREPARED FOR THE OWNER FOR SUBSURFACE CONDITIONS. THE GEOTECHNICAL REPORT IS NOT A PART OF THE CONTRACT DOCUMENTS.
13. EXCAVATIONS FOR STRUCTURES SHALL BE TAKEN AS A TRENCHING EXCAVATION WITHOUT FURTHER COMPENSATION.

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24-HOUR CONTACT:
PANDA PM
HAKIM YALA
847-477-5125

SCALE 0 10 20
1" = 20 FEET

VINCENT E. NORR
082-081201
REGISTERED PROFESSIONAL ENGINEER
OF ILLINOIS
DATE: 04/29/2021
EXP: 11/30/2021

NOT FOR CONSTRUCTION

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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DRAWN BY: LEH

PANDA PROJECT #: D7058
ATWELL PROJECT #: 19003769.01

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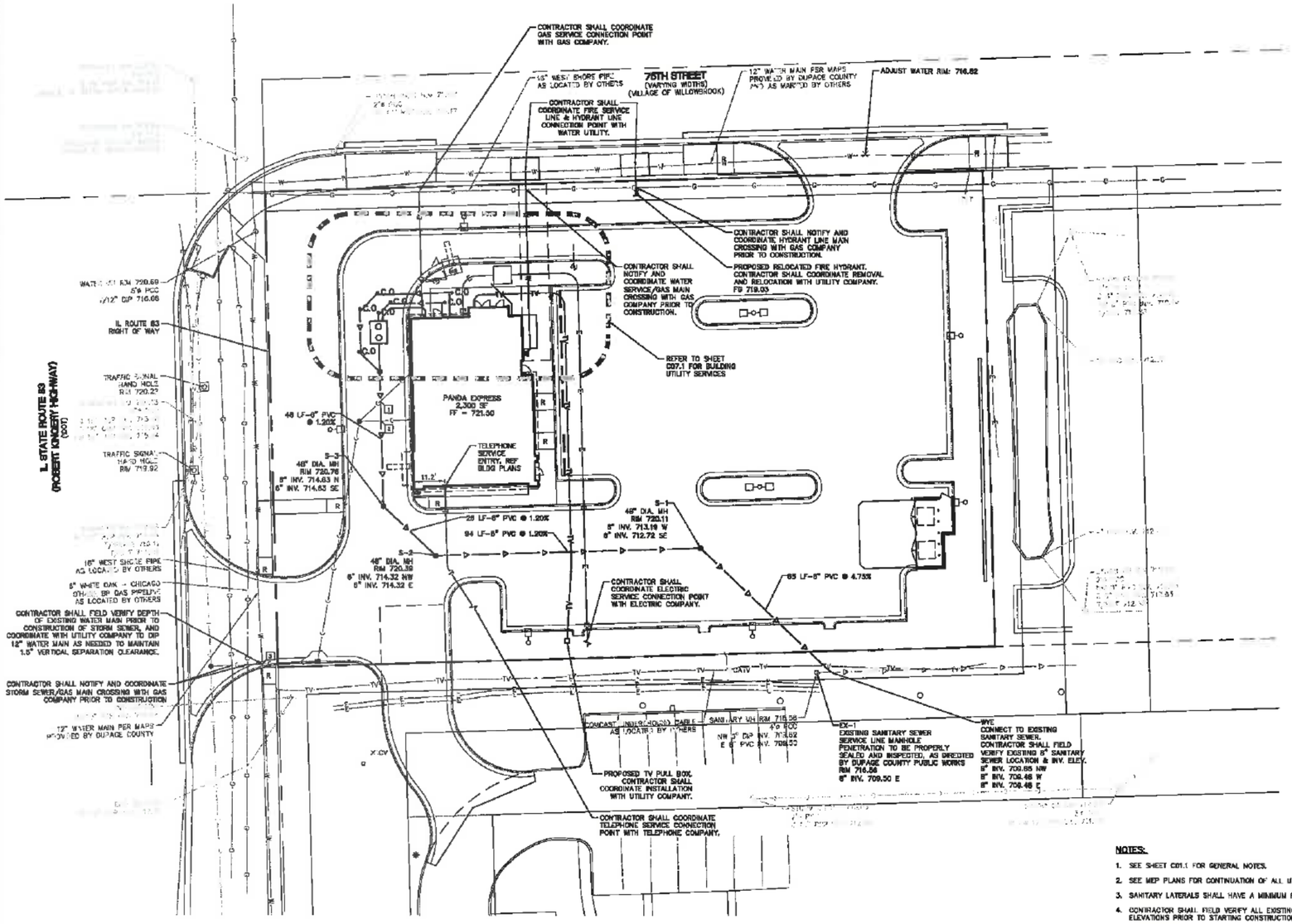
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NAPERVILLE, IL 60563
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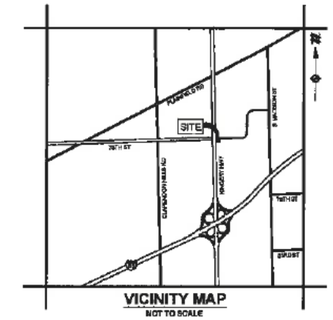
PANDA EXPRESS
WARM & WELCOME 2300
7505 KINGERY HIGHWAY
WILLOWBROOK, IL 60527

STORM SEWER PLAN

C06.0

TRUE WARM & WELCOME 2300





UTILITY LEGEND

- BOUNDARY LINE
- EXISTING ROW
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING UNDERGROUND GAS
- PROPOSED UNDERGROUND GAS
- EXISTING UNDERGROUND TELEPHONE
- EXISTING OVERHEAD TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND CABLE
- PROPOSED UNDERGROUND CABLE
- PROPOSED LIGHT POLE/WALL PACK LIGHT
- EXISTING MANHOLE/CATCH BASIN
- PROPOSED MANHOLE/CATCH BASIN/INLET
- C.O. PROPOSED CLEANOUT
- EXISTING END SECTION
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- CATV PROPOSED TV PULL BOX
- 1 PROPOSED UTILITY CROSSING, SEE UTILITY CROSSING CHART THIS SHEET

CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH APPROPRIATE UTILITY COMPANIES TO ENSURE THAT THE REQUIRED VERTICAL AND HORIZONTAL CLEARANCES AT ALL LOCATIONS WHERE ANY UTILITY LINE CROSSES AN EXISTING OR PROPOSED GAS, TELEPHONE OR ELECTRIC LINE ARE MET.

UTILITY CROSSING CHART

CROSSING NUMBER	FINISHED GROUND	TOP UTILITY	RIM ELEVATION	BOTTOM UTILITY	TOP ELEVATION	CLEARANCE	COMMENT
1	720.77	6" STORM	717.11	8" SANITARY	715.66	1.60	
2	720.77	6" STORM	717.10	8" SANITARY	715.65	1.58	
3	719.74	12" STORM	714.94	12" WATERMAIN	713.34	1.80	FIELD VERIFY DEPTH OF EXISTING WATER MAIN PRIOR TO CONSTRUCTION OF STORM SEWER. DIP 12" WATER MAIN AS NEEDED TO MAINTAIN 1.5' VERTICAL SEPARATION CLEARANCE.

NOTES:

1. SEE SHEET C01.1 FOR GENERAL NOTES.
2. SEE MEP PLANS FOR CONTINUATION OF ALL UTILITIES INTO BUILDING.
3. SANITARY LATERALS SHALL HAVE A MINIMUM FALL OF 1.00%.
4. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AND THEIR LOCATIONS AND ELEVATIONS PRIOR TO STARTING CONSTRUCTION.
5. THE FINAL LOCATION OF FIRE HYDRANTS, VALVES, WATER LINES, BACKFLOW PREVENTERS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION. NOTIFY THE ENGINEER OF ANY CHANGES TO LOCATION OR CONFIGURATION. NFPA CODES SHALL BE ADHERED TO.
6. THE CONTRACTOR SHALL CONTACT PUBLIC UTILITIES INSPECTIONS AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY.
7. ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH LOCAL GOVERNING CODES.
8. UTILITY CONDUIT MATERIAL FOR ELECTRIC, TELEPHONE, AND CABLE SHALL BE INSTALLED PER UTILITY PROVIDER SPECIFICATIONS.
9. CONTRACTOR TO BUILD CONCRETE TRANSFORMER PAD AND COORDINATE THE INSTALLATION OF THE CONDUITS WITH THE UTILITY COMPANY.
10. CONTROLLED BACK FILL TO BE PLACED IN 8" LOOSE LIFT AND COMPACTED PER GEOTECHNICAL REPORT RECOMMENDATIONS PRIOR TO STORM AND SANITARY SEWER CONSTRUCTION. BACK FILL SHALL BE PLACED TO A MINIMUM OF 4.2' ABOVE THE CROWN ELEVATION OF THE PIPES.
11. STORM SEWER AND SANITARY SEWER LENGTHS ARE MEASURED FROM CENTER LINE OF STRUCTURE TO CENTERLINE OF STRUCTURE OR FACE OF HEADWALL.
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14. UNFORESEEN SUBSURFACE CONDITIONS SHALL BE BROUGHT TO THE OWNER'S AND ENGINEER'S ATTENTION IMMEDIATELY. IMPLEMENTATION OF CORRECTIVE BEDDING MEASURES WITHOUT THE OWNER'S APPROVAL SHALL BE AT THE CONTRACTOR'S OWN RISK AND AT NO ADDITIONAL COMPENSATION.
15. EXISTING GRADES SHOWN ARE APPROXIMATE AND DO NOT REFLECT TOP SOIL REMOVAL, CLEARING, AND GRUBBING OPERATIONS. THE CONTRACTOR SHALL ASCERTAIN FOR HIMSELF THE EXTENT OF DISTURBANCE FOR THESE ACTIVITIES.
16. THE CONTRACTOR SHALL REFERENCE THE GEOTECHNICAL REPORT PREPARED FOR THE OWNER FOR SUBSURFACE CONDITIONS. THE GEOTECHNICAL REPORT IS NOT A PART OF THE CONTRACT DOCUMENTS.
17. EXCAVATIONS FOR STRUCTURES SHALL BE TAKEN AS A TRENCHING EXCAVATION WITHOUT FURTHER COMPENSATION.

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24-HOUR CONTACT: PANDA PM HAKIM YALA 847-477-5125

SCALE 0 10 20 1" = 20 FEET

RONNIE F. KOHS 062-081201 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

DATE: 04/29/2021 EXP: 11/30/2021

PANDA EXPRESS CHINESE KITCHEN

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DRAWN BY: LEH

PANDA PROJECT # 07058
ATWELL PROJECT # 18003759.01

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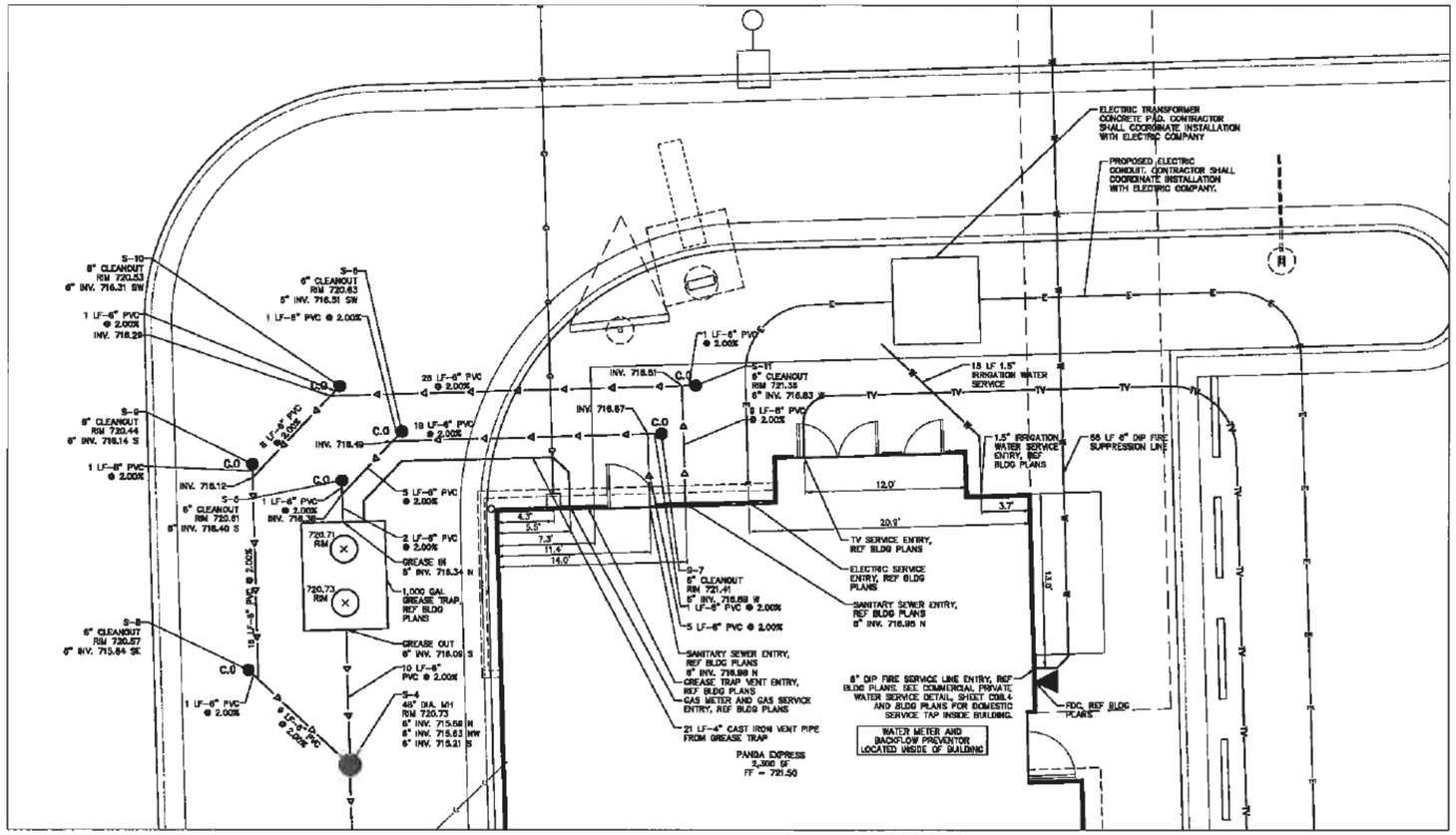
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NAPERVILLE, IL 60563
DESIGN FIRM #184-005976

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7505 KINGERY HIGHWAY
WILLOWBROOK, IL 60527

UTILITY PLAN

C07.0

TRUE WARM & WELCOME 2300





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1" = 5 FEET

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062-061201
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
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EXP: 11/30/2021

- CONTRACTOR SHALL COORDINATE AND ADJUST LOCATION OF LOOP DETECTORS TO AVOID UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ALL SIGNAGE WITH OWNER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL INSTALL GENERAL UTILITY CONDUITS TO PLANTERS AROUND BUILDING AND PATIO. SEE ARCHITECTURAL/MEP PLANS FOR CONTINUATION.
- CONTRACTOR SHALL PROTECT ALL ITEMS OUTSIDE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED IN THE CONSTRUCTION PLANS OR SPECIFICATIONS.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES (LOCATIONS AND ELEVATIONS) PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.

NOT FOR CONSTRUCTION

PANDA EXPRESS, INC.
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91770
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VILLAGE PLAN REV. #4	04/14/2021
VILLAGE PLAN REV. #5	04/29/2021

ISSUE DATE:

PC SUBMITTAL	11/20/2020
PC SUBMITTAL #2	03/24/2021

DRAWN BY: LEH

PANDA PROJECT #: 07058
ATWELL PROJECT #: 180037699.01

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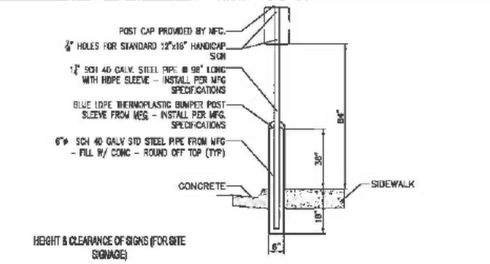
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1250 EAST DIEHL ROAD, SUITE 300
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DESIGN FIRM #184-009878

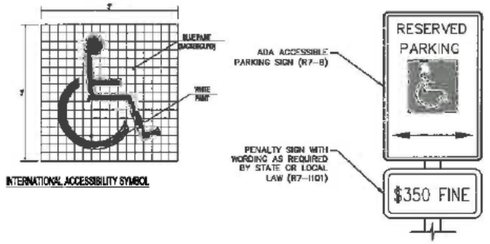
PANDA EXPRESS
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7505 KINGERY HIGHWAY
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DETAILED UTILITY PLAN

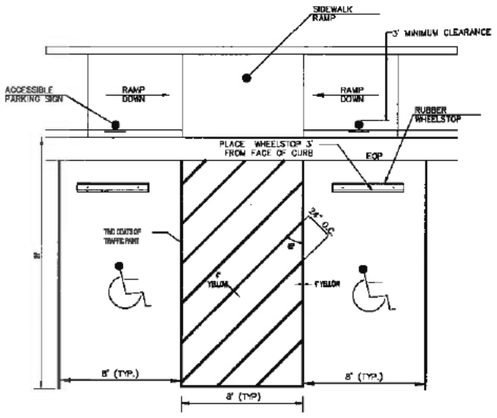
C07.1

TRUE WARM & WELCOME 2300

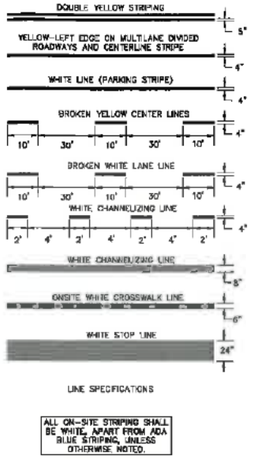


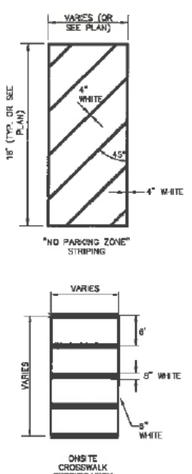


ACCESSIBLE AREA DETAIL
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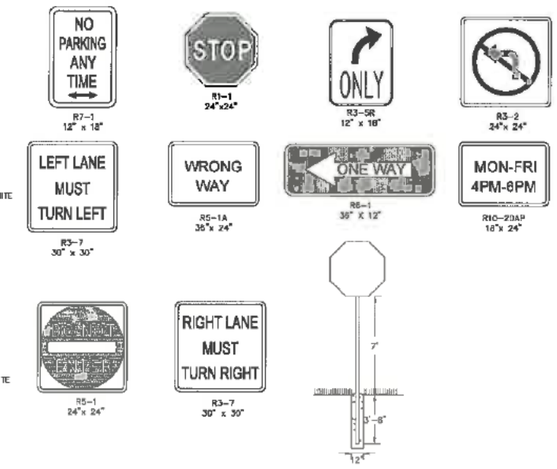


ACCESSIBLE PARKING STALL LAYOUT AND STRIPING
NTS

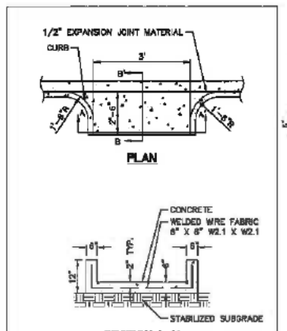




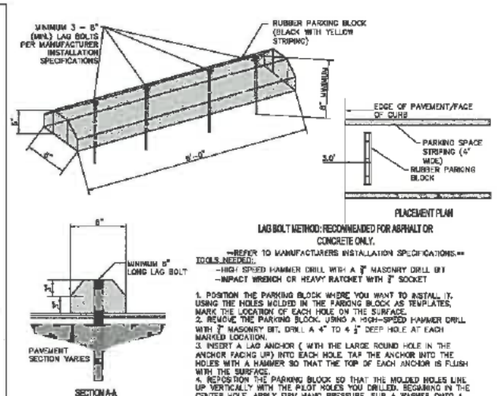
PAVEMENT STRIPING AND MARKING
NOT TO SCALE



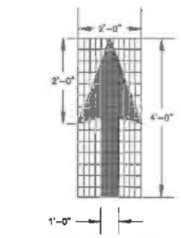
SITE SIGNAGE
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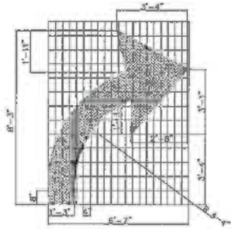
CONCRETE CURB CUT (FLUME)
NOT TO SCALE



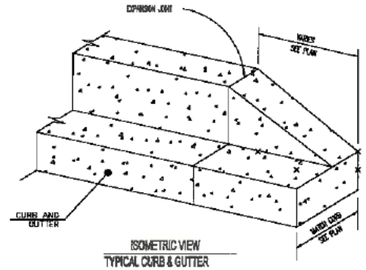
RUBBER WHEELSTOP
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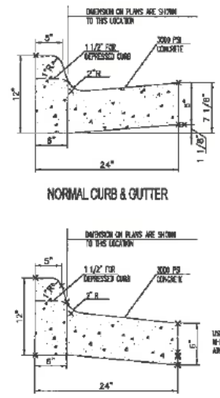
PAVEMENT MARKING ARROW – WHITE
ALL DIRECTIONAL ARROWS SHALL BE DOUBLE COATED.



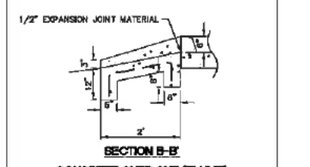
DIRECTIONAL ARROW PAVEMENT MARKING
NOT TO SCALE



CURB TRANSITION
NOT TO SCALE



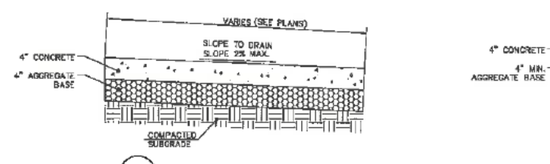
CURB AND GUTTER
NOT TO SCALE

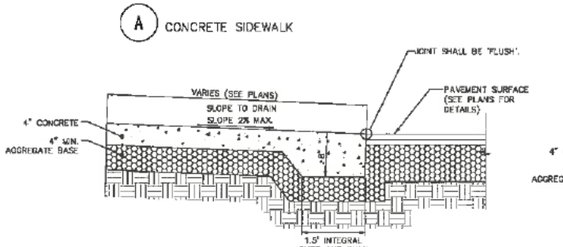


CONCRETE/ASPHALT JOINT DETAIL
NOT TO SCALE



CONCRETE TRANSITION
NOT TO SCALE





CONCRETE NOTES:
- f'c = 4,000 PSI
- PROVIDE CONTROL JOINTS AT 5' O.C.
- PROVIDE EXPANSION JOINTS ONLY WHERE CONCRETE PAVEMENT ABUTS FIXED OBJECTS, CURB AND GUTTER, AND OTHER PAVEMENT TYPES.
- 6"x6" WWM MAY BE SUBSTITUTED WITH EQUIVALENT STRENGTH FIBER MESH.

CONCRETE SIDEWALK
NOT TO SCALE

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RONDRE E. KEVES
062-061201
REGISTERED PROFESSIONAL ENGINEER
OF ILLINOIS
DATED: 04/29/2021
EXP: 11/30/2021

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IDOT PLAN REV. #1	04/05/2021
VILLAGE PLAN REV. #4	04/14/2021
VILLAGE PLAN REV. #6	04/29/2021

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PC SUBMITTAL #2	03/24/2021

DRAWN BY: LEH

PANDA PROJECT #: D7058
ATWELL PROJECT #: 18003769.01

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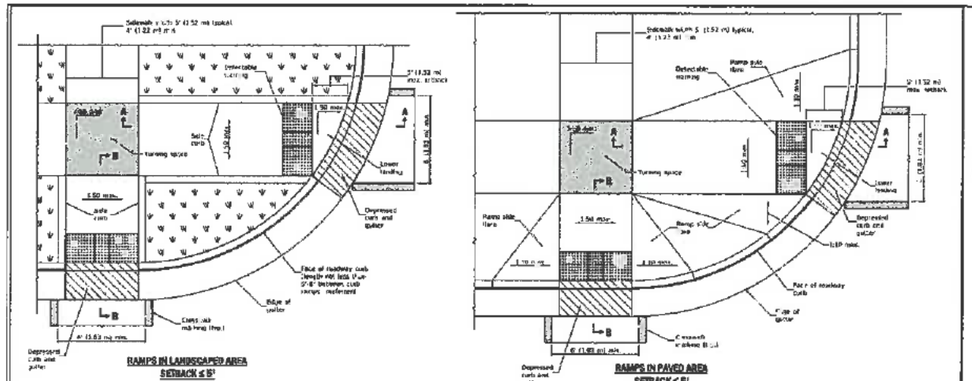
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DESIGN FIRM #184-008876

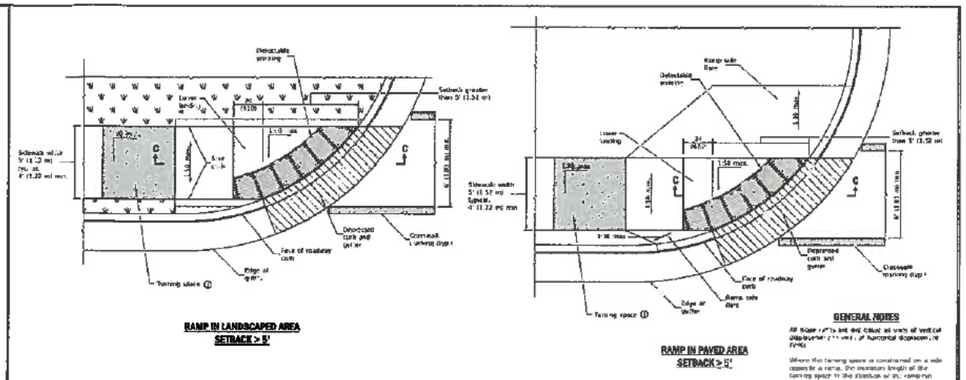
PANDA EXPRESS
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7505 KINGERY HIGHWAY
WILLOWBROOK, IL 60527

CONSTRUCTION DETAILS

C08.0

TRUE WARM & WELCOME 2300





GENERAL NOTES

All slope ratios are critical as sets of vertical displacement (rise) and horizontal displacement (run) ratios.

Where the turning space is constrained on a side opposite a ramp, the maximum length of the turning space in the direction of the ramp run shall be 1.52 m.

Detectable warning units shown in their ideal orientation, see the following plans with tolerances and allowed.

Path Border: Detectable warnings should extend the full width of the walking surface (excluding flares along curb or border) along each side up to 2 in. (50 mm) in width is allowed.

Curb Ramp Blade: Detectable warnings located at the base of curb ramps should closely align with the curb face. A gap up to 6 in. (150 mm) before the curb is allowed.

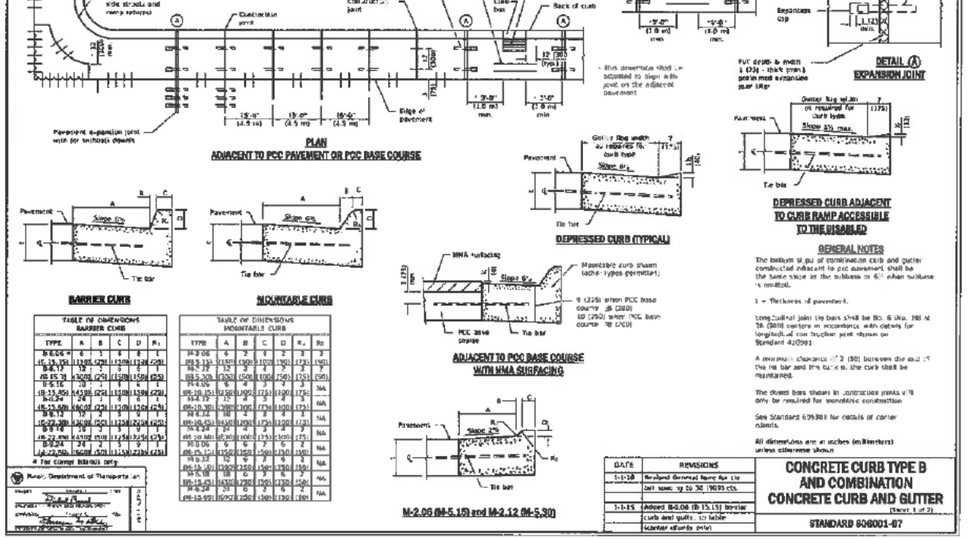
See Standard 886001 for details of depressed curb sections to curb ramp.

All dimensions are to inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-19	Removed "(5.0m), radii", added "Bituminous Concrete Surface Course"
	Removed "Detectable warnings and gratings"
	Added "Detectable warnings"
1-1-16	Changed flare rate above
	Turning spaces and lower landings
	Ramp slope

PERPENDICULAR CURB RAMPS FOR SIDEWALKS
(Sheet 1 of 2)
STANDARD 424001-11

PERPENDICULAR CURB RAMPS FOR SIDEWALKS
(Sheet 2 of 2)
STANDARD 424001-11



GENERAL NOTES

The bottom slope of combination curb and gutter constructed adjacent to pcc pavement shall be the same slope as the subbase or 4% when subbase is omitted.

t = Thickness of pavement.

Longitudinal joint tie bars shall be No. 6 (No. 20) M 31 (M31) deformed bars spaced at 30 in. (750 mm) centers in accordance with details for longitudinal construction joint shown on Standard 420501.

A minimum clearance of 2 (50) between the end of the tie bar and the face of the curb shall be maintained.

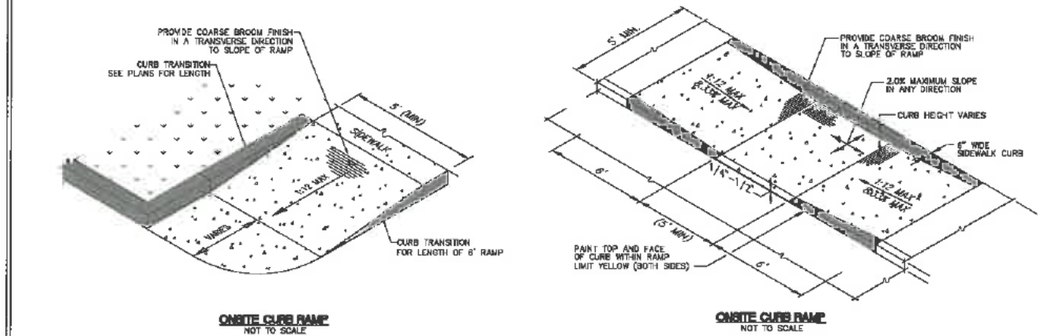
The dowel bars shown in construction joints will only be required for monolithic construction.

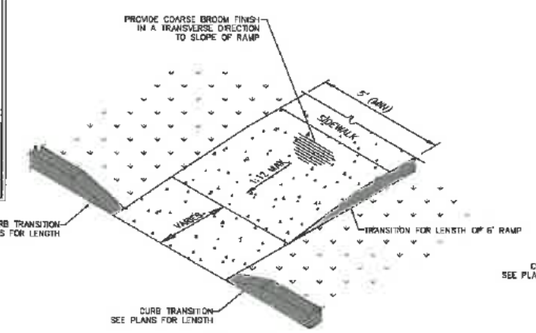
See Standard 606001 for details of corner islands.

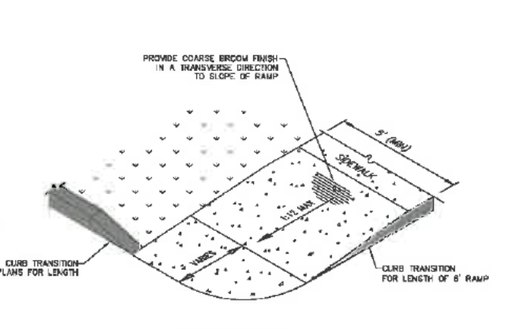
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-18	Revised General Note (1)
	Last sentence to be "(M31) ctc.
1-1-15	Added B6.06 (B15.15) barrier
	curb and gutter to table
	Added standard note

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 1 of 2)
STANDARD 606001-07







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REGISTERED PROFESSIONAL ENGINEER
OF ILLINOIS
DATE: 04/29/2021
EXPI: 11/30/2021

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DRAWN BY: LEH

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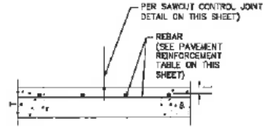
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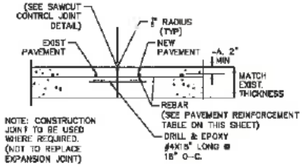
CONSTRUCTION DETAILS

C08.1

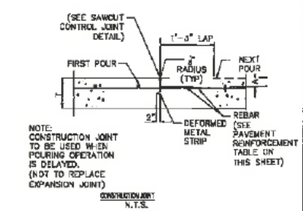
TRUE WARM & WELCOME 2300



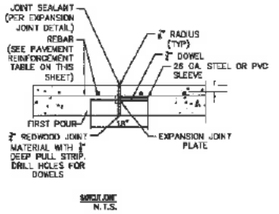
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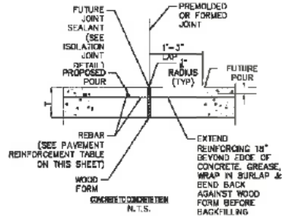
CONCRETE TO CONCRETE JOINT
N.T.S.



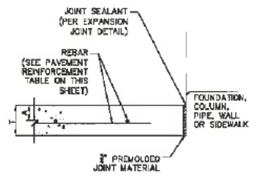
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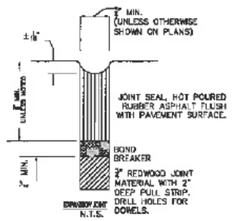
SAWCUT JOINT
N.T.S.



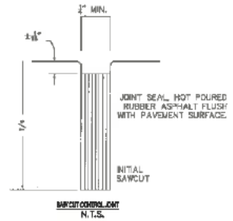
CONCRETE TO CONCRETE TIE
N.T.S.



CONSTRUCTION JOINT
N.T.S.



EXPANSION JOINT
N.T.S.



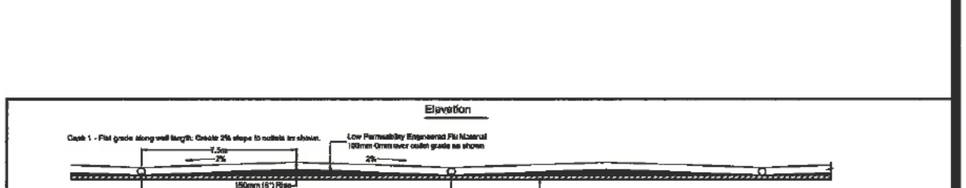
SAWCUT CONTROL JOINT
N.T.S.

NOTES:
1. REINFORCING STEEL BAR SIZE/SPACING SPECIFICATIONS IN GEOTECH REPORT SHALL SUPERSEDE ABOVE TABLE.
2. REINFORCING STEEL SIZE/SPACING IS BASED ON MIN. 60,000 PSI TENSILE STRENGTH REINFORCING STEEL AS SHOWN.
3. CONCRETE PAVING MIX DESIGN SHALL HAVE MINIMUM 4000 PSI COMPRESSIVE STRENGTH AT 28 DAYS. GEOTECHNICAL REPORT CONCRETE PAVING MIX DESIGN SHALL SUPERSEDE VALUES HEREIN.
4. MAXIMUM JOINT SPACING SHALL BE PER JOINT LAYOUT PLAN (IF PROVIDED) BUT SHALL NOT EXCEED VALUES IN TABLE.
5. MAXIMUM JOINT SPACING IN GEOTECHNICAL REPORT SHALL SUPERSEDE VALUES IN ABOVE TABLE.
6. USE STATE DOT SUBBASE UNLESS OTHERWISE SPECIFIED BY GEOTECHNICAL REPORT.
7. ALL JOINTS IN PAVING SHALL BE REFLECTED IN CURBING AND SHALL HAVE ALL THEIR RESPECTIVE JOINTING MATERIALS PRESENT (I.E. EXPANSION JOINTS SHALL HAVE THEIR RESPECTIVE FILLER BOARD AND CAULK REPLACED).
8. CURB EXPANSION JOINTS – IF THERE IS AN EXPANSION JOINT IN THE PAVING, THE EXPANSION JOINT MUST FOLLOW THROUGH THE CURB. THE REINFORCING STEEL MUST ALSO BE CUT AT THE EXPANSION JOINT AND NOT ALLOWED TO RUN THROUGH THE JOINT CONTINUOUSLY. A SAW CUT EXPANSION JOINT IS NOT ACCEPTABLE BECAUSE NORMAL EXPANSION AND CONTRACTION WILL CAUSED THE CONCRETE TO PUSH AGAINST THE TWO SECTIONS AND ONE SIDE WILL EVENTUALLY FAIL. IF AN EXPANSION JOINT IS LEFT OUT AND MUST BE SAW CUT IN, THE CURB SHOULD BE CUT TWICE AND A 2" PIECE OF CONCRETE IS REMOVED. IN ALL CASES THE JOINT SHOULD BE CAULKED WITH NP1.
9. CONCRETE TOUCHING THE BACK OF CURBS – ANY CONCRETE THAT TOUCHES THE BACK OF A CURB INCLUDING SIDEWALKS, ISLAND NOSINGS AND PAYPHONE PADS SHALL BE ISOLATED FROM THE CURB USING ½" BLACK ASPHALT IMPREGNATED FIBERBOARD. CONTRACTOR SHALL USE A REMOVABLE STRIP OR A ZIP-STRIP AND SEAL THE JOINT WITH SL1. THE ONLY EXCEPTION IS IF THE ISLAND NOSINGS ARE POURED MONOLITHICALLY WITH THE CURB AND PARKING LOT.
10. CURBS AT THE BUILDING FOUNDATION – IF A CURB TOUCHES THE BUILDING FOUNDATION, IT NEEDS TO BE ISOLATED WITH EXPANSION JOINT MATERIAL JUST LIKE THE PAVING. IF AN EXPANSION JOINT IS LEFT OUT AND MUST BE SAW CUT IN, A 2" PIECE OF CONCRETE SHOULD BE REMOVED. THE JOINT SHOULD BE CAULKED WITH NP1.
11. EXPANSION JOINTS AT ISLAND NOSINGS – IF THE ISLAND NOSINGS ARE POURED MONOLITHICALLY WITH THE CURB AND PARKING LOT, THEN PAVING EXPANSION JOINTS SHOULD CONTINUE THROUGH THE NOSINGS.

REINFORCEMENT TABLE

CONCRETE SECTION DESIGNATION	(1) SLAB THICKNESS (IN)	COVER (INCH) MIN	MAX EXPANSION JOINT SPACING (FT)	BASED PER ST'L. REINFORCING STEEL BAR SIZE & SPACING*
PARKING STALLS	6	2	18	#3@24" OC
DRIVE TYPE	6	2	18	#3@24" OC
TRASH ENCLOSURE	7	2	18	#3@24" OC

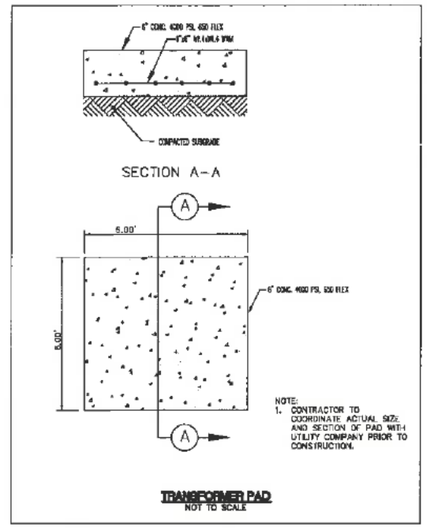
CONCRETE PAVEMENT SECTION
NOT TO SCALE



NOTE: PAVEMENT SECTIONS ARE FOR ONSITE PAVEMENT ONLY. REFER TO IDOT DETAIL ON SHEET C08.5 FOR DRIVEWAY PAVEMENT SECTION WITHIN THE IDOT ROW.

ASPHALT NOTES:
- THE ASPHALT SURFACE COURSE SHOULD CONFORM TO THE MOST RECENT EDITION OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, FOR HOT MIX ASPHALTIC CONCRETE SURFACE COURSE.
- THE BASE COURSE SHOULD CONFORM TO THE IDOT STANDARDS FOR BASE COURSE.
- TACK COAT SHOULD BE PROVIDED ATOP EACH PAVEMENT SECTION.

ASPHALT PAVEMENT SECTION
NOT TO SCALE



TRANSFORMER PAD
NOT TO SCALE

NOTES:
1. CONCRETE COLLARS SHALL BE INSTALLED AROUND ALL UTILITY STRUCTURE TOPS (CATCH BASINS, MANHOLES, ETC.)
2. CONCRETE COLLAR SHALL BE PAINTED BLACK IF STRUCTURE IS WITHIN ASPHALT PAVEMENT.

CONCRETE COLLAR DETAIL
NOT TO SCALE

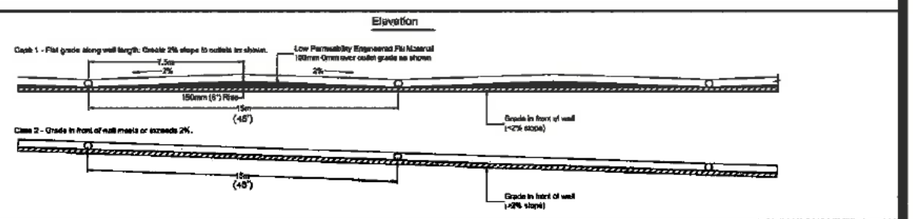
Design Specific Soil Information

	Soil Region			
	In/Ir / Retained	Foundation	Base	Drainage
Description (per USCS)	GP Angular 3/4" clear stone (no fines)	CL Inorganic Clays Low Plasticity	GW Well graded, type dolomite Granular	sub-soil
Effective Internal Friction Angle	36°	28°	38°	NR
Moist Unit Weight kN/cu.m. (kips/ft.)	18 (115)	20 (127)	22 (140)	NR
Effective Cohesion kPa (kips/ft)	NR	13 (270)	NR	NR
Soil Notes	Placed in 150mm (6") lifts and compacted to 95% SPD.	Angular crush stone placed at 1H:1V from heel of wall as shown	Accessible as long capillarity exceed 30kPa (1000 psf)	Crushed, Cobbled (free draining) compacted to 95% SPD.

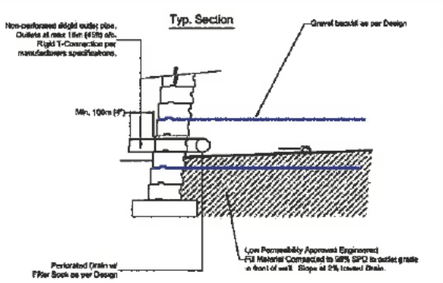
NR - Not Required

Notes:
1. The design meets or exceeds the minimum factors of safety required by Risi Stone Systems based on the design parameters listed above. The analysis was performed as outlined in the National Concrete Masonry Association Design Manual for Segmental Retaining Walls, Third Edition. This is a typical non site-specific Design.
2. No analysis of global stability, total or differential settlement, or seismic effects has been performed.
3. This design is only provided to illustrate the general arrangement of the SRW structure for preliminary costing and feasibility purposes only. This drawing is not for construction. A qualified Engineer must be retained to provide the Final Design prior to construction.
4. Structures such as handrails, guardrails, fences, terraces, and site conditions such as water applications, drainage and soil soil conditions, additional live and dead loads, etc., have significant effects on the wall design and have not been taken into account in this typical section. When accounted for in the Final Design, other conditions and elements may result in additional design resistance (geogrid, drainage, etc) and cost.
5. For geogrid reinforced structures, a minimum Long Term Allowable Design Strength of 14 kN/m was assumed. Contact your manufacturer or Risi Stone Systems for a list of approved geogrid reinforcements.

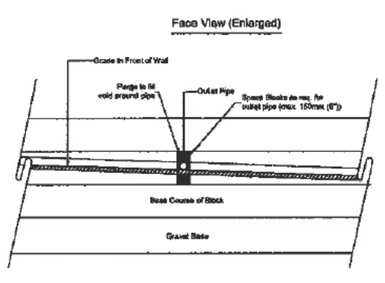
Elevation



Typ. Section



Face View (Enlarged)



Design Specific Geometric Information

Retaining Wall System	Pisa2	Geogrid Type and Manufacturer	N/A
Maximum Height mm (ft)	945 (33)	Minimum Geogrid UTS Value (kN/m)	N/A
Maximum Slope Above Wall	5V:3H	Maximum Slope Below Wall	Horiz
Min. Surcharge Above Wall kPa (kips/ft)	None	Depth of Embedment mm (in)	853 (0)
Batter of Wall	7.12°	Compacted Base Dimension mm (in)	810 x 153 (24 x 6)

RisiStone® retaining wall systems
http://www.risistone.com

Pisa2® / RomanPisa® Drain Outlet Through Face of Wall

P21DET003.DWG

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE RESPONSIBLE FOR, AND SHALL HAVE NO RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS EMPLOYED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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847-477-5125

IRENE E. REHE
062-061201
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
DATE: 04/29/2021
EXP: 11/30/2021

PANDA EXPRESS CHINESE KITCHEN

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

VILLAGE PLAN REV. #1	01/19/2021
VILLAGE PLAN REV. #2	01/27/2021
IDOT PLAN REV. #1	04/09/2021
VILLAGE PLAN REV. #4	04/14/2021
VILLAGE PLAN REV. #5	04/29/2021

ISSUE DATE:

PC SUBMITTAL	11/20/2020
PC SUBMITTAL #2	03/24/2021

NOT FOR CONSTRUCTION

DRAWN BY: LEH

PANDA PROJECT #: 07058
ATWELL PROJECT #: 18003769.01

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866.850.4200 www.atwell-group.com
1200 EAST DIEHL ROAD, SUITE 300
NAPERVILLE, IL 60563
DESIGN FIRM #184-002578

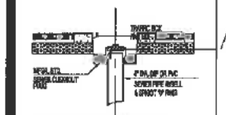
PANDA EXPRESS
WARM & WELCOME 2300
7505 KINGERY HIGHWAY
WILLOWBROOK, IL 60527

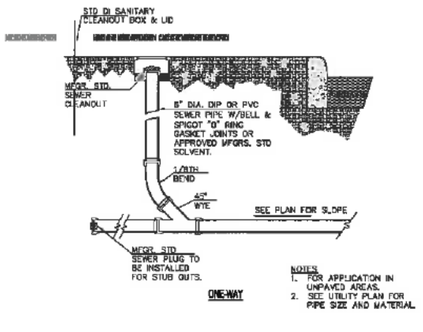
CONSTRUCTION DETAILS

C08.2

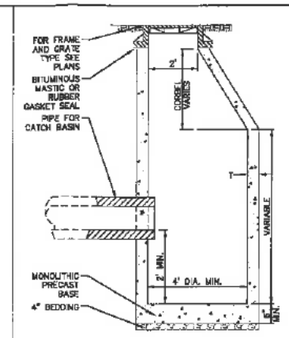
TRUE WARM & WELCOME 2300

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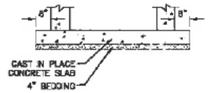




SANITARY SEWER CLEANOUT
NOT TO SCALE

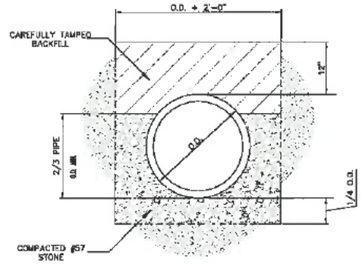


TYPICAL STORM CATCH BASIN
NOT TO SCALE



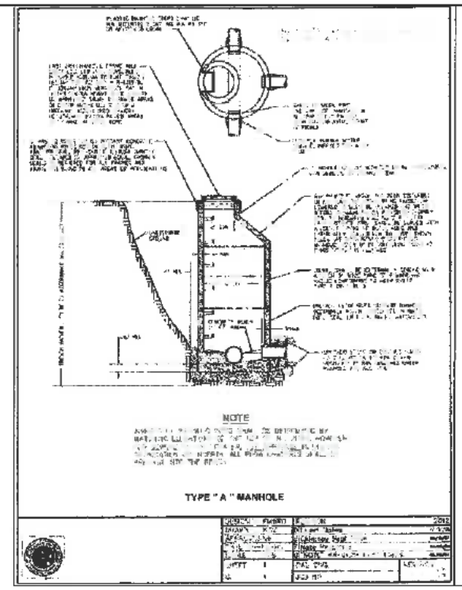
ALTERNATE BOTTOM SLAB

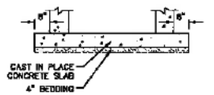
MATERIAL WALL THICKNESS (T)
PRECAST CONCRETE – MIN. 1/12 "D"
CAST IN PLACE CONCRETE MIN. 8"



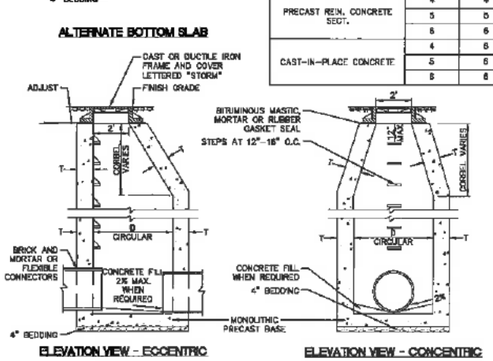
MINIMUM PVC BEDDING

SANITARY SEWER PIPE BEDDING
NOT TO SCALE





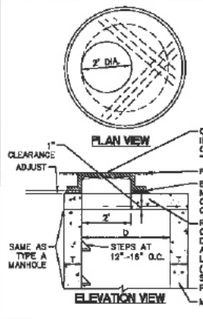
ALTERNATE BOTTOM SLAB



NOTES:
1. MANHOLE STEPS WHEN REQUIRED SHALL BE INSTALLED AS SHOWN ON THE PLANS.

TYPICAL STORM MANHOLE "A"
NOT TO SCALE

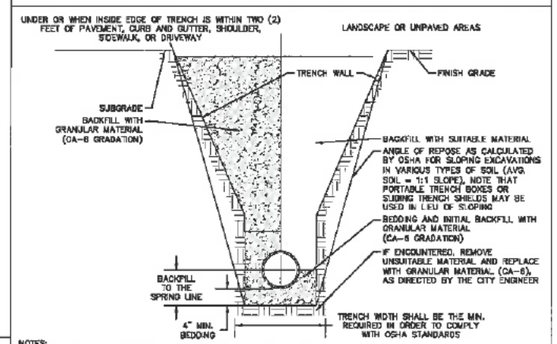
ALT. MATERIALS FOR WALLS	D (FEET)	T (MIN.) (INCHES)
CONCRETE MASONRY UNITS	4	5
	5	5
	6	5
BRICK MASONRY	4	8
	5	8
	6	8
PRECAST REIN. CONCRETE SECT.	4	4
	5	5
	6	6
CAST-IN-PLACE CONCRETE	4	6
	5	6
	6	6



NOTES:
1. DETAIL OF M.H. TOP TO BE USED WHERE RESTRICTED HEAD ROOM WILL NOT PERMIT TAPERED WALLS.
2. MANHOLE STEPS WHEN REQUIRED SHALL BE INSTALLED AS SHOWN ON THE PLANS.

FLAT TOP MANHOLE/CATCH BASIN
NOT TO SCALE

ALT. MATERIALS FOR WALLS	D (FEET)	T (MIN.) (INCHES)
CONCRETE MASONRY UNITS	4	5
	5	5
	6	5
BRICK MASONRY	4	8
	5	8
	6	8
PRECAST REIN. CONCRETE SECT.	4	4
	5	5
	6	6
CAST-IN-PLACE CONCRETE	4	6
	5	6
	6	6



NOTES:
1. CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN A SAFE MANNER AT ALL TIMES AND SHALL COMPLY WITH ALL APPLICABLE GOVERNING REGULATIONS, INCLUDING BUT NOT LIMITED TO OSHA SAFETY STANDARDS.
2. ALL BACKFILL MATERIAL UP TO A HEIGHT OF 12 INCHES ABOVE THE PIPE SHALL BE CAREFULLY DEPOSITED IN UNIFORM LAYERS NOT EXCEEDING 8 INCHES THICK (LOOSE MEASURE). THE MATERIAL IN EACH LAYER SHALL BE FIRMLY COMPACTED BY RAMMING OR TAMPING WITH TOOLS APPROVED BY THE CITY ENGINEER IN SUCH A MANNER AS NOT TO DISTURB OR INJURE THE PIPE. THE BACKFILLING ABOVE THIS HEIGHT SHALL BE DONE AS NOTED BELOW.
3. GRANULAR BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED AS SPECIFIED IN NOTE 2, ABOVE. THE USE OF JETTING SHALL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE CITY ENGINEER. IT SHALL BE THE DESIGN ENGINEER OR CONTRACTOR'S RESPONSIBILITY TO PROVIDE APPROPRIATE JUSTIFICATION AND DOCUMENTATION (SOIL INVESTIGATION REPORTS, ETC.) TO THE CITY ENGINEER WITH THE REQUEST FOR APPROVAL OF JETTING.
4. BACKFILL MATERIAL CONSISTING OF SUITABLE EXCAVATED MATERIAL SHALL BE PLACED IN LIFTS NOT EXCEEDING TWELVE (12) INCHES THICK (LOOSE MEASURE) AND EACH LAYER SHALL BE COMPACTED BY RAMMING OR TAMPING TO ACHIEVE THE REQUIRED COMPACTION. JETTING OF THIS MATERIAL MAY BE PERMITTED WHEN AUTHORIZED IN WRITING BY THE CITY ENGINEER. IT SHALL BE THE DESIGN ENGINEER OR THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT APPROPRIATE JUSTIFICATION AND DOCUMENTATION (SOILS INVESTIGATION REPORTS, ETC.) TO THE CITY ENGINEER WITH THE REQUEST FOR APPROVAL OF JETTING.
5. GRANULAR MATERIAL FOR BACKFILL AND BEDDING SHALL BE GRAVEL, CRUSHED GRAVEL OR STONE MEETING THE REQUIREMENTS OF THE IDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" FOR COURSE AGGREGATE (CA-6 GRADATION).
6. THE BEDDING THICKNESS SHALL BE EQUAL TO ONE-QUARTER (¼) OF THE OUTSIDE DIAMETER OF THE PIPE BUT NOT LESS THAN FOUR (4) INCHES.

STORM SEWER TRENCH SECTION
NOT TO SCALE

Know what's below. Call before you dig.

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NOTICE
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HAKIM YALA
847-477-9125



DATE: 04/29/2021
EXP: 11/30/2021

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1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8288

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REVISIONS:

VILLAGE PLAN REV. #1	01/19/2021
VILLAGE PLAN REV. #2	01/27/2021
IDOT PLAN REV. #1	04/09/2021
VILLAGE PLAN REV. #4	04/14/2021
VILLAGE PLAN REV. #5	04/29/2021

ISSUE DATE:

PC SUBMITTAL	11/20/2020
PC SUBMITTAL #2	03/24/2021

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DRAWN BY: LEH

PANDA PROJECT #: 07058
ATWELL PROJECT #: 18003769.01

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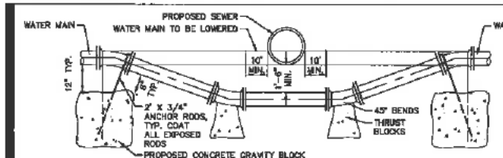
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NAPERVILLE, IL 60563
DESIGN FIRM #184-005578

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7505 KINGERY HIGHWAY
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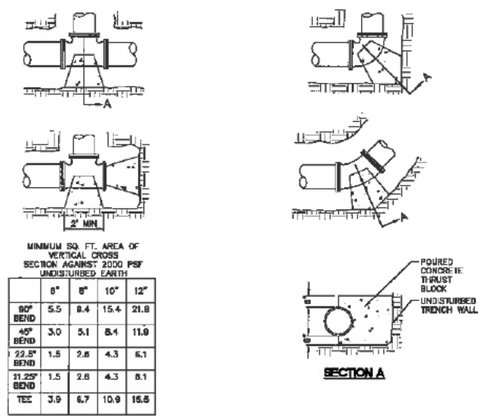
CONSTRUCTION DETAILS

C08.3

TRUE WARM & WELCOME 2300



WATER MAIN CROSSING DETAIL
NOT TO SCALE



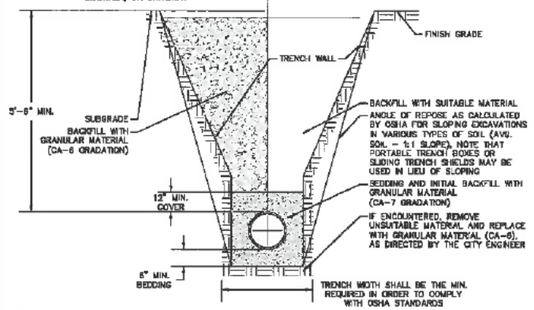
SECTION A

MINIMUM SQ. FT. AREA OF VERTICAL CROSS SECTION AGAINST 2000 PSF UNDISTURBED EARTH

	8"	8"	10"	12"
90° BEND	5.5	8.4	15.4	21.8
45° BEND	3.0	5.1	8.4	11.9
22.5° BEND	1.5	2.6	4.3	6.1
11.25° BEND	1.5	2.6	4.3	6.1
TEE	3.9	6.7	10.9	15.6

NOTES:
1. THRUST BLOCKING TO PREVENT MOVEMENT OF LINES UNDER PRESSURE AT BENDS, TEES, CAPS, VALVES, HYDRANTS AND AT POINTS SPECIFIED BY THE ENGINEER SHALL BE CLASS "B" CONCRETE, A MINIMUM OF 12" THICK, PLACED BETWEEN SOLID GROUND AND FITTING AND SHALL BE ANCHORED IN SUCH A MANNER THAT PIPE AND FITTING WILL BE ACCESSIBLE FOR REPAIRS. THRUST BLOCKS SHALL BE PLACED AT BENDS OF 11-1/4 DEGREES OR MORE. RETAINER GLANDS MAY BE USED IN PLACE OF THRUST BLOCKS. THE COST OF THRUST BLOCKS OR RETAINER GLANDS SHALL BE INCLUDED IN THE COST OF THE FITTING.

THRUST BLOCKS
NOT TO SCALE



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4. BACKFILL MATERIAL CONSISTING OF SUITABLE EXCAVATED MATERIAL SHALL BE PLACED IN LIFTS NOT EXCEEDING TWELVE (12) INCHES THICK (LOOSE MEASURE) AND EACH LAYER SHALL BE COMPACTED BY RAMMING OR TAMPING TO ACHIEVE THE REQUIRED COMPACTION. JETTING OF THIS MATERIAL MAY BE PERMITTED WHEN AUTHORIZED IN WRITING BY THE CITY ENGINEER. IT SHALL BE THE DESIGN ENGINEER OR THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT APPROPRIATE JUSTIFICATION AND DOCUMENTATION (SOIL INVESTIGATION REPORTS, ETC.) TO THE CITY ENGINEER WITH THE REQUEST FOR APPROVAL OF JETTING.
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WATER MAIN TRENCH SECTION
NOT TO SCALE

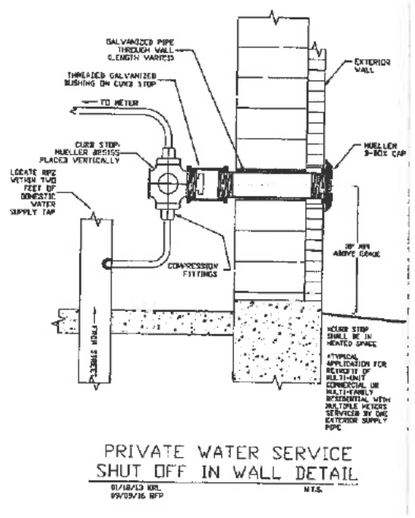
VILLAGE OF WILLOWBROOK
835 Midway Drive
Willowbrook, IL 60527
Bldg. Dept.: (630) 920-2242

COMMERCIAL PRIVATE WATER SERVICE DETAIL

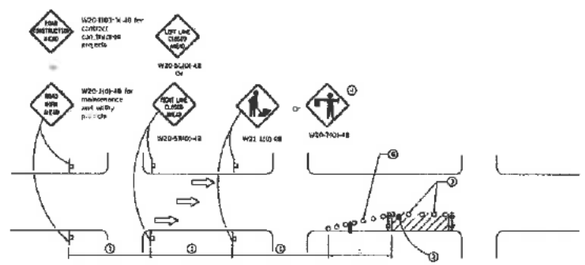
THE POTABLE / DOMESTIC WATER SERVICE SHALL BE TAPPED INTO THE FIRE SERVICE WITHIN TWENTY-FOUR INCHES (24") OF THE SPRINKLER SYSTEM RISE VALVE.

(PER 13/2/710 IDPH 0430 Amendment)

(ENFORCED WITH ALL NEW COMMERCIAL BUILDINGS IN WILLOWBROOK AS OF 01/01/2017)



PRIVATE WATER SERVICE SHUT OFF IN WALL DETAIL
01/18/10 KR.
05/23/16 RFP
N.T.S.



SIGN SPACING	
Posted Speed	Sign Spacing
25	150' (150 ft)
30-45	350' (350 ft)
50+	500' (500 ft)

SYMBOLS

- Arrow board
- Cone, drums or barricade
- Sign on portable or permanent support
- Work area
- Flagger with STOP paddle
- Type III barricade with flashing lights
- Flagger with traffic control sign

GENERAL NOTES

This Standard is used when at any time, day or night, any vehicle, equipment, workers, or their activities encroach on the paved and/or daily shoulder operations or where construction requires lane closures in urban areas.

Calculate L as follows:

SPEED LIMIT — FORMULAS (English) (Metric)

40 mph (70 km/h) or less: L=WS²/60 (L=WS²/155)

45 mph (80 km/h) or greater: L=WS (L=0.65WS)

W = Width of offset in feet (meters)

S = Normal posted speed mph (km/h)

All dimensions are in metric or feet as otherwise shown.

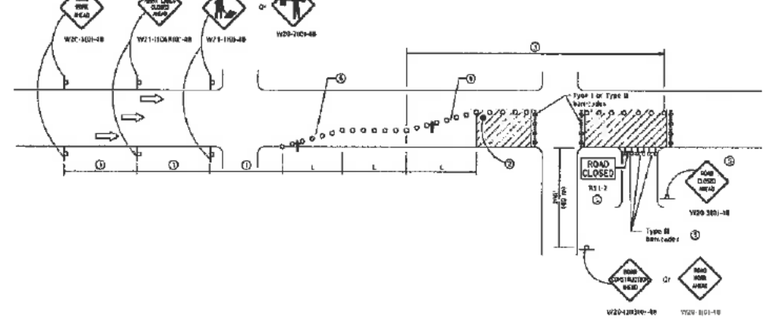
1. Refer to SIGN SPACING TABLE for distances.
2. Required for speeds ≥ 40 MPH
3. Space at 2½ times normal spacing for 350' (75 m). Additional taper may be placed at 500' (150 m) intervals. Where drums or Type II or Type III barricades are used, the additional balanced distance may be omitted.
4. Flagger sign only where flagger is present.
5. For unposted roadways 45 mph.
6. Cones, drums or barricades at 20' (6 m) in tapers.

DATE	REVISIONS
1-1-14	Revised workers sign
	number to agree with
	current MUTCD.
7-1-13	Omitted text "WORKERS"
	ETC.

Illinois Department of Transportation

URBAN LANE CLOSURE, MULTILANE, 1W OR 2W WITH NONTRAVERSABLE MEDIAN
Sheet 1 of 2

STANDARD 701601-09



Illinois Department of Transportation

URBAN LANE CLOSURE, MULTILANE, 1W OR 2W WITH NONTRAVERSABLE MEDIAN
Sheet 2 of 2

STANDARD 701601-09

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062-061201
REGISTERED PROFESSIONAL ENGINEER
OF ILLINOIS
DATE: 04/29/2021
EXP: 11/30/2021

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VILLAGE PLAN REV. #2	01/27/2021
IDOT PLAN REV. #1	04/09/2021
VILLAGE PLAN REV. #4	04/14/2021
VILLAGE PLAN REV. #5	04/29/2021

ISSUE DATE:

PC SUBMITTAL	11/20/2020
PC SUBMITTAL #2	03/24/2021

DRAWN BY: LEH

PANDA PROJECT #: 07058
ATWELL PROJECT #: 18003769.01

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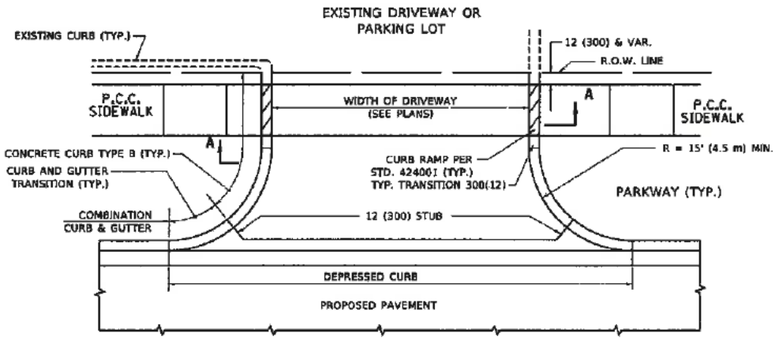
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DESIGN FIRM #184-005570

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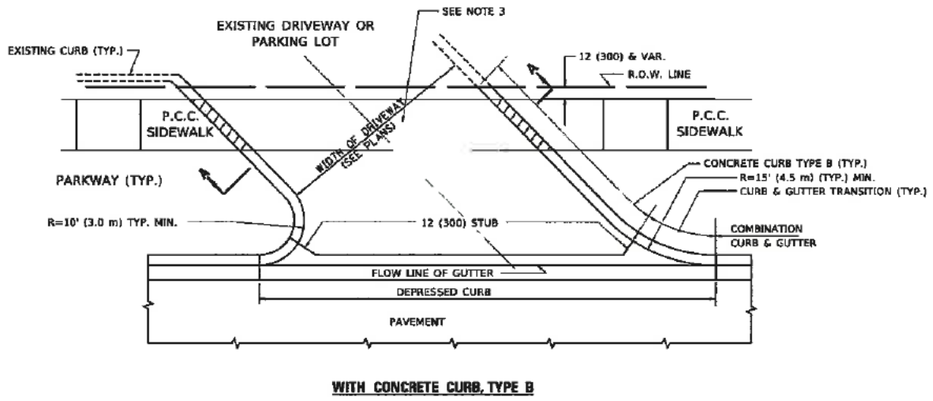
CONSTRUCTION DETAILS

C08.4

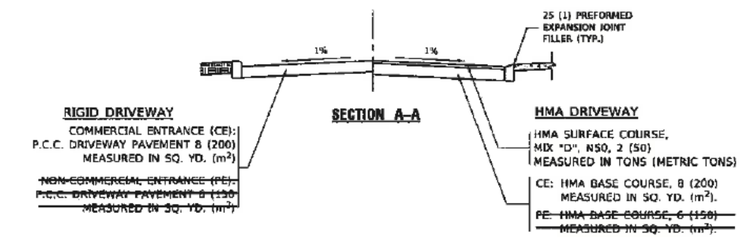
TRUE WARM & WELCOME 2300

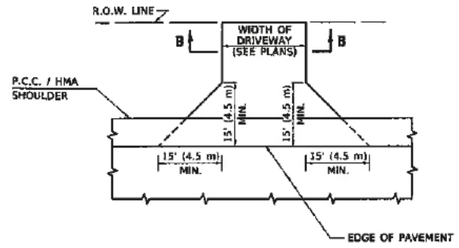


WITH CONCRETE CURB, TYPE B

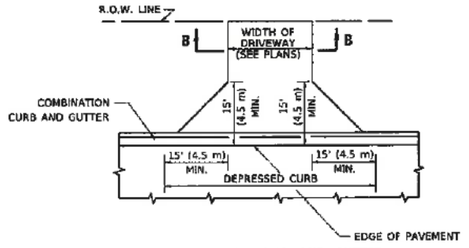


WITH CONCRETE CURB, TYPE B

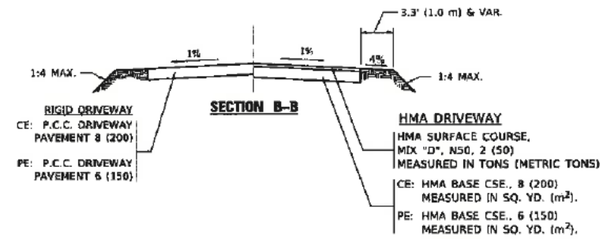




ADJACENT TO P.C.C./HMA SHOULDER



ADJACENT TO CURB AND GUTTER



GENERAL NOTES:

DRIVEWAY SLOPES, LOCATIONS, & GEOMETRIC LAYOUT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "HANDBOOK FOR POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". FOR FURTHER LAYOUT REQUIREMENTS, REFER TO ILLUSTRATIONS IN THE PERMIT HANDBOOK. DRIVEWAYS SHALL BE REPLACED IN KIND, UNLESS OTHERWISE NOTED ON THE PLANS.

COMMERCIAL DRIVEWAYS SHALL BE CONSTRUCTED WITH CONCRETE CURB, TYPE B RETURNS EXCEPT WHEN THE SIDEWALK EDGE IS 4 FEET (1.2 METERS) OR LESS FROM THE BACK OF CURB, CONSTRUCT A FLARE DRIVEWAY WITHOUT CURB.

THE RESIDENT ENGINEER SHALL CONTACT THE TRAFFIC PERMIT OFFICE AT 847/ 705-4131 FOR ANY QUESTIONS ON DRIVEWAYS SHOWN IN THE PLANS; SPECIFICALLY IN REFERENCE TO ADDITIONAL AND/OR RELOCATION/REMOVAL OF A DRIVEWAY.

COMBINATION CONCRETE CURB & GUTTER SHALL BE MEASURED STRAIGHT ACROSS THE DRIVEWAY. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE CURB & GUTTER TRANSITION.
1 (25) PREFORMED EXPANSION JOINT FILLER WILL NOT BE PAID SEPARATELY, BUT SHALL BE CONSIDERED INCLUDED IN THE COST OF THE P.C.C. DRIVEWAY PAVEMENT OR P.C.C. SIDEWALK.
WHEN THE P.C.C. SIDEWALK EXTENDS THROUGH THE DRIVEWAY, THE THICKNESS OF THE SIDEWALK IN THE DRIVEWAY AREA SHALL BE THE SAME AS THE DRIVEWAY THICKNESS. SIDEWALK WILL BE PAID FOR AS P.C.C. SIDEWALK OF THE THICKNESS SPECIFIED. SIDEWALK CROSS SLOPE THRU DRIVEWAY AREA TO BE A MAXIMUM OF 1:50.

RURAL FIELD ENTRANCE (FE)

HMA SURFACE COURSE, MIX "D", N50, 2 (50) MEASURED IN TONS (METRIC TONS)

AGGREGATE BASE CSE., TYPE B, 8 (200) MEASURED IN SQ. YD. (m²).

USER NAME = lsoberg	DESIGNED - R. SHAH	REVISED - P. LoFLUER 04-15-03	STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION	DRIVEWAY DETAILS – DISTANCE BETWEEN R.O.W. AND FACE OF CURB & EDGE OF SHOULDER ≥15'(4.5m)	F.A. RTE. / SECTION / COUNTY / TOTAL SHEETS / SHEET NO.
	DRAWN -	REVISED - R. BORO 01-01-07			
PLOT SCALE = 50.0000 ' / in	CHECKED -	REVISED - R. BORO 06-11-08			
PLOT DATE = 3/27/2019	DATE - 11-04-95	REVISED - R. BORO 09-06-11		SCALE: NONE / SHEET 1 OF 1 SHEETS / STA. / TO STA.	BD400-01 (BD-01) / CONTRACT NO. / ILLINOIS / FED. AID PROJECT

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REGISTERED PROFESSIONAL ENGINEER
OF ILLINOIS
DATE: 04/28/2021
EXP.: 11/30/2021

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REVISIONS:

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3	IDOT PLAN REV. #1	04/09/2021
4	VILLAGE PLAN REV. #4	04/14/2021
5	VILLAGE PLAN REV. #5	04/29/2021

ISSUE DATE:

1	PC SUBMITTAL	11/20/2020
2	PC SUBMITTAL #2	03/24/2021

DRAWN BY: LEH

PANDA PROJECT #: D7058
ATWELL PROJECT #: 19003769.01

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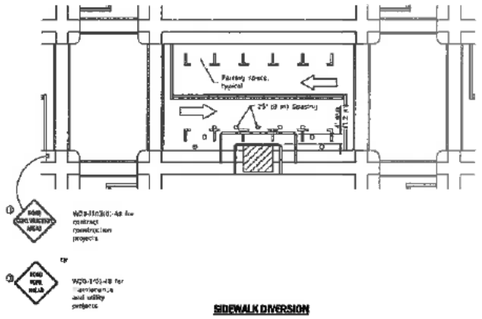
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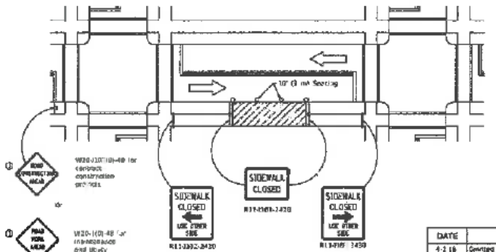
CONSTRUCTION DETAILS

C08.5

TRUE WARM & WELCOME 2300



SIDEWALK DIVERSION



SIDEWALK CLOSURE

SYMBOLS

- Work area
- Sign on portable or permanent support
- Barricade or flare
- Cone, drum or pedestal
- Type III barricade
- Detectable pedestrian channelizing barricade

GENERAL NOTES

This Standard is used when, at any time, pedestrian traffic must be rerouted due to work being performed

This Standard must be used in conjunction with other Traffic Control & Protection Standards when roadway traffic is affected

Temporary facilities shall be of adequate and accessible

The temporary pedestrian facilities shall be provided on the same side of the closed facility whenever possible

The SIDEWALK CLOSED / USE OTHER SIDE sign shall be placed at the nearest crosswalk or intersection to each end of the closure. Where the closure extends at a corner, the signs shall be erected on the corners across the street from the closure. The SIDEWALK CLOSED signs shall be used at the ends of the actual closures.

Type III barricades and R11-2-4830 signs shall be considered as shown in "ROAD CLOSED TO ALL TRAFFIC" detail on Standard 701801

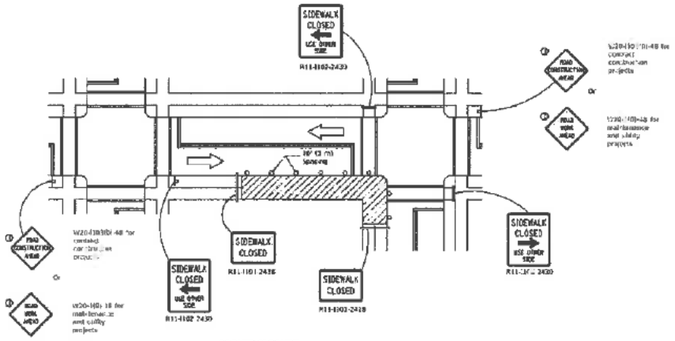
All dimensions are in inches (millimeters) unless otherwise noted.

DATE	REVISIONS
4-2-18	Omitted orange safety fence from Standard 701501 and 701516 drawing in the std. spec.
7-1-13	Added SIDEWALK DIVERSION. Modified appearance of plan views. Renamed Std.

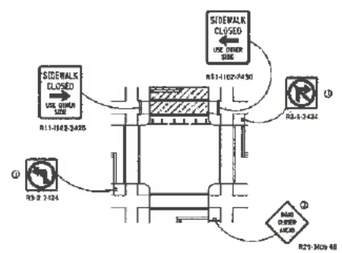
SIDEWALK, CORNER OR CROSSWALK CLOSURE

(Sheet 1 of 2)

STANDARD 701801-06



CORNER CLOSURE



CROSSWALK CLOSURE

SIDEWALK, CORNER OR CROSSWALK CLOSURE

(Sheet 2 of 2)

STANDARD 701801-06

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EXP: 11/30/2021

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VILLAGE PLAN REV. #4	04/14/2021
VILLAGE PLAN REV. #5	04/28/2021

ISSUE DATE:

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PC SUBMITTAL #2	03/24/2021

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PANDA PROJECT #: 07058
ATWELL PROJECT #: 18003769.01

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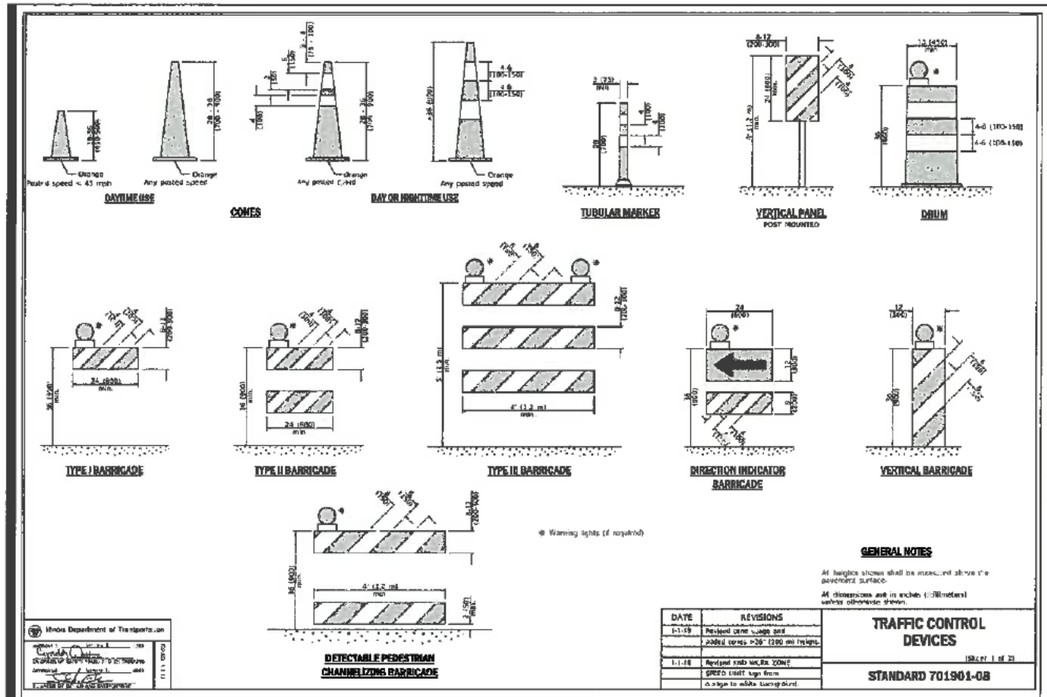
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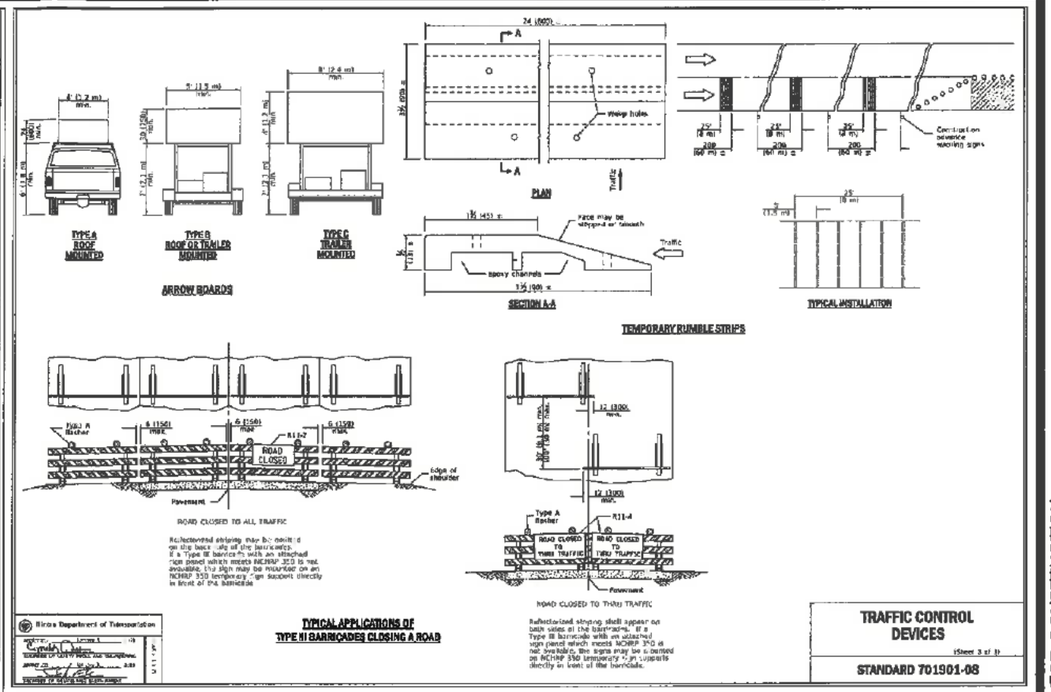
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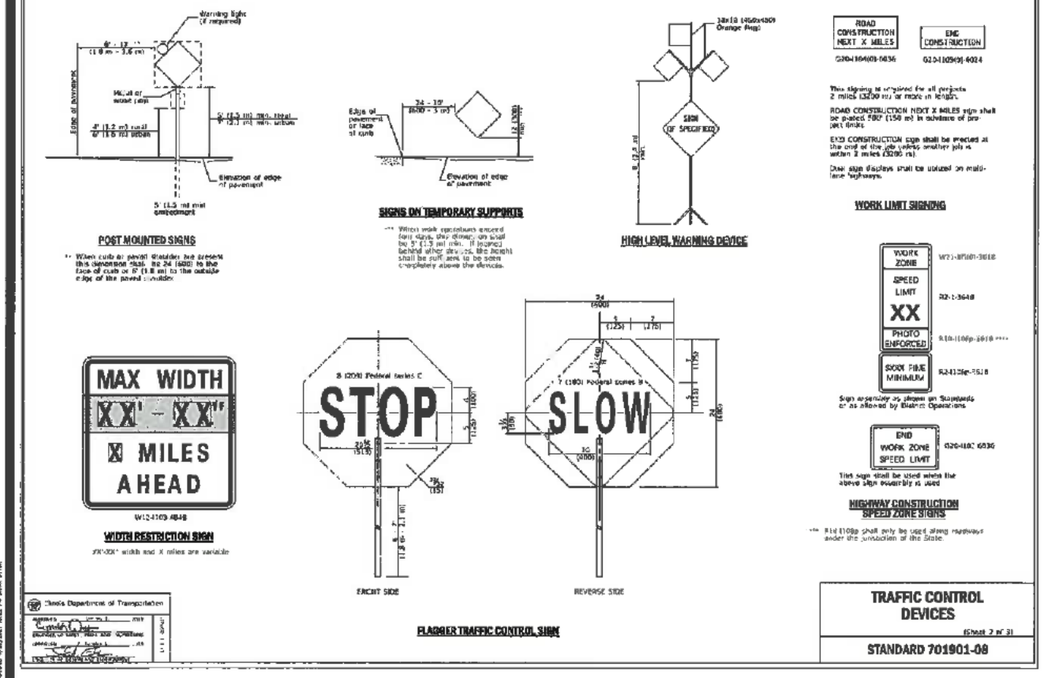
CONSTRUCTION DETAILS

C08.6

TRUE WARM & WELCOME 2300







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OF ILLINOIS
DATE: 04/29/2021
EXP: 11/30/2021

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VILLAGE PLAN REV. #4	04/14/2021
VILLAGE PLAN REV. #5	04/26/2021

ISSUE DATE:

PC SUBMITTAL	11/20/2020
PC SUBMITTAL #2	03/24/2021

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DRAWN BY: LEH

PANDA PROJECT #: 07068
ATWELL PROJECT #: 19003769.01

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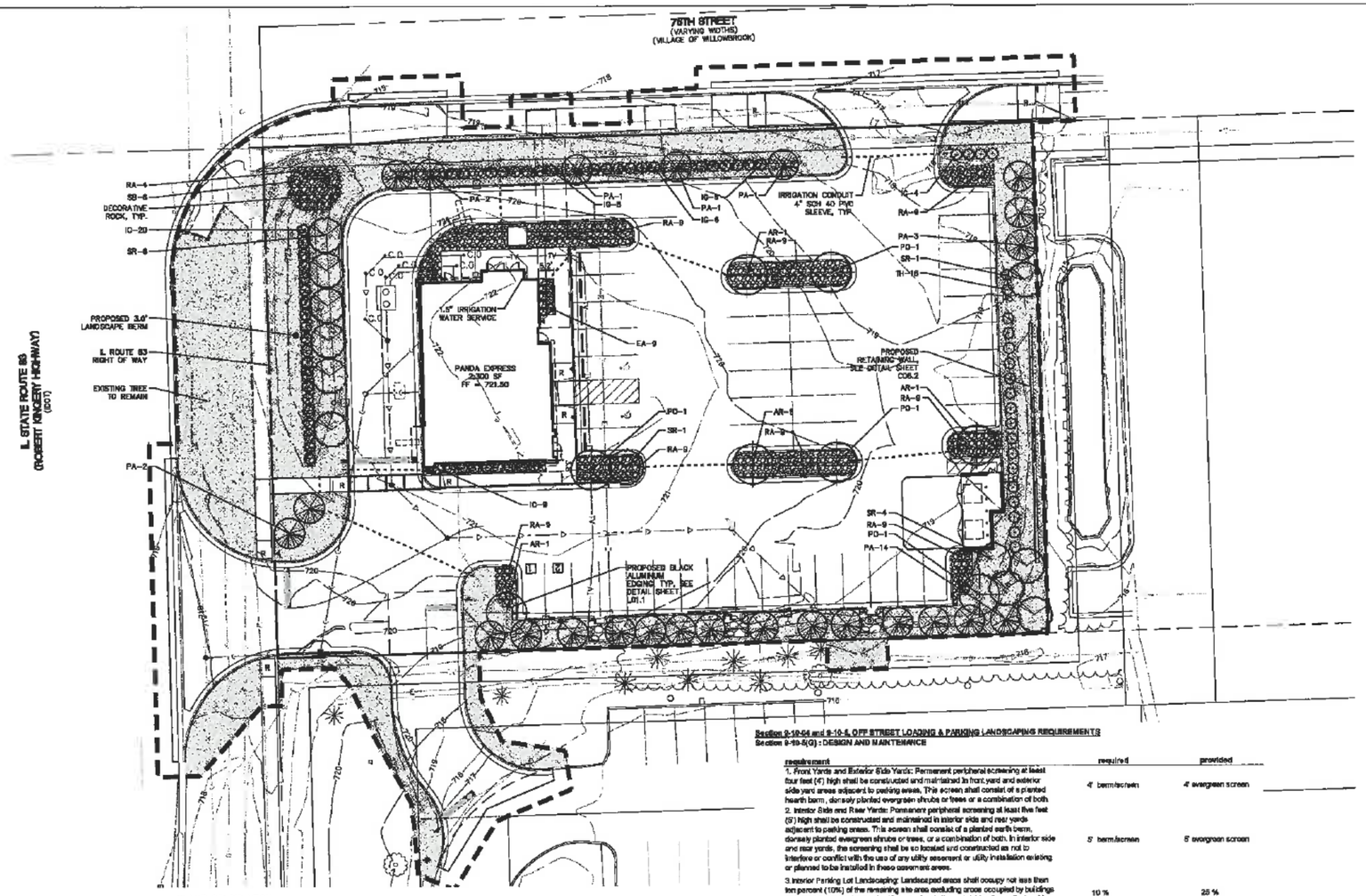
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CONSTRUCTION DETAILS

C08.7

TRUE WARM & WELCOME 2300





LANDSCAPE LEGEND

- BOUNDARY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING ROW
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING UNDERGROUND GAS
- PROPOSED UNDERGROUND GAS
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND CABLE
- PROPOSED UNDERGROUND CABLE
- PROPOSED IRRIGATION CONDUIT
- PROPOSED ALUMINUM EDGING
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE/WALL PACK LIGHT
- PROPOSED SHRUBS
- PROPOSED EVERGREEN TREES
- PROPOSED ORNAMENTAL TREES
- PROPOSED DECIDUOUS TREES
- PROPOSED KENTUCKY BLUE GRASS SOD
- PROPOSED STONE MULCH
- RIP RAP

Section 9-10-04 and 9-10-5, OFF STREET LOADING & PARKING LANDSCAPING REQUIREMENTS
Section 9-10-5(G) : DESIGN AND MAINTENANCE

requirement	required	provided
1. Front Yards and Exterior Side Yards: Permanent peripheral screening at least four feet (4') high shall be constructed and maintained in front yard and exterior side yard areas adjacent to parking areas. This screen shall consist of a planted hearth berm, densely planted evergreen shrubs or trees or a combination of both.	4' berm/screen	4' evergreen screen
2. Interior Side and Rear Yards: Permanent peripheral screening at least five feet (5') high shall be constructed and maintained in interior side and rear yards adjacent to parking areas. This screen shall consist of a planted earth berm, densely planted evergreen shrubs or trees, or a combination of both. In interior side and rear yards, the screening shall be so located and constructed as not to interfere or conflict with the use of any utility easement or utility installation existing or planned to be installed in these easement areas.	5' berm/screen	5' evergreen screen
3. Interior Parking Lot Landscaping: Landscaped areas shall occupy not less than ten percent (10%) of the remaining site area excluding areas occupied by buildings or other structures, the required front yard and all street rights of way. End parking islands of a minimum nine foot (9') width shall be provided at each aisle end of all parking bays. Intermediate islands of a minimum six foot (6') width shall be provided between every twenty (20) parking spaces. Center dividing islands of a minimum ten foot (10') width shall be provided between every three (3) parking bays. Each island shall be effectively landscaped with appropriately sized plantings at a minimum ratio of one shade tree and nine (9) dwarf variety shrubs per island and/or fifty (50) linear feet of parking area. Shade tree distribution shall provide a minimum of one tree in the area occupied by each twenty (20) parking spaces. [3] *Two of the end of parking bay parking lot trees have been provided in the interior headscape islands due to layout constraints.*	10 %	25 %
	8 shade trees	8 [3] shade trees
	72 shrubs	72 shrubs

Section 9-11-14, MONUMENT SIGN LANDSCAPING REQUIREMENTS
Section 9-11-14(A):

requirement	required	provided
1. For every square foot of sign surface area, there shall be provided one and one half (1 1/2) square feet of landscape area.	281 SF	281 SF

Section 9-14-2.23 GENERAL LANDSCAPING REQUIREMENTS
Section 9-14-2.23(B) : DESIGN AND MAINTENANCE

requirement	required	provided
1. Minimum Plantings: The applicant shall minimally provide one approved planting or each seven hundred twenty five (725) square feet of gross lot area. For each required planting there shall be provided an additional ten (10) square feet of approved ground cover adjacent thereto. [2] *The 206 plantings are provided as a result of separate requirements (i.e. front and side yard, screening, off street parking, monument sign, and foundation requirements) and satisfies the minimum requirement of 60 plantings.*	60 Plantings 600 SF ground cover	206 Plantings 2174 SF ground cover
2. Approved Plantings and Ground Cover		
Shade Trees	Not less than 2 1/2" in caliper and comprise a minimum of 5% of the required plantings, excluding parkway trees.	5% Min.	13%
Conifers	Shall not be less than 5 feet in height and comprise a minimum of 10% of the required plantings.	10% Min.	32%
Ornamental Trees	Shall be at least 1 1/2" caliper nor less than 8' in height, and comprise at minimum 20% of the landscape plantings.	20% Min.	20%
3. Border Plantings And Foundation Plantings: A landscaped area having a minimum width of seven feet (7') shall be provided around all buildings except for building entrances and the front of retail business facilities to permit appropriate foundation plantings. Border plantings and foundation plantings shall be provided and shall comprise the remainder of the required landscape plantings, of which a minimum of one-half (1/2) shall be deciduous shrubs at a minimum height of three feet (3') and the remaining one-half (1/2) shall be evergreen shrubs at a minimum height of two feet(2'). [4] *A variance is requested on the required foundation planting width.*	7 Foot foundation planting width	3.8, 5.2 & [4] Foot 0.0 foundation planting width
	50% Deciduous Shrubs	50% Deciduous Shrubs
	50% Evergreen Shrubs	50% Evergreen Shrubs

PLANT CALCULATION

ORDINANCE COMPLIANCE MATRIX

Zoning: B-2 COMMUNITY SHOPPING
Acres: 1.00 acres
Parking: 46 spaces
Street Frontage (Route 83): 175.00 feet
Street Frontage (75th St): 196.00 feet
Sign Surface Area: 174.00 square feet
USDA Zone: 6 (-20 degrees to -10 degrees)

Section 9-9-1, BUSINESS DISTRICT LANDSCAPING REQUIREMENTS
Section 9-9-1(D) : FRONT AND EXTERIOR SIDE YARD LANDSCAPE PLANTING REQUIREMENTS

requirement	required	provided
1. Landscape plantings shall be provided within any yard adjoining a street within a business district, in conformance with the standards contained within section 9-14-2.23 of the zoning ordinance. The quantity of plantings required within all yards adjacent to a street, in addition to required parkway trees, shall be based upon a point system ratio according to five (5) times the linear length of the specific yard frontage, measured at the property line.	850 Points (Route 83)	940 Points
[1] *Additional planting material provided to satisfy continuous screening requirement 9-10-5(G)(1)*	990 Points (75th St)	1460 [1] Points

Route 83	Points	Quantity	Total Points	75th street	Points	Quantity	Total Points
Shade Tree	100	0	0	Shade Tree	100	2	200
Conifer Tree	60	4	240	Conifer Tree	60	6	360
Ornamental Tree	50	6	300	Ornamental Tree	50	1	50
Evergreen Shrub	15	20	300	Evergreen Shrub	10	25	250
Deciduous Shrub	10	10	100	Deciduous Shrub	10	46	460
	Total		940		Total		1460

3. Earth berms constructed in a continuous and/or undulating configuration, which perform a screening function and are within a minimum height range of two and one-half feet (21/2') to three feet (3'), may be credited up to a maximum of fifty percent (50%) of the total landscape planting points required within a yard. The maximum percentage of points credited for berms shall be equal to ten (10) times the average berm height where said berm extends across a minimum of seventy five percent (75%) of the yard frontage.

2.5 to 3 Feet Min Berm Ht. (Route 83) — 3 Feet Berm Ht. (Route 83)
75 % Min Berm Length (Route 83) — 99 % Berm Length (Route 83)
No point adjustment applied as Berm length is +75% of the street frontage.
No berm provided along 75th Street

811 Know what's **below.** **Call** before you dig.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE CONSIDERED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24-HOUR CONTACT:
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HAKIM YALA
847-477-5125

SCALE 0 10 20
1" = 20 FEET

JUSTIN P. OVELY
LICENSE NO. 062-062758
04/09/2021
EXP: 08/31/21

CONTRACTOR SHALL PROTECT ALL ITEMS OUTSIDE LIMITS OF CONSTRUCTION UNLESS OTHERWISE NOTED IN THE CONSTRUCTION PLANS OR SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES (LOCATIONS AND ELEVATIONS) PRIOR TO STARTING CONSTRUCTION AND ALERT ENGINEER TO ANY DISCREPANCIES IMMEDIATELY.

CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE FOR 90 DAYS FOLLOWING INSTALLATION.

PLANT SCHEDULE

SHADE TREES

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS/SPEC.
AR	4	Acer rubrum	Red Maple	2 1/2" Cal.	B&B
PO	4	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	2 1/2" Cal.	B&B

EVERGREEN TREES

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS/SPEC.
PA	24	Picea abies	Norway Spruce	5'-6' Ht.	B&B

ORNAMENTAL TREES

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS/SPEC.
SR	12	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Lilac	1 1/2" Cal. (6' Ht. min)	B&B, Multi-stem, 3 stems

DECIDUOUS SHRUBS

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS/SPEC.
EA	9	Euonymus alata 'Compacta'	Dwarf Burningbush	36"Ht., No. 5 Cont.	Trim to hedge
RA	76	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	No. 3 Cont.	
SB	6	Spirea x bumalda 'Gold Mound'	Gold Mound Spirea	No. 3 Cont.	

EVERGREEN SHRUBS

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS/SPEC.
IC	20	Ilex crenata 'Green Lustre'	Green Lustre Japanese Holly	24"-36"Ht., No. 5 Cont.	
IG	24	Ilex glabra 'Shamrock'	Shamrock Inkberry	48"Ht., No. 5 Cont.	
TH	18	Taxus x media 'Hicksii'	Hicks Yew	No. 5 Cont.	Trim to hedge

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REVISIONS:

VILLAGE PLAN REV. #1	01/19/2021
VILLAGE PLAN REV. #2	01/27/2021
IDOT PLAN REV. #1	04/06/2021
VILLAGE PLAN REV. #4	04/14/2021
VILLAGE PLAN REV. #5	04/29/2021

ISSUE DATE:

PC SUBMITTAL	11/20/2020
PC SUBMITTAL #2	03/24/2021

NOT FOR CONSTRUCTION

DRAWN BY: LEH

PANDA PROJECT #: D7058
ATWELL PROJECT #: 18003769.01

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7505 KINGERY HIGHWAY
WILLOWBROOK, IL 60527

LANDSCAPE PLAN

L01.0

TRUE WARM & WELCOME 2300

GENERAL LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR (CONTRACTOR) SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTINGS AND RELATED WORK. LANDSCAPE CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS ON PROPERTY WITH THE GENERAL CONTRACTOR AND BY CALLING 811 PRIOR TO STAKING PLANT LOCATIONS. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES CONTACT LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE WITH ANY CONCERNS. SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE INSTALLED.
2. PRIOR TO ANY LAND CLEARING OR CONSTRUCTION, TREE PROTECTION FENCING IS TO BE INSTALLED BY THE CONTRACTOR. THIS FENCING SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES AND SHRUBS (TO BE PROTECTED) ACCORDING TO THE TREE PROTECTION DETAIL AND MUST BE MAINTAINED AS APPROVED FOR THE DURATION OF THE PROJECT. NO CUTTING, FILLING OR TRESPASSING SHALL OCCUR INSIDE THE FENCED AREAS.
3. LANDSCAPE CONTRACTOR SHALL COORDINATE THE PHASES OF CONSTRUCTION AND PLANTING INSTALLATIONS WITH OTHER CONTRACTORS WORKING ON SITE.
4. WHERE EXISTING TREES AND/OR SIGNIFICANT SHRUBS MASSINGS ARE FOUND ON SITE, WHETHER SHOWN ON THE DRAWING OR NOT, THEY SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED AND/OR ARE IN AN AREA TO BE GRADED, ANY QUESTION REGARDING WHETHER PLANT MATERIAL SHOULD REMAIN OR NOT SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
5. ALL EXISTING TREES TO REMAIN TO BE FERTILIZED AND PRUNED TO REMOVE DEAD WOOD AND DAMAGED OR RUBBING BRANCHES.
6. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL IS REQUESTED OF THE LANDSCAPE ARCHITECT, OWNER, AND THE VILLAGE ZONING ADMINISTRATOR BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION.
7. ALL PLANT MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. ALL LANDSCAPING SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS OF THE AUTHORITY HAVING JURISDICTION AND IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS IN A NEAT, HEALTHY AND WEED FREE CONDITION.
8. CONTRACTOR WILL SUPPLY FINISHED GRADE AND EXCAVATE AS NECESSARY TO SUPPLY 4" TOPSOIL DEPTH IN ALL PLANTING BEDS AND 4" TOPSOIL DEPTH IN ALL LAWN AREAS. BACKFILL AND CROWN PARKING LOT ISLANDS 6" ABOVE ADJACENT CURBS WITH TOPSOIL. BACKFILL DIRECTLY BEHIND ALL CURBS AND ALONG SIDEWALKS AND COMPACT TO TOP OF CURB OR WALK TO SUPPORT VEHICLE AND PEDESTRIAN WEIGHT WITHOUT SETTLING.
9. ACCEPTANCE OF GRADING AND SOD/SEED SHALL BE BY LANDSCAPE ARCHITECT AND/OR PROJECT REPRESENTATIVE. THE LANDSCAPE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITY UNTIL FINAL ACCEPTANCE HAS BEEN RECEIVED. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REPLACEMENT OF WASH-OUTS AND OTHER OPERATIONS NECESSARY TO KEEP SOD/SEED IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE, THE OWNER WILL ASSUME ALL MAINTENANCE RESPONSIBILITIES.
10. PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD AS REQUIRED.
11. REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
12. OWNER OR OWNER'S REPRESENTATIVE SHALL INSPECT LANDSCAPE INSTALLATION AND HAVE THE RIGHT TO REJECT AND WITHHOLD PAYMENT ON ANY PLANT MATERIAL(S) OF DAMAGED OR POOR QUALITY OR NOT MEETING SPECIFICATIONS.
13. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN-UP OF SITE AT THE COMPLETION OF LANDSCAPING EACH DAY. AT ALL TIMES THE SIDEWALKS SHALL BE MAINTAINED CLEAN AND FREE OF DEBRIS. REMOVE SURPLUS SOIL AND WASTE MATERIAL, TRASH AND DEBRIS FROM THE SITE AND LEGALLY DISPOSE OF SAME IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES AND REGULATIONS.
14. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SOIL EROSION AND DUST CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION. THE LANDSCAPE CONTRACTOR SHALL PREVENT EROSION OF SOIL AND ENTRY OF SOIL-BEARING WATER AND AIRBORNE DUST ONTO ADJACENT PROPERTIES AND INTO THE PUBLIC STORMWATER FACILITIES. REFER TO EROSION CONTROL PLANS FOR DETAILS

IRRIGATION SYSTEM NOTES (DESIGN BUILD)

1. THE CONTRACTOR SHALL DESIGN AND INSTALL AN IRRIGATION SYSTEM FOR ALL LANDSCAPING ON-SITE. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
2. RAIN BIRD SYSTEM OR EQUIVALENT SHALL BE USED.
3. SEE KITCHEN ELEVATION FOR LOCATION OF THE IRRIGATION CONTROL BOX.
4. DRIP IRRIGATION IS REQUIRED IN BUILDING PLANTERS.
5. RAIN BIRD RSD SERIES RAIN SENSOR, OR EQUIVALENT, SHALL BE INCLUDED IN THE DESIGN AND INSTALLATION. CONSULT PANDA EXPRESS PROJECT MANAGER FOR PLACEMENT.
6. LOCATE ALL UTILITIES BEFORE DIGGING. PROTECT ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION.
7. PLACE IRRIGATION LINES WITHIN PLANTING AND TURF AREAS UNLESS SLEEVING IS INDICATED. ROUTE PIPING TO AVOID TREE LOCATIONS. LOCATE MAINLINE AND VALVE BOXES WITHIN PROPERTY LINES.
8. PROCURE ALL NECESSARY PERMITS TO COMPLETE INSTALLATION OF IRRIGATION SYSTEM PER STATE AND LOCAL CODES.
9. PROVIDE SLEEVING UNDER PAVEMENT AND SIDEWALKS TO ACCOMMODATE LATERAL LINES, MAIN LINES, AND/OR CONTROL WIRE.
10. PROVIDE A MINIMUM 12" COVER OVER LATERAL LINES AND A MINIMUM OF 18" COVER OVER MAINLINES.
11. INSTALL ALL ELECTRICAL SERVICE TO MEET LOCAL CODES.
12. PROVIDE POP-UP SPRINKLERS ONLY. MOUNT SPRINKLERS ON POLY PIPE WITH BARBED FASTENERS UNLESS OTHERWISE SPECIFIED IN JURISDICTIONAL REGULATIONS.
13. MOUNT HEADS FLUSH WITH FINISHED GRADE. INSTALL HEADS 6" OFF ALL SIDEWALKS AND 1' FROM BUILDING WALLS.
14. INSTALL VALVES IN 10" BOXES WITH TAMPER RESISTANT LIDS.
15. ALL IRRIGATION CONTROL WIRE TO BE 14-GAUGE WIRE. PROVIDE WHITE FOR COMMON, RED FOR HOT, AND A SPARE BLUE WIRE PARALLEL TO COMMON THROUGHOUT THE ENTIRE SYSTEM.
16. MAKE ALL WIRE SPLICES WITH WATERPROOF SPLICE KITS RATED FOR DIRECT BURIAL. NEATLY COIL 30" OF SLACK WIRE IN VALVE BOX.
17. ADJUST HEADS TO MAXIMIZE COVERAGE AND MINIMIZE OVERSPRAY.

GENERAL PLANTING NOTES

1. NO PLANTING TO BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
2. SEE GNN/SITE PLAN FOR ALL SITE DIMENSIONS, SQUARE FOOTAGES, PARKING CALCULATIONS, AND DETAILS OF ALL SITE IMPROVEMENTS.
3. IF THE LANDSCAPE CONTRACTOR PERCEIVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS, OR ANY OTHER SITE CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT MATERIAL ESTABLISHMENT, SURVIVAL, OR GUARANTEE, THEY SHALL BRING THESE DEFICIENCIES TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PRIOR TO ANY LAND CLEARING OR CONSTRUCTION, TREE PROTECTION FENCING IS TO BE INSTALLED BY THE CONTRACTOR. THIS FENCING SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES AND SHRUBS (TO BE PROTECTED) ACCORDING TO THE TREE PROTECTION DETAIL AND MUST BE MAINTAINED FOR THE DURATION OF THE PROJECT. NO CUTTING, FILLING OR TRESPASSING SHALL OCCUR INSIDE THE FENCED AREAS WITHOUT APPROVAL.
5. ALL PLANTS TO BE INSTALLED AS PER PLANTING DETAILS. PLANT MATERIALS ARE TO BE PLANTED IN THE SAME RELATIONSHIP TO GRADE AS WAS GROWN IN NURSERY CONDITIONS. IF WET, CLAY SOILS OR POOR DRAINING SOILS ARE EVIDENT, PLANT HIGHER. REMOVE ALL TWINE, WIRE AND BURLAP FROM TOP 1/3 OF ROOT BALL AND FROM TREE TRUNKS.
6. ONE SHRUB PER TYPE AND SIZE IN EACH PLANTING BED AND EVERY TREE SHALL BE CLEARLY IDENTIFIED (COMMON OR LATIN NOMENCLATURE) WITH A PLASTIC TAG WHICH SHALL NOT BE REMOVED PRIOR TO OWNER ACCEPTANCE.
7. SEED AND/OR SOD ALL AREAS DISTURBED DUE TO GRADING AND CONSTRUCTION ACTIVITIES. WHERE SOD/SEED ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, THE SOD SHALL BE STAKED TO THE GROUND. REFER TO PLAN FOR SOD/SEED LOCATIONS
8. PRUNE, THIN AND SHAPE TREES AND SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. APPLY MINIMUM 4" MULCH CUP AT ALL TREES NOT PLANTED IN PLANTING BEDS.
9. EXISTING LAWN AREAS TO BE SAVED AND AREAS THAT ARE DAMAGED DURING CONSTRUCTION MUST BE INSPECTED TO DETERMINE VIABILITY. IF THE EXISTING LAWN IS FOUND TO BE LEVEL, HEALTHY, DENSE & FREE FROM WEEDS, LAWN MAY NOT REQUIRE REPLACEMENT OR RENOVATION. IF RENOVATION IS REQUIRED OR IS PART OF THE APPROVED PLAN, THEN THE FOLLOWING REQUIREMENTS WILL APPLY:

   EXISTING LAWN FOUND TO BE IN POOR CONDITION MUST FIRST BE SPRAYED WITH ROUND-UP (OR EQUAL) TO KILL THE EXISTING LAWN AND WEED AREAS. WAIT A MIN. OF (10) DAYS FOR THE HERBICIDE TO TAKE EFFECT, THEN REMOVE ALL DEAD SOD & WEEDS TO A MIN. DEPTH OF (2) INCHES. ADD A MIN. OF 8 INCHES OF NEW TOPSOIL TO ALL LAWN AREAS. BACKFILL AND COMPACT TOPSOIL TO THE TOP OF ALL CURBS & WALKS PRIOR TO SODDING. REGRADE TO ELIMINATE ALL BUMPS & DEPRESSIONS AND RESOD ALL AREAS.

   EXISTING LAWN FOUND TO BE IN GOOD CONDITION, BUT WITH BARE, SPARSE OR WEEDY AREAS MUST BE RENOVATED BY FILLING IN LOW AREAS, RAKING, OVERSEEDING AND TOP DRESSING ALL SPARSE AND BARE SPOTS AND BY INITIATING A WEED AND FEED PROGRAM.
10. CONVERSION OF ALL ASPHALT AND GRAVEL AREAS TO LANDSCAPE SHALL BE DONE IN THE FOLLOWING MANNER:

    A. REMOVE ALL ASPHALT, GRAVEL AND COMPACTED EARTH TO A DEPTH OF 24"-30" DEPENDING ON THE DEPTH OF SUB BASE AND DISPOSE OF OFF SITE.

    B. REPLACE EXCAVATED MATERIAL W/ GOOD, MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) TO A MIN. OF 2" ABOVE TOP OF CURB AND SIDEWALK AND 4"-5" OF TOPSOIL AND CROWN TO A MIN. OF 8" ABOVE ADJACENT CURBS AND WALK AFTER EARTH SETTLING, UNLESS NOTED OTHERWISE ON THE PLANS.

    IF CONVERSION TO LANDSCAPE OCCURS IN AN EXISTING (OR BETWEEN) LANDSCAPE AREAS, REPLACE EXCAVATED MATERIAL TO 4"-6" BELOW ADJACENT EXISTING GRADE W/ GOOD MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY) AND ADD 4"-6" OF TOPSOIL TO MEET EXISTING GRADES AFTER EARTH SETTLING.
11. ALL TREE PITS MUST BE TESTED FOR PROPER DRAINAGE PRIOR TO PLANTING TREES. A DRAINAGE SYSTEM MUST BE INSTALLED IF PLANTING PIT DOES NOT DRAIN SUFFICIENTLY. (REQUIRED IN HEAVY CLAY SOILS)
12. ALL LANDSCAPE AREAS SHALL HAVE PROPER DRAINAGE THAT PREVENTS EXCESS WATER FROM STANDING ON LAWN AREAS OR AROUND TREES & SHRUBS.
13. ALL MULCH RINGS AND SHRUB BEDS IN LAWN AREAS SHALL BE EDGED WITH A MANICURED EDGE OR WITH MANUFACTURED EDGING AS INDICATED.
14. MULCHING AND WATERING OF ALL PLANTS & TREES SHALL BE IMMEDIATELY OR WITHIN 16 HOURS AFTER INSTALLATION.

LANDSCAPE PLANTING SPECIFICATIONS

1. PLANTING BED PREPARATION: ALL MASS PLANTING BEDS SHALL BE TILLED TO A MINIMUM DEPTH OF 10". AMENDMENTS (LEAF MOLD OR SPHAGNUM PEAT MOSS) SHALL BE APPLIED DURING CULTIVATION. ALL BEDS ARE TO BE GRADED SMOOTH BEFORE PLANTING. PLANT GROUNDCOVER TO WITHIN 12" OF TREES OR SHRUBS. REMOVE ALL STONES LARGER THAN 2", ALL STICKS, ROOTS, RUBBISH AND ANY OTHER EXTRANEOUS MATERIALS. ALL LANDSCAPE AREAS, PARKING LOT ISLANDS AND LANDSCAPE BEDS NEXT TO BUILDINGS SHALL BE EXCAVATED OF ALL EXISTING SOILS MATERIALS AND POOR SOILS TO A DEPTH OF 18" AND BACKFILLED WITH GOOD, MEDIUM TEXTURED PLANTING SOIL (LOAM OR LIGHT YELLOW CLAY). ADD 4" OF TOPSOIL OVER FILL MATERIAL AND CROWN A MINIMUM OF 8" ABOVE TOP OF CURBS AND/OR WALKS AFTER EARTH SETTLING UNLESS OTHERWISE NOTED ON THE GRADING PLAN
2. BACKFILL SOIL: USE SOIL EXCAVATED FROM PLANTING HOLES AND PROVIDE AMENDMENTS (1 PART LEAF MOLD OR SPHAGNUM PEAT MOSS AND 3 PARTS EXCAVATED SOIL). ALL NEW TOPSOIL USED SHALL BE FREE OF WEEDS AND OTHER FOREIGN VEGETATION, AS WELL AS, STONES LARGER THAN 2", ALL STICKS, ROOTS, RUBBISH AND ANY OTHER EXTRANEOUS MATERIALS.
3. FERTILIZATIONS: ALL PLANT MATERIALS SHALL BE FERTILIZED UPON INSTALLATION WITH DRIED BONE MEAL OR OTHER SPECIFIED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS UNLESS NOTED OTHERWISE.
4. MULCH MATERIAL: STONE SHALL BE RIVER ROCK AS AS SPECIFIED ON THE LANDSCAPE PLANS. MASS MULCH ALL PLANTING BEDS TO 3" DEPTH. ALL SHRUB PLANTING BEDS TO RECEIVE 3" DEEP STONE RIVER ROCK MULCH. ALL EVERGREEN AND DECIDUOUS TREES (IF USED) TO RECEIVE STONE RIVER ROCK MULCH AS SHOWN IN DETAILS.
5. TREE STAKING: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO STAKE AND/OR GUY THE TREES ACCORDING TO THE DETAILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE EVERY STEP NECESSARY TO MAINTAIN THE TREES AND SHRUBS IN AN UPRIGHT AND PLUMB CONDITION AT ALL TIMES UNTIL THE END OF THE PLANT GUARANTEE PERIOD ESPECIALLY WHERE VANDALISM, SOIL OR WIND CONDITIONS ARE A PROBLEM. AT END OF GUARANTEE PERIOD ALL STAKES SHALL BE REMOVED BY LANDSCAPE CONTRACTOR. ALL STAKES USED FOR TREE SUPPORTS SHALL POINT AWAY FROM ANY AND ALL CIRCULATION ROUTES.
6. TREE WRAPPING: WRAPPING MATERIAL SHALL BE QUALITY, HEAVY WATERPROOF CREPE PAPER MANUFACTURED FOR THIS PURPOSE. WRAP ALL DECIDUOUS TREES PLANTED IN THE FALL PRIOR TO 12-1 AND REMOVE ALL WRAPPING AFTER 5-1.
7. EDGING: EDGING SHALL BE SPADE EDGED.
8. FERTILIZER: JUMP-SHOT ROOT STIMULATOR AS MANUFACTURED BY AGAE, OR APPROVED EQUAL, SHALL BE APPLIED TO THE SOIL BACKFILL OF EACH PLANT DURING INSTALLATION.
9. PLANT SIZING: MEASURE TREES AND SHRUBS ACCORDING TO ANSI Z60.1 STANDARDS. TAKE CALIPER MEASUREMENTS 6 INCHES ABOVE GROUND FOR TREES UP TO 4" CALIPER AND 12 INCHES ABOVE GROUND FOR LARGER TREES. ALWAYS HANDLE BALLED AND BURLAPPED MATERIAL BY THE ROOT BALL. PLANT MATERIAL SHALL BE DELIVERED TO THE SITE AND PLANTED THE SAME DAY.
10. PLANTING PLAN: ALL PROPOSED PLANTS SHALL BE LOCATED CAREFULLY AS SHOWN ON THE PLANS. PLAN TAKES PRECEDENCE OVER PLANT SCHEDULE IF DISCREPANCIES IN QUANTITIES EXIST. SPECIFICATIONS TAKE PRECEDENCE OVER NOTES. RESPECT STATED DIMENSIONS. DO NOT SCALE DRAWINGS.
11. WEED BARRIER: CONTRACTOR SHALL APPLY 4.2 OZ., NON-WOVEN POLYPROPYLENE, NEEDLE-PUNCHED FABRIC, WEED BARRIER AT ALL INTERIOR LANDSCAPE ISLANDS AND STONE MULCH STRIPS.

PLANT MATERIAL NOTES

1. PROVIDE PLANTS OF QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY SHOWN AND SCHEDULED AND IN CONFORMANCE WITH THE REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK". PLANTS SHALL HAVE BEEN GROWN IN A RECOGNIZED NURSERY IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE.
2. ALL PLANTS SHALL BE FULL, WELL-BRANCHED PLANTS CHARACTERISTIC OF THE SPECIES. PLANTS SHALL BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN-SCALD, INJURIES, ABRASIONS, OR DISFIGUREMENT.
3. PLANT STOCK SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO CONDITIONS IN THE LOCALITY OF THE PROJECT.
4. LABEL AT LEAST ONE PLANT OF EACH KIND WITH A SECURELY ATTACHED WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.
5. PROVIDE FRESHLY DUG BALLED & BURLAPPED PLANT MATERIALS. DO NOT DROP BALLED & BURLAPPED STOCK DURING DELIVERY.
6. DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS UNTIL PLANTING TIME.

INSTALLATION OF PLANT MATERIAL NOTES

1. INSTALL TREES AND SHRUBS ACCORDING TO STANDARD DETAILS SHOWN ON THE PLAN.
2. ALL TREE SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
3. ALL TREE SAUCERS AND SHRUB BEDS SHALL BE MULCHED WITH A 3-INCH LAYER OF ORGANIC TRIPLE SHREDDED HARDWOOD BARK MULCH. NON-ORGANIC MULCHES SUCH AS GRAVEL, CRUSHED BRICK, LAVA ROCK, ETC. ARE UNACCEPTABLE.
4. TREE GUYING SHALL BE REMOVED AFTER ONE FULL GROWING SEASON.
5. APPLY 12 CUBIC FEET OF PEAT MOSS PER 100 SQUARE FEET AND 20 POUNDS OF 8-8-8 FERTILIZER PER 100 SQUARE FEET OF GROUND COVER PLANTING BEDS. ROTOTILL THE BEDS TO A DEPTH OF 8 INCHES AND SMOOTH TO AN EVEN AND UNIFORM SURFACE. PLANT GROUND COVER MATERIALS. APPLY 2 INCHES OF ORGANIC MULCH, AND WATER.

LAWN NOTES

1. KENTUCKY BLUE GRASS SOD SHALL BE PROVIDED IN AREAS WHERE SEEDING IS NORMALLY UNSUCCESSFUL OR WILL BE UNSUCCESSFUL DUE TO CLIMATE, SEASON, OR OTHER TEMPORARY CONSTRAINT. SOD SHALL BE STRONGLY ROOTED, FREE OF WEEDS, AND OF UNIFORM THICKNESS WITH NO MORE THAN 1.5 INCHES OR LESS THAN 1 INCH OF SOIL.
2. SOD SHALL BE TIGHTLY-FITTED TOGETHER. ENDS AND EDGES SHALL MEET WITHOUT OVERLAP AND JOINTS SHALL BE STAGGERED WITH ADJACENT ROWS. AFTER INSTALLATION, SOD SHALL BE THOROUGHLY WATERED. ON SLOPES STEEPER THAN 2:1, SOD SHALL BE HELD IN PLACE WITH WOODEN STAKES MEASURING 1 INCH SQUARE BY 6 INCHES LONG. STAKES SHALL BE DRIVEN FLUSH WITH THE TOP OF THE SOD'S SOIL LAYER.

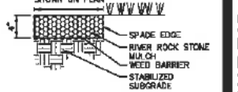
PLANT MATERIAL MAINTENANCE AND WARRANTY NOTES

1. MAINTENANCE OF PLANT MATERIALS AND LAWN AREAS SHALL BEGIN IMMEDIATELY AFTER INSTALLATION AND SHALL CONTINUE UNTIL FINAL ACCEPTANCE, BUT IN NO CASE, LESS THAN THE FOLLOWING STATED PERIODS:

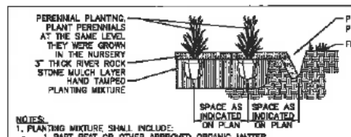
   PLANT MATERIALS: 90 DAYS AFTER SUBSTANTIAL COMPLETION

   LAWN AREAS: 60 DAYS AFTER SUBSTANTIAL COMPLETION
2. AFTER REQUIRED MAINTENANCE PERIOD, THE OWNER, UPON REQUEST, WILL MAKE AN INSPECTION TO DETERMINE ACCEPTABILITY. UNACCEPTABLE WORK SHALL BE REPAIRED OR REPLACED AND REINSPECTED BEFORE FINAL ACCEPTANCE IS GRANTED.
3. A WRITTEN WARRANTY SHALL BE PROVIDED TO THE OWNER GUARANTEEING THAT ALL PLANT MATERIALS, SOD, AND/OR SEEDED AREAS WILL BE THRIVING FOR THE FOLLOWING STATED PERIODS:

   TREES, SHRUBS, AND GROUND COVERS: ONE YEAR AFTER FINAL ACCEPTANCE
   SOD AND SEEDED AREAS: 60 DAYS AFTER FINAL ACCEPTANCE
   PERENNIALS: 90 DAYS AFTER FINAL ACCEPTANCE
4. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH WRITTEN INSTRUCTIONS REGARDING MAINTENANCE OF EACH TYPE OF VEGETATION. THE OWNER IS RESPONSIBLE FOR PROPER MAINTENANCE OF THE MATERIALS DURING THE WARRANTY PERIOD AS OUTLINED IN THE MAINTENANCE INSTRUCTIONS. THE CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS OF THE SITE AND WILL INFORM THE OWNER OF ANY LACK OF PROPER MAINTENANCE IN WRITING. OWNER'S FAILURE TO COMPLY WITH THE MAINTENANCE PROGRAM SHALL RENDER THE WARRANTY NULL AND VOID.
5. THE CONTRACTOR IS NOT RESPONSIBLE FOR ACTS OF NATURE INCLUDING ABNORMAL WEATHER CONDITIONS, EROSION, VANDALISM, NOR DAMAGES BY OTHERS. IF ANY CONDITIONS BEYOND THE CONTROL OF THE CONTRACTOR SHOULD OCCUR, THE MATERIALS AFFECTED WILL NO LONGER BE COVERED BY THE WARRANTY.

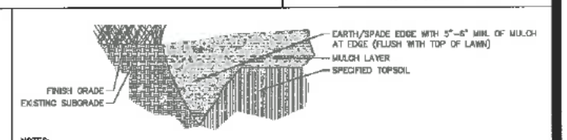


STONE MULCH WITH WEED BARRIER DETAIL
NOT TO SCALE



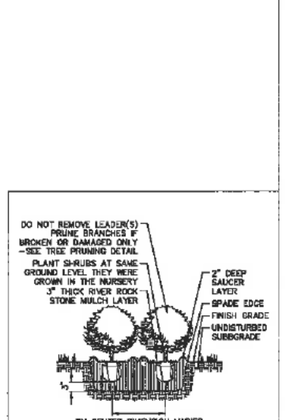
NOTES:
1. PLANTING MIXTURE SHALL INCLUDE:
   - 1 PART PEAT OR OTHER APPROVED ORGANIC MATTER
   - 4 PARTS NATIVE SOIL
   - 1/2 LB 10-10-10 FERTILIZER PER CU. YD. OF BACKFILL OR APPROVED SUBSTITUTE

SHRUB/PERENNIAL BEDS DETAIL
NOT TO SCALE



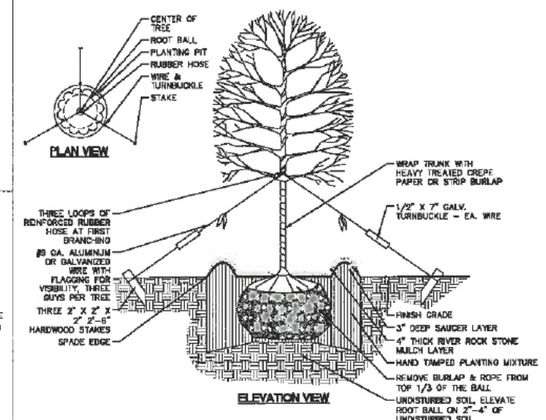
NOTES:
1. USE WHEREVER MULCHED PLANTING TRANSITION TO TURF AREAS, INCLUDING ALL TREE MULCH RINGS, SHRUB BEDS, MASS PLANTING BEDS, ETC.

EARTH/SPADE EDGE DETAIL
NOT TO SCALE



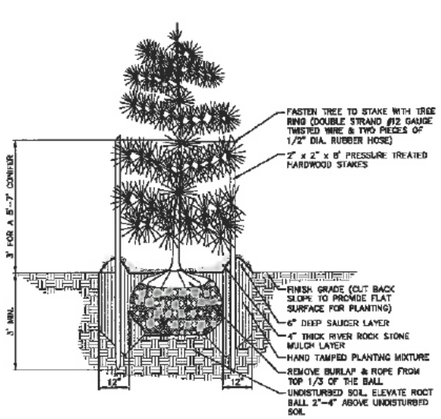
NOTES:
1. PLANTING MIXTURE SHALL INCLUDE:
   - 1 PART PEAT OR OTHER APPROVED ORGANIC MATTER
   - 4 PARTS NATIVE SOIL
   - 1/2 LB 10-10-10 FERTILIZER PER CU. YD. OF BACKFILL OR APPROVED SUBSTITUTE

CONTAINER SHRUB PLANTING DETAIL
NOT TO SCALE



NOTES:
1. PLANTING DETAIL APPLIES TO ALL DECIDUOUS TREES AND LARGE EVERGREEN SHRUBS.
2. SHRUB MULCH RING AND PLANTING PIT SHALL BE TWICE THE DIAMETER OF THE ROOT BALL.
3. CONTRACTOR SHALL PRUNE PER TREE PRUNING DETAIL AS NEEDED.
4. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
5. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
6. REMOVE TREE RINGS, TREE WRAP AND GUYS/STAKES ONE YEAR AFTER INSTALLATION.
7. WATER TREE THOROUGHLY SUBSEQUENT TO INSTALLATION.
8. TREE SHALL BE PLACED IN SAME ORIENTATION AS IT WAS GROWN AT THE NURSERY.
9. PLANTING MIXTURE SHALL INCLUDE:
   - 1 PART PEAT OR OTHER APPROVED ORGANIC MATTER
   - 4 PARTS NATIVE SOIL
   - 1/2 LB 10-10-10 FERTILIZER PER CU. YD. OF BACKFILL OR APPROVED SUBSTITUTE

DECIDUOUS CANOPY TREE PLANTING DETAIL (2" CAL OR GREATER)
NOT TO SCALE



NOTES:
1. PLANTING DETAIL APPLIES TO ALL DECIDUOUS TREES AND LARGE EVERGREEN SHRUBS.
2. SHRUB MULCH RING AND PLANTING PIT SHALL BE TWICE THE DIAMETER OF THE ROOT BALL.
3. CONTRACTOR SHALL PRUNE PER TREE PRUNING DETAIL AS NEEDED.
4. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
5. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKES.
6. REMOVE TREE RINGS, AND GUYS/STAKES ONE YEAR AFTER INSTALLATION.
7. WATER TREE THOROUGHLY SUBSEQUENT TO INSTALLATION.
8. TREE SHALL BE PLACED IN SAME ORIENTATION AS IT WAS GROWN AT THE NURSERY.
9. PLANTING MIXTURE SHALL INCLUDE:
   - 1 PART PEAT OR OTHER APPROVED ORGANIC MATTER
   - 4 PARTS NATIVE SOIL
   - 1/2 LB 10-10-10 FERTILIZER PER CU. YD. OF BACKFILL OR APPROVED SUBSTITUTE

CONIFEROUS TREE PLANTING DETAIL BALLED AND BURLAPPED
NOT TO SCALE

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES IN CONNECTION WITH SAME.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE CONSTRUED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24-HOUR CONTACT:
PANDA PM
HAKIM YALA
847-477-5125

JUSTIN P. CRAIG LICENSED LANDSCAPE ARCHITECT 156

ATWELL

1250 East Diehl Road, Suite 300

Naperville, IL 60563

Ph: 630-577-0800

Project: Willowbrook, IL - Panda Express
Location: 7505 S. Kingery Hwy.
Willowbrook, IL 60527

Date: 11/20/2020

Engineer's Opinion of Probable Construction Cost

This EOPC was prepared in accordance with Final Site Plans for Willowbrook, IL Panda Express, prepared by Atwell dated 11/20/2020.

	Quantity	Unit	Unit Cost	Total
SITEWORK				
Erosion Control				
Construction Entrance	1	EACH	$5,000.00	$5,000.00
Concrete Washout	1	EACH	$500.00	$500.00
Tree Protection Fence	12	LF	$4.00	$48.00
Silt Fence (Wire Back)	880	LF	$2.50	$2,200.00
Inlet Filter	7	EACH	$200.00	$1,400.00
Erosion Control Sub-Total				$9,148.00
Demolition and Earthwork				
Clear and Grub	0.08	ACRES	$5,000.00	$400.00
Remove Existing Sanitary Sewer Pipe	154	LF	$10.00	$1,540.00
Remove Existing Water Service Pipe	138	LF	$10.00	$1,380.00
Relocate Existing Hydrant	1	EACH	$1,750.00	$1,750.00
Remove Existing Wood Wall	99	LF	$2.00	$198.00
Remove Existing Light Pole	11	EACH	$225.00	$2,475.00
Remove Existing Bollard	2	EACH	$100.00	$200.00
Remove Existing Fence	346	LF	$3.00	$1,038.00
Remove Existing Concrete	17	SF	$1.50	$25.50
Topsoil Stripping and Stockpiling	199	CY	$2.25	$447.75
Topsoil Respread (4")	1772	SY	$1.50	$2,658.00
Excavation to Stockpile	211	CY	$3.00	$633.00
Fill from Stockpile	211	CY	$3.00	$633.00
Fill from Import	396	CY	$18.00	$7,128.00
Fine Grade Pad	256	SY	$2.50	$640.00
Subgrade Preparation - Rough Grade	2910	SY	$1.00	$2,910.00
Remove Existing Pavement	4437	SY	$5.25	$23,294.25
Sawcut Pavement, Full Depth	341	LF	$3.50	$1,193.50
Remove Existing Curb and Gutter	1195	LF	$5.00	$5,975.00
Demolition & Earthwork Sub-Total				$54,519.00
Utilities				
Sanitary Sewer				
6" PVC Service	348	LF	$32.00	$11,136.00
6" Clean Out	10	EACH	$500.00	$5,000.00
4'-0" Diameter Manhole	1	EACH	$4,500.00	$4,500.00
Connect to Existing Sanitary Sewer Manhole	1	EACH	$800.00	$800.00
Grease Trap (1,000 gal - precast concrete)	1	EACH	$5,500.00	$5,500.00
Testing & Inspections	1	EACH	$1,000.00	$1,000.00
Sanitary Sewer Sub-Total				$27,936.00

	Quantity	Unit	Unit Cost	Total
Water				
1.5" Irrigation Water Service	10	LF	$18.00	$180.00
6" DIP Fire Water Service	73	LF	$30.00	$2,190.00
Dip Exiting Water Main	1	EACH	$4,000.00	$4,000.00
Connection to Existing Water Main	1	EACH	$1,000.00	$1,000.00
Water Sub-Total				$7,370.00
Storm Sewer				
6" HDPE Storm Sewer Pipe	54	LF	$20.00	$1,080.00
12" HDPE Storm Sewer Pipe	436	LF	$38.00	$16,568.00
4'-0" Diameter Type "A" Catch Basin	5	EACH	$3,800.00	$19,000.00
4'-0" Diameter Manhole	1	EACH	$4,500.00	$4,500.00
Storm Sewer Sub-Total				$41,148.00
Other Utilities				
Area Lights	8	EACH	$1,500.00	$12,000.00
Other Utilities Sub-Total				$12,000.00
Paving				
Subgrade Preparation - Fine Grading	2959	SY	$1.50	$4,438.50
Aggregate Base Course (CA-6), 4" (Curb & Gutter)	24	SY	$5.50	$132.00
Aggregate Base Course (CA-6), 5" (Drive Thru)	285	SY	$6.00	$1,710.00
Aggregate Base Course (CA-6), 5" (PCC Parking)	121	SY	$6.00	$726.00
Aggregate Base Course (CA-6), 5" (Dumpster)	83	SY	$6.00	$498.00
Aggregate Base Course (CA-6), 8" (Asphalt Parking)	680	SY	$7.75	$5,270.00
Aggregate Base Course (CA-6), 10" (Asphalt drive Aisles)	1766	SY	$8.50	$15,011.00
Hot Mix Asphalt Binder Course, N50, 2-1/2" (Parking)	680	SY	$11.75	$7,990.00
Hot Mix Asphalt Binder Course, N50, 2-1/2" (Drive Aisles)	1766	SY	$11.75	$20,750.50
Hot Mix Asphalt Surface Course, 1-1/2" (Parking)	680	SY	$9.00	$6,120.00
Hot Mix Asphalt Surface Course, 2" (Drive Aisles)	1766	SY	$11.25	$19,867.50
PCC Pavement, 5" (Parking)	121	SY	$28.00	$3,388.00
PCC Pavement, 6" (Drive thru)	285	SY	$32.00	$9,120.00
PCC Pavement, 7" (Dumpster)	83	SY	$36.00	$2,988.00
Concrete Curb and Gutter Type B-6:12	1512	LF	$12.00	$18,144.00
PCC Sidewalk with Subbase, 4"	294	SY	$45.00	$13,230.00
Pavement Marking, ADA Parking Symbol	2	EACH	$250.00	$500.00
Pavement Marking, ADA Striping	1	EACH	$350.00	$350.00
Pavement Marking, Crosswalk	1	EACH	$750.00	$750.00
Pavement Marking, Drive Thru Parking Space	2	EACH	$350.00	$700.00
Pavement Marking, 4" Solid White	913	LF	$3.00	$2,739.00
Pavement Marking, 24" Solid White	54	LF	$9.50	$513.00
Rubber Wheel Stops	7	EACH	$325.00	$2,275.00
Signage	5	EACH	$200.00	$1,000.00
Paving Sub-Total				$138,210.50
Landscaping				
Retaining Wall	248	SF	$27.50	$6,820.00
Sod	1472	SY	$5.00	$7,360.00
Mulch	36	CY	$50.00	$1,800.00
Tree	46	EACH	$350.00	$16,100.00
Shrub	203	EACH	$40.00	$8,120.00
Landscaping Sub-Total				$40,200.00
TOTAL				**$330,531.50**

	Quantity	Unit	Unit Cost	Total

This Engineer's Opinion of Probable Cost is made on the basis of Engineer's experience and qualifications using estimated quantities and represents Engineer's best judgment as an experienced and qualified professional Engineer generally familiar with the construction industry. However, since Engineer has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, or over quantities of work actually performed, Engineer cannot and does not guarantee that proposals, bids, or actual construction cost will not vary from Opinions of Probable Construction Cost prepared by Engineer. This Opinion of Probable Construction Cost is limited to those items stated herein.

Notes:

1. The EOPC includes site work only and does not include the building, monument sign, or drive-thru equipment.
2. Demolition of the existing building, underground storage tank, fuel pumps, fuel piping, canopy and monument sign are to be completed by the Seller and are not included in this EOCP.

ATWELL

CONSULTING. ENGINEERING. CONSTRUCTION.

To: Hakim Yala
Panda Express

From: Brian A. Styck, P.E.
Project Manager

Michael Keith, P.E.
Project Manager

Date: January 5, 2021

Subject: Willowbrook, IL Panda Express
Site Traffic Study
Special Use Permit

This memorandum report summarizes the findings and recommendations of the Site Traffic Study performed by Atwell, LLC for the Site Plan Review, Special Use Permit and Variations requested for a proposed Panda Express located at 7505 Kingery Highway (IL Route 83), Willowbrook, IL. The proposed project includes demolition of an existing 2,131 SF Shell Gasoline and Service Station with Convenience Mart and construction of a 2,300 SF Panda Express Restaurant. A Special Use Permit is requested to allow for a proposed drive-thru within the Village of Willowbrook B-2 Community Shopping Zoning District.

EXISTING CONDITIONS

Location

The subject property is a ±1.0 acre parcel located at the southeast corner of the Kingery Highway and 75th Street intersection. The site address is 7505 Kingery Highway, Willowbrook, IL 60527.



Figure 1 – Site Location Aerial View

Site Accessibility

The subject property is currently accessed from both Kingery Highway (IL Route 83) and 75th Street (see Figure 1).

Kingery Highway (IL Route 83) is a north-south principle arterial roadway under the jurisdiction of the Illinois Department of Transportation (IDOT). Adjacent to the site, Kingery Highway is a four-lane divided roadway section. At the signalized intersection with 75th Street, there are two north bound left turn lanes, one north bound right turn lane, one south bound left turn lane and one south bound right turn lane. Kingery Highway has a median consequently requiring right in/right out access at the site driveway. Based on IDOT's Traffic Data Map (year: 2019), Kingery Highway carries approximately 50,000 average daily trips.

75th Street is an east-west major collector roadway under the jurisdiction of the Village of Willowbrook. East of the project site, 75th Street is a two-lane undivided roadway section. West of the project site (west of the Kingery Highway intersection), 75th Street is a four-lane undivided roadway section. At the signalized intersection with Kingery Highway, there is an eastbound left and right turn lane and a westbound left and right turn lane. The current site does allow a full movement access on 75th Street. Based on IDOT's Traffic Data Map (year: 2019), 75th Street carries approximately 3,000 average daily trips (east of the Kingery Highway intersection).

Existing Land Use Traffic Generation

The existing site land use is a developed Shell Gasoline and Service Station with Convenience Mart (ITE Code 945). In accordance with the ITE Trip Generation Manual 10th Edition, the existing site generates the following traffic counts:

- Average Daily Trips = 2,131 SF x 1,440.02 Trips/KSF = 3,069 Trips

- AM Peak Hour Total Trips = 2,131 SF x 75.99 Trips/KSF = 162 Trips
- PM Peak Hour Total Trips = 2,131 SF x 88.35 Trips/KSF = 188 Trips

PROPOSED CONDITIONS

Site Accessibility

The Panda Express site layout proposes constructing new access driveways in the approximate location of the existing access driveways, with the exception of the westernmost right-in only site access drive on 75th Street which will be closed off and curbed. The access on 75th Street will be a full movement for inbound traffic and limited to a right-out only. The access on Kingery Highway will remain to be a right-in/right-out access.

75th Street – The proposed site access driveway on 75th Street meets the Village requirement of 70' from the nearest lot line, however, it does not meet the minimum spacing from the ROW intersection of 500' (or outside the functional area), therefore a variation will be required. This variation was previously granted for the existing site access driveway.

Kingery Highway – The proposed site access driveway on Kingery Highway neither meets the Village requirement of 70' from the nearest lot line, nor the minimum spacing from the ROW intersection of 500' (or outside the functional area), therefore variations will be required for both requirements. These variations were previously granted for the existing site access driveway.

Proposed Land Use Traffic Generation

The proposed site land use is a Fast Food Restaurant with Drive-Thru (ITE Code 934). In accordance with the ITE Trip Generation Manual 10th Edition, the proposed site will generate the following traffic counts:

- Average Daily Trips = 2,300 SF x 470.95 Trips/KSF = 1,083 Trips
- AM Peak Hour Total Trips = 2,300 SF x 40.19 Trips/KSF = 92 Trips*
    - *NOTE: Panda Express typical hours of operation are 10 AM to 10 PM, therefore, the AM peak hour total trips listed above are not anticipated for this site. The AM Peak Hour Total Trips information for a Fast Food Restaurant with Drive-Thru is provided for reference only.
- PM Peak Hour Total Trips = 2,300 SF x 32.67 Trips/KSF = 75 Trips

Based on trip calculations from the ITE Trip Generation Manual 10th Edition, the proposed site land use will generate approximately 60%-65% less traffic (trips) than the existing site land use.

	Existing Land Use Shell Gasoline/Service Station with Convenience Mart (ITE Code 945)	Proposed Land Use Panda Express Fast Food Restaurant with Drive-Thru (ITE Code 934)	Total Trip Decrease	% Decrease
Average Daily Trips	3,069	1,083	-1,986	-64.71%
AM Peak Hour Trips	162	92*	-70	-43.21%
PM Peak Hour Trips	188	75	-113	-60.11%

*NOTE: Panda Express typical hours of operation are 10 AM to 10 PM, therefore, the AM peak hour total trips listed above are not anticipated for this site. The AM Peak Hour Total Trips information for a Fast Food Restaurant with Drive-Thru is provided for reference only.

Drive-Thru Queueing

Data was collected from three (3) similar nearby Panda Express drive-thru restaurants for the purpose of estimating peak drive-thru queueing for the proposed Willowbrook, IL Panda Express. The three similar nearby Panda Express drive-thru restaurants include the following locations:

Panda Express #1054	Panda Express #2685	Panda Express #2969
185 Countryside Plaza	6501 S Cicero Ave	1010 Ogden Ave
Countryside, IL 60525	Chicago, IL 60638	Downers Grove, IL 60515



Figure 2 – Similar Nearby Panda Express Drive-Thru Restaurants

The data collected from three (3) similar nearby Panda Express drive-thru restaurants included seven (7) consecutive days of drive-thru transaction counts, divided into 30-minute time spans. Copies of the drive-thru transaction information for each nearby location is included in the attachments. At the request of Panda Express, the net sales information has been removed from the drive-thru transaction tables. An average service time of 5 minutes (information provided by Panda Express) starting with the food order at the menu board and ending with food pickup at the drive-thru window was used for the drive-thru queueing analysis.

	Panda #1054	Panda #2685	Panda #2969
Avg. Daily Total (10 AM - 10 PM)	345	327	174
Max. One Day Total (10 AM - 10 PM)	397	386	201
Peak 7 Day Avg./30 Min.	22	18	12
Peak Total/30 Min.	25	23	15
Estimated Max Queueing	5	4	3

Panda Express #1054 had the highest drive-thru traffic counts in all categories. Both the peak 7-day average transactions/30 minutes and the peak total transactions/30-minutes occurred during lunch hours (11 AM – 2 PM). The peak total transactions/30-minute span (25 cars) occurred on three (3) separate occasions during

the one-week data collection. The maximum drive-thru queueing estimate for the proposed Willowbrook, IL Panda Express, based on counts from Panda Express #1054, is not expected to exceed five (5) cars during peak business hours.

The Willowbrook, IL Panda Express proposed site layout is designed to provide a total storage length of seven (7) vehicles for the drive-thru window queue, with placement of the menu/order board at the fifth car. Furthermore, two (2) drive-thru parking pick up spaces are proposed which will help reduce drive-thru queueing as needed during peak business hours. A copy of the Traffic Plan showing the proposed drive-thru queueing and drive-thru parking pick up spaces is provided in the attachments.

Parking Evaluation

The Village of Willowbrook Ordinance 9-10-5(K) requires 1 parking space for each 100 square feet of floor area which equals 23 parking spaces (2,300 SF x 1 parking space/100 SF). For comparison, the nearby similar Panda Express Drive-Thru Restaurant #2969 also requires 23 parking spaces (2,300 SF x 10 parking spaces/1,000 SF) in accordance with the Village of Downers Grove Municipal Code (Sec 28.7.030). The proposed Panda Express site layout provides a total of 46 parking spaces which is double the Village of Willowbrook parking requirement and should be more than adequate to meet current and future parking needs. The 46 total parking spaces are broken down as follows:

- Regular = 42 Spaces
- Drive-Thru Pickup = 2 Spaces
- ADA (Van Accessible) = 2 Spaces

Truck Turn Analysis

A truck turn analysis was completed for the proposed Panda Express site layout with the following vehicles:

- Fire Truck: 40' Overall Length (22' wheel base)
- Front Load Garbage Truck: 33.75' Overall Length (22.167' wheel base)
- Delivery Truck: 45.5' Overall Length (40' wheel base)

No issues are anticipated with truck access in and out of the site. A copy of the Truck Turn Analysis Exhibit is provided in the Attachments.

CONCLUSION

Conclusion

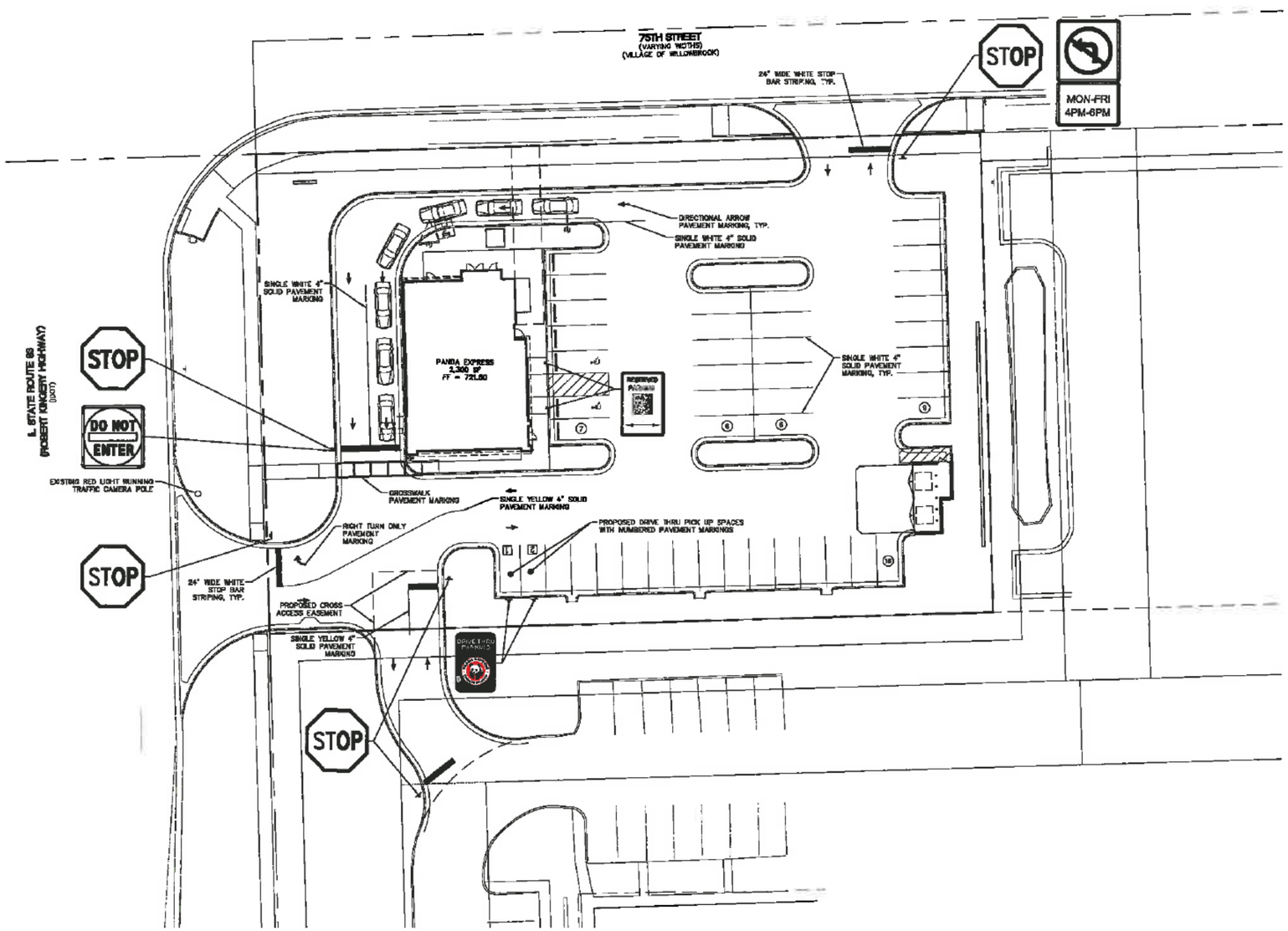
Based on the proposed Panda Express Drive-Thru Restaurant development plans and the preceding findings, the following conclusions and recommendations are made:

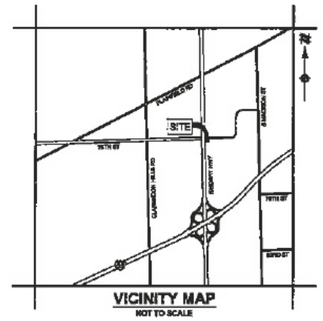
- The proposed site access is more than adequate to serve the site and will provide for safer traffic flow by eliminating the westernmost driveway on 75th Street and requiring a right turn only onto 75th Street.
- The proposed Panda Express Drive-Thru Restaurant is estimated to generate less traffic than the existing Shell Gasoline and Service Station with Convenience Mart; therefore, the proposed development will have no additional impact on adjacent roadways and/or land uses.
- The proposed drive-thru is designed to provide a total storage length that exceeds the estimated peak drive-thru queueing. Furthermore, two drive-thru parking pick up spaces are proposed which will help to reduce drive-thru queueing as needed during peak business hours.
- The proposed site layout is designed to provide sufficient parking spaces that exceed the Village of Willowbrook off street parking requirements.

ATTACHMENTS

Attachments

1. Traffic Plan
2. Nearby Panda Express Drive-Thru Transaction Counts:
   a. Panda #1054 (Countryside)
   b. Panda #2685 (Chicago)
   c. Panda #2969 (Downers Grove)
3. Truck Turn Analysis





LEGEND

BOUNDARY LINE
EXISTING ROW
④ PARKING SPACE COUNT
PROPOSED SIGN

SITE TRAFFIC DATA

EXISTING LAND USE: GASOLINE/SERVICE STATION W/CONVENIENCE MART (ITE CODE 945)
PROPOSED LAND USE: FAST FOOD RESTAURANT W/ DRIVE-THRU (ITE CODE 934)

	EXISTING LAND USE	PROPOSED LAND USE
DAILY RATE	3,069 TRIPS	1,083 TRIPS
PEAK HOUR TOTAL PM (4-6)	188 TRIPS	75 TRIPS

*TRAFFIC RATES ARE BASED ON ITE TRIP GENERATION, 10TH EDITION

SITE DRIVE-THRU DATA

DRIVE-THRU QUEUEING PROVIDED: 7 CARS
ESTIMATED PEAK DRIVE-THRU QUEUEING NEEDED: 5 CARS

EXISTING NEARBY PANDA EXPRESS DRIVE-THRU DATA:

	PANDA #1054	PANDA #2855	PANDA #2988
PEAK TOTAL/30 MIN SPAN	25 CARS	23 CARS	15 CARS
ESTIMATED MAX QUEUEING	5 CARS	4 CARS	3 CARS

DRIVE-THRU DATA COLLECTED FROM THE FOLLOWING NEARBY PANDA EXPRESS DRIVE-THRU RESTAURANTS:

PANDA #1054
S LA GRANGE RD & JOLIET RD
COUNTRYSIDE, IL

PANDA #2855
W 63TH ST & S CICERO AVE
CHICAGO, IL

PANDA #2988
MAIN ST & ODDEN AVE
DOWNERS GROVE, IL

PARKING DATA

REQUIRED PARKING CALCULATION:
1 PARKING SPACE PER 100 SF OF FLOOR AREA
1 SPACE/100 SF * 2,300 SF = 23 SPACES

TOTAL REQUIRED SPACES	23 SPACES
PROVIDED	
REGULAR (9' X 18')	40 SPACES
DRIVE THRU PICKUP (9' X 18')	2 SPACES
ADA (9' X 18')	2 SPACES
TOTAL PROVIDED SPACES	44 SPACES

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24-HOUR CONTACT:
PANDA PM
HAKIM YALA
847-477-9125

SCALE 0 10 20
1" = 20 FEET

NOT FOR CONSTRUCTION

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8286

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

ISSUE DATE:

PC SUBMITTAL	11/20/2020
REVISION #1	01/05/2021
PC SUBMITTAL #2	03/24/2021
VILLAGE PLAN REV. #4	04/14/2021
VILLAGE PLAN REV. #5	04/26/2021

DRAWN BY: BAS

PANDA PROJECT #: D7058
ATWELL PROJECT #: 18003769.01

NORR

ATWELL
(855) 550-4200 www.atwell-group.com
1250 EAST DIEHL ROAD, SUITE 300
NAPERVILLE, IL 60563
DESIGN FIRM 184-005878

PANDA EXPRESS

WARM & WELCOME 2300
7505 KINGERY HIGHWAY
WILLOWBROOK, IL 60527

TRAFFIC PLAN

EX-02

TRUE WARM & WELCOME 2300

Panda Express #1054 (Countryside, IL)

Store	Day of Week		Sun		Mon		Tue		Wed		Thu		Fri		Sat		Average Daily	
	Daypart Detail		DT Net Sales	DT Total Cars (Good Data)	DT Net Sales	DT Total Cars (Good Data)	DT Net Sales	DT Total Cars (Good Data)	DT Net Sales	DT Total Cars (Good Data)	DT Net Sales	DT Total Cars (Good Data)	DT Net Sales	DT Total Cars (Good Data)	DT Net Sales	DT Total Cars (Good Data)	DT Net Sales	DT Total Cars (Good Data)
1054	Breakfast	10:00 - 10:29		0		0		1		1		1		0		0		0
1054	Breakfast	10:30 - 10:59		4		5		9		6		8		7		3		6
1054	Lunch	11:00 - 11:29		10		14		18		17		14		14		12		14
1054	Lunch	11:30 - 11:59		13		17		21		19		20		21		15		18
1054	Lunch	12:00 - 12:29		18		25		22		25		22		23		17		22
1054	Lunch	12:30 - 12:59		16		21		22		22		20		25		19		21
1054	Lunch	13:00 - 13:29		16		22		18		20		19		23		19		20
1054	Lunch	13:30 - 13:59		15		20		16		19		17		23		20		18
1054	Afternoon	14:00 - 14:29		16		18		15		18		16		20		21		18
1054	Afternoon	14:30 - 14:59		16		15		11		14		14		19		19		15
1054	Afternoon	15:00 - 15:29		18		16		14		14		12		16		20		16
1054	Afternoon	15:30 - 15:59		20		13		17		16		17		16		17		16
1054	Afternoon	16:00 - 16:29		18		14		12		15		14		17		20		16
1054	Afternoon	16:30 - 16:59		18		13		17		16		17		17		18		17
1054	Dinner	17:00 - 17:29		21		21		17		19		19		21		18		19
1054	Dinner	17:30 - 17:59		17		18		22		21		19		20		20		20
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1054	Dinner	18:30 - 18:59		18		18		15		18		22		20		20		18
1054	Dinner	19:00 - 19:29		12		15		14		19		18		20		16		16
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1054	Evening	20:00 - 20:29		7		11		12		15		13		16		14		12
1054	Evening	20:30 - 20:59		4		8		5		9		6		11		7		7
1054	Evening	21:00 - 21:29		1		3		3		2		2		8		6		3
1054	Evening	21:30 - 21:59		1		1		1		1		1		3		1		1
1054	Evening	22:00 - 22:29		0		0		0		0		0		1		1		0
1054	Evening	22:30 - 22:59		0		0		0		0		0		0		0		0
1054	Evening	23:00 - 23:29		0		0		0		0		0		0		0		0
1054	Evening	23:30 - 23:59		0		0		0		0		0		0		0		0
				300		330		332		361		341		397		351		345

Panda Express #2685 (Chicago, IL)

Store	Day of Week		Sun		Mon		Tue		Wed		Thu		Fri		Sat		Average Daily	
	Daypart	Detail	DT Net Sales	DT Total Cars (Good Data)	DT Net Sales	DT Total Cars (Good Data)	DT Net Sales	DT Total Cars (Good Data)	DT Net Sales	DT Total Cars (Good Data)	DT Net Sales	DT Total Cars (Good Data)	DT Net Sales	DT Total Cars (Good Data)	DT Net Sales	DT Total Cars (Good Data)	DT Net Sales	DT Total Cars (Good Data)
2685	Breakfast	10:00 - 10:29		1		2		6		3		3		5		2		3
2685	Breakfast	10:30 - 10:59		7		6		9		6		8		9		5		7
2685	Lunch	11:00 - 11:29		9		8		10		7		12		13		10		10
2685	Lunch	11:30 - 11:59		13		10		15		12		16		15		13		13
2685	Lunch	12:00 - 12:29		15		13		17		14		16		21		13		15
2685	Lunch	12:30 - 12:59		15		11		18		15		16		20		17		16
2685	Lunch	13:00 - 13:29		15		11		13		18		18		21		16		16
2685	Lunch	13:30 - 13:59		20		14		9		16		13		19		15		15
2685	Afternoon	14:00 - 14:29		16		13		14		14		16		23		11		15
2685	Afternoon	14:30 - 14:59		15		16		10		14		14		16		20		15
2685	Afternoon	15:00 - 15:29		13		13		13		16		11		12		18		14
2685	Afternoon	15:30 - 15:59		11		14		10		18		17		18		20		15
2685	Afternoon	16:00 - 16:29		12		14		12		18		13		16		16		14
2685	Afternoon	16:30 - 16:59		10		15		13		14		17		16		17		14
2685	Dinner	17:00 - 17:29		13		17		16		20		17		19		20		17
2685	Dinner	17:30 - 17:59		15		20		15		21		18		22		17		18
2685	Dinner	18:00 - 18:29		15		15		14		20		19		19		16		17
2685	Dinner	18:30 - 18:59		13		17		11		20		22		14		12		16
2685	Dinner	19:00 - 19:29		12		17		12		17		20		15		11		15
2685	Dinner	19:30 - 19:59		12		18		14		18		19		16		13		16
2685	Evening	20:00 - 20:29		10		16		12		18		17		15		13		14
2685	Evening	20:30 - 20:59		12		12		9		16		14		15		13		13
2685	Evening	21:00 - 21:29		12		11		11		12		11		18		11		12
2685	Evening	21:30 - 21:59		6		4		3		3		6		10		8		6
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2685	Evening	22:30 - 22:59		0		0		0		0		0		0		0		0
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Panda Express #2969 (Downers Grove, IL)

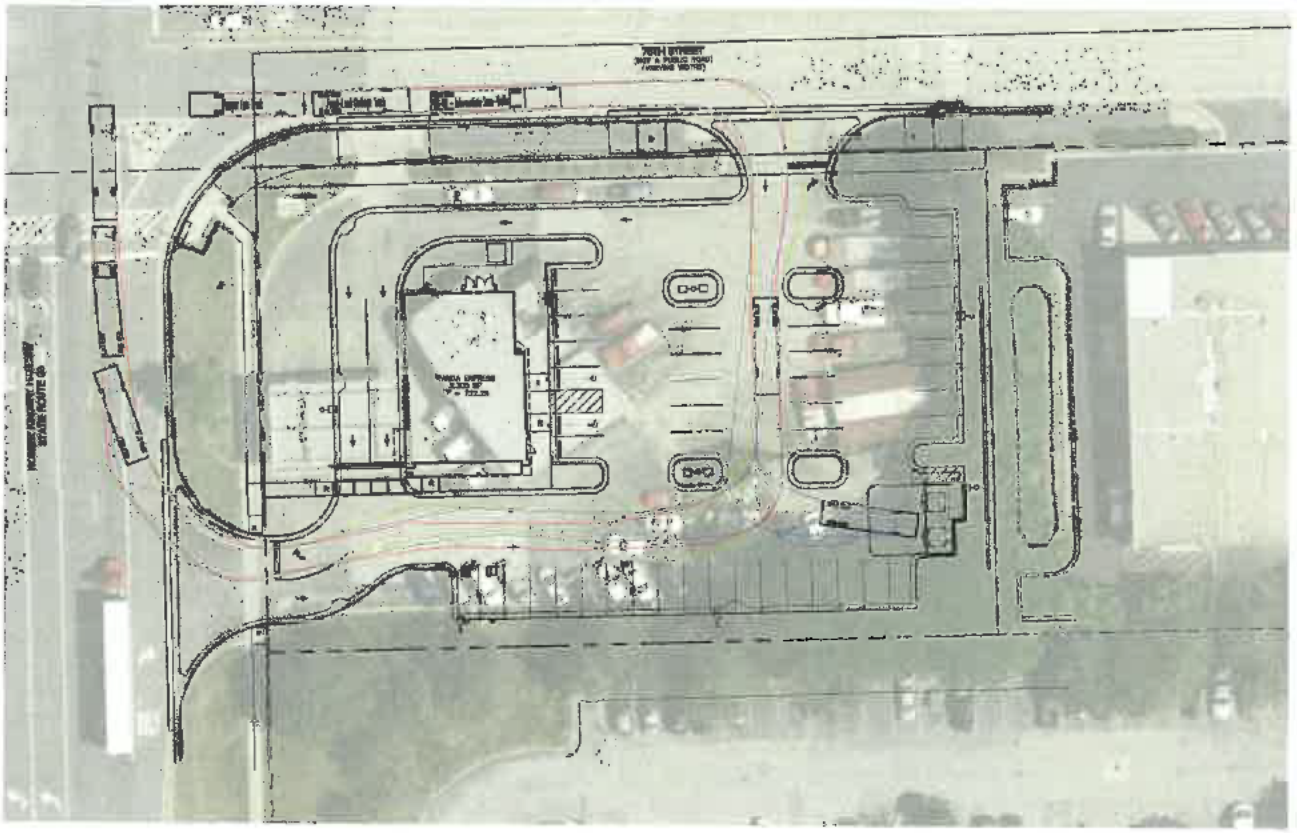
Store	Day of Week		Sun		Mon		Tue		Wed		Thu		Fri		Sat		Average Daily	
	Daypart Detail		DT Net Sales	DT Total Cars (Good Data)	DT Net Sales	DT Total Cars (Good Data)	DT Net Sales	DT Total Cars (Good Data)	DT Net Sales	DT Total Cars (Good Data)	DT Net Sales	DT Total Cars (Good Data)	DT Net Sales	DT Total Cars (Good Data)	DT Net Sales	DT Total Cars (Good Data)	DT Net Sales	DT Total Cars (Good Data)
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2969	Breakfast	10:30 - 10:59		3		3		5		5		5		6		4		4
2969	Lunch	11:00 - 11:29		4		7		10		12		9		10		6		8
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2969	Lunch	12:30 - 12:59		8		11		13		12		12		13		8		11
2969	Lunch	13:00 - 13:29		7		12		12		11		12		13		9		11
2969	Lunch	13:30 - 13:59		7		10		11		10		11		11		7		9
2969	Afternoon	14:00 - 14:29		7		7		9		8		8		8		9		8
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2969	Afternoon	15:30 - 15:59		6		8		7		4		8		6		8		7
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2969	Dinner	17:00 - 17:29		9		10		10		7		11		11		6		9
2969	Dinner	17:30 - 17:59		8		9		9		10		11		12		10		10
2969	Dinner	18:00 - 18:29		10		10		8		12		12		9		6		9
2969	Dinner	18:30 - 18:59		9		9		10		7		13		10		8		9
2969	Dinner	19:00 - 19:29		10		8		8		10		8		9		6		9
2969	Dinner	19:30 - 19:59		5		5		8		7		7		9		6		7
2969	Evening	20:00 - 20:29		4		7		6		8		5		8		6		6
2969	Evening	20:30 - 20:59		4		3		4		4		4		4		4		4
2969	Evening	21:00 - 21:29		0		3		1		3		1		2		1		2
2969	Evening	21:30 - 21:59		1		1		1		1		0		0		1		0
2969	Evening	22:00 - 22:29		0		0		0		0		0		0		0		0
2969	Evening	22:30 - 22:59		0		0		0		0		0		0		0		0
2969	Evening	23:00 - 23:29		0		0		0		0		0		0		0		0
2969	Evening	23:30 - 23:59		0		0		0		0		0		0		0		0
				145		175		183		183		193		201		141		174

LEGEND

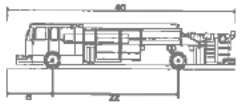
PUMPER FIRE TRUCK

FRONT-LOAD GARBAGE TRUCK

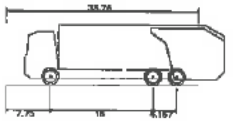
WB-40 DELIVERY TRUCK



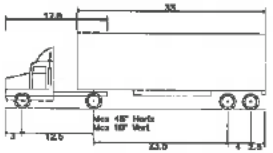




Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°



Front-Load Garbage Truck	
Overall Length	33.750ft
Overall Width	8.375ft
Overall Body Height	10.568ft
Min Body Ground Clearance	1.022ft
Track Width	8.500ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.350ft



WB-40 - Intermediate Semi-Trailer	
Overall Length	45.499ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	20.30°

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24-HOUR CONTACT
PANDA HQ
HARSHALA
847-477-9126

SCALE 0 10 20
1" = 20 FEET

PANDA EXPRESS, INC.
1683 Walnut Grove Ave,
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8310

REVISIONS

ISSUE DATE:
DC SUBMITTAL 11/07/2022

DRAWN BY: LEH

PANDA PROJECT #: 02068
ATWELL PROJECT #: 18003756

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ATWELL

PANDA EXPRESS

WARM & WELCOME 2300
7594 IRONCERY HIGHWAY
WILLOWBROOK, IL 60527

TRUCK TURN ANALYSIS

EX-01

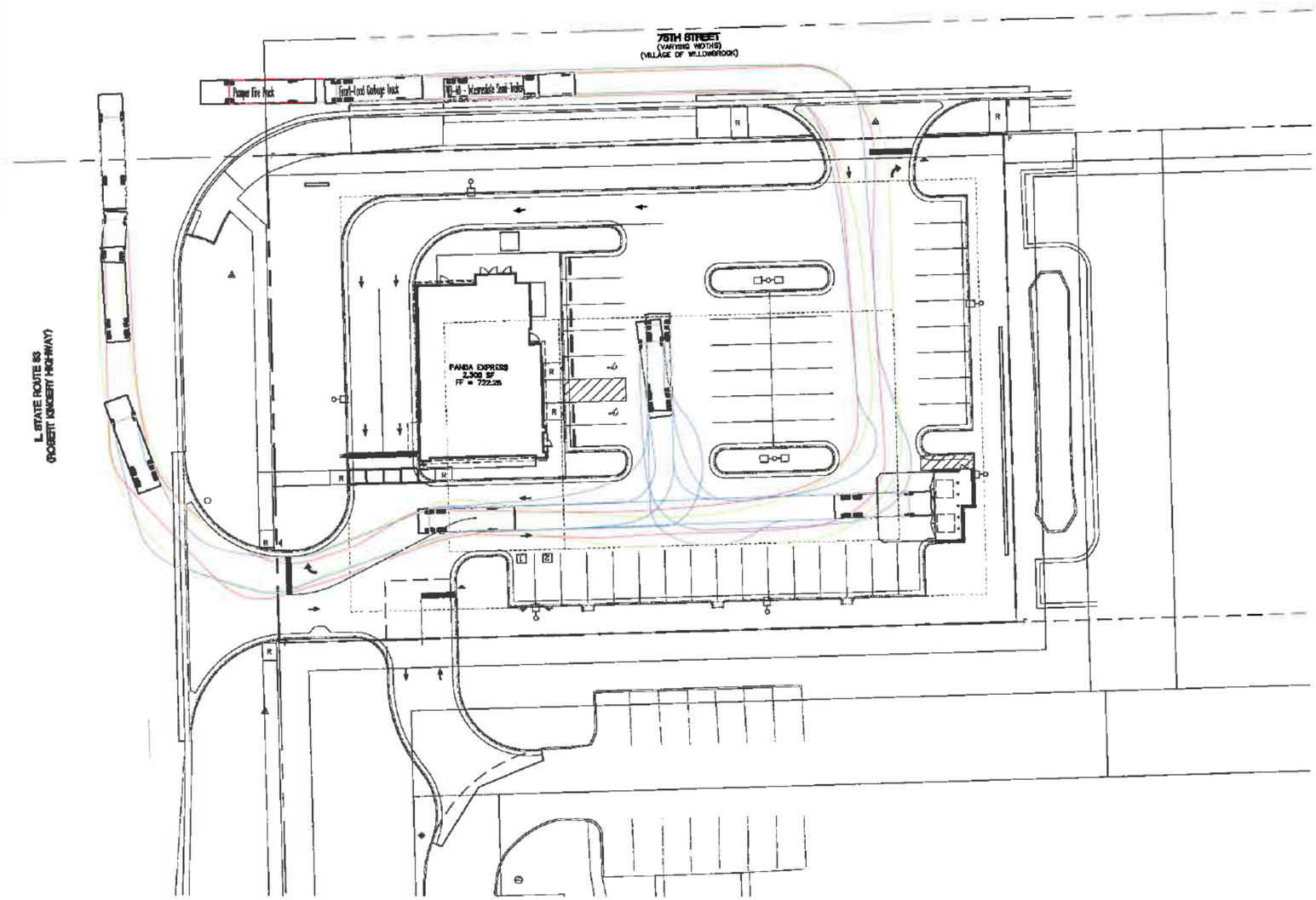
TRUCK TURN ANALYSIS

LEGEND

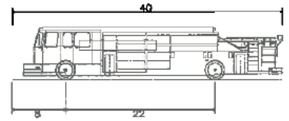
PUMPER FIRE TRUCK

FRONT–LOAD GARBAGE TRUCK

WB–40 DELIVERY TRUCK

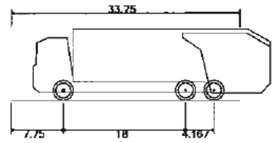






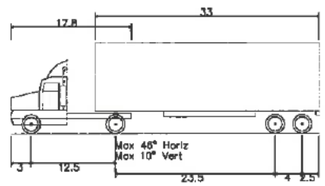
Pumper Fire Truck

Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock–to–lock time	5.00s
Max Wheel Angle	45.00°



Front–Load Garbage Truck

Overall Length	33.750ft
Overall Width	8.375ft
Overall Body Height	10.568ft
Min Body Ground Clearance	1.022ft
Track Width	8.500ft
Lock–to–lock time	6.00s
Curb to Curb Turning Radius	29.300ft



WB–40 – Intermediate Semi–Trailer

Overall Length	45.499ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Track Width	8.000ft
Lock–to–lock time	4.00s
Max Steering Angle (Virtual)	20.30°

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NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY ADJACENT STRUCTURES, OR OF ANY OTHER PERSONS.

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24-HOUR CONTACT:
PANDA PM
HAKIM YALA
847-477-9125

SCALE 0 10 20
1" = 20 FEET

PANDA EXPRESS
CHINESE KITCHEN

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8258

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REVISIONS:

VILLAGE PLAN REV. #1	01/19/2021
VILLAGE PLAN REV. #2	01/27/2021
IDOT PLAN REV. #1	04/09/2021

ISSUE DATE:

PC SUBMITTAL	11/20/2020
PC SUBMITTAL #2	03/24/2021

NOT FOR CONSTRUCTION

DRAWN BY: LEH

PANDA PROJECT #: D7058
ATWELL PROJECT #: 18003769.01

NORR

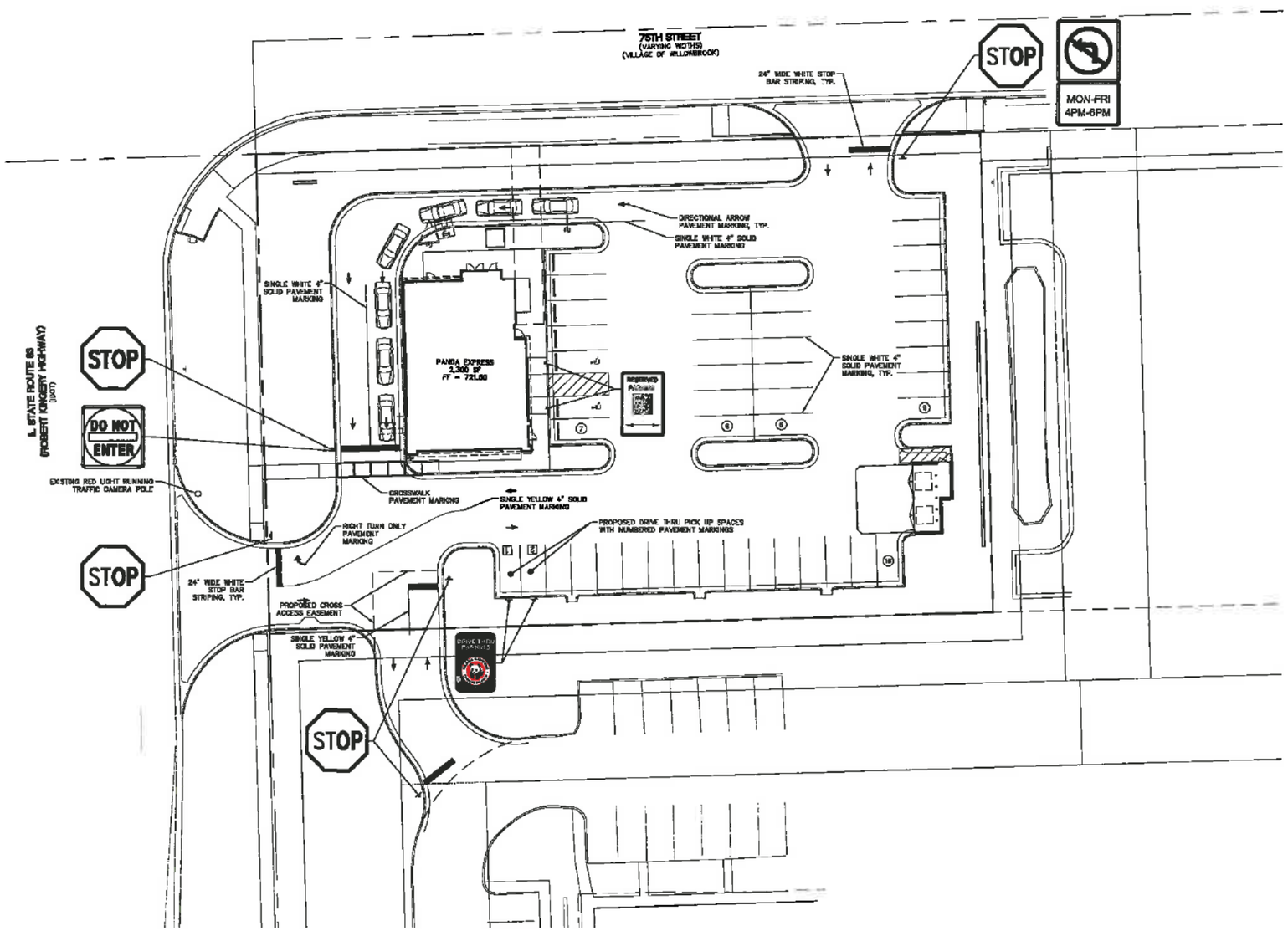
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888.850.4200 www.atwell-group.com
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DESIGN FIRM 184–003978

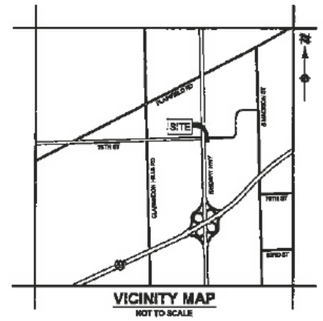
PANDA EXPRESS
WARM & WELCOME 2300
7505 KINGERY HIGHWAY
WILLOWBROOK, IL 60527

TRUCK TURN ANALYSIS

EX-04

TRUE WARM & WELCOME 2300





LEGEND

BOUNDARY LINE
EXISTING ROW
④ PARKING SPACE COUNT
PROPOSED SIGN

SITE TRAFFIC DATA

EXISTING LAND USE: GASOLINE/SERVICE STATION W/CONVENIENCE MART (ITE CODE 945)
PROPOSED LAND USE: FAST FOOD RESTAURANT W/ DRIVE-THRU (ITE CODE 934)

	EXISTING LAND USE	PROPOSED LAND USE
DAILY RATE	3,069 TRIPS	1,083 TRIPS
PEAK HOUR TOTAL PM (4-6)	188 TRIPS	75 TRIPS

*TRAFFIC RATES ARE BASED ON ITE TRIP GENERATION, 10TH EDITION

SITE DRIVE-THRU DATA

DRIVE-THRU QUEUEING PROVIDED: 7 CARS
ESTIMATED PEAK DRIVE-THRU QUEUEING NEEDED: 5 CARS

EXISTING NEARBY PANDA EXPRESS DRIVE-THRU DATA:

	PANDA #1054	PANDA #2855	PANDA #2988
PEAK TOTAL/30 MIN SPAN	25 CARS	23 CARS	15 CARS
ESTIMATED MAX QUEUEING	5 CARS	4 CARS	3 CARS

DRIVE-THRU DATA COLLECTED FROM THE FOLLOWING NEARBY PANDA EXPRESS DRIVE-THRU RESTAURANTS:

PANDA #1054
S LA GRANGE RD & JOLIET RD
COUNTRYSIDE, IL

PANDA #2855
W 63TH ST & S CICERO AVE
CHICAGO, IL

PANDA #2988
MAIN ST & ODDEN AVE
DOWNERS GROVE, IL

PARKING DATA

REQUIRED PARKING CALCULATION:
1 PARKING SPACE PER 100 SF OF FLOOR AREA
1 SPACE/100 SF * 2,300 SF = 23 SPACES

TOTAL REQUIRED SPACES	23 SPACES
PROVIDED	
REGULAR (9' X 18')	40 SPACES
DRIVE THRU PICKUP (9' X 18')	2 SPACES
ADA (9' X 18')	2 SPACES
TOTAL PROVIDED SPACES	44 SPACES

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE CONSIDERED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY BUILDINGS, OR OF ANY OTHER PERSONS.

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24-HOUR CONTACT:
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SCALE 0 10 20
1" = 20 FEET

NOT FOR CONSTRUCTION

PANDA EXPRESS, INC.
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REVISIONS:

ISSUE DATE:

PC SUBMITTAL	11/20/2020
REVISION #1	01/05/2021
PC SUBMITTAL #2	03/24/2021
VILLAGE PLAN REV. #4	04/14/2021
VILLAGE PLAN REV. #5	04/26/2021

DRAWN BY: BAS

PANDA PROJECT #: D7058
ATWELL PROJECT #: 18003769.01

NORR

ATWELL
(855) 550-4200 www.atwell-group.com
1250 EAST DIEHL ROAD, SUITE 300
NAPERVILLE, IL 60563
DESIGN FIRM 184-005878

PANDA EXPRESS

WARM & WELCOME 2300
7505 KINGERY HIGHWAY
WILLOWBROOK, IL 60527

TRAFFIC PLAN

EX-02

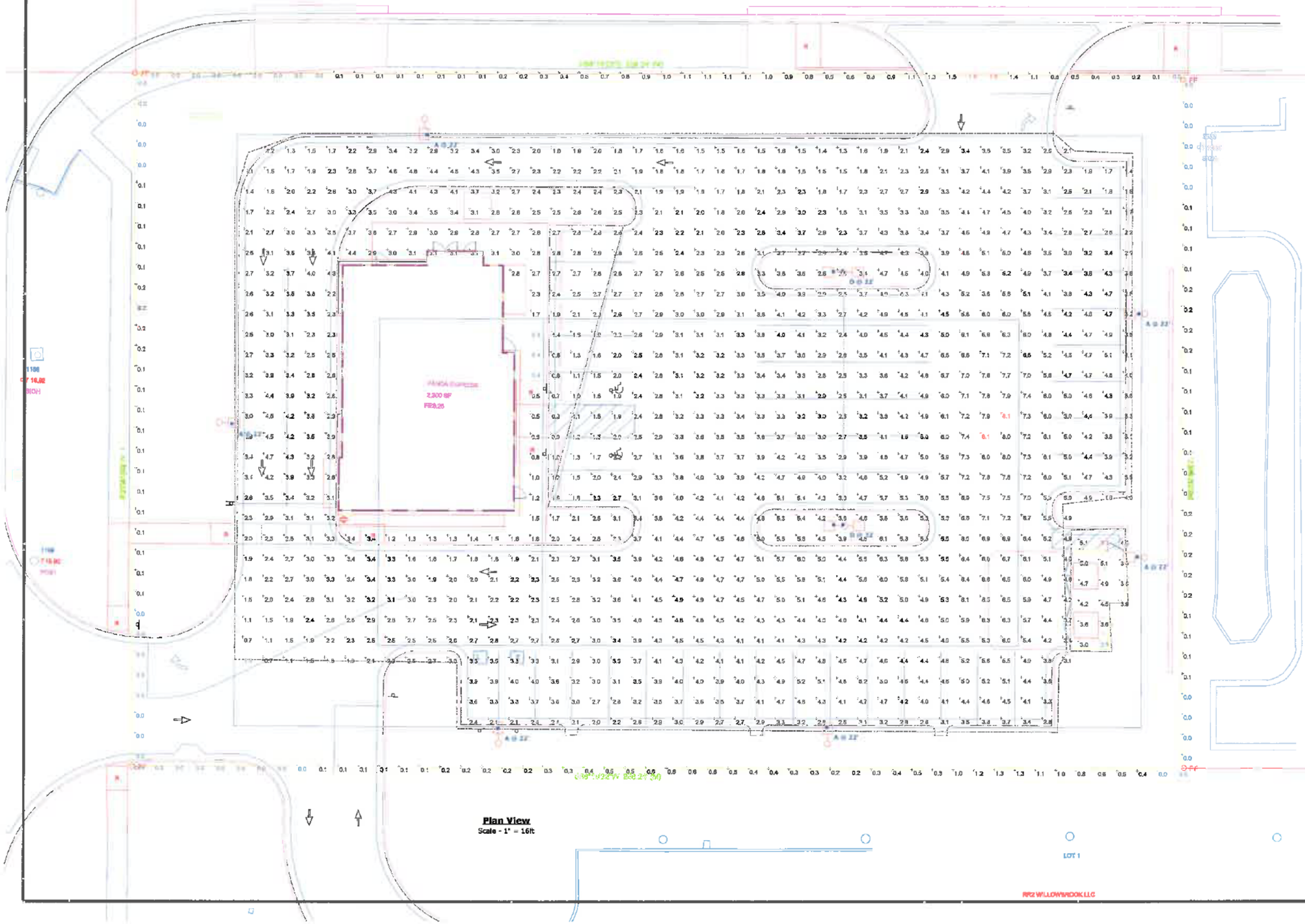
TRUE WARM & WELCOME 2300

Symbol	Label	QTY	Catalog Number	Description	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage
	A	6	SLM-LED-18L-SIL-FT-40-70CRI-IL	CONTACT RYAN ZINSELMEIER-314-531-2600	1	SLM-LED-18L-SIL-FT-40-70CRI-IL.ies	12046	1	148.5
	B	0	SLM-LED-18L-SIL-3-40-70CRI-IL	CONTACT RYAN ZINSELMEIER-314-531-2600	1	SLM-LED-18L-SIL-3-40-70CRI-IL.ies	13767	1	148.5
	D	2	SLM-LED-18L-SIL-FT-40-70CRI-IL	CONTACT RYAN ZINSELMEIER-314-531-2600	1	SLM-LED-18L-SIL-FT-40-70CRI-IL.ies	12046	1	297

Description	Symbol	Avg	Max	Min	Avg/Min	Max/Min
CALC SUMMARY- PAVED SURFACE	+	3.6 fc	8.1 fc	0.4 fc	20.3:1	9.0:1
CALC SUMMARY- PROPERTY LINE	+	0.3 fc	1.6 fc	0.0 fc	N/A	N/A
TRASH ENCLOSURE	+	4.2 fc	5.3 fc	2.8 fc	1.9:1	1.5:1

(CAYTHING WIDE TRE)
(VILLAGE OF WILLOWBROOK)

Note
1. MOUNTING HEIGHT OF 22' (20'POLE)
2. CALCULATIONS TAKEN AT GROUND LEVEL
3.CONTACT VILLA LIGHTING- RYAN ZINSELMEIER-RYAN.ZINSELMEIER@VILLALIGHTING.COM- 314-531-2600



Plan View
Scale - 1" = 16ft

PANDA EXPRESS
WILLOWBROOK, IL

Designer
R. ZINSELMEIER
Date
3/29/2021
Scale
NOTED
Drawing No.

Summary

1 of 1

ATWELL

WILLOWBROOK, IL PANDA EXPRESS – PROPOSED CONSTRUCTION SCHEDULE

Item	Description	2021							2022							
		Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
0	Demo Gas Pumps & Underground Tanks (By Others)	X	X	X	X	X	X									
1	Mobilization / Begin Construction											X				
2	Demolition											X				
3	Earthwork											X				
4	Building - Foundation/Slab											X				
5	Site Utilities												X	X		
6	Building - Vertical Construction												X	X	X	
7	Site Concrete/Paving													X	X	
8	Landscaping														X	
9	Site Signage / Parking Lot Striping														X	
10	Final Completion / Store Opening															X

Attachment 3
Findings of Fact
Standards for Special Use Permits (2 pages)

9-14-5(B): Standards for Special Use

The Plan Commission shall not recommend and the Board of Trustees shall not grant a Special Use Permit 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) 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.

Applicant Finding: Panda Express is a nationwide, experienced restaurateur that has developed many sites prior to this one. Establishment, maintenance, or operation of the proposed Panda Express Drive-Thru Restaurant will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

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

Applicant Finding: The proposed Panda Express Drive-Thru Restaurant will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The proposed improvements made to an old site will be a major upgrade to what exists there now.

(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.

Applicant Finding: Establishment of the proposed Panda Express Drive-Thru Restaurant will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. The entire surrounding area is already developed.

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

Applicant Finding: Adequate utilities, access (drives), drainage, and/or other necessary facilities will be engineered, permitted and constructed in accordance with local requirements for the proposed Panda Express Drive-Thru Restaurant.

(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.

Applicant Finding: Site layout, access drives, parking, signage, pavement markings and estimated drive-thru queueing were analyzed to provide ingress and egress so designed as to minimize traffic congestion in the public streets for the proposed Panda Express Drive-Thru Restaurant. Furthermore, in accordance with the ITE Trip Generation 10th Edition, traffic generated from the proposed land use will be substantially lower than existing traffic generated from the current land use.

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

Applicant Finding: The proposed Panda Express Drive-Thru Restaurant shall conform to the applicable regulations of the "B-2" Zoning District with the exception of Variations approved 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).

Applicant Finding: The proposed Panda Express Drive-Thru Restaurant has not previously been submitted for a Special Use Permit.

Attachment 4
Findings of Fact
Standards for Variations (2 pages)

9-14-4(E): 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.

Applicant Finding: The subject property for the proposed Panda Express Drive-Thru Restaurant is a substandard size lot for the B-2 district and cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the district in which it is located. The requested variations are needed to provide a site which has economic viability and can be operated safely with good access and parking.

(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.

Applicant Finding: The requested variations will not merely serve as a convenience for the proposed Panda Express Drive-Thru Restaurant, but rather are necessary for any business development on the existing substandard lot. The small size of this lot creates a hardship that can only be remedied with the variations requested so that a safe efficient operation can be maintained.

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

Applicant Finding: The alleged hardships were not created by any person presently having a proprietary interest in the premises and proposed Panda Express Drive-Thru Restaurant. Previous Variations approved for the site under Ordinance 94-O-16 are similar to the variations being requested herein so that the site could yield a reasonable return. The size and dimensions of the lot were preexisting.

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

Applicant Finding: Proposed Variations for the proposed Panda Express Drive-Thru Restaurant will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood as they were previously granted for the existing uses on the property with no negative impacts on surrounding property.

(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.

Applicant Finding: Proposed Variations for the proposed Panda Express Drive-Thru Restaurant 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.

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

Applicant Finding: Proposed Variations for the proposed Panda Express Drive-Thru Restaurant will not alter the essential character of the locality as the restaurant will conform to the existing surrounding area uses. As they were previously granted for this site so the new development is consistent with was previously existing as far as variations.

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

Applicant Finding: Proposed Variations for the proposed Panda Express Drive-Thru Restaurant are in harmony with the spirit and intent of Title 9 of this Code. The subject property 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. Previous variations approved for the subject site under Ordinance 94-O-16 changed the driveways also noted that a portion of the lot was taken by the widening of Route 83. Variations are necessary for development on the existing substandard lot.

Attachment 5
Public Hearing Notice (3 pages)

NOTICE OF PUBLIC HEARING
ZONING HEARING CASE NO. 21-01

NOTICE IS HEREBY GIVEN that the Plan Commission of the Village of Willowbrook, DuPage County, Illinois, will conduct a public hearing at a special meeting of the Plan Commission on the 21st of April, 2021 at the hour of 7:00 P.M. This meeting would typically take place in the Willowbrook Police Department Training Room, 7760 S. Quincy St, Willowbrook, IL 60527. However, due to the current circumstances concerning Covid-19, this meeting will be held virtually. Internet address and access instructions will be provided on the Village of Willowbrook's Plan Commission website once available:

https://www.willowbrookil.org/Archive.aspx?AMID=44

The purpose of this public hearing shall be to consider a petition requesting approval of a special use permit for a fast food establishment and a special use permit for a drive-through in the B-2 Community Shopping District, including certain variations from Title 9 of the Village Code. The applicant seeks to demolish the existing gas/service station and construct a one-story, 2,300 square foot building and drive-through with associated on- and off-site improvements on the property legally described as follows:

THE NORTH 170.0 FEET OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST RIGHT OF WAY OF STATE ROUTE 83, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 102.65 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 256.24 FEET; THENCE SOUTH, ALONG A LINE PARALLEL WITH THE EAST RIGHT OF WAY LINE OF SAID STATE ROUTE 83, A DISTANCE OF 170 FEET; THENCE WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 256.24 FEET TO THE INTERSECTION OF SAID PARALLEL LINE WITH THE EAST RIGHT OF WAY OF SAID STATE ROUTE 83, WHICH POINT IS 102.45 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH, ALONG THE EAST RIGHT OF WAY LINE OF SAID STATE ROUTE 83, A DISTANCE OF 170.0 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PIN: 09-26-400-013

ADDRESS: 7505 S. Kingery Highway, Willowbrook IL 60527.

The applicant for this petition is Hakim Yala of Panda Express, Inc., 1683 Walnut Grove Avenue, Rosemead CA 91770. The property owner is True North Energy, LLC, 10346 Brecksville Road, Brecksville OH 44141.

A copy of the Village's petition is on file in the Office of the Village Planner, Village of Willowbrook, 835 Midway, Willowbrook, Illinois, and is available for public inspection. Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Willowbrook should contact Ann Choi, Village of Willowbrook, 835 Midway, Willowbrook, IL 60527, or call (630) 920-2233, Monday through Friday, between 8:30 A.M. and 4:30 P.M. All persons desiring to be heard in support or opposition to the application shall be afforded an opportunity and may submit their statements orally, in written form, or both. Written comments may be submitted up to the hour of 6:00pm on April 21, 2021 to planner@willowbrook.il.us. This hearing may be recessed to another date if not concluded on the evening scheduled.

/s/ Brian Pabst
Village Administrator
(630) 920-2261

Published in the April 5, 2021 edition of *The Chicago Sun Times* Newspaper.

12.321.2345

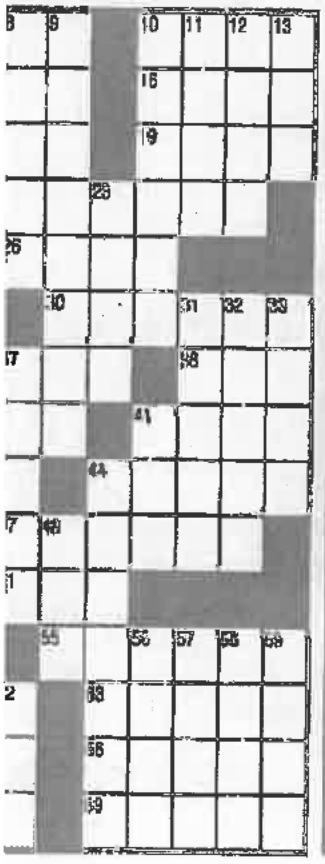
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PREVIOUS PUZZLE SOLVED

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1 Ball out
2 — wind or star
3 Greenhorn
4 Catamount
5 Grease
6 Look displeased
7 Most infested
8 Bad actor
9 Munch
10 Radioactive imaging (hyph.)
11 Arctic surface
12 Have being
13 Tedium
14 Indistinct image
53 Glassmaker — Lalique
54 Encompass
56 Popular one-named singer
57 Humdinger
58 Press
59 Dimple
60 Jungfrau or Eiger
62 Joey or Kilo





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Public Notices | Public Hearings | Public Hearings

PUBLIC NOTICE - NOTICE OF FILING

NORTHERN ILLINOIS GAS COMPANY d/b/a Nicor Gas Company hereby gives notice to the public that it has filed with the Illinois Commerce Commission on March 31, 2021, testimony and exhibits in Docket No. 21-0052 setting forth a reconciliation of the Company's Environmental revenues and incurred costs for 2020. Further information with respect thereto may be obtained either directly from this Company or by addressing the Chief Clerk of the Illinois Commerce Commission at Springfield, Illinois 62701.

Northern Illinois Gas Company d/b/a Nicor Gas Company

John O. Hudson III, President & CEO, Nicor Gas

Environmental Notice ENV

YOUR CAR DESERVES A GREAT NEW HOME.

SAVE 20% ON YOUR CAR SALES ADS WHEN YOU LIST YOUR VEHICLE TODAY.

CS•T

NOTICE OF PUBLIC HEARING ZONING HEARING CASE NO. 21-01

NOTICE IS HEREBY GIVEN that the Plan Commission of the Village of Willowbrook, DuPage County, Illinois, will conduct a public hearing at a special meeting of the Plan Commission on the 21st of April, 2021 at the hour of 7:00 P.M. This meeting would typically take place in the Willowbrook Police Department Training Room, 7760 S. Quincy St, Willowbrook, IL 60527. However, due to the current circumstances concerning Covid-19, this meeting will be held virtually. Internet address and access instructions will be provided on the Village of Willowbrook's Plan Commission website once available:

https://www.willowbrookil.org/Archive.aspx?AMID=44

The purpose of the public hearing shall be to consider a petition requesting approval of a special use permit for a fast food establishment and a special use permit for a drive-through in the B-2 Community Shopping District, including certain variations from Title 9 of the Village Code. The applicant seeks to demolish the existing gas/service station and construct a one-story, 2,300 square foot building and drive-through with associated on- and off-site improvements on the property legally described as follows:

THE NORTH 170.0 FEET OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST RIGHT OF WAY OF STATE ROUTE 83, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 102.85 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER, THENCE EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 258.24 FEET, THENCE SOUTH, ALONG A LINE PARALLEL WITH THE EAST RIGHT OF WAY LINE OF SAID STATE ROUTE 83, A DISTANCE OF 170 FEET, THENCE WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 256.24 FEET TO THE INTERSECTION OF SAID PARALLEL LINE WITH THE EAST RIGHT OF WAY OF SAID STATE ROUTE 83, WHICH POINT IS 102.46 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST QUARTER, THENCE NORTH, ALONG THE EAST RIGHT OF WAY LINE OF SAID STATE ROUTE 83, A DISTANCE OF 170.0 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PIN: 09-28-400-013

ADDRESS: 7505 S. Kingery Highway, Willowbrook IL 60527.

The applicant for this petition is Hakim Yala of Panda Express, Inc., 1683 Walnut Grove Avenue, Rosemead CA 91770. The property owner is True North Energy, LLC, 10346 Brecksville Road, Brecksville OH 44141.

A copy of the Village's petition is on file in the Office of the Village Planner, Village of Willowbrook, 835 Midway, Willowbrook, Illinois, and is available for public inspection. Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Willowbrook should contact Ann Choi, Village of Willowbrook, 835 Midway, Willowbrook, IL 60527, or call (630) 920-2233, Monday through Friday, between 8:30 A.M. and 4:30 P.M. All persons desiring to be heard in support or opposition to the application shall be afforded an opportunity and may submit their statements orally, in written form, or both. Written comments may be submitted up to the hour of 6:00pm on April 21, 2021 to planner@willowbrook.il.us. This hearing may be recessed to another date if not concluded on the evening scheduled.

/s/ Brian Pabst
Village Administrator
(630) 920-2261

Published in the April 5, 2021 edition of The Chicago Sun Times Newspaper, #1123905

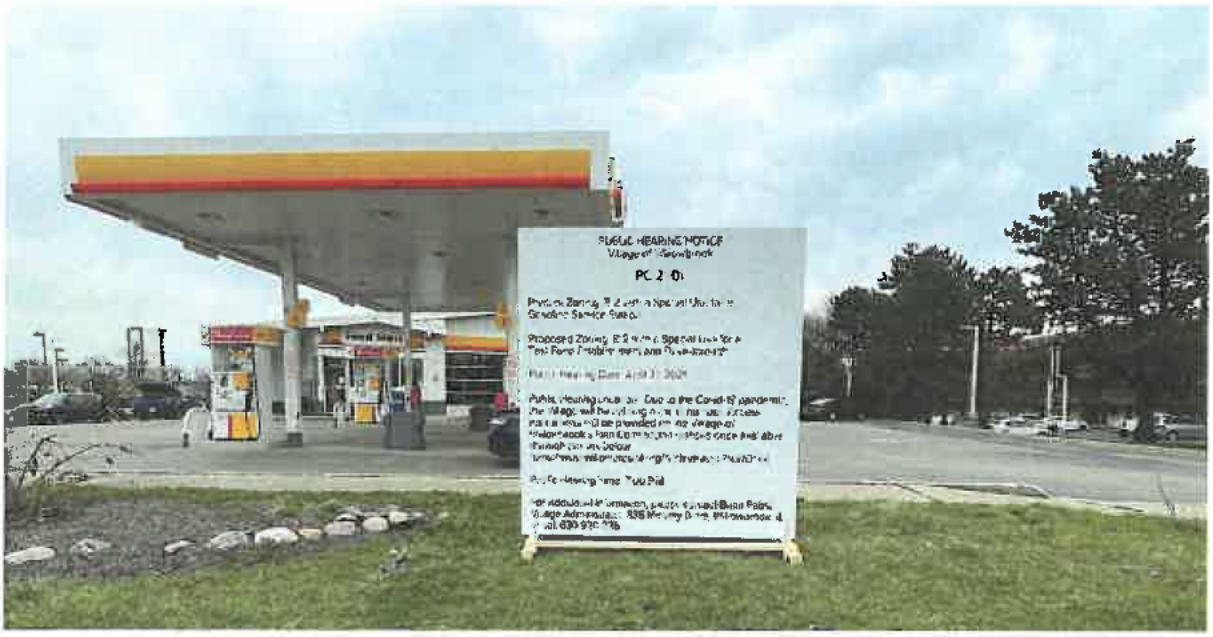
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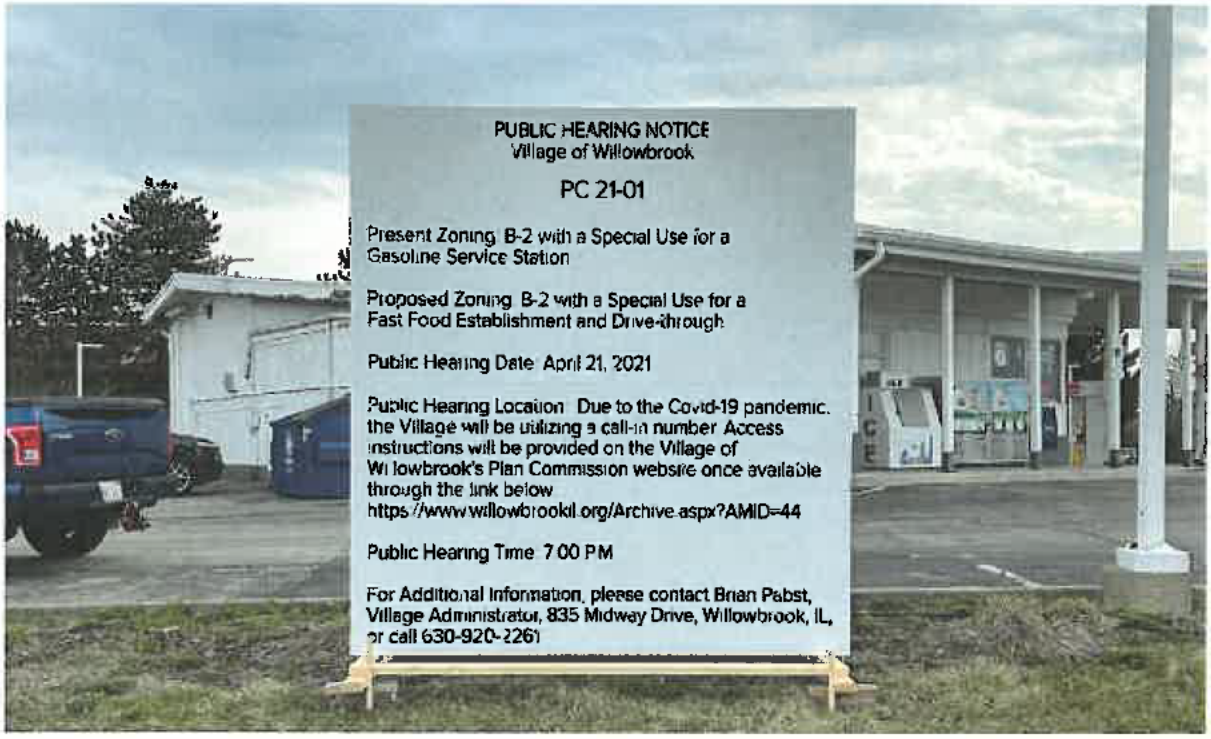
Learn more and post your listings by contacting Matt Wozny at 630.841.8373 or mwozny@suntimes.com.

CS•T

Notice of Sign on Illinois Route 83/Kingery Highway frontage (posted on April 5, 2021)



Notice of Sign on 75th Street frontage (posted on April 5, 2021)



Attachment 6
Traffic Regulation Agreement (11 pages)

Return Recorded Document to:

Brian Pabst
Village Administrator
Village of Willowbrook
835 Midway Drive
Willowbrook, IL 60527

TRAFFIC REGULATION AGREEMENT

THIS TRAFFIC REGULATION AND ENFORCEMENTAGREEMENT (the "Agreement") is made as of this _____ day of _____, 2019, by and between True North Energy, LLC, a Delaware limited liability company authorized to conduct business in the State of Illinois (the "Owner"), and the Village of Willowbrook, an Illinois home-rule municipal corporation (the "Village"), within which the "Complex" (as defined in Section 1.1 below) is located, for the regulation of traffic and other matters within the Complex and for the enforcement of said regulations by the assigned traffic law enforcement personnel of the Village.

WITNESSETH:

ARTICLE 1. DEFINITIONS: As used in this Agreement, the following definitions apply:

1.1 Complex: The land, buildings and other improvements commonly known as 7505 S. Kingery Highway, situated in the Village of Willowbrook, DuPage County, Illinois, and legally described in the attached Exhibit "A".

1.2 Permanent Index Numbers (PINs): 09-26-400-013.

1.3 Manager: Those persons or entity employed or retained by Owner from time to time with authority to administer, manage and operate the Complex for the purposes of this Agreement.

1.4 Owner: True North Energy, LLC.

1.5 Village: Village of Willowbrook, DuPage County, Illinois.

ARTICLE 2. RECITAL OF FACTS: The following recitals of fact are an integral part of this Agreement.

2.1 Owner holds record title to the Complex.

2.2 The Complex is located within the corporate jurisdiction of the Village.

2.3 It is the mutual desire of the parties hereto that the Village shall have the authority, but not the obligation, to regulate the parking of vehicles, traffic, roller skating, bicycle riding, skateboarding and/or other recreational activities within the Complex, and to enforce said regulations by the assigned traffic law enforcement personnel of the Village.

2.4 The Illinois Vehicle Code (625 ILCS 5/11-209), the Illinois Municipal Code (65 ILCS 5/1-1-7) and the Village's home rule authority provide authority for such agreement between the Village and the Owner and said statutory authorization enumerated on those matters which may be included in such agreement. Further, additional matters may be included in such agreements pursuant to Article VII, Section 6 and Section 10 of the Illinois Constitution.

2.5 Manager, in its capacity with Owner, is empowered to enter into this Agreement.

ARTICLE 3. COVENANTS: In consideration of the foregoing premises and of the covenants and conditions hereinafter contained, the adequacy and sufficiency of which the parties hereto hereby stipulate, each of the respective parties hereto covenants and agrees as follows:

3.1 The Owner will cause the Manager or its designated representative to cooperate with the Chief of Police of the Village or his designated representative in inspecting the parking area of the Complex to determine what, if any, stop signs, yield signs, person with disabilities parking area signs, or any other traffic markers are to be erected, and to determine what, if any, areas are to be marked as stop intersections, yield intersections, person with disabilities parking areas or pedestrian crossings, in order to provide for the safe and efficient trafficking of the parking area of the Complex. Further, such determination may include the regulation and/or prohibition of roller skating, the riding of bicycles, the riding or

operation of skateboards and/or other recreational activities in and upon the Complex, and the posting of the signs with the respect thereto.

3.2 If it be determined, pursuant to Section 3.1 of this Agreement, that stop signs, yield signs, person with disabilities parking area signs, or any other markers are to be erected or that specified intersections are to be marked as stop intersections, yield intersections, or pedestrian crossings, the Owner agrees to erect such signs and markers at the indicated places on the Complex, in accordance with all applicable regulations and specifications promulgated by the State of Illinois. The Owner shall bear the costs and expenses of obtaining, erecting and maintaining any and all such signs and markers necessary for enforcement of the regulations agreed to by the parties herein.

3.3 The Owner shall cause the Manager to mark such fire lanes as the local Fire Protection District Chief or his designated representatives shall recommend as necessary for effective movement of Fire Department and other emergency vehicles.

3.4 Signs or other devices providing for the regulation of traffic and parking, or the regulation or prohibition of roller skating, bicycle riding, skateboarding and/or other recreational activities, within the Complex, as well as a designation of the exact regulations to be imposed thereon, shall be installed as shown in the Traffic Regulation Plan for (Project Name) Willowbrook, IL Panda Express as prepared by (Consultant) Atwell, LLC, (Address) 1250 East Diehl Road, Suite 300, Naperville, IL 60563, referenced as Project No. 18003769.01, consisting of 1 sheet, dated November 16, 2020 and revised through N/A, _____ a copy of which is attached hereto as Exhibit "B" and by this reference incorporated herein.

3.5 The Village has the authority, but not the obligation, to enforce all regulations in the parking areas of the Complex by use of assigned traffic enforcement personnel of the Village; to issue citations to any and all violators of such regulations; and to adopt and enforce any additional reasonable rules and regulations with respect to traffic and parking in the parking area as local conditions may require or the safety and convenience of the public or the users of the parking area.

3.6 The Owner hereby agrees to provide for the removal of vehicles that are abandoned or parked in areas where stopping, standing or parking is prohibited. Such removal shall be done pursuant to a towing agreement and in accordance with the requirements of 625 ILCS 5/4-203, including, but not limited to, posting of the notice required therein.

3.7 Neither the Owner nor the Manager shall permit any person to park a vehicle at any location in the Complex for the purpose of displaying such vehicle for sale, lease or ride-share. The owner of any such vehicle may be ticketed by the Village.

3.8 The Owner has named the Village as an additional insured on a primary non-contributory basis on its Comprehensive General Liability Insurance Policy and on their Excess Liability Insurance Policy and a copy of said Certificate of Insurance is attached hereto as Exhibit "C" and incorporated herein. Such liability insurance shall provide that the Village, its officers, agents, agencies, employees, and departments shall be additional insured under such insurance. Said insurance shall be in the minimum amount of one million dollars ($1,000,000) combined single limit or in such amounts acceptable to the Village and shall be in such form and with such Company as shall be approved by the corporate authorities.

The Owner hereby agrees to keep said policies in full force and effect throughout the terms of this Agreement. A mandatory written notice must be provided upon the cancellation of any policy as outlined under the Certificate of Insurance evidencing the coverage provided for herein.

3.9 In the event the Owner changes Managers, the Owner shall notify in writing the Village within ten (10) days of such change.

ARTICLE 4. TERM:

4.1 This Agreement shall be in full force and effect from and after the date of its execution for a period of twenty (20) years of the date thereof, and may, by further agreement of the parties, be continued for additional periods of like duration.

Notwithstanding any provision contained herein to the contrary, after this Agreement has been in effect for a term of one (1) year, this Agreement may be canceled upon the giving of thirty (30) days prior written notice by either party hereto, except to the extent that the Owner may be required to maintain this Agreement pursuant to any zoning relief granted by the Village.

4.2 The sole remedy available to the Owner, upon any breach of this Agreement by the Village, shall be the cancellation of the Agreement under its terms. It is of the essence of this Agreement that the Village shall not be liable in money damages for any breach of this Agreement.

ARTICLE 5. SUCCESSORS: This Agreement shall be binding upon and inure to benefit the respective assigns, successors and personal representatives of each of the parties hereto, and this Agreement shall run with title to the Complex and the obligations of the Owner shall be and are binding on future owners of any portion of the Complex.

ARTICLE 6. GOVERNING LAW: This Agreement shall be governed by the laws of the State of Illinois.

ARTICLE 7. EXECUTION AND RECORDING: This Agreement shall be executed by the parties' prior to the commencement of operations of the Complex. A fully executed copy of the Agreement shall be recorded in the Office of the Recorder of Deeds of the County of DuPage of the State of Illinois against title to the Complex, and it is agreed, pursuant to the statutes set forth above, that no regulation made pursuant to this Agreement shall be effective or enforceable until three (3) days after this Agreement is recorded.

ARTICLE 8. NOTICES: All notices hereunder shall be in writing and sent by Certified Mail, addressed to the Manager at EC Developments II, LLC, 1120 North Town Center Drive, Suite 150, Las Vegas, NV 89144 and, if to the Village, at the Office of the Village Administrator of Willowbrook, 7760 Quincy Street, Willowbrook, Illinois 60527.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed, as of the date and year first above mentioned.

OWNER True North Energy, LLC

By: _____

BY: Mark E Lyons, President/CEO
(Managing Agent or Owner)

VILLAGE OF WILLOWBROOK

BY. _____
President

ATTEST: _____
Village Clerk

EXHIBIT "A"

LEGAL DESCRIPTION OF COMPLEX

THE NORTH 170.0 FEET OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST RIGHT OF WAY OF STATE ROUTE 83, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 102.65 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 256.24 FEET; THENCE SOUTH, ALONG A LINE PARALLEL WITH THE EAST RIGHT OF WAY LINE OF SAID STATE ROUTE 83, A DISTANCE OF 170 FEET; THENCE WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 256.24 FEET TO THE INTERSECTION OF SAID PARALLEL LINE WITH THE EAST RIGHT OF WAY OF SAID STATE ROUTE 83, WHICH POINT IS 102.45 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST 1/4; THENCE NORTH, ALONG THE EAST RIGHT OF WAY LINE OF SAID STATE ROUTE 83, A DISTANCE OF 170.0 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

EXHIBIT "B"

TRAFFIC REGULATION PLAN

Pursuant to the attached agreement, the Willowbrook Police Department has the authority, but not the obligation, to enforce the following areas as designated on the traffic control plan attached hereto.

1. Traffic control signs including posted speed limit signs, stop signs, yield signs, and one-way signs.
2. No parking within 15 feet of hydrant locations as marked.
3. Handicap parking areas as marked with an official sign.
4. Prohibition of parking along all streets between 2:00 a.m. and 6:00 a.m.
5. Enforcement of yellow curb markings with adjacent "No Parking" signs indicating no parking areas.
6. Enforcement of posted, "No Trespassing" signs.
7. Posted "No Parking" zones.
8. Parking of vehicles for the purpose of being displayed for sale.
9. Enforcement of Village ordinance violations.
10. Prohibition of roller skating, bicycle riding, skateboarding and/or other recreational activities within the complex as posted.

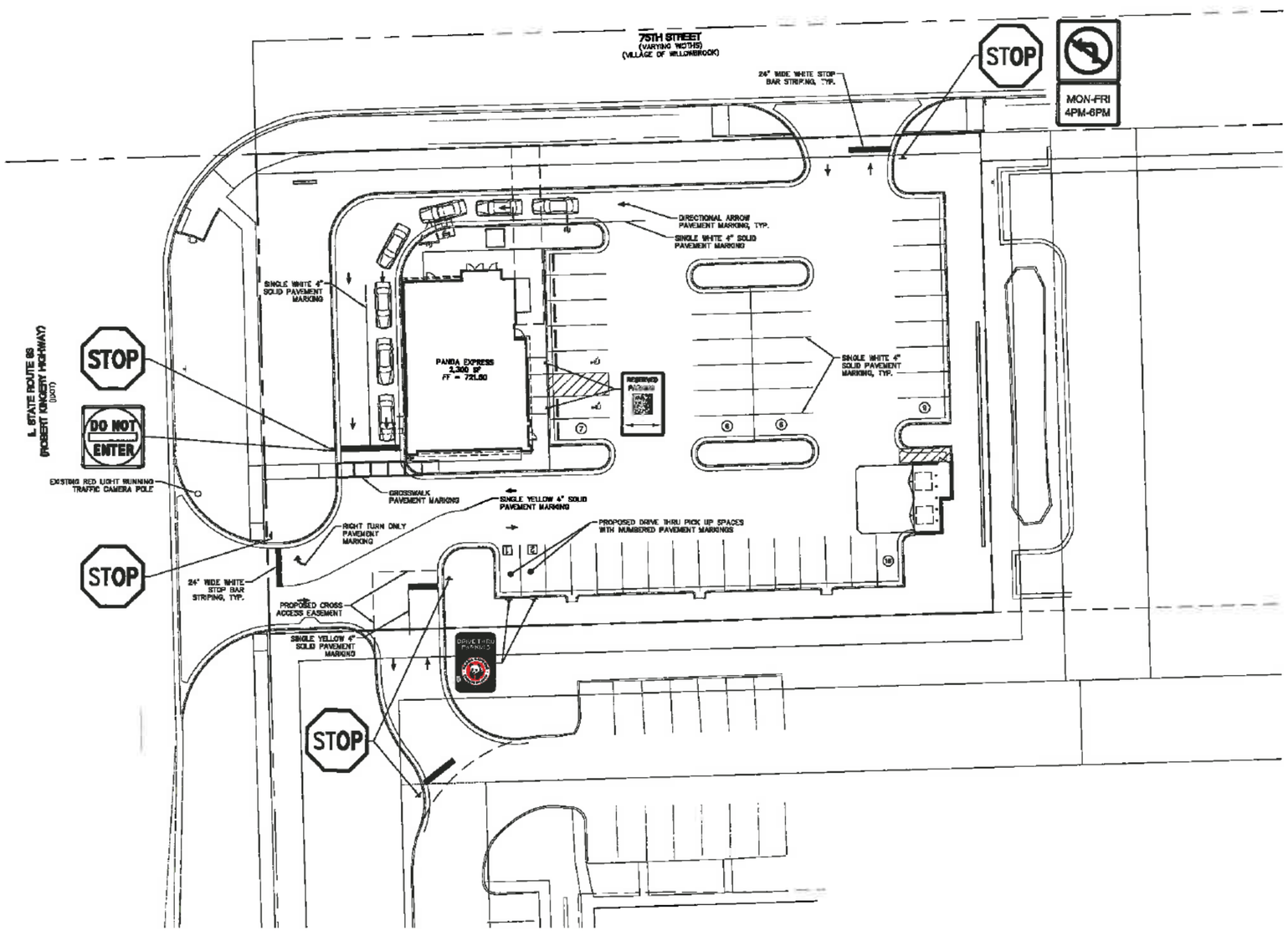
Any future signs, crosswalks, and so forth may be agreed upon at a later date.

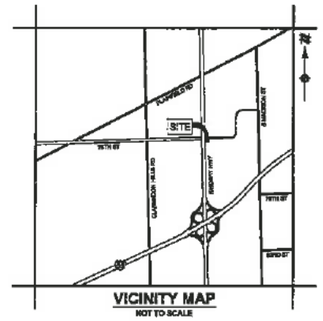
TRUE NORTH ENERGY, LLC
By:

Owners' Representative

Chief of Police

[ATTACH PLAN]





LEGEND

BOUNDARY LINE
EXISTING ROW
④ PARKING SPACE COUNT
PROPOSED SIGN

SITE TRAFFIC DATA

EXISTING LAND USE: GASOLINE/SERVICE STATION W/CONVENIENCE MART (ITE CODE 945)
PROPOSED LAND USE: FAST FOOD RESTAURANT W/ DRIVE-THRU (ITE CODE 934)

	EXISTING LAND USE	PROPOSED LAND USE
DAILY RATE	3,069 TRIPS	1,083 TRIPS
PEAK HOUR TOTAL PM (4-6)	188 TRIPS	75 TRIPS

*TRAFFIC RATES ARE BASED ON ITE TRIP GENERATION, 10TH EDITION

SITE DRIVE-THRU DATA

DRIVE-THRU QUEUEING PROVIDED: 7 CARS
ESTIMATED PEAK DRIVE-THRU QUEUEING NEEDED: 5 CARS

EXISTING NEARBY PANDA EXPRESS DRIVE-THRU DATA:

	PANDA #1054	PANDA #2855	PANDA #2988
PEAK TOTAL/30 MIN SPAN	25 CARS	23 CARS	15 CARS
ESTIMATED MAX QUEUEING	5 CARS	4 CARS	3 CARS

DRIVE-THRU DATA COLLECTED FROM THE FOLLOWING NEARBY PANDA EXPRESS DRIVE-THRU RESTAURANTS:

PANDA #1054
S LA GRANGE RD & JOLIET RD
COUNTRYSIDE, IL

PANDA #2855
W 63TH ST & S CICERO AVE
CHICAGO, IL

PANDA #2988
MAIN ST & ODDEN AVE
DOWNERS GROVE, IL

PARKING DATA

REQUIRED PARKING CALCULATION:
1 PARKING SPACE PER 100 SF OF FLOOR AREA
1 SPACE/100 SF * 2,300 SF = 23 SPACES

TOTAL REQUIRED SPACES	23 SPACES
PROVIDED	
REGULAR (9' X 18')	40 SPACES
DRIVE THRU PICKUP (9' X 18')	2 SPACES
ADA (9' X 18')	2 SPACES
TOTAL PROVIDED SPACES	44 SPACES

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE CONSIDERED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY BUILDINGS, OR OF ANY OTHER PERSONS.

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24-HOUR CONTACT:
PANDA PM
HAKIM YALA
847-477-9125

SCALE 0 10 20
1" = 20 FEET

NOT FOR CONSTRUCTION

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9898
Facsimile: 626.372.8286

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

ISSUE DATE:

PC SUBMITTAL	11/20/2020
REVISION #1	01/05/2021
PC SUBMITTAL #2	03/24/2021
VILLAGE PLAN REV. #4	04/14/2021
VILLAGE PLAN REV. #5	04/26/2021

DRAWN BY: BAS

PANDA PROJECT #: D7058
ATWELL PROJECT #: 18003769.01

NORR

ATWELL
(855) 550-4200 www.atwell-group.com
1250 EAST DIEHL ROAD, SUITE 300
NAPERVILLE, IL 60563
DESIGN FIRM 184-005878

PANDA EXPRESS

WARM & WELCOME 2300
7505 KINGERY HIGHWAY
WILLOWBROOK, IL 60527

TRAFFIC PLAN

EX-02

TRUE WARM & WELCOME 2300

EXHIBIT "C"

CERTIFICATE OF INSURANCE

Attachment 7
Village Review Letters and Applicant Responses

VILLAGE OF WILLOWBROOK
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

Deborah Hahn

Village Trustees

Sue Berglund

Umberto Davi

Michael Mistele

Gayle Neal

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Gregory Ruffolo

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Chief of Police

Robert Schaller

Director of Finance

Carrie Dittman

Proud Member of the
Illinois Route 66 Scenic Byway

May 5, 2021

Atten: Hakim Yala
Panda Express, Inc.
1683 Walnut Grove Avenue
Rosemead, CA 91770

Brian A. Styck
Atwell, LLC

Re: **7505 Kingery (Panda Express & Drive-Through) Planning Review #6**

Mr. Yala and Styck,

Planning staff has reviewed the submitted (amended) application, submitted on April 14, 2021, for the Panda Express Fast-Food Restaurant and Drive-Through development on the lot currently occupied by Shell Oil gas station on 7505 Kingery Highway in Willowbrook, IL 60527. The following plan has been reviewed per the requirements of the Village of Willowbrook Zoning Ordinance:

1. **"Site Layout Plan"** – 1 sheet, Sheet C04.0, Panda Project No. D7058, Atwell Project No. 18003769.01, bearing a PC Submittal date of 11/20/2020, bearing the latest PC Submittal #2 date of 03/24/2021, bearing the latest Village Plan Revision #5 date of 04/29/2021, and prepared by Atwell Group.
2. **"Final Engineering Plans"** – 23 sheets, Panda Project #: D7058, Atwell Project No. 18003769.01, bearing a PC Submittal date of 11/20/2020, bearing the latest PC Submittal #2 date of 03/24/2021, bearing the latest Village Plan Revision #5 date of 04/29/2021, and prepared by Atwell Group.
3. **"Landscape Plan" and "Landscape Notes and Details"** – 2 sheets, Panda Project #: D7058, Atwell Project No. 18003769.01, bearing a PC Submittal date of 11/20/2020, bearing the latest PC Submittal #2 date of 03/24/2021, bearing the latest Village Plan Revision #5 date of 04/29/2021, and prepared by Atwell Group.
4. **"Traffic Plan"** – 1 sheet, Sheet EX-02, Panda Project #: D7058, Atwell Project No. 18003769.01, bearing a PC Submittal date of 11/20/2020, Village Plan Revision #5 date of 04/29/2021, and prepared by Atwell Group.
5. **"Village Review #5 Response Letter 2021-04-29"** – 2 pages.

Staff offers the following comments:

Traffic
BLA, Inc. is in receipt of the following documentation for the referenced project:

- Village Review #5 Resubmittal dated April 29, 2021.

In addition, one of the recommended conditions of approval from the Plan Commission was to eliminate the restriction on the 75th Street driveway from right-out only to allow vehicles to make a left out onto 75th Street from the Panda Express property.

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We have reviewed the documentation provided and found it to adequately address our previous comments, questions, and concerns with regards to traffic, parking, and on-site circulation. We offer the following additional information pertaining to Plan Commission recommendation.

The proposed site access on 75th Street will be relocated approximately 20 to 25 feet to the east. This provides greater separation from the IL Route 83 signalized intersection. However, during the weekday evening peak period of adjacent street traffic, the westbound vehicle queue (stacking) on 75th Street at IL Route 83 extends beyond the proposed site access (blocks the site access / limits left turn exiting).

However, there are several benefits to permit left-turn movements exiting the site access to 75th Street westbound, including minimizing recirculation through the roadway system to the east and/or U-turn maneuvers, reducing the potential for weaving maneuvers (a vehicle that is destined to the west on 75th Street would not have to exit right out onto IL Route 83 across multiple lanes to get to the left-turn lane), as well as during the Saturday midday (peak lunch) and off-peak timeframes the westbound vehicle queue on 75th Street at Kingery Highway does not block the proposed site access.

Accordingly, the following alternatives were previously presented to the applicant to accommodate the Plan Commission recommendation:

- Install a "Do Not Block Driveway" sign on westbound 75th Street in advance of the Panda Express access. This could be supplemented with pavement marking on 75th Street (in accordance with the Manual on Uniform Traffic Control Devices (MUTCD), Figure 3B-18), *or*
- Sign the access (northbound approach to 75th Street) "No Left-Turn, Monday to Friday from 4-6 PM".

The plan included in this resubmittal, accordingly, included the time-of-day restriction on the left-turning movement.

Engineering

As requested on April 29, 2021, we have reviewed the Final Engineering Plans and supporting documents for the above property prepared by Atwell, and dated April 29, 2021. We have no objection to the Village approving this project. The following items should be incorporated into the final approval of the plans:

General Comments:

1. A permit is required from IDOT prior to any work in the Route 83 right of way. We understand that this is in progress.
2. A permit is required from the Du Page County Public Works Department for the sanitary sewer connection. We understand that this is in progress.
3. The applicant must file a Notice of Intent with the IEPA prior to the start of construction. We understand that the IEPA will be contacted prior to the start of construction.
4. It is our understanding that the property owner will provide the Village with a letter of No Further Remediation (NFR) from the IEPA prior to a building permit being issued.
5. Prior to building permit, the Village will require a Plat of Easement to grant access to the B-Box at the building. This can be a 10-foot-wide non-exclusive easement over the water service from 75th Street to the building. We understand that this is in progress.

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6. Permission from the Red Roof Inn will need to be granted to connect to their parking lot and construct on their land. We understand that this is in progress.
7. It is noted that the water service is considered to be plumbing under the Illinois Plumbing Code and will be reviewed as part of the building review.
8. Prior to permit issuance, the applicant must submit an engineer's estimate of cost to establish a development security.

Zoning Requests

Approval of a Special Use Permit for the construction of a one-story restaurant in the B-2 zoning district including a drive-through lane and associated site improvements. The approval of the special use permit will include, but is not limited to, the following variations:

1. A variation from Section 9-3-3(C) to decrease the minimum lot area for two (2) or more special uses from two acres (2 AC) to one acre (1 AC).
2. A variation from Section 9-3-7(A)1 to decrease the minimum special setback on Illinois Route 83 from one hundred feet (100') to fifty and two tenths feet (50.2') for the proposed building, to fifty-six and six tenths feet (56.6') for the proposed menu board, and to sixty-two and four tenths feet (62.4') to the order canopy.
3. A variation from Section 9-6-1(A) to decrease the minimum lot area for two (2) or more special uses (fast food establishment and drive-through) from two acres (2 AC) to one acre (1 AC).
4. A variation from Section 9-6B-3(A) to decrease the minimum lot area for all uses from two acres (2 AC) to one acre (1 AC).
5. A variation from Section 9-6B-3(C)1 to decrease the minimum lot width of 200 feet for restaurants from two hundred feet (200') to one hundred seventy feet (170').
6. A variation from Section 9-6B-3(E)1 to decrease the minimum front yard setback on Illinois Route 83 from sixty feet (60') to fifty and two tenths feet (50.2') for the proposed building, and to fifty-six and six tenths feet (56.6') for the proposed menu board.
7. A variation from Section 9-6B-3(E)3 to decrease the minimum exterior side yard setback on 75th Street from sixty feet (60') to forty-three and four tenths feet (43.4') for the proposed building, to twenty-five feet (25') to the order canopy, and to thirty-two and seven tenths feet (32.7') for the proposed menu board.
8. A variation from Section 9-10-5(L)2(b)2(a) to decrease the radius connecting street pavement edge and driveway edge on 75th street from thirty-five feet (35') to twenty-five feet (25').
9. A variation from Section 9-10-5(G) to decrease the minimum required interior side yard parking area setback from ten feet (10') to one foot (1') along the south lot line (southern portion of the Route 83 driveway).
10. A variation from Section 9-10-5(L)2(d) to decrease the driveway location on lots for all uses other than single-family residential from seventy feet (70') to sixteen and six tenths feet (16.6') on Illinois Route 83 and to forty-six and eight tenths feet (46.8') on 75th Street.
11. A variation from Section 9-10-5(L)2(e) to decrease the minimum spacing between separate driveway entrances from four hundred feet (400') to three hundred three and nine tenths feet (303.9') between the Illinois Route 83 driveway and the driveway to the south, and to approximately one hundred forty-five and eight tenths feet (145.8') between the 75th Street driveway and the driveway to the east.
12. A variation from Section 9-10-5(L)2(f) to decrease the minimum spacing between driveway entrance and right-of-way of an adjacent intersecting street from five hundred

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feet (500') to one hundred two and four tenths feet (102.4') on Illinois Route 83 and to one hundred sixty-nine and five tenths feet (169.5') on 75th Street.

13. A variation from Section 9-10-5(L)2(g) to eliminate the requirement of a concrete median separation and to reduce the driveway storage from one hundred feet (100') to zero feet on Illinois Route 83 and 75th Street.
14. A variation from Section 9-14-2(D)2(c)4 to decrease the minimum foundation landscape area from seven feet (7') to three and eight tenths feet (3.8') along the southern façade, to five and two tenths feet (5.2') along the northern portion of the eastern building façade and from seven feet (7') to zero feet along the western building façade and remaining portion of the eastern building façade.

Please note that as of today, May 5, 2021, the Village attorney is currently working with your counsel on the agreements listed below. Finalized agreements (to the satisfaction of the Village attorney) shall be required prior to issuance of a building permit.

1. Cross Access Easement Agreement
2. Traffic Regulation Agreement

Please provide a response letter addressing each of the comments made in this review letter. If you have any questions, you may contact me at planner@willowbrook.il.us or 630.920.2233.

Sincerely,

Ann Choi
Village Planning Consultant
WBK Engineering, LLC

Cc: Brian Pabst, Sean Halloran, Dan Lynch, Roy Giuntoli

ATWELL

CONSULTING. ENGINEERING. CONSTRUCTION.

April 29, 2021

Ann Choi
Village Planning Consultant
Village of Willowbrook
835 Midway Drive
Willowbrook, IL 60527-5549

Atwell, LLC Project No. 18003769.01
RE: Willowbrook, IL Panda Express
Village Planning Review #5

Ms. Choi,

Atwell, LLC is in receipt of the Village of Willowbrook Planning Review #5 letter, dated April 16, 2021, regarding review of the site plan, special use and variations application package for the proposed Willowbrook, IL Panda Express. Submittal documents have been revised in accordance with the review comments, and we offer the following responses.

Bulk Regulations & Landscaping

Comment 1: Revise the table under Section 9-6-1 BUSINESS DISTRICT LANDSCAPING REQUIREMENTS:

a. The number of provided points within the exterior side yard (75th St) is 1,460 points (not 1,160 points).
b. There are 2 shade trees (AR-1, PO-1) within the exterior side yard = 200 points (not 0 points).
c. There are 46 deciduous shrubs (EA-9, RA-37) within the exterior side yard = 460 points (not 360 points).

Response: ***The table under Section 9-6-1 BUSINESS DISTRICT LANDSCAPING REQUIREMENTS has been updated accordingly to reflect the 1,460 point total.***

Engineering

General Comments:

2. A permit is required from IDOT prior to any work in the Route 83 right of way. We understand that this is in progress.
3. A permit is required from the Du Page County Public Works Department for the sanitary sewer connection. We understand that this is in progress.
4. The applicant must file a Notice of Intent with the IEPA prior to the start of construction.
5. It is our understanding that the property owner will provide the Village with a letter of No Further Remediation (NFR) from the IEPA prior to a building permit being issued.

6. Prior to building permit, the Village will require a Plat of Easement to grant access to the B-Box at the building. This can be a 10-foot-wide non-exclusive easement over the water service from 75th Street to the building. We understand that this is in progress.
7. Permission from the Red Roof Inn will need to be granted to connect to their parking lot and construct on their land. We understand that this is in progress.
8. The plans do not indicate how the water service will be connected to the existing watermain. It is noted that the water service is considered to be plumbing under the Illinois Plumbing Code and will be reviewed as part of the building review.

Response: ***In response to the general comments:***

2. ***An IDOT ROW Permit Application has been submitted for proposed work in the Route 83 ROW.***
3. ***A DuPage County Public Works Sanitary Sewer Permit Application has been submitted for the proposed sanitary sewer connection.***
4. ***A Notice of Intent (NOI) with the IEPA will be filed prior to the start of construction.***
5. ***The seller of the property (True North Energy) will be responsible for demolition of the gas pumps, underground gas storage tanks, appurtenant gas piping, and environmental cleanup/remediation. The seller will provide a No Further Remediation (NFR) letter upon completion of the environmental cleanup/remediation work.***
6. ***A proposed 10' Wide Non-Exclusive Water Service Access Easement has been added to the revised construction plans. A draft copy of the easement exhibit and legal description has been prepared, and will be provided to the Village prior to application for the building permit.***
7. ***Panda Express and Red Roof Inn are in the process of establishing a Cross Access Agreement for the shared access drive. The Cross Access Agreement will include language that grants approval to connect to their parking lot and construct on their land.***
8. ***The water service is considered to be plumbing under the IL Plumbing Code and will be reviewed as part of the building review.***

We trust that these responses will satisfy the concerns outlined in your review letter. Should there be any additional questions or concerns, please contact us at (630) 577-0800.

Sincerely,
ATWELL



Brian A. Styck, P.E.
Project Manager

Attachment 8
IDOT Review Letter(s)

Illinois Department of Transportation

Office of Highways Project Implementation / Region 1 / District 1
201 West Center Court / Schaumburg, Illinois 60196-1096

PERMITS
Location: IL 83 (Kingery Hwy) and 75th Street (Southeast Corner)
Municipality: Village of Willowbrook, DuPage County
Re: Willowbrook Panda Express
Reference No.: 022-98800

January 28, 2021

Mr. Brian A. Styck, P.E.
ATWELL
1250 E. Diehl Road, Suite 300
Naperville, IL 60563

Dear Mr. Styck:

We have completed our review of your engineering plans for the subject location. Our comments are marked on the enclosed plan set, which must be returned with your next submittal, and are detailed below:

1. Clearly show and label State right of way lines on all plan sheets.
2. Revise your plans to label roadways as the State-designated route followed by the marked route in parentheses [e.g. IL 83 (Kingery Hwy)]
3. Dimension the SF, LF of all items to be removed and/or replaced within the State right of way on your *Demolition Plan* sheet.
4. Provide concurrence from the Village of Willowbrook and applicable Red Light Running Camera vendor of your proposed relocation of the existing RLR camera pole, equipment, etc.; additionally, new engineering plans will need to be designed in accordance with IDOT specifications for the relocation.
5. All ADA related items shall be designed and installed in accordance with ADA/PROWAG guidelines and with the "ADA Standard for Accessible Design" guidebook. Prior to permit issuance, complete and return the enclosed "Municipality Sidewalk & Shared-Use Path ADA and PROWAG Acceptance Letter" with the local municipality sign off.
6. Utilize the enclosed "ADA Details for Phase I Projects" template to design all ADA-related facilities and include this detail pictorially for each location with all necessary spot grades to ensure compliance with the "ADA Standard for Accessible Design" guidebook.
7. Revise your proposed driveway apron in accordance with the enclosed IDOT specifications regarding materials and thicknesses.
8. Either provide a Lot Line Agreement for the driveway encroachment with the property to the south or shift your proposed driveway further north with a 3' offset from the southern property line per the enclosed Illustration.
9. Show the emergency overflow route on your *Detailed Grading* sheet; note that per the IDOT Drainage Connection Checklist Section 2-f-2, "The access drive(s) must not be used as an overland flow flood path."
10. Complete the enclosed *IDOT Drainage Connection Checklist* including the May 2014 cover sheet; additionally, submit a letter from the local authority in acceptance of the drainage improvements for your site.

11. Include the following IDOT Standards in your plans with a maximum of four (4) Standard blocks per plan sheet:
12. Please have the applicable utility company coordinate with Mr. Sudud Mahmoud in our Design – Utilities section via email at Sudud.Mahmoud@illinois.gov for the proposed gas connection within the IL 83 right of way.

Please revise your plans in accordance with the above comments and resubmit two (2) revised 11"x17" copies of engineering plans along with a written disposition to all comments to continue the review process.

If you have any questions regarding this matter, please contact Jonathan Karabowicz at (847) 705-4149.

Very truly yours,

Jose Rios, P.E.
Region One Engineer

By:
Thomas G. Gallenbach, P.E.
Traffic Permit Engineer

cc: Brian Pabst - Village of Willowbrook
Paul Wendt - DuPage Division of Transportation

Back to Agenda

VILLAGE OF WILLOWBROOK

BOARD MEETING
AGENDA ITEM - HISTORY/COMMENTARY

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE, ON BEHALF OF THE VILLAGE OF WILLOWBROOK, AN EMPLOYMENT AGREEMENT WITH ROBERT SCHALLER FOR THE EMPLOYMENT POSITION OF CHIEF OF POLICE OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS	**AGENDA NO. 14** **AGENDA DATE:** 5/10/21

STAFF REVIEW: Brian Pabst, Village Administrator SIGNATURE: B. Pabst

LEGAL REVIEW: Thomas Bastian, Village Attorney SIGNATURE: Thomas Bastian /cm

RECOMMENDED BY: Frank A. Trilla, Mayor SIGNATURE: Frank A. Trilla Mayor/cm

REVIEWED & APPROVED BY COMMITTEE: **YES** **NO** **N/A** ☒

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

The attached agreement provides terms for employment between Robert R. Schaller and the Village to serve in the capacity of Chief of Police, effective May 10, 2021.

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

The attached agreement contains the same general language as the prior agreement that was approved by the Board in March 2018, except for the following areas:

Item No.	Description	Current	Proposed
1.	Severance pay and health insurance	3 months	6 months
2.	Salary	Ties subsequent pay raises to the employee personnel manual	Ties subsequent pay raises to the employee pay plan that the Board of Trustees adopted in October 2020
3.	Clothing allowance	Existing stipend is $750.00	Match the Police Officer stipend of $900.00
4.	Vacation leave	25 days	Increase to 30 days plus one additional day of vacation for every year of service over 25 years.
5.	General provisions	N/A	Language added that no reduction of benefits shall apply unless to the extent that such reduction is evenly applied across the Board for all employees.

ACTION PROPOSED:

Adopt the Resolution.

RESOLUTION NO. 21-R-_____

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE, ON BEHALF OF THE VILLAGE OF WILLOWBROOK, AN EMPLOYMENT AGREEMENT WITH ROBERT SCHALLER FOR THE EMPLOYMENT POSITION OF CHIEF OF POLICE OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS

BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Willowbrook, DuPage County, Illinois, that the employment agreement by and between the Village of Willowbrook and Robert Schaller for the employment position of Chief of Police is hereby approved. A copy of said agreement is attached hereto as Exhibit "A" and made a part hereof.

BE IT FURTHER RESOLVED that the Village Mayor is authorized to execute said agreement and the Village Clerk is directed to attest to said signature.

PASSED and APPROVED this 10th day of May, 2021 by a ROLL CALL VOTE as follows:

AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

APPROVED:

_____
Frank A. Trilla, Mayor

ATTEST:

_____
Deborah A. Hahn, Village Clerk

EMPLOYMENT AGREEMENT

THIS AGREEMENT, made and entered into effective as of the 10th day of May, 2021, by and between the VILLAGE OF WILLOWBROOK, an Illinois municipal corporation (sometimes hereinafter referred to as the "VILLAGE") and ROBERT R. SCHALLER, a sworn member of the Willowbrook Police Department (sometimes hereinafter referred to as the "EMPLOYEE"):

WITNESSETH:

WHEREAS, the VILLAGE, to the extent permitted by law, desires to employ the services of EMPLOYEE as the Chief of Police of the VILLAGE, as such position is provided for by the Village Code of the Village of Willowbrook; and,

WHEREAS, it is the desire of the VILLAGE to provide certain benefits, to establish certain conditions of employment and to set working conditions of said EMPLOYEE as the Chief of Police; and,

WHEREAS, the purposes of this Agreement are:

1. To secure and retain the services of EMPLOYEE and to provide inducement for him to remain in such employment;

2. To make possible full work productivity by assuring EMPLOYEE'S morale and peace of mind with respect to future security;

3. To act as a deterrent against malfeasance or dishonesty for personal gain on the part of the EMPLOYEE;

4. To provide a just means of terminating EMPLOYEE'S services with or without cause as the VILLAGE may desire; and,

WHEREAS, EMPLOYEE desires to be employed as Chief of Police of the VILLAGE upon the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the foregoing recitals and of the covenants and conditions hereinafter contained, the adequacy and sufficiency of which the parties hereto hereby stipulate, the parties hereto agree as follows:

SECTION ONE: EMPLOYMENT: Subject to the terms of this Agreement, the VILLAGE agrees to appoint the EMPLOYEE, a sworn member of the Willowbrook Police Department, to the office of Chief of Police of the VILLAGE to perform the functions and duties of said office in accordance with the Village Code of the Village of Willowbrook and any other ordinances, resolutions, rules and regulations, policies of the VILLAGE, and professional codes of ethics in effect as of the effective date of this Agreement, and those hereafter adopted or instituted by the VILLAGE as the case may be, pertaining to the duties and responsibilities of the Chief of Police. The EMPLOYEE shall periodically attend such meetings and make such written and oral reports and recommendations as the Mayor, Village Board or Village Administrator may require. The Chief of Police shall report to and follow such directions as the Mayor or Village Administrator may from time to time provide. The Chief of Police is expected to maintain regular office hours, which shall generally follow those hours when the Village Hall is open to the public. In addition, the Chief of Police shall be required to attend the regular and special meetings of the Village Board, with the exception of vacations or other unforeseen circumstances (*e.g.*, illness). It is recognized that the Chief of Police must devote time outside the normal office hours to the business of the Village, and to that end, the Chief of Police shall be employed as a salaried, FLSA-exempt employee. The Chief of Police agrees to perform whatever duties are required to sufficiently carry out those duties outside the normal working

hours. The Chief of Police shall maintain regular office hours as may from time to time be approved by the Mayor or Village Administrator.

SECTION TWO: INDEMNIFICATION: The Village through its insurance carrier, shall defend, save, hold harmless and indemnify the Chief of Police Chief against any professional liability claim or demand or other legal action arising out of an alleged act or omission occurring in the performance of the Chief of Police's duties as Chief of Police, and shall continue beyond Employee's service to the Employer for any claim that arose during the Chief of Police's tenure, in accordance with and limited by applicable law. The Village may compromise and settle any such claim to suit and pay the amount of any settlement or judgment rendered thereon. The foregoing not withstanding any such indemnity, hold harmless or defense of such claim or legal action shall not extend to intentional or willful and wanton actions by or on the part of the Chief of Police.

SECTION THREE: TERM, EXTENSION & REVERSION: The term of this Agreement shall commence effective as of May 10, 2021 and shall terminate on the last day of the term of the incumbent Village Mayor unless sooner terminated by operation of law or as otherwise provided for in this Agreement. Notwithstanding the conclusion of the said term of employment solely by reason of the expiration of the incumbent Village Mayor's full term of office, the parties hereby agree that the said term of employment hereunder may, by an executed, written Addendum to this Agreement, be extended for one additional period not to exceed sixty (60) calendar days to allow for their possible execution of a new Employment Agreement, during this time compensation and benefits will remain in full effect. In the event that no such new Agreement is reached and entered into by the parties within said additional period, then the VILLAGE'S employment of the EMPLOYEE as its Chief of Police shall, without more, cease

and terminate; ***provided,*** that should the EMPLOYEE hereafter voluntarily resign, be terminated by the VILLAGE ***without cause,*** or be otherwise terminated by the VILLAGE solely by reason of the expiration of the term of this Agreement prior to having obtained eligibility to retire on pension, he shall then, if he so desires, revert to, and be established in, the Sergeant rank and, thereafter, he shall be entitled to all the benefits and emoluments of such prior rank without regard to whether a vacancy then exists in such rank; and, ***provided further,*** that should the EMPLOYEE hereafter be terminated by the VILLAGE ***with cause***, for the commission of such acts or omissions as would justify his termination as a sworn police officer under Illinois common law or statutory law, he shall then forfeit his position as Chief of Police, together with any rights or privileges attendant thereto, including the right to revert to the Sergeant rank.

SECTION FOUR: TERMINATION AND SEVERANCE PAY:

A. It is expressly understood and agreed that the employment status of EMPLOYEE is not subject to the jurisdiction of Title 12, Chapter 2, of the Village Code of the Village of Willowbrook and it is further expressly understood and agreed that the employment status of EMPLOYEE is not subject to the jurisdiction of the Board of Police Commissioners of the Village of Willowbrook.

B. Notwithstanding any provision in this Agreement to the contrary, the VILLAGE shall have the absolute right to terminate the services of the EMPLOYEE with or without cause at any time and for any reason whatsoever, and without any due process hearing that might be required by law or otherwise, subject only to subparagraph C of this Section Three.

For the purposes of this paragraph B, the following events shall be deemed to be a termination of the services of the EMPLOYEE on the day of such occurrence:

1. Should the VILLAGE expressly terminate or otherwise remove the EMPLOYEE from his position or substantially all of his responsibilities of Chief of Police;

2. Should the VILLAGE, without the EMPLOYEE'S consent, at any time during the term of this Agreement, reduce the salary or other financial benefits of the EMPLOYEE in a greater percentage than that applicable across the board for all VILLAGE employees;

3. Should the VILLAGE, upon the written demand of the EMPLOYEE, fail or refuse to comply with any terms of this Agreement; or,

4. Should the EMPLOYEE resign following a recommendation by the corporate authorities that he resign.

5. Should the VILLAGE fail to execute an Extension Addendum to this Agreement and a new Employment Agreement following the expiration of the incumbent President's full term of office in accordance with the terms, conditions and provisions of SECTION TWO hereinabove.

Unless the EMPLOYEE is terminated **"with cause"**, he shall have the right, if he so elects, to revert to the rank of Sergeant. In the event of such a **"with cause"** termination, **"cause"** shall be for all such acts or omissions of the EMPLOYEE as would justify his termination as a sworn police officer under Illinois common law.

C. If the EMPLOYEE is terminated by the VILLAGE pursuant to the provisions of subparagraph B above and he elects not to revert to the rank of Sergeant, the VILLAGE agrees to pay EMPLOYEE as severance pay, within thirty (30) days of termination, a lump sum cash payment equal to six months (6) of the EMPLOYEE'S annual salary at the time of termination,

such lump sum payment shall be subject to all usual and customary withholdings and deductions. In addition, the VILLAGE agrees to maintain, in full force and effect and to the extent permitted by law, all benefits identified in Sections Nine for a period of six (6) months from and after the date of termination. Alternatively, should the EMPLOYEE elect to revert to the rank of Sergeant following his termination by the VILLAGE pursuant to the provisions of subparagraph B above, the VILLAGE shall not be obligated to pay the said severance pay and benefits otherwise provided for herein.

Notwithstanding the foregoing, the VILLAGE shall also not be obligated to pay the severance pay and severance benefits provided for herein if any such termination is preceded by six (6) months prior written notice to the EMPLOYEE by the VILLAGE. The severance and benefit provisions of this subparagraph C do not apply should the Mayor and Board of Trustees elect not to renew this Agreement.

D. Notwithstanding the provisions contained in subparagraphs B and C above, the Mayor and Board of Trustees of the VILLAGE shall have the right to terminate the EMPLOYEE should the EMPLOYEE abandon his position. The term "abandon" shall, for purposes of this subparagraph, mean actions by the EMPLOYEE evidencing his voluntary, intentional relinquishment of the position. The term "abandon" shall not mean the EMPLOYEE'S:

- Inability to perform the duties and responsibilities of his position due to illness or injury
- Refusal to take any action or perform any duty or responsibility of his position due to his good faith belief that doing so would violate a legal, moral or ethical obligation

- Unauthorized or unexcused absence from Village Hall, unless such absence exceeds three (3) consecutive days

In addition, this subparagraph is not intended to authorize the termination of the EMPLOYEE due to personality conflict or differences in management style or philosophy. In the event of termination pursuant to this subparagraph D, the VILLAGE shall not be obliged to pay the severance pay nor provide the severance benefits provided herein; additionally, the EMPLOYEE, having abandoned his office, shall have no right to revert to the Sergeant rank.

E. Notwithstanding the provisions contained in subparagraphs B and C above, the Mayor and Board of Trustees of the VILLAGE shall have the right to terminate the EMPLOYEE should the EMPLOYEE be convicted of an illegal act involving personal gain to himself or otherwise, if, in the opinion of the VILLAGE, such conviction would have an adverse effect upon the VILLAGE. In the event of such a termination, the VILLAGE shall not be obliged to pay the severance pay nor provide the benefits provided herein; further, the EMPLOYEE, having been so convicted, shall have no right to revert to the Sergeant rank.

In the event the EMPLOYEE shall be indicted or arrested for the violation of any criminal law or statute which, in the opinion of the Mayor and Board of Trustees of the VILLAGE, would reflect unfavorably upon said VILLAGE, or in any way interfere with his ability to discharge the duties of his position, then the VILLAGE may request and, upon such a request, the EMPLOYEE shall accept a leave of absence without pay pending a final determination of the criminal charges brought against said EMPLOYEE. Should the EMPLOYEE be cleared of all wrongdoing in connection therewith, he shall be restored to his position and all amounts of pay withheld shall be promptly paid to him. Should the EMPLOYEE plead or be found guilty of any such violation, or should any such violation be

dismissed or otherwise compromised in consideration for testimony or other evidence, then he shall forfeit his position as the Chief of Police of the VILLAGE OF WILLOWBROOK together with any right or privilege attendant thereto, including the forfeiture of any back pay which may have been withheld subsequent to his indictment or arrest and including the forfeiture of the right to revert to the rank of Sergeant.

F. Notwithstanding any provision in this Agreement to the contrary, the EMPLOYEE shall have the right to voluntarily resign any time from his position with the VILLAGE. In the event EMPLOYEE voluntarily resigns from his position with the VILLAGE before the expiration of this Agreement, the EMPLOYEE shall give the VILLAGE thirty (30) days prior written notice of his intent to resign. Further, having voluntarily resigned, the EMPLOYEE shall not be entitled to severance pay or severance benefits as set forth in subparagraph C above but he can elect to revert to his prior rank.

G. Notwithstanding the provisions contained in subparagraphs B and C above, the Mayor and Board of Trustees of the VILLAGE shall have the right to terminate the EMPLOYEE should any complaint of sexual harassment filed against the EMPLOYEE during the term of this Agreement be substantiated by the Village Board.

In the event of such termination, the VILLAGE shall not be obligated to pay the severance pay nor provide the benefits provided in this Agreement; further, in such an event, the EMPLOYEE shall have no right to revert to the rank of Sergeant.

H. The EMPLOYEE expressly waives any rights to a due process hearing with respect to any termination or other disciplinary action, whether required by law or otherwise, including those provided by the Village Code.

I. The EMPLOYEE acknowledges that he has had the opportunity to review the terms of this Agreement with an attorney of his own choosing, prior to the execution of this Agreement.

SECTION FIVE: SALARY: The VILLAGE agrees to pay EMPLOYEE for services rendered pursuant to this Agreement an annual base salary consistent with the following schedule:

MAY 1, 2021 – ONE HUNDRED FORTY-NINE THOUSAND ONE HUNDRED FORTY ($149,140.00)

MAY 1, 2022 – ONE HUNDRED FIFTY-FIVE THOUSAND SIX HUNDRED TWENTY-FIVE ($155,625.00)

MAY 1, 2023 – ONE HUNDRED SIXTY-TWO THOUSAND ONE HUNDRED NINE ($162,109.00)

MAY 1, 2024 – ONE HUNDRED SIXTY EIGHT THOUSAND FIVE HUNDRED NINETY THREE ($168,593.0)

per year, payable in installments at the same pay periods other employees of the VILLAGE are paid, in accordance with the salary guidelines adopted by the Mayor and Board of Trustees.

SECTION SIX: EXTENT OF SERVICES - OUTSIDE ACTIVITIES: EMPLOYEE shall devote his entire time, attention and energies to the VILLAGE'S business and shall not during the term of this Agreement be engaged in any other business, teaching or consulting activity whether or not such activity is pursued for gain, profit or other pecuniary advantage, without the expressed prior approval of the Village Mayor.

SECTION SEVEN: AUTOMOBILE: EMPLOYEE'S duties require that he shall have the exclusive and unrestricted use at all time during his employment with the VILLAGE of an

automobile which shall be provided to him by the VILLAGE. The automobile shall be used for travel to and from the Police Chief's residence and the Village, for VILLAGE related business, and within the scope of the police chief's duties and as may otherwise be consistent with the Village's "Personnel Manual. The particular vehicle to be made available to the EMPLOYEE shall be within the discretion of the Village Mayor.

The VILLAGE shall be responsible for paying for liability, property damage and comprehensive insurance, as well as for the purchase, operation, maintenance, repair and regular replacement of said automobile.

SECTION EIGHT: EMPLOYEE'S EXPENSES: The VILLAGE shall annually appropriate and budget an amount of money for the purpose of defraying the hereinafter itemized expenses of the Chief of Police, including but not limited to, business expenses, professional dues and subscriptions, educational expenses, travel expenses, registration fees, lodging and meals, etc., consistent with the rules and regulations contained in the VILLAGE'S "Personnel Manual". In addition, the VILLAGE agrees to provide EMPLOYEE with an annual clothing stipend in the amount of Nine Hundred Dollars ($900.00) to be issued within the first 30 days of each new fiscal year,

SECTION NINE: BENEFITS: The VILLAGE agrees to provide EMPLOYEE and his dependents all benefits on the same basis and to the same extent such benefits are enjoyed by all other management personnel of the Village of Willowbrook, including, but not limited to, insurance (life, accident and sickness disability income benefits, major medical and dependents coverage, hospitalization, surgical and comprehensive medical, etc.), sick leave, compensatory time, vacation leave, etc., consistent with the policies established by the VILLAGE in its "Personnel Manual".

SECTION TEN: PERFORMANCE EVALUATION: The Village Mayor shall establish an annual goal setting session and an annual evaluation session consistent with the "Personnel Evaluation Handbook" adopted by the Mayor and Board of Trustees.

SECTION ELEVEN: RETIREMENT: The EMPLOYEE is a member of the Willowbrook Police Officers Pension Fund. Contributions will continue during term of employment of the EMPLOYEE by the VILLAGE as provided by law.

SECTION TWELVE: VACATION & SICK LEAVE: EMPLOYEE shall be entitled to all vacation and sick leave as provided for by the "Personnel Manual" of the VILLAGE OF WILLOWBROOK. The CHIEF OF POLICE shall be entitled to vacation with pay based as follows:

> 25 years of service - 30 working days plus 1 additional day for each year of service thereafter.
>
> Vacation is computed on completed years of service effective the anniversary date of hire of any given year.

SECTION THIRTEEN: RESIDENCY: It is hereby acknowledged that the EMPLOYEE currently resides in [redacted]. The VILLAGE expressly acknowledges that EMPLOYEE'S current residence is of such proximity to the VILLAGE that the EMPLOYEE can adequately perform all the duties of his office. During the term of this Agreement and any extensions thereof, the VILLAGE agrees that the EMPLOYEE'S current residence shall be deemed to satisfy any future residency requirements that the VILLAGE may adopt.

Notwithstanding the foregoing, the EMPLOYEE agrees not to relocate his permanent residence a further distance from the corporate limits of the VILLAGE OF WILLOWBROOK than his current residence in [redacted], without the approval of the Village Mayor.

SECTION FOURTEEN: GENERAL PROVISIONS:

A. This Agreement sets forth the entire understanding of the parties and may only be amended, modified or terminated by a written instrument signed by the parties except as herein otherwise provided.

B. The EMPLOYEE acknowledges that the services to be rendered by him are unique and personal. Accordingly, the EMPLOYEE may not assign any of his rights or delegate any of his duties or obligations under this Agreement. This Agreement shall be binding upon and inure to the benefit of any successor governmental legal entity or successor elected VILLAGE officials which may assume and perform the duties of the VILLAGE and/or the elected officials thereof.

C. The invalidity of any provision of this Agreement shall not impair the validity of any other provision. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable, that provision will be deemed severable and the Agreement may be enforced with that provision severed or as modified by the court.

D. This Agreement shall be interpreted and construed in accordance with the laws of the State of Illinois.

E. The Village agrees that it shall not at any time during the term of this Contract reduce the salary, compensation, or other benefits of the Chief, except to the extent that such percentage reduction is evenly applied across-the-board for all employees of the Village.

F.. All notices hereunder shall be in writing and must be served either personally or by registered or certified mail to:

1. **VILLAGE** at:

Village Mayor
Village of Willowbrook
7760 Quincy Street
Willowbrook, Illinois 60527

2. **EMPLOYEE** at:

Robert R. Schaller

3. To such other person or place which either party hereto by its prior written notice shall designate for notice to it from the other party hereto.

F. This Agreement is executed in multiple counterparts, each of which shall be deemed to be and shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have set their hands and seal this ____ day of May, 2021.

VILLAGE OF WILLOWBROOK,
an Illinois Municipal Corporation

By: _____
Frank A. Trilla,
Village Mayor

ATTEST:

_____
Deborah A. Hahn,
Village Clerk

EMPLOYEE:

_____

Robert R. Schaller

EXHIBIT "B"

VILLAGE OF WILLOWBROOK, ILLINOIS

OATH OF OFFICE

I, Robert Schaller, do solemnly swear that I will support the Constitution of the United States, the Constitution of the State of Illinois and that I will faithfully discharge the duties of Chief of Police of the Village of Willowbrook to the best of my ability.

Administered and sworn at Willowbrook, Illinois, this _____ day of _____, 2021.

_____

Robert Schaller

Back to Agenda

VILLAGE OF WILLOWBROOK

BOARD MEETING
AGENDA ITEM - HISTORY/COMMENTARY

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE, ON BEHALF OF THE VILLAGE OF WILLOWBROOK, AN EMPLOYMENT AGREEMENT WITH CAROLINE A. DITTMAN FOR THE EMPLOYMENT POSITION OF DIRECTOR OF FINANCE OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS

AGENDA NO. 15

AGENDA DATE: 05/10/21

STAFF REVIEW: Brian Pabst, Village Administrator SIGNATURE: B. Pabst

LEGAL REVIEW: Thomas Bastian, Village Attorney SIGNATURE: Thomas Bastian | cm

RECOMMENDED BY: Mayor Frank Trilla SIGNATURE: Mayor Frank Trilla | cm

REVIEWED & APPROVED BY COMMITTEE: YES ☐ NO ☐ N/A ☒

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

The attached Agreement provides terms for employment between Ms. Caroline Dittman and the Village to serve in the capacity of Director of Finance, effective May 10, 2021.

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

The attached Agreement contains the exact same terms as the prior Agreement that was approved by the Board in May of 2017 with the following exceptions:

Item No.	Description	Current	Proposed
1	Term	Expiring dates match existing contract	Effective dates changed to match proposed contract length.
2	Severance pay and health insurance	3 months plus one week for every year of employment	6 months
3	Salary	Ties subsequent pay raises to the employee personnel manual	Ties subsequent pay raises to the employee pay plan that the Board of Trustees adopted in October 2020.
4	Cell phone reimbursement	Village has not provided a phone	Monthly $50 reimbursement of personal cell phone expense for Village business.
5	Vacation leave	20 days	25 days.

ACTION PROPOSED:

Adopt the Resolution.

RESOLUTION NO. 21-R-_____

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE, ON BEHALF OF THE VILLAGE OF WILLOWBROOK, AN EMPLOYMENT AGREEMENT WITH CAROLINE A. DITTMAN FOR THE EMPLOYMENT POSITION OF DIRECTOR OF FINANCE OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS

BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Willowbrook, DuPage County, Illinois, that the employment agreement by and between the Village of Willowbrook and Caroline A. Dittman for the employment position of Director of Finance for the Village of Willowbrook is hereby approved. A copy of said agreement is attached hereto as Exhibit "A" and made a part hereof.

BE IT FURTHER RESOLVED that the Village Mayor is authorized to execute said agreement and the Village Clerk is directed to attest to said signature.

PASSED and APPROVED this 10th day of May, 2021 by a ROLL CALL VOTE as follows:

AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

APPROVED:

_____
Frank A. Trilla, Mayor

ATTEST:

_____
Deborah A. Hahn, Village Clerk

EMPLOYMENT AGREEMENT

THIS AGREEMENT, made and entered into effective as of the 10th day of May, 2021, by and between the VILLAGE OF WILLOWBROOK, an Illinois municipal corporation (sometimes hereinafter referred to as the "VILLAGE") and CAROLINE A. DITTMAN (sometimes hereinafter referred to as the "EMPLOYEE"):

WITNESSETH:

WHEREAS, the VILLAGE, to the extent permitted by law, desires to employ the services of EMPLOYEE as the DIRECTOR OF FINANCE of the VILLAGE, as such position is provided for by the Village Code of the VILLAGE OF WILLOWBROOK; and,

WHEREAS, it is the desire of the VILLAGE to provide certain benefits, establish certain conditions of employment and to set working conditions of said EMPLOYEE; and,

WHEREAS, the purpose of the Agreement is to:

1. Secure and retain the services of EMPLOYEE and to provide inducement for her to remain in such employment;

2. To make possible full work productivity by assuring EMPLOYEE'S morale and peace of mind with respect to future security;

3. Act as a deterrent against malfeasance or dishonesty for personal gain on the part of the EMPLOYEE; and,

4. Provide a just means of terminating EMPLOYEE'S services with or without cause as the VILLAGE may desire; and,

WHEREAS, EMPLOYEE desires to be employed as Director of Finance of the VILLAGE upon the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the foregoing recitals and of the covenants and conditions hereinafter contained, the adequacy and sufficiency of which the parties hereto hereby stipulate, the parties hereto agree as follows:

SECTION ONE: EMPLOYMENT: The VILLAGE agrees to employ the EMPLOYEE as Director of Finance of the VILLAGE. The EMPLOYEE agrees to be employed as Director of Finance of the VILLAGE and to perform the functions and duties of said offices in accordance with the Village Code of the VILLAGE OF WILLOWBROOK and any other ordinances, resolutions, rules and regulations, policies of the VILLAGE, and professional codes of ethics in effect as of the effective date of this Agreement, and those hereafter adopted or instituted by the VILLAGE as the case may be, pertaining to the duties and responsibilities of the Director of Finance. The EMPLOYEE shall attend such meetings and make such written and oral reports and recommendations as the Mayor, Village Board or Village Administrator may require. She shall report to and follow such directions as the Mayor or Village Administrator shall provide. She shall maintain regular office hours as may from time to time be approved by the Village Administrator.

SECTION TWO: TERM & EXTENSION: The term of employment under this Agreement shall commence as of May 1, 2021, and shall end on the last day of the term of the incumbent Mayor unless sooner terminated by operation of law or as otherwise provided for in this Agreement. Notwithstanding the conclusion of the said term of employment solely by reason of the expiration of the incumbent Mayor's full term of office, the parties hereby agree that the

said term of employment hereunder may, by an executed, written Addendum to this Agreement be extended for one additional period not to exceed sixty (60) calendar days to allow for their possible execution of a new Employment Agreement. In the event no such new Agreement is reached and entered into by the parties within said additional period, then the VILLAGE'S employment of the EMPLOYEE as its Director of Finance shall, without more, cease and terminate.

SECTION THREE: TERMINATION AND SEVERANCE PAY:

A. It is expressly understood and agreed that the employment status of EMPLOYEE is not subject to the jurisdiction of Title 12, Chapter 2 of the Village Code of the VILLAGE OF WILLOWBROOK.

B. Notwithstanding any provision in this Agreement to the contrary, the VILLAGE shall have the absolute right to terminate the services of the EMPLOYEE with or without cause at any time and for any reason whatsoever, subject only to paragraph C of this Section Three.

For the purposes of this paragraph B, the following events shall be deemed to be a termination of the services of the EMPLOYEE on the day of such occurrence:

1. Should the VILLAGE expressly terminate or otherwise remove the EMPLOYEE from her position or substantially all of her responsibilities of Director of Finance;
2. Should the VILLAGE, without the EMPLOYEE'S consent, at any time during the term of this Agreement, reduce the salary or other financial benefits of the EMPLOYEE in a greater percentage than that applicable across the board for all VILLAGE employees;
3. Should the VILLAGE, upon the written demand of the EMPLOYEE, fail or refuse to comply with any terms of this Agreement; or,

4. Should the EMPLOYEE resign following a recommendation by the corporate authorities that she resign.

5. Should the VILLAGE fail to execute an Extension Addendum to this Agreement and a new Employment Agreement following the expiration of the incumbent Mayor's full term of office in accordance with the terms, conditions and provisions of SECTION TWO hereinabove.

C. If the EMPLOYEE is terminated by the VILLAGE pursuant to the provisions of subparagraph B above, the VILLAGE agrees to pay EMPLOYEE as severance pay, within thirty (30) days of termination, a lump sum cash payment equal to six (6) months of the EMPLOYEE'S annual salary. Such lump sum cash payment shall be subject to all usual and customary withholding deductions. In addition, the VILLAGE agrees to maintain, in full force and effect and to the extent permitted by law, all benefits identified in Sections Seven and Nine for a period of six (6) months from and after the date of termination.

Notwithstanding the foregoing, the VILLAGE shall not be obligated to pay the severance pay and fringe benefits provided for hereinabove if any such termination is preceded by six (6) months prior written notice to the EMPLOYEE by the VILLAGE.

D. Notwithstanding the provisions contained in subparagraph B and C above, the Mayor and Board of Trustees of the VILLAGE shall have the right to terminate the EMPLOYEE should the EMPLOYEE abandon his position. The term "abandon" shall, for purposes of this subparagraph, mean actions by the EMPLOYEE evidencing her voluntary, intentional relinquishment of the position. The term "abandon" shall not mean the EMPLOYEE'S:

- Inability to perform the duties and responsibilities of her position due to illness or injury.

- Refusal to take any action or perform any duty or responsibility of her position due to her good faith belief that doing so would violate a legal, moral or ethical obligation.
- Unauthorized or unexcused absence from Village Hall, unless such absence exceeds three (3) consecutive days.

In addition, this subparagraph is not intended to authorize the termination of the EMPLOYEE due to personality conflict or differences in management style or philosophy.

In the event of termination pursuant to this subparagraph, the VILLAGE shall not be obliged to pay the severance pay nor provide the severance benefits provided in subparagraph C above.

E. Notwithstanding the provisions contained in subparagraph B and C above, the Mayor and Board of Trustees of the VILLAGE shall have the right to terminate the EMPLOYEE should the EMPLOYEE be convicted of an illegal act involving personal gain to herself or otherwise, if, in the opinion of the VILLAGE, such conviction would have an adverse effect upon the VILLAGE. In the event of such a termination, the VILLAGE shall not be obliged to pay the severance pay nor provide the severance benefits provided herein.

Further, in the event the EMPLOYEE shall be indicted or arrested for the violation of any criminal law or statute which, in the opinion of the Mayor and Board of Trustees of the VILLAGE, would reflect unfavorably upon said VILLAGE, or in any way interfere with her ability to discharge the duties of her position, then the VILLAGE may request and, upon such a request, the EMPLOYEE shall accept a leave of absence without pay pending a final determination of the criminal charges brought against said EMPLOYEE. Should the

EMPLOYEE be cleared of all wrongdoing in connection therewith, she shall be restored to her position and all amounts of pay withheld shall be promptly paid to her. Should the EMPLOYEE plead or be found guilty of any such violation, or should any such violation be dismissed or otherwise compromised in consideration for testimony or other evidence, then she shall forfeit her position as the Director of Finance of the VILLAGE OF WILLOWBROOK, together with any right or privilege attendant thereto, including any back pay which may have been withheld subsequent to her indictment or arrest.

F. Notwithstanding any provision in this Agreement to the contrary, the EMPLOYEE shall have the right to voluntarily resign any time from her position with the VILLAGE. In the event EMPLOYEE voluntarily resigns from her position with the VILLAGE before the expiration of this Agreement, the EMPLOYEE shall give the VILLAGE thirty (30) days prior written notice of her intent to resign. Further, the EMPLOYEE shall not be entitled to severance benefits as set forth in subparagraph C above.

G. Notwithstanding the provisions contained in subparagraphs B and C above, the Mayor and Board of Trustees of the VILLAGE shall have the right to terminate the EMPLOYEE should any complaint of sexual harassment filed against the EMPLOYEE during the term of this Agreement be substantiated by the Village Board.

In the event of such termination, the VILLAGE shall not be obligated to pay the severance pay nor provide the severance benefits provided in this Agreement.

H. The EMPLOYEE expressly waives any rights to a due process hearing with respect to any termination or other disciplinary action, whether required by law or otherwise, including those provided by the Village Code.

I. The EMPLOYEE acknowledges that she has had the opportunity to review the terms of this Agreement with an attorney of her own choosing, prior to the execution of this Agreement.

SECTION FOUR: SALARY: The VILLAGE agrees to pay EMPLOYEE for services rendered pursuant to this Agreement an annual base salary in accordance with the Village's adopted Pay Plan as follows:

May 1, 2021: ONE HUNDRED FIFTY-FIVE THOUSAND SIX HUNDRED TWENTY-FIVE ($155,625.00)

May 1, 2022: ONE HUNDRED SIXTY-TWO THOUSAND ONE HUNDRED NINE ($162,109.00)

May 1, 2023: ONE HUNDRED SIXTY-EIGHT THOUSAND FIVE HUNDRED NINETY-THREE ($168,593.00)

per year, payable in installments at the same pay periods other employees of the VILLAGE are paid, provided that the VILLAGE agrees to review and consider increasing EMPLOYEE'S base salary in accordance with the guidelines set forth in the "Pay Plan" adopted by the Mayor and Board of Trustees.

SECTION FIVE: EXTENT OF SERVICE – OUTSIDE ACTIVITIES: EMPLOYEE shall devote her entire time, attention and energies to the VILLAGE'S business and shall not during the term of this Agreement be engaged in any other business, teaching or consulting activity whether or not such activity is pursued for gain, profit or other pecuniary advantage, without the expressed prior approval of the Village Administrator.

SECTION SIX: EMPLOYEE'S EXPENSES: The VILLAGE shall annually appropriate and budget an amount of money for the purpose of defraying the work related

expenses of the Director of Finance, including but not limited to, a fifty dollar ($50.00) per month reimbursement for use of personal cellular telephone for business purposes, business expenses, professional dues and subscriptions, educational expenses and related training and continuing professional education requirements necessary to maintain her designation as a Certified Public Accountant (CPA), travel expenses, registration fees, lodging and meals, etc., consistent with the rules and regulations contained in the VILLAGE'S "Personnel Manual" and Travel Policy.

SECTION SEVEN: BENEFITS: The VILLAGE agrees to provide EMPLOYEE and her dependents all benefits on the same basis and to the same extent such benefits are enjoyed by all other management personnel of the VILLAGE OF WILLOWBROOK, including, but not limited to, insurance (life, accident and sickness disability income benefits, major medical and dependents coverage, hospitalization, surgical and comprehensive medical, etc.), sick leave, compensatory time, vacation leave, etc., consistent with the policies established by the VILLAGE in the VILLAGE'S "Personnel Manual".

SECTION EIGHT: PERFORMANCE EVALUATION: The Village Administrator shall establish an annual goal setting session and an annual evaluation session consistent with the "Personnel Evaluation Handbook" adopted by the Mayor and Board of Trustees.

SECTION NINE RETIREMENT: It is acknowledged that the VILLAGE is a member of and participates in the Illinois Municipal Retirement Fund (IMRF). The EMPLOYEE shall be entitled to the same benefits and consideration granted by the VILLAGE with respect to all other employees as provided by law.

SECTION TEN: VACATION LEAVE: EMPLOYEE shall be entitled to all vacation leave as provided for by the "Personnel Manual" of the VILLAGE OF WILLOWBROOK, with the following exceptions, amendments, and deviations: The DIRECTOR OF FINANCE shall

be entitled to twenty-five (25) vacation days annually accruing on each anniversary date beginning June 1, 2021.

SECTION ELEVEN RESIDENCY: It is hereby acknowledged that the EMPLOYEE currently resides in [redacted] The VILLAGE expressly acknowledges that EMPLOYEE'S current residence is of such proximity to the VILLAGE that the EMPLOYEE can adequately perform all the duties of her office. During the term of this Agreement and any extensions thereof, the VILLAGE agrees that the EMPLOYEE'S current residence shall be deemed to satisfy any future residency requirements that the VILLAGE may adopt.

SECTION TWELVE: INDEMNIFICATION: The Village shall defend, save, hold harmless and indemnify the DIRECTOR OF FINANCE against any negligence actions, professional liability claims or demand or other legal action arising out of an alleged act or omission occurring in the performance of the DIRECTOR OF FINANCE'S duties, in accordance with and limited by applicable law. The Village may compromise and settle any such claim or suit and pay the amount of any settlement or judgment rendered thereon. The foregoing not withstanding any such indemnity, hold harmless or defense of such claim or legal actions shall not extend to intentional or wilful or wanton actions by or on the part of the Finance Director.

SECTION THIRTEEN: GENERAL PROVISIONS:

A. This Agreement sets forth the entire understanding of the parties and may only be amended, modified, or terminated by a written instrument signed by the parties except as herein otherwise provided.

B. The EMPLOYEE acknowledges that the services to be rendered by her are unique and personal. Accordingly, the EMPLOYEE may not assign any of her rights or delegate any of her duties or obligations under this Agreement. This Agreement shall be binding upon and inure

to the benefit of any successor governmental legal entity or successor elected VILLAGE officials which may assume and perform the duties of the VILLAGE and/or the elected officials thereof.

C. The invalidity of any provision of this Agreement shall not impair the validity of any other provision. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable, that provision will be deemed severable and the Agreement may be enforced with that provision severed or as modified by the court.

D. This Agreement shall be interpreted and construed in accordance with the laws of the State of Illinois.

E. All notices hereunder shall be in writing and must be served either personally or by registered or certified mail to:

1. **VILLAGE** at:
   Village Administrator
   Village of Willowbrook
   835 Midway Drive
   Willowbrook, Illinois 60527

2. **EMPLOYEE** at:
   Caroline A. Dittman

3. To such other person or place which either party hereto by its prior written notice shall designate for notice to it from the other party hereto.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

F. This Agreement is executed in multiple counterparts, each of which shall be deemed to be and shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals this 10th day of May, 2021.

VILLAGE OF WILLOWBROOK, an Illinois Municipal Corporation

By:_____
Frank A. Trilla,
Village Mayor

ATTEST:

_____
Deborah A. Hahn,
Village Clerk

EMPLOYEE:

_____
Caroline A. Dittman

EXHIBIT "B"

VILLAGE OF WILLOWBROOK, ILLINOIS

OATH OF OFFICE

I, Carrie Dittman, do solemnly swear that I will support the Constitution of the United States, the Constitution of the State of Illinois and that I will faithfully discharge the duties of Director of Finance of the Village of Willowbrook to the best of my ability.

Administered and sworn at Willowbrook, Illinois, this _____ day of _____, 2021.

_____

Carrie Dittman

Back to Agenda

VILLAGE OF WILLOWBROOK

BOARD MEETING
AGENDA ITEM - HISTORY/COMMENTARY

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE, ON BEHALF OF THE VILLAGE OF WILLOWBROOK, AN EMPLOYMENT AGREEMENT WITH BRIAN PABST FOR THE EMPLOYMENT POSITION OF VILLAGE ADMINISTRATOR OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS

AGENDA NO. 16

AGENDA DATE: 5/10/21

STAFF REVIEW: Brian Pabst, Village Administrator SIGNATURE: D. Pabst

LEGAL REVIEW: Thomas Bastian, Village Attorney SIGNATURE: Thomas Bastian /cm

RECOMMENDED BY: Frank A. Trilla, Mayor SIGNATURE: Frank A. Trilla /cm

REVIEWED & APPROVED BY COMMITTEE: YES ☐ NO ☐ N/A ☒

ITEM COMMENTARY (BACKGROUND, DISCUSSION, RECOMMENDATIONS, ETC.)
The attached agreement provides terms for employment between Brian L. Pabst and the Village to serve in the capacity of Village Administrator effective May 10, 2021.

ITEM HISTORY (PREVIOUS VILLAGE BOARD REVIEWS, ACTIONS RELATED TO THIS ITEM, OTHER PERTINENT HISTORY) The attached agreement provides terms for employment between Brian L. Pabst and the Village to serve in the capacity of Village Administrator effective May 10, 2021.

Item No.	Description	Current	Proposed
	Term	Expiring dates match the existing contract.	Effective May 1, 2021, and shall terminate on the last day of the Mayor's term unless sooner terminated by operation of law.
	Indemnification	Existing language does not fully account for professional liability insurance through the date of termination or retirement.	Language added to cover Village Administrator for professional liability insurancefor acts that arose during employment as Village Administrator, but not for acts deemed illegal, etc. This coverage would extend past the date of termination or retirement with the Village.
	Severance pay and health insurance	One month plus one month for every of employment.	6 months.
	Salary	Ties subsequent pay raises to the employee personnel manual.	Ties subsequent pay raises to the employee pay plan that the Board of Trustees adopted in October 2020.
	Vacation buy-back	Follows employee personnel manual: "Vacation hours accumulated by an employee shall not be allowed to exceed more than twice the number of hours an employee would earn annually. Further, all eligible	No change.

		employees shall take no less than one week's vacation annually	
	Vacation leave	20 days	25 days

ACTION PROPOSED:

Adopt the Resolution.

RESOLUTION NO. 21-R-_____

A RESOLUTION APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE, ON BEHALF OF THE VILLAGE OF WILLOWBROOK, AN EMPLOYMENT AGREEMENT WITH BRIAN PABST FOR THE EMPLOYMENT POSITION OF VILLAGE ADMINISTRATOR OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS

BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Willowbrook, DuPage County, Illinois, that the employment agreement by and between the Village of Willowbrook and Brian Pabst for the employment position of Village Administrator of the Village of Willowbrook is hereby approved. A copy of said agreement is attached hereto as Exhibit "A" and made a part hereof.

BE IT FURTHER RESOLVED that the Village Mayor is authorized to execute said Agreement and the Village Clerk is directed to attest to said signature.

PASSED and APPROVED this 10th day of May, 2021 by a ROLL CALL VOTE as follows:

AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

APPROVED:

_____
Frank A. Trilla, Mayor

ATTEST:

_____
Deborah A. Hahn, Village Clerk

VILLAGE OF WILLOWBROOK

VILLAGE ADMINISTRATOR EMPLOYMENT AGREEMENT

THIS AGREEMENT, made and entered into this 10th day of May, 2021, by and between the VILLAGE OF WILLOWBROOK, an Illinois municipal corporation (sometimes hereinafter referred to as the "VILLAGE") and Brian Pabst (sometimes hereinafter referred to as the "EMPLOYEE"):

WITNESSETH:

WHEREAS, the VILLAGE, to the extent permitted by law, desires to employ the services of EMPLOYEE as its Village Administrator as such position is provided for by the Village Code of Ordinances of the VILLAGE; and,

WHEREAS, it is the desire of the VILLAGE to provide certain benefits, establish certain conditions of employment and to set working conditions of said EMPLOYEE; and,

WHEREAS, the purpose of the Agreement is to:

1. Secure and retain the services of the EMPLOYEE as the VILLAGE's Village Administrator and to provide inducement for him to remain in such employment;

2. To make possible full work productivity by assuring the EMPLOYEE'S morale and peace of mind with respect to future security;

3. To act as a deterrent against malfeasance or dishonesty for personal gain on the part of the EMPLOYEE;

4. To provide a just means of terminating the EMPLOYEE'S services with or without cause as the VILLAGE may desire; and,

WHEREAS, EMPLOYEE desires to be employed as the Village Administrator of the VILLAGE upon the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the foregoing recitals and of the covenants and conditions hereinafter contained, the adequacy and sufficiency of which the parties hereto hereby stipulate, the parties hereto agree as follows:

SECTION ONE: EMPLOYMENT: Subject to the terms of this Agreement, the VILLAGE agrees to appoint the EMPLOYEE to the office of Village Administrator of the VILLAGE. The EMPLOYEE agrees to be employed as the Village Administrator of the VILLAGE and to perform the functions and duties of said office in accordance with the Village Code of Ordinances of the VILLAGE and any other ordinances, resolutions, rules and regulations, policies of the VILLAGE, and professional codes of ethics in effect as of the effective date of this Agreement, and those hereafter adopted or instituted by the VILLAGE as the case may be, pertaining to the duties and responsibilities of the Village Administrator and to perform such other legally permissible and proper duties and functions as the Mayor and/or Board of Trustees of the VILLAGE may, from time to time, assign. The EMPLOYEE shall attend such meetings and make such written and oral reports and recommendations as the Mayor and/or Village Board may require. He shall report directly to and follow such directions as the Village Mayor and/or Village Board shall provide. He shall maintain regular office hours as may from time to time be modified and approved by the Mayor.

SECTION TWO: INDEMNIFICATION: The VILLAGE shall through its insurance carrier defend, save, hold harmless and indemnify the employee against any negligence actions, professional liability claim or demand or other legal action arising out of an alleged act or omission occurring in the performance of the duties as Village Administrator, and shall continue beyond Village Administrator's service to the Employer for any claim that arose during the Village Administrator's tenure, in accordance with and limited by applicable law. The VILLAGE may compromise and settle any such claim or suit and pay the amount of any settlement or judgment rendered thereon. The foregoing not withstanding any such indemnity, hold harmless or defense of such claims or legal actions shall not extend to intentional or wilful and wanton actions by or on the part of the Village Administrator.

SECTION THREE: TERM, EXTENSION & ELECTION: The term of this Agreement shall commence effective as of May 10th, 2021, and shall terminate on the last day of the term of the incumbent

Village Mayor unless sooner terminated by operation of law or as otherwise provided for in this Agreement. Notwithstanding the conclusion of the said term of this Agreement solely by reason of the expiration of the incumbent Village Mayor's full term of office, the parties hereto agree that the said term of Agreement may, by an executed, written Addendum to this Agreement, be extended by the parties for one additional period not to exceed sixty (60) calendar days to allow for their possible execution of a new Employment Agreement. In the event that no such new Employment Agreement is reached and entered into by the parties within said additional period, then the VILLAGE's employment of the EMPLOYEE as its Village Administrator shall, without more, cease and terminate.

SECTION FOUR: TERMINATION AND SEVERANCE PAY:

A. It is expressly understood and agreed that the employment status of the EMPLOYEE is not subject to the jurisdiction of Title 12, Chapter 2, of the Village Code of the VILLAGE OF WILLOWBROOK.

B. Notwithstanding any provision in this Agreement to the contrary, the VILLAGE shall have the absolute right, by a majority vote of the corporate authorities of the VILLAGE, to terminate the services of the EMPLOYEE with or without cause at any time and for any reason whatsoever, and without any due process hearing that might be required by law or otherwise, subject only to subparagraph C of this SECTION FOUR.

For the purposes of this subparagraph B, the following events shall be deemed to be a termination of the services of the EMPLOYEE on the day of such occurrence:

1. Should the VILLAGE expressly terminate or otherwise remove the EMPLOYEE from his position as Village Administrator without cause;

2. Should the VILLAGE, without the EMPLOYEE'S consent, at any time during the term of this Agreement reduce the salary or other financial benefits of the EMPLOYEE in a greater percentage than that which is applied across the board for all VILLAGE employees;

3. Should the VILLAGE, upon the written demand of the EMPLOYEE, fail or refuse to comply with any of the terms of this Agreement;

4. Should the EMPLOYEE resign following a recommendation by the corporate authorities of the VILLAGE that he resign; and,

5. Should the VILLAGE fail to execute an Extension Addendum to this Agreement and a new Employment Agreement following the expiration of the incumbent Mayor's full term of office in accordance with the terms, conditions and provisions of SECTION ONE hereinabove.

C. If the EMPLOYEE is terminated by the VILLAGE pursuant to any of the provisions of paragraphs one (1) through four (4) of subparagraph B in this section, the VILLAGE agrees to pay EMPLOYEE as severance pay, within thirty (30) days of the date of said termination, a lump sum cash payment equal to six (6) months of the EMPLOYEE'S annual base salary. Such lump sum cash payment shall be subject to all usual and customary withholdings and deductions. In addition, the VILLAGE agrees to maintain, in full force and effect, to the extent permitted by law, all benefits identified in Section Ten of this Agreement for a period of six (6) months from and after the date of said termination.

Notwithstanding the foregoing, the VILLAGE shall not be obligated to pay the severance pay and severance benefits provided for hereinabove if any such termination is preceded by six (6) months prior written notice to the EMPLOYEE by the VILLAGE.

D. Notwithstanding the provisions contained in subparagraphs B and C above, the Mayor and Board of Trustees of the VILLAGE, by a majority vote of the corporate authorities of the VILLAGE, shall have the right to terminate the EMPLOYEE should the EMPLOYEE abandon his position. The term "abandon" shall, for purposes of this subparagraph, mean actions by the EMPLOYEE evidencing his voluntary, intentional relinquishment of the position. The term "abandon" shall not mean the EMPLOYEE'S:

- Inability to perform the duties and responsibilities of his position due to illness or injury;

- Refusal to take any action or perform any duty or responsibility of his position due to his good faith belief that doing so would violate a legal, moral or ethical obligation; and,

- Unauthorized or unexcused absence from Village Hall, unless such absence exceeds three (3) consecutive days.

In addition, this subparagraph is not intended to authorize the termination of the EMPLOYEE due to personality conflict or differences in management style or philosophy.

In the event of a termination of the EMPLOYEE pursuant to this subparagraph D, the VILLAGE shall not be obliged to pay the severance pay nor to provide the severance benefits provided in subparagraph C above.

E. Notwithstanding the provisions contained in subparagraphs B and C above, the Mayor and Board of Trustees of the VILLAGE, by a majority vote of the corporate authorities of the VILLAGE, shall have the right to terminate the EMPLOYEE should the EMPLOYEE be convicted of an illegal act misdemeanor felony related to or arising out of the course of Administrator's employment with the VILLAGE whether or not such act(s) involving personal gain to himself or otherwise, if, in the opinion of the Mayor and Board of Trustees, such conviction would have an adverse effect upon the VILLAGE. In the event of such a termination due to a felony conviction or a misdemeanor criminal act arising out of an or in the course of the Village Administrator's employment with the VILLAGE, the VILLAGE shall not be obliged to pay the severance pay nor to provide the severance benefits provided herein.

Further, in the event the EMPLOYEE shall be indicted or arrested for any felony or charged with any misdemeanor violation of any federal or state criminal law or statute which, in the opinion of the Mayor and Board of Trustees of the VILLAGE, would reflect unfavorably upon said VILLAGE, or in any way interfere with his ability to discharge the duties of his employment, then the VILLAGE may request and, upon such a request, the EMPLOYEE shall accept a leave of absence **without pay** pending a final determination of the criminal charges brought against said EMPLOYEE. Should the EMPLOYEE be

cleared of all wrongdoing in connection therewith, he shall be restored to his position and all amounts of back pay withheld shall be promptly paid to him. Should the EMPLOYEE plead or be found guilty of any such felony violation, or should any such violation be dismissed or otherwise compromised in consideration for testimony or other evidence, then he shall forfeit his position as the Village Administrator of the VILLAGE OF WILLOWBROOK, together with any right or privilege attendant thereto, including any back pay which may have been withheld subsequent to his indictment or arrest.

F. Notwithstanding any provision in this Agreement to the contrary, the EMPLOYEE shall have the right to voluntarily resign any time from his employment with the VILLAGE. In the event EMPLOYEE voluntarily resigns from his employment with the VILLAGE before the expiration of this Agreement, the EMPLOYEE shall give the VILLAGE thirty (30) days prior written notice of his intent to resign. Further, and in the event of resignation, the EMPLOYEE shall be entitled to severance pay or to severance benefits as set forth in subparagraph C above.

G. Notwithstanding the provisions contained in subparagraphs B and C above, the Mayor and Board of Trustees of the VILLAGE shall have the right to terminate the EMPLOYEE should any complaint of malfeasance, misfeasance or any complaint of sexual harassment filed against the EMPLOYEE during the term of this Agreement be substantiated by a court having jurisdiction.

In the event of such termination, the VILLAGE shall not be obligated to pay the severance pay nor to provide the severance benefits provided in subparagraph C above.

H. The EMPLOYEE acknowledges that he has had the opportunity to review the terms of this Agreement with an attorney of his own choosing, prior to the execution of this Agreement and EMPLOYEE fully understands each and every term of this Agreement.

SECTION FIVE: SALARY: The VILLAGE hereby agrees to pay EMPLOYEE for services to be rendered under this Agreement and EMPLOYEE hereby accepts an annual base salary per year beginning May 1, 2021, payable in installments at the same pay periods other employees of the VILLAGE

are paid. The VILLAGE further agrees to pay EMPLOYEE each yearly pay raise as indicated on the "employee pay plan" adopted by the Mayor and Board of Trustees in October 2020 as indicated below.

MAY1, 2021 – One hundred eighty-eighty thousand, three hundred and six dollars ($188,306);

MAY 1, 2022 – One hundred ninety-six thousand, one hundred fifty-two dollars ($196,152);

MAY 1, 2023 – Two hundred and three thousand, nine hundred and ninety-eight dollars ($203,998); and

MAY 1, 2024 – To be determined from new salary survey if and when adopted.

SECTION SIX: EXTENT OF SERVICES - OUTSIDE ACTIVITIES: EMPLOYEE shall devote his entire time, attention and energies to the VILLAGE'S business and shall not during the term of this Agreement be engaged in any other business, teaching or consulting activity for gain, profit or other pecuniary advantage, without the expressed prior approval of the Mayor and Board of Trustees.

SECTION SEVEN: MOTOR VEHICLE ALLOWANCE: The EMPLOYEE'S duties require the use of an automobile. The Village agrees to pay to the EMPLOYEE, during the term of this Agreement and in addition to other salary and benefits herein provided, the sum of Five-Hundred Dollars ($500.00) per month, payable monthly, as a vehicle allowance to be used to purchase, lease or own, operate and maintain a vehicle. The EMPLOYEE shall be responsible for paying for liability, property damage, and comprehensive insurance overage upon such vehicle (minimum liability coverage of $100,000 bodily injury per person, $300,000 bodily injury per occurrence, $100,000 property damage and $300,000 bodily injury and property damage liability combined single limit), a copy of paid insurance premiums shall be provide to the Village Clerk. EMPLOYEE shall further be responsible for all expenses attendant to the purchase, operation, maintenance, repair and regular replacement of said vehicle. The EMPLOYEE shall maintain the motor vehicle in good repair and suitable appearance. **The EMPLOYEE understands and acknowledges that such stipend may be taxable to the EMPLOYEE for purposes of federal and State**

of Illinois income taxes, and other tax liability, and EMPLOYEE expressly agrees to be solely responsible for payment of any such taxes without contribution on the part of the VILLAGE.

SECTION EIGHT: COMMUNICATION: The EMPLOYEE'S duties require the EMPLOYEE to communicate with persons from locations and at times when the EMPLOYEE is not present in the VILLAGE'S offices and to have access to the internet from locations away from the VILLAGE offices. The VILLAGE shall provide the EMPLOYEE a cellular telephone for business use and occasional personal use consistent with the provisions of the Village's Personnel Manual on the VILLAGE cellular telephone plan and a laptop computer to conduct Village business.

SECTION NINE: EMPLOYEE'S EXPENSES:

A. The VILLAGE shall annually appropriate and budget an amount of money for the purpose of defraying the hereinafter itemized expenses of the EMPLOYEE as the Village Administrator. The amount so appropriated and budgeted shall be left to the sound discretion of the Mayor and Board of Trustees of the VILLAGE OF WILLOWBROOK. The amount to be appropriated and budgeted shall include, but not by way of limitation, allocations for the following expenses:

B. Professional dues and subscription expenses for the ICC, ICMA, APWA, AWWA and other subscriptions of the EMPLOYEE necessary and desirable for his continued professional education, growth and advancement and for the good of the VILLAGE.

C. Consistent with state law and the Village Travel and Reimbursement Policy, travel and subsistence expenses including, but not by way of limitation, traveling expenses, registration fees, lodging, meals and other business expenses so as to enable the EMPLOYEE to attend Federal, State, regional or local seminars, conferences, short courses or institutes reasonably necessary for his professional development or for the conduct of the official business for the VILLAGE OF WILLOWBROOK as approved by the Mayor and Village Board.

SECTION TEN: BENEFITS:

A. The VILLAGE agrees to provide EMPLOYEE and his dependents all benefits on the same basis and to the same extent such benefits are enjoyed by all other management personnel of the VILLAGE, including, but not limited to, insurance (life, accident and sickness disability income benefits, major medical and dependents coverage, hospitalization, surgical and comprehensive medical, etc.), sick leave, compensatory time, vacation leave, etc., consistent with the policies established by the VILLAGE in the VILLAGE'S "Personnel Manual".

B. Vacation Leave: EMPLOYEE shall be provided with twenty (25) days of vacation leave vesting on May 1, 2021.

Vacation leave accruals and usage, shall be in accord with the provisions of Section 5.4(D) of the Village's "Personnel Manual" . Pay in lieu of accrued but unused vacation time shall not exceed more than twice the number of hours EMPLOYEE earns annually, to be paid out within thirty (30) days of the end of EMPLOYEE'S employment with the VILLAGE.

SECTION ELEVEN: PERFORMANCE EVALUATION: The Board in conjunction with the Village Administrator, shall establish an annual evaluation session. VILLAGE goals are prioritized and changed periodically as events occur during any given year; therefore, they will be discussed with the Mayor monthly.

SECTION TWELVE: RETIREMENT: It is acknowledged that the VILLAGE is a member of and participates in the Illinois Municipal Retirement Fund (IMRF). The EMPLOYEE shall be entitled to the same benefits and consideration granted by the VILLAGE with respect to all other employees as provided by law unless covered in this contract, at which time, the contract shall supersede the personnel manual

SECTION THIRTEEN: VACATION LEAVE & BUY-BACK: Except as otherwise provided in this contract, EMPLOYEE shall be entitled to all vacation leave as provided for by the "Personnel Manual" of the VILLAGE OF WILLOWBROOK.

SECTION FOURTEEN: RESIDENCY: It is hereby acknowledged that the EMPLOYEE currently resides at [redacted] The VILLAGE expressly acknowledges that EMPLOYEE'S current residence is of such proximity to the VILLAGE that the EMPLOYEE can adequately perform all the duties of his office. During the term of this Agreement and any extensions thereof, the VILLAGE agrees that the EMPLOYEE'S current residence shall be deemed to satisfy any future residency requirements that the VILLAGE may adopt.

Notwithstanding the foregoing, the EMPLOYEE agrees not to relocate his permanent residence a further distance from the corporate limits of the VILLAGE OF WILLOWBROOK than his current residence at [redacted] without the approval of the Mayor and Board of Trustees.

SECTION FIFTEEN: GENERAL PROVISIONS:

A. This Employment Agreement sets forth the entire understanding of the parties and may only be amended, modified or terminated by a written instrument signed by the parties except as herein otherwise provided. This Agreement entirely supplants all other prior Employment Agreements between the parties.

B. The EMPLOYEE acknowledges that the services to be rendered by him are unique and personal. Accordingly, the EMPLOYEE may not assign any of his rights or delegate any of his duties or obligations under this Agreement. This Agreement shall be binding upon and inure to the benefit of any successor governmental legal entity or successor elected VILLAGE officials which may assume and perform the duties of the VILLAGE and/or the elected officials thereof.

C. **SURRENDER OF VILLAGE PROPERTY.** Upon the termination of the EMPLOYEE'S employment with the VILLAGE, regardless of cause therefor, the EMPLOYEE shall promptly surrender to the VILLAGE all property provided to him by the Village for use in relation to his employment.

D. **APPLICATION OF THE PERSONNEL MANUAL.** The Village's Personnel Manual shall be applicable to the employment of the EMPLOYEE except to the extent that it is in conflict with a provision of this Agreement, in which case the specific provision of this Agreement shall control.

E. **STATEMENT OF ECONOMIC INTERESTS.** The EMPLOYEE shall annually file with the office of the Illinois Secretary of State a verified written Statement of Economic Interests pursuant to Article 4A entitled "Disclosure of Economic Interests" of the Illinois Governmental Ethics Act, (5 ILCS 420/4A-101 *et seq.*)

F. **CONFIDENTIALITY.** The EMPLOYEE shall hold in a fiduciary capacity for the benefit of the VILLAGE all information, knowledge or data of the VILLAGE, its business, and its operations, obtained by the EMPLOYEE during his employment, which is not subject to disclosure under the provisions of the Illinois Freedom of Information Act (5 ILCS 140/1-11 *et seq.*) and which is not generally known to the public. The EMPLOYEE shall not disclose or make use of, for his own benefit, for the benefit of another or for the benefits of any entity any confidential information, knowledge or data of the VILLAGE, its business or its operations which is not subject to disclosure under the provisions of the Illinois Freedom of Information Act (5 ILCS 140/1-11 *et seq.*) and which is not generally known to the public.

G. **OFFICIAL BOND.** Pursuant to Section 5-3-8 and 5-3-9 of the Illinois Municipal Code (65 ILCS 5/5-3-8 and 5-3-9) and the Code of Ordinances, VILLAGE OF WILLOWBROOK, Illinois, the EMPLOYEE shall execute and file with the Village Clerk a bond with a surety company authorized to do business in Illinois under the laws of Illinois, payable to the VILLAGE in the amount as provided by Title 1, Chapter 6, Section 1-6-1 of the Village Code of Ordinances, conditioned upon the faithful performance of the duties of the offices of EMPLOYEE of the VILLAGE and the payment of all monies received by the EMPLOYEE, according to law and the ordinances of the VILLAGE. The security of the bond is hereby approved by the VILLAGE. Pursuant to Section 1 of the Official Bond Payment Act (5 ILCS 270/1) and ILCS 5/5-3-8 and 5-3-9), the VILLAGE shall pay the full cost of the bond. The Intergovernmental Risk Management Agency shall provide such bond, if the agency is willing to provide such bond and the VILLAGE continues to be a member thereof. Should the Intergovernmental Risk Management Agency be unwilling to provide such bond or if the VILLAGE discontinues membership in the Intergovernmental Risk

Management Agency, the VILLAGE shall arrange for the issuance of an official bond for the EMPLOYEE. The VILLAGE shall, on behalf of EMPLOYEE, pay the cost of said bond.

H. **CERTIFICATIONS.** The EMPLOYEE shall submit to the VILLAGE a certification, attached hereto as Exhibit "A," that the Village Administrator:

1. Is not delinquent in the payment of taxes to the Illinois Department of Revenue in accordance with 65 ILCS 5/11-42.1-1;

2. Is not in default, as defined in 5ILCS 385/2, on an educational loan, as defined in 5ILCS 385/1;

3. Certifies that no officer or employee of the VILLAGE has solicited from the EMPLOYEE any gratuity, discount, entertainment, hospitality, loan, forbearance, or other tangible or intangible item having monetary value including, but not limited to, cash, food and drink, and honoraria for speaking engagements related to or attributable to the government employment or the official position of the employee or officer in violation of the Code of Ordinances of Willowbrook, Illinois, adopted by the VILLAGE pursuant to the requirements of the State Officials and Employees Ethics Act;

4. Has not given to any officer or employee of the VILLAGE 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 Village Administrator in violation of the Code of Ordinances of Willowbrook, Illinois, adopted by the VILLAGE pursuant to the requirements of the State Officials and Employees Ethics Act;

5. Is not a person named as a Specially Designated National and Blocked Person (as defined in Presidential Executive Order 13224), and he is not acting, directly or indirectly, for or on behalf of a Specially Designated National and Blocked Person;

6. Is not, directly or indirectly, engaged in, and is not facilitating, the transactions contemplated by this Agreement on behalf of any person or entity named as a Specially Designated National and Blocked Person;

7. Is not acting, directly or indirectly, for or on behalf of any person, group, entity, or nation named by the United State Treasury Department as a Specially Designated National and Blocked Person, or for or on behalf of any person, group, entity, or nation designated in Presidential Executive Order 13224 as a person who commits, threatens to commit, or supports terrorism; and he is not engaged in this transaction directly or indirectly on behalf of, or facilitating this transaction directly or indirectly on behalf of, any such person, group, entity, or nation.

I. The invalidity of any provision of this Agreement shall not impair the validity of any other provision. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable, that provision will be deemed severable and this Agreement may be enforced with that provision severed or as modified by the court.

J. This Agreement shall be interpreted and construed in accordance with the laws of the State of Illinois.

K. All notices hereunder shall be in writing and must be served either personally or by registered or certified mail to:

1. **VILLAGE** at:
Village Mayor
Village of Willowbrook
835 Midway Drive
Willowbrook, Illinois 60527

2. **EMPLOYEE** at:
Mr. Brian Pabst

3. To such other person or place which either party hereto by its prior written notice shall designate for notice to it from the other party hereto.

This Agreement is executed in multiple counterparts, each of which shall be deemed to be and shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have set their hands and seal this ____ day of May, 2021.

VILLAGE OF WILLOWBROOK,
an Illinois Municipal Corporation

By:_____
Frank A. Trilla,
Village Mayor

ATTEST:

_____
Deborah A. Hahn,
Village Clerk

EMPLOYEE:

_____
Brian Pabst

EXHIBIT "B"

STATE OF ILLINOIS)
COUNTY OF DUPAGE) *ss.*
VILLAGE OF WILLOWBROOK, ILLINOIS)

CERTIFICATE OF APPOINTMENT

TO: Deborah Hahn, Village Clerk

I, Frank Trilla, Mayor of the Village of Willowbrook, DuPage County, Illinois, do hereby certify that Brian Pabst, has been duly appointed by me with the advice and consent of the Board of Trustees on the ____ day of May, 2021 to the office of Village Administrator of the Village of Willowbrook, Illinois, effective on the ——— day of May, 2021 for an indefinite term not to exceed that of the current Mayor of the Village of Willowbrook and until his successor shall have been duly appointed and qualified.

Given under my hand and the Corporate Seal of Willowbrook, Illinois, this _____day of _____, 2021.

_____
Frank Trilla, Mayor of the
Village of Willowbrook, Illinois

EXHIBIT "C"

VILLAGE OF WILLOWBROOK, ILLINOIS

OATH OF OFFICE

I, Brian Pabst, do solemnly swear that I will support the Constitution of the United States, the Constitution of the State of Illinois and that I will faithfully discharge the duties of Village Administrator of the Village of Willowbrook to the best of my ability.

Administered and sworn at Willowbrook, Illinois, this _____ day of _____, 2021.

_____
Brian Pabst

EXHIBIT "D"

CERTIFICATION

The certifications hereinafter made by Brian Pabst are each a material representation of fact upon which reliance is placed by the Village of Willowbrook (the "Village") in entering into the Village Administrator Employment Agreement with Brian Pabst. The Village may terminate the Village Administrator Employment Agreement if it is later determined that Brian Pabst rendered a false or erroneous certification.

I, Brian Pabst, hereby certify, represent and warrant to the Village that:

(A) I am not delinquent in the payment of taxes to the Illinois Department of Revenue in accordance with 65 ILCS 5/11-42.1-1;

(B) I am not in default, as defined in 5ILCS 385/2, on an educational loan, as defined in 5ILCS 385/1;

(C) No officer or employee of the Village has solicited from the Village Administrator any gratuity, discount, entertainment, hospitality, loan, forbearance, or other tangible or intangible item having monetary value including, but not limited to, cash, food and drink, and honoraria for speaking engagements related to or attributable to the government employment or the official position of the employee or officer in violation of the Code of Ordinances of Willowbrook, Illinois adopted by the Village pursuant to the requirements of the State Officials and Employees Ethics Act;

(D) I have not given to any officer or employee of the Village 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 Village Administrator in violation of the Code of Ordinances of Willowbrook, Illinois adopted by the Village pursuant to the requirements of the State Officials and Employees Ethics Act;

(E) I am not a person or entity named as a Specially Designated National and Blocked Person (as defined in Presidential Executive Order 13224), and I am not acting, directly or indirectly, for or on behalf of a Specially Designated National and Blocked Person;

(F) I am not, directly or indirectly, engaged in and am not facilitating the transactions contemplated by the Agreement on behalf of any person or entity named as a Specially Designated National and Blocked Person; and

(G) I am not acting, directly or indirectly, for or on behalf of any person, group, entity, or nation named by the United State Treasury Department as a Specially Designated National and Blocked Person, or for or on behalf of any person, group, entity, or nation designated in Presidential Executive Order 13224 as a person who commits, threatens to commit, or supports terrorism; and I am not engaged in this transaction directly or indirectly on behalf of, or facilitating this transaction directly or indirectly on behalf of, any such person, group, entity, or nation.

If any certification made by me or term or condition in this contract changes, I, Brian Pabst, shall notify the Village in writing within seven (7) days.

Dated: May _____ , 2021

_____
Brian Pabst

STATE OF ILLINOIS)
) *ss*.
COUNTY OF DUPAGE)

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

Dated: May _____ , 2021

_____
Notary Public