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, APRIL 12, 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 CONFERENCE CALL FOR THIS MEETING.

THE PUBLIC CAN UTILIZE THE FOLLOWING CALL IN NUMBER:

Dial in Phone Number: 312-626-6799

Meeting ID: 830 2857 8462

Written Public Comments Can Be Submitted By 5:15 P.M. on April 12, 2021, to cmardegan@willowbrook.il.us

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

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

5. OMNIBUS VOTE AGENDA:

   a. Waive Reading of Minutes (APPROVE)

   b. **Minutes – Special Board Meeting – March 15, 2021 (APPROVE)**

   c. **Minutes – Regular Board Meeting – March 22, 2021 (APPROVE)**

   d. **Warrants – $ 412,315.32 (APPROVE)**

   e. **Monthly Financial Report – March 2021 (APPROVE)**

   f. **ORDINANCE NO. 21-O-16 – An Ordinance Extending Temporary Executive Powers Pursuant to 65 ILCS 5/11-1-6 (PASS)**

   g. **MOTION – Willowbrook Town Center LLC Developer Note Payment #2 Due April 30, 2021 (PASS)**

NEW BUSINESS

6. **ORDINANCE NO. 21-0-17 AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT, INCLUDING APPROVAL OF A PRELIMINARY PLAT OF PUD, GRANTING SPECIAL USE PERMITS FOR CERTAIN USES, GRANTING CERTAIN WAIVERS FROM THE ZONING ORDINANCE, GRANTING CERTAIN VARIATIONS FROM THE SUBDIVISION REGULATIONS, GRANTING APPROVAL OF A PRELIMINARY PLAT OF SUBDIVISION, AND RELATED MATTERS PC21-03;735 PLAINFIELD ROAD PUD. (PASS)**

7. **ORDINANCE NO. 21-0-18 AN ORDINANCE AMENDING SECTION 5-2-1 ENTITLED "DEFINITIONS" AND SECTION 5-2-6 ENTITLED "PROHIBITED ANIMALS" OF CHAPTER 2 ENTITLED "ANIMALS AND FOWL" OF TITLE 5 ENTITLED "POLICE REGULATIONS" OF THE VILLAGE CODE OF ORDINANCES OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS. (PASS)**

8. **ORDINANCE NO. 21-0-19 AN ORDINANCE AMENDING SECTION 3-12-5 ENTITLED "CLASSIFICATIONS," OF CHAPTER 12 ENTITLED "LIQUOR," OF TITLE 3 ENTITLED "BUSINESS" OF THE VILLAGE CODE OF ORDINANCES OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS (PASS)**

9. **RESOLUTION NO. 21-R-20 A Resolution Accepting a Proposal and Authorizing the Mayor and the Village Clerk to Execute an Agreement for the Lease of Two (2) Flock Safety ALPR Cameras. (ADOPT)**

PRIOR BUSINESS

10. TRUSTEE REPORTS

11. ATTORNEY'S REPORT

12. CLERK'S REPORT

13. ADMINISTRATOR'S REPORT

14. MAYOR'S REPORT

15. CLOSED SESSION

16. ADJOURNMENT

MINUTES OF THE PUBLIC HEARING ON THE PROPOSED APPROPRIATION ORDINANCE AND REGULAR MEETING (BUDGET WORKSHOP) OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK HELD ON MONDAY, MARCH 15, 2021, AT 5:30 P.M. AT THE WILLOWBROOK POLICE DEPARTMENT TRAINING ROOM, 7760 QUINCY STREET, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

DUE TO THE COVID 19 PANDEMIC, THE VILLAGE UTILIZED A ZOOM VIDEO CONFERENCE CALL FOR THIS MEETING.

1. **CALL TO ORDER**

The meeting was called to order by Mayor Frank A. Trilla at 5:30 P.M.

2. **ROLL CALL**

Those present in person at roll call were Mayor Frank A. Trilla, Trustee Sue Berglund, Trustee Umberto Davi, Trustee Michael Mistele, Trustee Gayle Neal, Trustee Paul Oggerino, Trustee Greg Ruffolo, Clerk Deborah Hahn, Police Chief Robert Schaller, Deputy Chief Lauren Kaspar, and Deputy Clerk Christine Mardegan.

ABSENT: None.

Also present, via Zoom conference call, were Assistant Village Administrator Michael Mertens, Director of Finance Carrie Dittman, Public Works Foreman AJ Passero, Building Official Roy Giuntoli, Parks Recreation Manager John Fenske, and Sean Halloran.

3. **PLEDGE OF ALLEGIANCE**

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

4. **VISITOR'S BUSINESS**

None presented.

5. **PUBLIC HEARING FISCAL YEAR 2021/2022 APPROPRIATION ORDINANCE**

The Public Hearing was called to order at 5:30 P.M. at the Willowbrook Police Department, Training Room, 7760 Quincy Street, Willowbrook, Illinois. Mayor Trilla opened the public hearing relative to the proposed Appropriation Ordinance for Fiscal Year 2021-2022.

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

MOTION: Made by Trustee Davi, seconded by Trustee Oggerino, to close the public hearing regarding the Appropriation Ordinance.

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

MOTION DECLARED CARRIED

6. DISCUSSION – FISCAL YEAR 2021/2022 DRAFT BUDGET

Director Dittman welcomed the group to the Board Budget Workshop #1, to present updated budget figures and significant changes that were made since the Joint Committee Presentation on February 15, as well as several discretionary spending items.

If the Board considers it necessary, we can hold a second Board Budget Workshop on April 12, otherwise any discussion items from tonight's meeting will be incorporated into a final budget document that will be adopted at the April 26 meeting.

Incorporating the changes requested at the February 15 meeting, the General Fund now projects a drawdown of reserves in Fiscal Year 2022 of $414,242. Fund balance on April 30, 2022 is projected at $6.6 million or 231 operating days reserves.

Within the General Fund we predict that next year's revenues will increase over this year's budget by about $2.6 million, or 28.69%. This is due largely to the implementation of home rule sales tax that became effective 1/1/2021. Amounts are estimated as we do not have sales figures yet.

Overall, each department has increases over the prior year budget, due in part to personnel costs, capital, and other factors. Fund transfers had an increase of 332% or about $928,000; this includes a $927,000 transfer to the LAFER Fund to complete the interior built out of the Community Resource Center.

Director Dittman recapped personnel from February's presentation:

- In accordance with the non-union, full time pay plan adopted by the Board in October 2020, each employee has been moved to the next step in the pay plan for budgeting purposes.
- For union police officers, both raises and step increases are included as outlined in the collective bargaining agreement that was passed by the Village Board in January 2021. That contract will continue until April 30, 2022.
- Permanent part-time employees do not have increases budgeted yet, as those will be considered separately by management.
- We have added one part time Administrative intern to the budget at a salary of about $12,500.
- The full-time salary count has grown by three positions since last year as three police officer positions were added, the Supt. of Public Works position was eliminated, and two part time receptionists were converted to one full time position, bringing the total to 42 full time.

Director Dittman explained that the preliminary health insurance rate decreases of 2.6% will be a 6.9% decrease no plan changes. The Village's annual total health insurance expense is $478,000, which covers

33 employees taking the insurance and an incentive for eight to opt out. The Board's March 8th approval to move our existing dental contract under IPBC will save an additional $12,000.

Police Pension and IMRF rates have not changed since the February presentation.

Director Dittman discussed major changes to the budget since the Joint Committee Presentation. No changes to the General Fund revenues were necessary; the Illinois Municipal League (IML) updated their per capita income tax revenue estimates, and Gov. Pritzker suggested in his recent address that the State would keep 10% of income tax for itself. The net effect of the change was basically a wash, so no change was needed.

Director Dittman discussed the new stimulus relief package that was signed into law by President Biden on Thursday, March 11. The estimated share for Willowbrook is $1.06 million, which will be distributed in two rounds and is subject to spending restrictions; this is not included in the FY 2021-22 budget. Guidance will be forthcoming from the Treasury on the funds.

Overall FY 2021-22 General Fund revenues are projected to be $11,884,351, with 54% coming from regular and home rule sales taxes.

Director Dittman next discussed significant General Fund expenditure changes. In Administration, the Assistant Administrator salary and benefits were updated for the incoming new employee, which produced a savings of about $28,500. From the discussion at the Joint Committee meeting, $20,000 has been added for a possible vaccination clinic, $50,000 was added for the possible use of an outsourced secretary, and $600,000 was added to Transfers Out. The February budget presentation included $327,000 for transfer to the LAFER Fund; it is now $927,000. The reason for this is the uncertainty of obtaining the two infrastructure grants that were estimated at $600,000. Two DCEO grants remain as budgeted revenue in that fund for about $725,000.

Mayor Trilla asked if the grants come through would that bring our $400,000 deficit to a $600,000 surplus?

Director Dittman answered, a $200,000 surplus.

Director Dittman continued stating the expenditure increases in most other departments were minor; the police body cameras line item was increased by $20,000, however, a grant may become available to offset some of that expense. Chief Schaller added that there is a new grant for the body cameras and our grant writer is currently working on it.

In Public Works, a salary adjustment was made for the Foreman from the closed session held on March 3, 2021. Also, current year projected expenditures were adjusted up by $157,000 for the February snow events. In the Hotel/Motel department, $10,000 was added for advertising as per the Board's direction.

Mayor Trilla commented the $20,000 added for COVID-19 vaccinations may not be necessary.

Total FY 2021-22 General Fund expenditures are now budgeted at about $12.3 million.

Director Dittman gave a summary of capital items that are already included in the General Fund budget based on the requests of the departments. If the Board decided based on the financial condition of the General Fund to pause or delay certain items, these are potential items to do so with.
To recap the General Fund, the current year budget contemplated a deficit spend of $414,000 and ending reserve days of 190. The projected actual amount is a surplus of $1.5 million and 269 reserve days. Next year, before considering any discretionary items, will be a deficit spend of $414,000 and 231 reserve days; this exceeds the Board's minimum of 120 days.

Most other funds had no changes since the Joint Committee presentation. MFT Fund had an increase of $50,000 in expenditures due to the engineer's estimate for the annual road program. The LAFER Fund had a reduction of grant revenue and corresponding increase in transfers in from the General Fund of $600,000, but no changes to overall costs.

The Water Fund has not had any increases to its expense budget since the February presentation, and we were recently informed by DuPage Water Commission that they did not have a rate increase contemplated in their next year's budget. The current year budget projected a deficit spend of $145,000 and 151 reserve days. The projected actual amount is a surplus of $82,000 with 196 reserve days, and next year's budget is an estimated $293,000 deficit spend and 155 reserve days. Water operating reserve days are declining over the next five years, assuming no increase in Village water rates. We have budgeted for a water rate study next year to determine what changes in our rate structure may be needed.

Director Dittman turned the presentation to discretionary items that are not currently included in the budget.

Building Official Giuntoli asked the board to consider adding a full-time position in the Building Department, in lieu of the current outsourced inspector, due to his newly acquired additional responsibilities and heavy workload. This position would add consistency to the department. The current consultant costs about $117,522 annually vs. an estimated $100,856 for a full-time inspector employee. The savings is approximately $16,666.

Director Dittman reminded the board that this position would also achieve succession planning as Building Official Giuntoli approaches retirement.

Discussion occurred on the advantages and disadvantages of this change.

Parks and Recreation Manager Fenske stated Ridgemoor Park needs renovation. The equipment was installed in 1976 and 1991 and is not ADA accessible, nor can replacement parts be purchased. Some of the issues are broken mountings, non-ADA complaint ramps, failing welding on railings and faded and stating equipment. The estimated cost is $180,000.

The Mayor and the Trustees agreed that this must be repaired.

Parks and Recreation Manager Fenske reported that the fishing pier at Willow Pond was installed in 2006 and needs replacement. The underlying support structure is sound, but the railings must be replaced at an estimated cost of $28,000.

Director Dittman reminded the Board that last year staff solicited quotes to replace the Village entrance signs. This item has been budgeted and deferred several times in prior years. The main signs are the two existing signs to the Village located on Illinois Route 83 on the north and south entrances. IDOT has many regulations that must be followed. Staff obtained two designs that would comply with the breakaway regulations in a fresher format updated with the current Village logo. The prior year cost for both signs was $15,000. If the Village desired to go the route of a monument sign, it would be placed on private property outside of the right of way, which would entail getting permission from the owner of that property, and the sign costs would be significantly higher, generally in the ballpark of $100,000. Director Dittman asked for direction on what amount to include in the budget, not the specific sign itself.

Additional discussion surrounding signs occurred including location, cost, IDOT regulations and visibility. Trustee Oggerino and another board member will investigate this.

The last discretionary item for consideration is the comprehensive update of the Village zoning and other codes. There have been discussions in the Laws and Ordinances Committee meetings of the need to update our Village codes. An estimated first year cost to start this undertaking would be $40,000.

Mayor Trilla asked if all the ordinances need to be amended.

Trustee Neal explained that many of the ordinances are outdated and sited several examples.

The Board had a consensus on the following discretionary items:

- Building inspector – hold off until conferring with Village Administrator, but consultant fees remain in the budget
- Ridgemoor Park – ADD $180,000
- Willow Pond Fishing Pier – ADD $28,000
- Breakaway entrance signs - no
- Monument entrance sign(s) – create one comprehensive Village entrance and park signage project - ADD $150,000
- Village code update – ADD $40,000

Trustee Mistele would like an analysis done of building permit fees generated vs. building dept. costs incurred for the past few years. Director Dittman and Building Official Giuntoli will work on this.

MOTION: Made by Trustee Mistele and seconded by Trustee Berglund, to adjourn the meeting at the hour of 7:05 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 Director of Finance Carrie Dittman and Deputy Clerk Christine Mardegan.

MINUTES OF THE REGULAR MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON MONDAY, MARCH 22, 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, Assistant Village Administrator Sean Halloran, and Deputy Clerk Mardegan.

Present Via conference call, due to the COVID-19 pandemic, were Village Attorney Michael Durkin, Assistant Village Administrator Michael Mertens, Chief Robert Schaller, Deputy Chief Lauren Kasper, Director of Finance Carrie Dittman, Building Official Roy Giuntoli, Planning Consultant Ann Choi, Public Works Foreman AJ Passero, Parks & Recreation Manager John Fenske, and Public Services Coordinator Virginia Stoltz.

Absent: Village Administrator Brian Pabst.

A QUORUM WAS DECLARED

3. PLEDGE OF ALLEGIANCE

Mayor Trilla asked Assistant Village Administrator Sean Halloran to lead everyone in saying the Pledge of Allegiance.

4. VISITORS' BUSINESS

Keith Yearman, a longtime professor at College of DuPage, thanked the Board for approving the memorial of TWA Flight 29. Trustee Berglund and I have a hard to memorize this crash. This crash is a forgotten part of DuPage history, and this memorial will change that by providing a place of reflection and mourning. With tonight's authorization, we can begin to start a fundraiser and formulate text for the marker. On behalf of the TWA flight Facebook group, more than two hundred (200) people signed an online petition supporting the memorial. I thank you again for your vote tonight.

5. OMNIBUS VOTE AGENDA

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

a. Waive Reading of Minutes (APPROVE)

b. Minutes – Regular Board Meeting – March 8, 2021 (APPROVE)

c. Minutes – Special Joint Meeting of the Finance & Administration, Laws & Ordinances, Municipal Services, and Public Safety Committees – February 15, 2021 (APPROVE)

d. Warrants – $142,015.68(APPROVE)

e. ORDINANCE NO. 21-O-13 – An Ordinance Extending Temporary Executive Powers Pursuant to 65 ILCS 5/11-1-6 (PASS)

f. ORDINANCE NO. 21-O-14 - An Ordinance Providing for the Official Zoning Map of the Village of Willowbrook, DuPage County, Illinois (PASS)

g. RESOLUTION NO. 21-R-13 - A Resolution Appointing A Delegate to the Intergovernmental Risk Management Agency (ADOPT)

h. RESOLUTION NO. 21-R-14 - A Resolution Approving and Authorizing the Design and Placement of a Memorial to Passengers and Crew of TWA Flight 529 (ADOPT)

i. RESOLUTION NO. 21-R-15 - A Resolution Approving a Plat of Easement – 114 79th Street (ADOPT)

j. RESOLUTION NO. 21-R-16 - A Resolution Approving a Plat of Easement – 5936 Bentley Avenue (ADOPT)

k. RESOLUTION NO. 21-R-17 - A Resolution Approving a Plat of Easement – 500 Ridgemoor Drive (ADOPT)

l. RESOLUTION NO. 21-R-18 - A Resolution Approving a Final Plat of Planned Unit Development – 625 Joliet Road (ADOPT)

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

Clerk Hahn advised the Board that there was a script error on page 10 in the Regular Village Board Minutes from March 8, 2021.

This error was corrected, and the agenda was updated on the Village website.

Trustee Davi asked if we could discuss item # 5h from the Omnibus Agenda.

Trustee Davi shared, I have lived in the Village for over thirty years, and I have never heard of this incident. Thank you, Trustee Berglund, for bringing this to our attention. One of my friend's father was the photographer at the scene of the accident. Why did we never do anything about this as a Village?

Mayor Trilla stated it happened so long ago before I was an elected official.

Trustee Neal remembered; this was brought to the Board's attention several years ago. At that time, it was discussed to place a marker in what had become, since the event, a residential home area. The suggestion of placing a memorial in a park was not mentioned at that time.

Trustee Davi asked the Board if the Village would consider contributing towards the memorial?

Mayor Trilla said that is something we could consider. The issue tonight is to allow the memorial.

Trustee Neal suggested once this is finalized, we could add something to the Village website in the "Our Village" section. This is where the history of our Village is located.

Trustee Oggerino thanked Trustee Berglund and added that the articles were interesting.

MOTION: Made by Trustee Davi and seconded by Trustee Ruffolo to approve the Omnibus Vote Agenda with the discussion of 5h.

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

MOTION DECLARED CARRIED

NEW BUSINESS

6. ORDINANCE NO. 21-O-15 - An Ordinance Amending Chapter 13

Entitled "Solicitors" of Title 3 Entitled "Business Regulations" of the Village Code of Ordinance of The Village of Willowbrook (PASS)

Chief Schaller presented on September 14, 2020, Law and Ordinances Committee staff presented an overview of the current Village code of ordinances for solicitors operating within the community. The current Village ordinance language related to Solicitors can be found in Chapter 13 of the Village code. A summary of the current code of ordinances for solicitors is listed in the agenda packet. On January 11, 2021, Law & Ordinances Committee staff presented a proposed redline version of an enhanced amendment to Chapter 13 – Solicitation Regulations. Staff has presented a reordering of the code sections to bring the Village code in line with neighboring communities to streamline the language for easier interpretation by the solicitors and enforcement by the Village.

Additionally, we have proposed updated definitions and have added sections such as to permit exemption for minors and no limitations on free speech and redefined solicitation hours and locations. Staff attempted to blend some of the unique items of the Willowbrook code while realigning the permit process through the Police Department for a more focused permit review and tracking system. Based upon the discussion, the Village Attorney has provided an updated version of the amended Chapter 13 – Solicitation Regulations that you will find in the agenda's preceding pages.

MOTION: Made by Trustee Berglund and seconded by Trustee Oggerino to pass Ordinance No. 21-O-15 as presented.

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

MOTION DECLARED CARRIED

7. RESOLUTION NO.21-R-19 - A Resolution of the Village of Willowbrook Under the Provisions of the Illinois Highway Code Appropriating the Sum of $350,000 of Motor Fuel Tax Funds (ADOPT)

Public Works Foreman stated, on April 26, 2021, the Village Board will be considering approval of the 2021/22 fiscal budget. The Motor Fuel Tax (MFT) Roadway Maintenance Program has a proposed budgeted amount of $350,000 for street improvements and $25,000 for engineering. This Resolution will identify the dollar amount maximum that the Village intends to utilize for the 2021 MFT Road Improvement Program. The Village Board can always do a smaller program than the projected $350,000 proposal should the Village not approve the full budget requested. This Appropriation

Resolution is required as part of the initial IDOT submittal for the MFT Road Improvement Program.

MOTION: Made by Trustee Mistele and seconded by Trustee Davi to adopt Resolution No. 21-R-19 as presented.

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

MOTION DECLARED CARRIED

8. RECIEVE – Receive Plan Commission Recommendation for Public Hearing Case 21-03: Consideration of a petition requesting approval of a special use permit for a planned unit development, including a financial institution with the drive-through, a fast-food establishment with drive-through, an automobile washing and cleaning facility, including certain relief, exceptions, and variations from Title 9 and Title 10 of the Village Code; approval of a Preliminary Plat of Subdivision; and approval of a Preliminary Plat of PUD. The applicant for this petition is Alex Katz of G.W. Property Group LLC, 2211 N. Elston Avenue, Suite 304, Chicago IL 60614. The property owner is Viren-Gill Ltd., LLC, 735 Plainfield Road, Willowbrook, IL 60527. (RECEIVE)

Consultant Choi shared, the subject property is currently improved with one vacant building, formerly occupied by the Willowbrook Bowling Alley. The Plan Commission first saw concepts on the subject property back in October 2018 to redevelop the Willowbrook Bowling Alley to repurpose the existing building as an entertainment venue in conjunction with Chase Bank as an out lot. Since then, the Applicant, G.W. Properties, has presented two different proposals for the site at the next Plan Commission meetings:

1. February 5, 2020: Conceptual review and feedback on PUD approval consisting of a hotel, coffee shop with drive-through, bank with drive-through, and a three-lot subdivision.
2. November 4, 2020: Conceptual review and feedback on PUD approval consisting of a car wash, fast-food establishment with drive-through, bank with drive-through, and a three-lot subdivision.

3. February 3, 2021: Public Hearing on PUD approval consisting of a car wash, fast-food establishment with drive-through, bank with drive-through, and a three-lot subdivision.
4. March 3, 2021: Continued Public Hearing.

G.W. Properties proposes to demolish the existing building and request a special use permit for the proposed PUD that includes a car wash, a fast-food establishment with drive-through, and a bank with drive-through. The applicant has worked with Village staff to improve the proposed on-site and off-site traffic circulation, signage, and landscaping.

As outlined in the Conditions of Approval in the staff report, the following items will need to be addressed during the Final PUD stage if the Preliminary PUD is approved:

1. Approval of Preliminary Plat of PUD is expressly conditioned on the approval of an amendment of the Town Center PUD for changes in the ingress, egress, and incorporation of a dedicated left-turn lane as shown on 735 Plainfield Road Plat of PUD. An exclusive southbound left-turn lane shall be provided at the proposed full movement access drive to keep southbound through lane clear and minimize the queueing back toward Plainfield Road.
2. That as part of the Final PUD and Final Plat of Subdivision processes, the applicant shall investigate the feasibility of proposing an Ingress and Egress Easement on the northeast end of the subject property to allow vehicular access between the subject realty and the TCF Bank property.
3. Prior to approval of a Final Plat of Subdivision and Final Plat of PUD, the applicant shall provide a photometric/lighting study that demonstrates compliance with DuDOT standards for any required off-street lighting.

Planning staff recommends that the Village Board modify the third condition to read:

3. Prior to approval of a Final Plat of Subdivision and Final Plat of PUD, the applicant shall provide plans for street lighting along Plainfield Road in the vicinity of the PUD compliant with DuDoT standards and provide a photometric/lighting study that demonstrates compliance with any standards for required off-street lighting.

This modification clarifies that the applicant is required to provide streetlights if determined to be feasible after DuDOT reviews the off-site lighting study.

The Plan Commission held two hearings (the second hearing was a continuation of the first) and received many comments from surrounding business owners and residents, summarized in the attached report and detailed in transcripts available at Village Hall. At the March 3, 2021, Plan Commission meeting, the Plan Commission voted unanimously with a 5-0 roll call vote of the commissioners' present, with required changes and conditions, to forward a positive recommendation on the petition to the Village Board.

Consultant Ann Choi read a letter from Hani Atassi and Omar Dweydari, owners of Chase Bank 720-730 Plainfield Road.

In conclusion, some of the benefits would be increased foot traffic, additional tax revenue, and additional traffic calming measures on Plainfield Road.

Mayor Trilla reminded the Board that this is to receive an item.

9. MOTION- A Motion Directing the Village Mayor to Execute and Serve a Notice of Termination upon H.R. Simplified, Inc. Terminating an Agreement by and between the Village of Willowbrook and H.R. Simplified, Inc. to provide Third Party Administrative Services Regarding the Village's COBRA Services. (PASS)

Director Dittman stated items #9 and #10 on the agenda are related. Currently, the Village uses H.R. Simplified, Inc., to provide COBRA notices to an employee or employee's dependent when coverage terminates due to termination of an employee, dependent age-out, and other factors. H.R. Simplified bills the Village a charge per the notice, with a minimum charge of $100/month for this service. The Village utilized H.R. Simplified, Inc. because of having health, dental and flexible spending benefits under different providers.

At the March 8, 2021, Village Board meeting, the Board voted affirmatively to move our dental provider, Delta Dental, from the Village's individual contract to be under the IPBC's umbrella, effective July 1, 2021. With this change, the Village's insurance

products will now be consolidated within IPBC. The Village can achieve additional cost savings and administrative ease by utilizing IPBC's subcontractor, Benefit Solver, to provide COBRA continuation services for the Village. The Village was previously required by IPBC to use Benefit Solver for member enrollment and termination and billing purposes. The cost for using Benefit Solver will be charging roughly $42 per month. Agenda item #9 is to authorize a written notification to H.R. Simplified to terminate that contract. Item #10 is to approve Benefit Solver.

MOTION: Made by Trustee Ruffolo and seconded by Trustee Mistele to approve termination agreement with H.R. Simplified as presented.

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

MOTION DECLARED CARRIED

10. MOTION- A Motion Approving an Agreement by and between the Village of Willowbrook and Benefit Solver to Provide Third Party Administrator Services to the Village Regarding the Village's COBRA Services. (PASS)

MOTION: Made by Trustee Mistele and seconded by Trustee Berglund to approve an agreement with Benefit Solver as presented.

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

MOTION DECLARED CARRIED

11. DISCUSS – Water Late Fees and Shut-offs During Covid-19 Restore Illinois Tier 1 Mitigation Phase (Receive)

Public Works Foreman Passero presented, on December 14, 2020, the Village Board discussed water Late Fees and Water Shutoffs. The direction at that time was to hold off on issuing new late fees and water shut-offs while the State was in a Tier 3 Resurgence Mitigation Phase. Now that the State has moved to a Tier 1 Mitigation stage, staff is seeking direction on re-instituting water late fees and water shut-offs for commercial and residential

properties. Staff survived other communities' current practices during the COVID-19 pandemic is as follows:

- **Burr Ridge:** Due to the pandemic, we have suspended any water shut-offs but continue to send notices. We resumed late fees/penalties in July 2020. They are meeting on this issue next week (3/14/2021) to update their policy.
- **Downers Grove:** They were charging late fees and resumed doing water shut-offs in September 2020.
- **DuPage County/City of Darien:** No late fees and no water shut-offs.
- **Hinsdale:** They are charging late fees and shutting off the water.
- **Woodridge:** They are adding late fees beginning March 2021, and water shut-offs will begin in April.

The chart on the next page indicates the water shuts offs.

Mayor Trilla and the Board members want to implement a payment plan to help the residents through this difficult time.

PRIOR BUSINESS

12. TRUSTEE REPORTS

Trustee Neal had asked Chief Schaller to discuss body cameras. Chief Schaller wanted to clarify that at the March 15 Budget meeting, we went over a line item for body cameras that will cost $60,000. That cost is year one of a five-year agreement. The remaining years 2-5 will cost $30,600.

Trustee Ruffolo had no report.

Trustee Mistele had no report.

Trustee Berglund was not preset.

Trustee Davi had no report.

Trustee Oggerino had no report.

13. ATTORNEY'S REPORT

Attorney Durkin had no report.

14. CLERK'S REPORT

Clerk Hahn had no report.

15. ADMINISTRATOR'S REPORT

Administrator Pabst was not present.

16. MAYOR'S REPORT

Mayor Trilla had no report.

17. CLOSED SESSION

Mayor Trilla advised there was no need for a closed session at tonight's meeting.

18. ADJOURNMENT

MOTION: Made by Trustee Mistele and seconded by Trustee Berglund to adjourn the Regular Meeting at the hour of 7:29 p.m.

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

MOTION DECLARED CARRIED

PRESENTED, READ, and APPROVED.

_____, 2021.

_____
Frank A. Trilla, Mayor

Minutes transcribed by Deputy Clerk Christine Mardegan.

WARRANTS

April 12, 2021

GENERAL CORPORATE FUND	----------	$250,166.73
WATER FUND	----------	$158,201.59
POLICE PENSION FUND	----------	$3,187.00
RT 83/PLAINFIELD RD BUSINESS DIST TAX	----------	$760.00
TOTAL WARRANTS	----------	$412,315.32

Carrie Dittman, Director of Finance
C.D.

APPROVED:
Frank A. Trilla, Mayor

CHECK DISBURSEMENT REPORT FOR VILLAGE OF WILLOWBROOK
CHECK DATE FROM 03/24/2021 - 04/13/2021

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 01 GENERAL FUND							
04/13/2021	APCH	202(E)*#	INTERGOVERMENTAL PERSONNEL	EMP DED PAY- INSURANCE	210-204	00	15,436.12
				LIFE INSURANCE - ELECTED OFFICIALS	410-141	05	71.68
				LIFE INSURANCE - COMMISSIONERS	435-148	07	16.24
				HEALTH/DENTAL/LIFE INSURANCE	455-141	10	86.97
				HEALTH/DENTAL/LIFE INSURANCE	455-141	10	3,080.43
				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	31,986.82
				HEALTH/DENTAL/LIFE INSURANCE	710-141	35	3,421.77
				HEALTH/DENTAL/LIFE INSURANCE	810-141	40	1,856.78
				CHECK APCHK 202(E) TOTAL FOR FUND 01:			59,692.18
04/13/2021	APCH	203(E)*#	WEX BANK	FUEL/MILEAGE/WASH	455-303	10	36.00
				FUEL/MILEAGE/WASH	630-303	30	3,926.51
				FUEL/MILEAGE/WASH	710-303	35	517.97
				FUEL/MILEAGE/WASH	810-303	40	35.19
				CHECK APCHK 203(E) TOTAL FOR FUND 01:			4,515.67
04/13/2021	APCH	96890*#	ACCESS ONE, INC.	PHONE - TELEPHONES	455-201	10	454.92
				PHONE - TELEPHONES	455-201	10	49.30
				PHONE - TELEPHONES	455-201	10	49.30
				PHONE - TELEPHONES	455-201	10	58.30
				INTERNET/WEBSITE HOSTING	460-225	10	400.00
				PHONE - TELEPHONES	455-201	20	92.33
				PHONE - TELEPHONES	455-201	20	92.33
				PHONE - TELEPHONES	630-201	30	364.65
				INTERNET/WEBSITE HOSTING	640-225	30	400.00
				TELEPHONES	710-201	35	92.33
				CHECK APCHK 96890 TOTAL FOR FUND 01:			2,053.46
04/13/2021	APCH	96891	ADVANCED LOCK & AUTO	MAINTENANCE - VEHICLES	630-409	30	165.00
04/13/2021	APCH	96892	ALEXANDER EQUIPMENT COMPANY INC	EQUIPMENT RENTAL	750-290	35	406.65
04/13/2021	APCH	96893	AMERICAN RED CROSS	FEES/DUES/SUBSCRIPTIONS	630-307	30	28.80
04/13/2021	APCH	96894	AMERICAN TRAFFIC SOLUTIONS	RED LIGHT - CAMERA FEES	630-247	30	22,475.00
				RED LIGHT - MISC FEE	630-249	30	2,182.50
				CHECK APCHK 96894 TOTAL FOR FUND 01:			24,657.50

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 01 GENERAL FUND							
04/13/2021	APCH	96895	ASPEN AUTO BODY INC.	MAINTENANCE - VEHICLES	630-409	30	1,799.14
04/13/2021	APCH	96897	BANNERVILLE USA INC	PRINTING & PUBLISHING	550-302	20	140.00
04/13/2021	APCH	96898	BIOMIST, INC.	OPERATING EQUIPMENT	630-401	30	238.93
04/13/2021	APCH	96899	BLACK GOLD SEPTIC	MAINTENANCE - GARAGE	725-413	35	425.00
04/13/2021	APCH	96900	BURR RIDGE PARK DISTRICT	CONSULTING - PROGRAM HOSTING	555-306	20	8,500.00
				SENIORS PROGRAM-SUMMER	575-517	20	4,000.00
				SENIORS PROGRAM-FALL	580-517	20	4,000.00
				SENIORS PROGRAM-WINTER/SPRING	585-517	20	4,000.00
				CHECK APCHK 96900 TOTAL FOR FUND 01:			20,500.00
04/13/2021	APCH	96901	CHICAGO TRIBUNE	FEES/DUES/SUBSCRIPTIONS	455-307	10	77.50
04/13/2021	APCH	96902	CHOICE OFFICE EQUP & SUPPLIES IN	COPY SERVICE	455-315	10	626.54
04/13/2021	APCH	96903*#	CITY WIDE OF ILLINOIS	MAINTENANCE - BUILDING	466-228	10	32.15
				MAINTENANCE - BUILDING	466-228	10	1,120.32
				MAINTENANCE - BUILDING	630-228	30	1,827.23
				BUILDING MAINTENANCE SUPPLIES	630-351	30	183.46
				BUILDING MAINTENANCE SUPPLIES	630-351	30	164.98
				CHECK APCHK 96903 TOTAL FOR FUND 01:			3,328.14
04/13/2021	APCH	96904	CLARKE ENVIRONMENTAL	MOSQUITO ABATEMENT	760-259	35	6,612.50
04/13/2021	APCH	96905#	COMCAST CABLE	INTERNET/WEBSITE HOSTING	460-225	10	226.82
				INTERNET/WEBSITE HOSTING	715-225	35	108.35
				CHECK APCHK 96905 TOTAL FOR FUND 01:			335.17
04/13/2021	APCH	96906*#	COMED	ENERGY/COMED (835 MIDWAY)	466-240	10	600.68
				ENERGY - STREET LIGHTS	745-207	35	62.97
				ENERGY - STREET LIGHTS	745-207	35	85.55
				CHECK APCHK 96906 TOTAL FOR FUND 01:			749.20
04/13/2021	APCH	96907	COOK COUNTY CLERK	FEES/DUES/SUBSCRIPTIONS	630-307	30	10.00
04/13/2021	APCH	96908*#	DELTA DENTAL PLAN OF ILLINOIS	EMP DED PAY- INSURANCE	210-204	00	1,480.02
				EMP DED PAY- INSURANCE	210-204	00	39.06
				HEALTH/DENTAL/LIFE INSURANCE	455-141	10	228.64
				HEALTH/DENTAL/LIFE INSURANCE	610-141	25	228.64
				HEALTH/DENTAL/LIFE INSURANCE	630-141	30	2,139.30

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 01 GENERAL FUND							
				HEALTH/DENTAL/LIFE INSURANCE	710-141	35	213.93
				HEALTH/DENTAL/LIFE INSURANCE	810-141	40	228.64
				CHECK APCHK 96908 TOTAL FOR FUND 01:			4,558.23
04/13/2021	APCH	96910	EWS WELDING SUPPLY, INC	MAINTENANCE - BUILDING	466-228	10	73.83
04/13/2021	APCH	96911#	FALCO'S LANDSCAPING INC	MAINTENANCE - BUILDING	466-228	10	3,250.00
				CONTRACTED MAINTENANCE & LANDSCAPING	570-281	20	4,900.00
				CONTRACTED MAINTENANCE & LANDSCAPING	570-281	20	3,000.00
				CONTRACTED MAINTENANCE & LANDSCAPING	570-281	20	4,300.00
				SITE IMPROVEMENTS	750-289	35	1,600.00
				STREET IMPROVEMENTS	765-685	35	8,125.00
				STREET IMPROVEMENTS	765-685	35	4,800.00
				STREET IMPROVEMENTS	765-685	35	9,000.00
				STREET IMPROVEMENTS	765-685	35	3,500.00
				STREET IMPROVEMENTS	765-685	35	8,150.00
				STREET IMPROVEMENTS	765-685	35	5,625.00
				CHECK APCHK 96911 TOTAL FOR FUND 01:			56,250.00
04/13/2021	APCH	96912*#	FIRST NATIONAL BANK OMAHA	PRINTING, PUBLISHING & TRANSCRIPTION	455-302	10	63.11
				FEES/DUES/SUBSCRIPTIONS	455-307	10	12.99
				FEES/DUES/SUBSCRIPTIONS	455-307	10	9.99
				COMMISSARY PROVISION	455-355	10	21.23
				PUBLIC RELATIONS	475-365	10	315.20
				PUBLIC RELATIONS	475-365	10	69.27
				CHECK APCHK 96912 TOTAL FOR FUND 01:			491.79
04/13/2021	APCH	96913#	FIRST NATIONAL BANK OMAHA	OTHER RECEIPTS	310-913	00	(250.00)
				COMMISSARY PROVISION	455-355	10	64.88
				EDP LICENSES	460-263	10	337.50
				EDP LICENSES	460-263	10	128.00
				EDP LICENSES	460-263	10	64.99
				EDP LICENSES	555-263	20	14.99
				SCHOOLS/CONFERENCES/TRAVEL	630-304	30	39.00
				SCHOOLS/CONFERENCES/TRAVEL	630-304	30	39.00
				OPERATING EQUIPMENT	630-401	30	1,199.00
				CHECK APCHK 96913 TOTAL FOR FUND 01:			1,637.36
04/13/2021	APCH	96914*#	GBJ SALES, LLC	PEST CONTROL	760-258	35	1,113.20
04/13/2021	APCH	96915	GRIT PIPE SOLUTIONS LLC	STORM WATER IMPROVEMENTS MAINTENANCE	750-381	35	5,644.50

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 01 GENERAL FUND							
04/13/2021	APCH	96916*#	H AND R CONSTRUCTION INC.	STORM WATER IMPROVEMENTS MAINTENANCE	750-381	35	2,400.00
				STORM WATER IMPROVEMENTS MAINTENANCE	750-381	35	2,802.00
				STORM WATER IMPROVEMENTS MAINTENANCE	750-381	35	3,500.00
				CHECK APCHK 96916 TOTAL FOR FUND 01:			8,702.00
04/13/2021	APCH	96918	INT ASSOC OF CHIEFS OF POLICE IN	FEES/DUES/SUBSCRIPTIONS	630-307	30	875.00
04/13/2021	APCH	96919	JOHN J. HANDZIK	UNIFORMS	630-345	30	26.26
04/13/2021	APCH	96921	KEVRON PRINTING & DESIGN INC	PRINTING, PUBLISHING & TRANSCRIPTION	455-302	10	79.00
04/13/2021	APCH	96922	KLEIN, THORPE & JENKINS, LTD.	FEES - VILLAGE ATTORNEY	470-239	10	280.50
04/13/2021	APCH	96923	KONICA MINOLTA BUSINESS SOLUTION	COPY SERVICE	630-315	30	24.80
04/13/2021	APCH	96924*#	LAW OFFICES STORINO RAMELLO&DURK	FEES - VILLAGE ATTORNEY	470-239	10	13,425.34
				FEES - SPECIAL ATTORNEY	470-241	10	855.00
				CRISIS MANAGEMENT	475-367	10	342.00
				CHECK APCHK 96924 TOTAL FOR FUND 01:			14,622.34
04/13/2021	APCH	96925	LEONARD B CANNATA	RED LIGHT - ADJUDICATOR	630-246	30	726.00
04/13/2021	APCH	96927	METRO REPORTING SERVICE LTD.	FEES - COURT REPORTER	520-246	15	716.00
04/13/2021	APCH	96929	NCPERS GROUP LIFE INSURANCE	EMP DED - SUPPLEMENTAL LIFE INSURANCE	210-213	00	80.00
04/13/2021	APCH	96930#	NICOR GAS	NICOR GAS (835 MIDWAY)	466-236	10	253.31
				NICOR GAS (7760 QUINCY)	630-235	30	437.03
				NICOR GAS	725-415	35	350.53
				CHECK APCHK 96930 TOTAL FOR FUND 01:			1,040.87
04/13/2021	APCH	96931	NORTH EAST MULTI REGIONAL TRNG.	FEES/DUES/SUBSCRIPTIONS	630-307	30	2,755.00
04/13/2021	APCH	96932	NOTARY SERVICE BONDING AGENCY	FEES/DUES/SUBSCRIPTIONS	630-307	30	53.95
04/13/2021	APCH	96933	P.F. PETTIBONE & CO.	OPERATING EQUIPMENT	630-401	30	17.00
04/13/2021	APCH	96934	PIRTEK	MAINTENANCE - VEHICLES	735-409	35	473.47
04/13/2021	APCH	96935*#	RAGS ELECTRIC, INC	MAINTENANCE - BUILDING	630-228	30	217.00
04/13/2021	APCH	96936	RAY O'HERRON CO., INC.	AMMUNITION	630-346	30	2,468.00
04/13/2021	APCH	96937	RBH CONSTRUCTION, LLC	BALLFIELD MAINTENANCE	570-280	20	4,800.00
04/13/2021	APCH	96938	ROBERT SCHALLER	FEES/DUES/SUBSCRIPTIONS	630-307	30	149.90

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 01 GENERAL FUND							
04/13/2021	APCH	96939	ROY MAGHARIOUS	SNOW REMOVAL CONTRACT	740-287	35	75.00
04/13/2021	APCH	96940	RYDIN	PRINTING & PUBLISHING	630-302	30	385.66
04/13/2021	APCH	96941	SAFARILAND LLC	JAIL SUPPLIES	650-343	30	222.06
04/13/2021	APCH	96942#	SATELLITE PHONE STORE	PHONE - TELEPHONES	455-201	10	65.76
				PHONE - TELEPHONES	630-201	30	65.76
				CHECK APCHK 96942 TOTAL FOR FUND 01:			131.52
04/13/2021	APCH	96943	SERVICE SANITATION INC	CONTRACTED MAINTENANCE & LANDSCAPING	570-281	20	203.92
				ADA PARK MAINTENANCE	590-519	20	174.00
				CHECK APCHK 96943 TOTAL FOR FUND 01:			377.92
04/13/2021	APCH	96944#	SIGNS NOW	OFFICE SUPPLIES	410-301	05	42.90
				OFFICE SUPPLIES	455-301	10	42.90
				CHECK APCHK 96944 TOTAL FOR FUND 01:			85.80
04/13/2021	APCH	96945*#	TAMELING INDUSTRIES	STORM WATER IMPROVEMENTS MAINTENANCE	750-381	35	133.20
04/13/2021	APCH	96946	THOMPSON ELEV. INSPECT. SERVICE	ELEVATOR INSPECTION-REIMB	830-117	40	43.00
04/13/2021	APCH	96947	TRAFFIC CONTROL & PROTECTIONS	ROAD SIGNS	755-333	35	234.90
04/13/2021	APCH	96948#	WAREHOUSE DIRECT	OFFICE SUPPLIES	455-301	10	126.99
				OFFICE SUPPLIES	455-301	10	57.76
				OFFICE SUPPLIES	455-301	10	24.99
				COMMISSARY PROVISION	455-355	10	32.98
				OPERATING EQUIPMENT	630-401	30	66.58
				OPERATING EQUIPMENT	630-401	30	48.78
				OPERATING EQUIPMENT	630-401	30	119.18
				OPERATING EQUIPMENT	630-401	30	21.90
				OFFICE SUPPLIES	710-301	35	(178.00)
				CHECK APCHK 96948 TOTAL FOR FUND 01:			321.16
04/13/2021	APCH	96949	WBK ENGINEERING LLC	PLAN REVIEW - PLANNER	520-257	15	13,919.13
				Total for fund 01 GENERAL FUND			250,166.73

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 02 WATER FUND							
04/01/2021	APCH	96889	VERIZON WIRELESS	PHONE - TELEPHONES	401-201	50	75.06
04/13/2021	APCH	201(E)	DUPAGE WATER COMMISSION	PURCHASE OF WATER	420-575	50	113,340.85
04/13/2021	APCH	202(E)*#	INTERGOVERMENTAL PERSONNEL	HEALTH/DENTAL/LIFE INSURANCE	401-141	50	3,480.51
04/13/2021	APCH	203(E)*#	WEX BANK	FUEL/MILEAGE/WASH	401-303	50	517.96
04/13/2021	APCH	96890*#	ACCESS ONE, INC.	PHONE - TELEPHONES	401-201	50	92.48
				PHONE - TELEPHONES	401-201	50	92.33
				CHECK APCHK 96890 TOTAL FOR FUND 02:			184.81
04/13/2021	APCH	96896	ASSOCIATED TECHNICAL SERV. LTD.	LEAK SURVEYS	430-276	50	1,020.00
04/13/2021	APCH	96903*#	CITY WIDE OF ILLINOIS	MATERIALS & SUPPLIES- STANDPIPE/PUMPH	425-475	50	97.26
04/13/2021	APCH	96906*#	COMED	ENERGY - ELECTRIC PUMP	420-206	50	980.62
04/13/2021	APCH	96908*#	DELTA DENTAL PLAN OF ILLINOIS	HEALTH/DENTAL/LIFE INSURANCE	401-141	50	213.93
04/13/2021	APCH	96909	ETP LABS INC	SAMPLING ANALYSIS	420-362	50	100.00
04/13/2021	APCH	96912*#	FIRST NATIONAL BANK OMAHA	POSTAGE & METER RENT	401-311	50	21.90
04/13/2021	APCH	96914*#	GBJ SALES, LLC	MATERIALS & SUPPLIES- STANDPIPE/PUMPH	425-475	50	315.40
04/13/2021	APCH	96916*#	H AND R CONSTRUCTION INC.	WATER DISTRIBUTION REPAIRS/MAINTENANC	430-277	50	6,000.00
				WATER DISTRIBUTION REPAIRS/MAINTENANC	430-277	50	4,500.00
				WATER DISTRIBUTION REPAIRS/MAINTENANC	430-277	50	4,950.00
				WATER DISTRIBUTION REPAIRS/MAINTENANC	430-277	50	3,600.00
				WATER DISTRIBUTION REPAIRS/MAINTENANC	430-277	50	4,500.00
				WATER DISTRIBUTION REPAIRS/MAINTENANC	430-277	50	11,797.50
				CHECK APCHK 96916 TOTAL FOR FUND 02:			35,347.50
04/13/2021	APCH	96917	HBK WATER METER SERVICE	METERS FLOW TESTING	435-278	50	25.50
04/13/2021	APCH	96920	JSN CONTRACTORS SUPPLY	WELLHOUSE REPAIRS & MAINTENANCE - L.H	425-473	50	62.50
				MATERIALS & SUPPLIES- STANDPIPE/PUMPH	425-475	50	23.25
				CHECK APCHK 96920 TOTAL FOR FUND 02:			85.75

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 02 WATER FUND							
04/13/2021	APCH	96928	METROPOLITAN INDUSTRIES INC	MATERIALS & SUPPLIES- STANDPIPE/PUMPH	425-475	50	138.00
04/13/2021	APCH	96935*#	RAGS ELECTRIC, INC	WELLHOUSE REPAIRS & MAINTENANCE - L.H	425-473	50	1,565.79
04/13/2021	APCH	96945*#	TAMELING INDUSTRIES	MATERIAL & SUPPLIES - DISTRIBUTION	430-476	50	690.75
				Total for fund 02 WATER FUND			158,201.59

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 07 POLICE PENSION FUND							
04/13/2021	APCH	96926	MESIROW FINANCIAL SERVICES INC	FIDUCIARY INSURANCE	401-254	62	3,187.00
				Total for fund 07 POLICE PENSION FUND			3,187.00

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 15 RT 83/PLAINFIELD RD BUSINESS DISTRCT TAX							
04/13/2021	APCH	96924*#	LAW OFFICES STORINO RAMELLO&DURK	LEGAL FEES	401-242	15	760.00
				Total for fund 15 RT 83/PLAINFIELD RD BUSINESS			760.00
			TOTAL - ALL FUNDS				412,315.32

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

Payroll Liability Check Register
For Check Dates 03/01/2021 to 03/31/2021

Check Number	Vendor Name	Check Date	Check Amount
EFT377	AFLAC	03/26/2021	2,716.34
EFT378	EFTPS	03/26/2021	54,831.49
EFT379	COMMUNITY BANK OF WILLOWBROOK	03/26/2021	272.23
EFT380	I C M A RETIREMENT TRUST - 457	03/26/2021	825.00
EFT381	ILLINOIS STATE DISBURSEMENT UNIT	03/26/2021	2,244.30
EFT382	ILLINOIS FRATERNAL	03/26/2021	1,152.00
EFT383	I.M.R.F. PENSION FUND	03/26/2021	37,707.98
EFT384	NATIONWIDE RETIREMENT SOLUTIONS	03/26/2021	17,520.78
EFT385	VILLAGE OF WILLOWBROOK	03/26/2021	50,428.47
EFT386	ILLINOIS DEPT. OF REVENUE	03/26/2021	7,809.29
EFT376	ILLINOIS DEPT. OF REVENUE	03/19/2021	7.65
53949	I C M A RETIREMENT TRUST - 457	03/12/2021	825.00
53950	ILLINOIS STATE DISBURSEMENT UNIT	03/12/2021	997.30
EFT371	EFTPS	03/12/2021	26,374.28
EFT372	COMMUNITY BANK OF WILLOWBROOK	03/12/2021	272.23
EFT373	NATIONWIDE RETIREMENT SOLUTIONS	03/12/2021	8,610.18
EFT374	VILLAGE OF WILLOWBROOK	03/12/2021	50,477.89
EFT375	ILLINOIS DEPT. OF REVENUE	03/12/2021	5,992.86
Total Checks: 18		Total Paid:	$269,065.27



MONTHLY FINANCIAL REPORT

MARCH 2021

RESPECTFULLY SUBMITTED BY:

Frank A. Trilla, Mayor

Carrie Dittman, Director of Finance

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		
TOTAL		$ 3,765,737	$ 3,917,506	$ 4,079,105	$ 4,457,359	$ 4,127,381	
MTH AVG		$ 313,811	$ 326,459	$ 339,925	$ 371,447	$ 375,216	
BUDGET		*$ 3,600,000*	*$ 3,600,000*	*$ 3,600,000*	*$ 4,000,000*	*$ 3,500,000*	

YEAR TO DATE LAST YEAR : $ 4,145,866

YEAR TO DATE THIS YEAR : $ 4,127,381

DIFFERENCE : $ (18,485)

PERCENTAGE CHANGE : -0.45%

CURRENT FISCAL YEAR :

BUDGETED REVENUE: $ 3,500,000

PERCENTAGE OF YEAR COMPLETED : 91.67%

PERCENTAGE OF REVENUE TO DATE : 117.93%

PROJECTION OF ANNUAL REVENUE : $ 4,437,485

EST. DOLLAR DIFF ACTUAL TO BUDGET $ 937,485

EST. PERCENT DIFF ACTUAL TO BUDGET 26.79%

VILLAGE OF WILLOWBROOK
MONTHLY CASH AND INVESTMENT BALANCE BY FUND
FOR THE MONTH ENDED 03/31/2021

ACCOUNT	BALANCE
Fund 01 GENERAL FUND	
CHECKING - 0283	0.00
COMMUNITY BANK OF WB - 0275	567,743.40
IL FUNDS - 5435	4,593,684.94
COMMUNITY BANK OF WB MM - 1771	305,765.56
COMMUNITY BANK RD LGHT - 0243	30,729.72
COMMUNITY BANK OF WB FSA - 3804	12,568.21
COMMUNITY BANK DRUG ACCT - 4171	29,220.91
PETTY CASH REVLVING	950.00
Total For Fund 01:	5,540,662.74
Fund 02 WATER FUND	
IL FUNDS WATER - 5914	620,921.58
COMMUNITY BANK OF WB WTR - 4163	798,292.11
COMMUNITY BANK OF WB - 0275	0.00
Total For Fund 02:	1,419,213.69
Fund 04 MOTOR FUEL TAX FUND	
IL FUNDS MFT - 5443	708,942.90
COMMUNITY BANK OF WB - 0275	93,803.27
Total For Fund 04:	802,746.17
Fund 06 SSA ONE BOND & INTEREST FUND	
IL FUNDS SSA BOND - 4621	21,859.72
Total For Fund 06:	21,859.72
Fund 07 POLICE PENSION FUND	
COMMUNITY BANK OF WB PP - 4155	10,007.94
COMMUNITY BANK OF WB - 0275	0.00
SCHWAB - PP MONEY MARKET	283,667.87
US TREASURIES	1,113,594.21
US AGENCIES	5,952,209.96
MUNICIPAL BONDS	1,463,286.13
CORPORATE BONDS	1,850,433.14
MUTUAL FUNDS	12,315,937.65
MARKET VALUE CONTRA	4,833,664.93
Total For Fund 07:	27,822,801.83
Fund 09 WATER CAPITAL IMPROVEMENTS FUND	
IL FUNDS WTR CAP - 1206	1,019,471.09
Total For Fund 09:	1,019,471.09
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	2,078,328.72
Total For Fund 15:	2,078,328.72
TOTAL CASH & INVESTMENTS:	**38,724,144.73**

ACCOUNT BALANCE REPORT FOR WILLOWBROOK
PERIOD ENDING 03/31/2021
CASH & INVESTMENTS BY FUND AND ACCOUNT TYPE

GL NUMBER	DESCRIPTION	END BALANCE 03/31/2021
Fund 01 - GENERAL FUND		
MONEY MARKET		
01-00-110-322	IL FUNDS - 5435	4,593,684.94
01-00-110-323	COMMUNITY BANK OF WB MM - 1771	305,765.56
01-00-110-325	COMMUNITY BANK RD LGHT - 0243	30,729.72
01-00-110-380	COMMUNITY BANK DRUG ACCT - 4171	29,220.91
	Net MONEY MARKET	4,959,401.13
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	567,743.40
01-00-110-332	COMMUNITY BANK OF WB FSA - 3804	12,568.21
	Net SAVINGS	580,311.61
Fund 02 - WATER FUND		
MONEY MARKET		
02-00-110-113	IL FUNDS WATER - 5914	620,921.58
02-00-110-209	COMMUNITY BANK OF WB WTR - 4163	798,292.11
	Net MONEY MARKET	1,419,213.69
Fund 04 - MOTOR FUEL TAX FUND		
MONEY MARKET		
04-00-110-116	IL FUNDS MFT - 5443	708,942.90
	Net MONEY MARKET	708,942.90
SAVINGS		
04-00-110-257	COMMUNITY BANK OF WB - 0275	93,803.27
	Net SAVINGS	93,803.27
Fund 06 - SSA ONE BOND & INTEREST FUND		
MONEY MARKET		
06-00-110-117	IL FUNDS SSA BOND - 4621	21,859.72
	Net MONEY MARKET	21,859.72
Fund 07 - POLICE PENSION FUND		
MONEY MARKET		
07-00-110-202	COMMUNITY BANK OF WB PP - 4155	10,007.94
07-00-110-336	SCHWAB - PP MONEY MARKET	283,667.87
	Net MONEY MARKET	293,675.81
AGENCY CERTIFICATES		
07-00-120-260	US AGENCIES	5,952,209.96
	Net AGENCY CERTIFICATES	5,952,209.96
CORPORATE BONDS		
07-00-120-288	CORPORATE BONDS	1,850,433.14
	Net CORPORATE BONDS	1,850,433.14
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	4,833,664.93
	Net MARKET VALUE	4,833,664.93
TREASURY NOTES		
07-00-120-250	US TREASURIES	1,113,594.21

GL NUMBER	DESCRIPTION	END BALANCE 03/31/2021
Fund 07 - POLICE PENSION FUND		
	Net TREASURY NOTES	1,113,594.21
Fund 09 - WATER CAPITAL IMPROVEMENTS FUND		
MONEY MARKET		
09-00-110-324	IL FUNDS WTR CAP - 1206	1,019,471.09
	Net MONEY MARKET	1,019,471.09
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	2,078,328.72
	Net MONEY MARKET	2,078,328.72

ACCOUNT BALANCE REPORT FOR WILLOWBROOK
PERIOD ENDING 03/31/2021
CASH & INVESTMENTS BY INSTITUTION

GL NUMBER	DESCRIPTION	END BALANCE 03/31/2021
COMMUNITY BANK OF WB		
01-00-110-257	COMMUNITY BANK OF WB - 0275	567,743.40
01-00-110-323	COMMUNITY BANK OF WB MM - 1771	305,765.56
01-00-110-325	COMMUNITY BANK RD LGHT - 0243	30,729.72
01-00-110-332	COMMUNITY BANK OF WB FSA - 3804	12,568.21
01-00-110-380	COMMUNITY BANK DRUG ACCT - 4171	29,220.91
02-00-110-209	COMMUNITY BANK OF WB WTR - 4163	798,292.11
04-00-110-257	COMMUNITY BANK OF WB - 0275	93,803.27
07-00-110-202	COMMUNITY BANK OF WB PP - 4155	10,007.94
10-00-110-257	COMMUNITY BANK OF WB - 0275	680.52
	Net COMMUNITY BANK OF WB	1,848,811.64
ILLINOIS FUNDS		
01-00-110-322	IL FUNDS - 5435	4,593,684.94
02-00-110-113	IL FUNDS WATER - 5914	620,921.58
04-00-110-116	IL FUNDS MFT - 5443	708,942.90
06-00-110-117	IL FUNDS SSA BOND - 4621	21,859.72
09-00-110-324	IL FUNDS WTR CAP - 1206	1,019,471.09
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	2,078,328.72
	Net ILLINOIS FUNDS	9,061,589.20
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	283,667.87
07-00-120-250	US TREASURIES	1,113,594.21
07-00-120-260	US AGENCIES	5,952,209.96
07-00-120-270	MUNICIPAL BONDS	1,463,286.13
07-00-120-288	CORPORATE BONDS	1,850,433.14
07-00-120-290	MUTUAL FUNDS	12,315,937.65
07-00-120-900	MARKET VALUE CONTRA	4,833,664.93
	Net CHARLES SCHWAB	27,812,793.89
Total - All Funds:		38,724,144.73

INTERFUND ACTIVITY REPORT FOR WILLOWBROOK
Period Ending 03/31/2021
Due To/From Other Funds

GL Number	Description	Balance
Fund 01: GENERAL FUND		
Due From Other Funds		
01-00-140-107	DUE TO/FROM POLICE PENSION FUND	193,269.85
	Total Due From Other Funds	193,269.85
Fund 07: POLICE PENSION FUND		
Due From Other Funds		
07-00-140-101	DUE (TO)/FROM GENERAL FUND	(193,269.85)
	Total Due From Other Funds	(193,269.85)

REVENUE REPORT FOR WILLOWBROOK
PERIOD ENDING 03/31/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 03/31/2021	YTD BALANCE 03/31/2021	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	50.17	117,536.76	116,146.00	101.20	(1,390.76)
Net PROPERTY TAX		50.17	191,303.58	188,896.00	101.27	(2,407.58)
OTHER TAXES						
01-00-310-201	MUNICIPAL SALES TAX	446,755.76	4,127,380.65	3,500,000.00	117.93	(627,380.65)
01-00-310-202	ILLINOIS INCOME TAX	66,726.17	879,815.80	717,000.00	122.71	(162,815.80)
01-00-310-203	AMUSEMENT TAX	5,815.69	55,588.39	65,004.00	85.52	9,415.61
01-00-310-204	REPLACEMENT TAX	93.26	1,220.06	1,250.00	97.60	29.94
01-00-310-205	UTILITY TAX	79,560.57	739,155.49	850,000.00	86.96	110,844.51
01-00-310-206	LOCAL GAS TAX	21,055.65	226,034.20	275,000.00	82.19	48,965.80
01-00-310-208	PLACES OF EATING TAX	35,491.38	403,809.35	400,000.00	100.95	(3,809.35)
01-00-310-209	WATER TAX	13,656.70	153,037.38	160,000.00	95.65	6,962.62
01-00-310-210	WATER TAX - UNINCORPORATED	0.00	167.07	160.00	104.42	(7.07)
01-00-310-211	HOTEL/MOTEL TAX	8,686.71	137,286.87	216,000.00	63.56	78,713.13
01-00-310-212	SELF-STORAGE FACILITY TAX	9,916.20	111,273.14	0.00	100.00	(111,273.14)
Net OTHER TAXES		687,758.09	6,834,768.40	6,184,414.00	110.52	(650,354.40)
LICENSES						
01-00-310-302	LIQUOR LICENSES	0.00	21,914.00	66,750.00	32.83	44,836.00
01-00-310-303	BUSINESS LICENSES	3,114.00	102,973.50	93,000.00	110.72	(9,973.50)
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		3,114.00	135,556.50	179,250.00	75.62	43,693.50
PERMITS						
01-00-310-401	BUILDING PERMITS	30,498.22	293,872.56	285,000.00	103.11	(8,872.56)
01-00-310-402	SIGN PERMITS	0.00	15,224.20	6,000.00	253.74	(9,224.20)
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)	0.00	2,395.00	3,000.00	79.83	605.00
Net PERMITS		30,498.22	311,467.76	295,000.00	105.58	(16,467.76)
FINES						
01-00-310-501	CIRCUIT COURT FINES	5,879.76	57,062.41	90,000.00	63.40	32,937.59
01-00-310-502	TRAFFIC FINES	7,550.00	61,475.00	25,000.00	245.90	(36,475.00)
01-00-310-503	RED LIGHT FINES	57,025.00	575,764.00	565,000.00	101.91	(10,764.00)
01-00-310-504	DUI FINES	350.00	3,456.21	2,000.00	172.81	(1,456.21)
01-00-310-505	OVERWEIGHT TRUCK FINES	200.00	3,184.50	6,000.00	53.08	2,815.50
Net FINES		71,004.76	700,942.12	688,000.00	101.88	(12,942.12)
OVERHEAD REIMBURSEMENT						
01-00-310-601	ADMINISTRATIVE SUPPORT REIMB - WATER	46,857.33	515,430.63	562,288.00	91.67	46,857.37
Net OVERHEAD REIMBURSEMENT		46,857.33	515,430.63	562,288.00	91.67	46,857.37

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 03/31/2021	YTD BALANCE 03/31/2021	2020-21 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE
Fund 01 - GENERAL FUND						
CHARGES & FEES						
01-00-310-700	PLANNING APPLICATION FEES	3,350.00	28,690.00	10,000.00	286.90	(18,690.00)
01-00-310-701	PUBLIC HEARING FEES	8,225.00	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	210.00	2,075.00	2,000.00	103.75	(75.00)
01-00-310-705	VIDEO GAMING TERMINAL INCOME	2,039.97	21,499.80	36,000.00	59.72	14,500.20
01-00-310-706	COPIES-ORDINANCES & MAPS	0.00	0.00	50.00	0.00	50.00
01-00-310-723	ELEVATOR INSPECTION FEES	700.00	21,675.00	12,000.00	180.63	(9,675.00)
01-00-310-724	BURGLAR ALARM FEES	(200.00)	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		14,324.97	114,264.80	75,050.00	152.25	(39,214.80)
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	0.00	(290.00)	3,000.00	(9.67)	3,290.00
01-00-310-815	SUMMER RECREATION FEES	200.00	200.00	9,230.00	2.17	9,030.00
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 RE	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		200.00	(90.00)	29,880.00	(0.30)	29,970.00
OTHER REVENUE						
01-00-310-901	REIMBURSEMENTS - IRMA	961.22	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	131.42	1,270.02	1,440.00	88.20	169.98
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	20.06	4,693.03	0.00	100.00	(4,693.03)
01-00-310-915	REIMBURSEMENTS - POLICE SPECIAL DETA	0.00	6,493.00	5,000.00	129.86	(1,493.00)
01-00-310-917	REIMBURSEMENTS - PUBLIC WORKS OTHEF	23,430.00	27,841.93	23,600.00	117.97	(4,241.93)
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	0.00	404,114.54	0.00	100.00	(404,114.54)
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	0.00	175,133.02	204,000.00	85.85	28,866.98
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		24,542.70	744,723.68	267,840.00	278.05	(476,883.68)
NON-OPERATING						
01-00-320-108	INTEREST INCOME	332.03	11,619.53	48,000.00	24.21	36,380.47
Net NON-OPERATING		332.03	11,619.53	48,000.00	24.21	36,380.47
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 03/31/2021	YTD BALANCE 03/31/2021	2020-21 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE
Fund 01 - GENERAL FUND						
Fund 01 - GENERAL FUND:						
TOTAL REVENUES		878,682.27	10,277,745.53	9,234,559.00	111.30	(1,043,186.53)
Fund 02 - WATER FUND						
CHARGES & FEES						
02-00-310-712	WATER USAGE	273,204.00	3,060,924.27	3,200,000.00	95.65	139,075.73
02-00-310-713	WATER PENALTIES	(61.79)	11,069.84	8,000.00	138.37	(3,069.84)
02-00-310-718	SHUTOFF/NSF FEE	50.00	3,515.00	5,000.00	70.30	1,485.00
Net CHARGES & FEES		273,192.21	3,075,509.11	3,213,000.00	95.72	137,490.89
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	1,053.75	5,854.25	5,000.00	117.09	(854.25)
02-00-310-717	CONSTRUCTION USAGE	0.00	400.00	1,000.00	40.00	600.00
Net OTHER REVENUE		1,053.75	7,075.11	11,000.00	64.32	3,924.89
NON-OPERATING						
02-00-320-108	INTEREST INCOME	52.49	1,373.12	18,000.00	7.63	16,626.88
02-00-320-713	WATER CONNECTION FEES	0.00	1,325.00	3,000.00	44.17	1,675.00
Net NON-OPERATING		52.49	2,698.12	21,000.00	12.85	18,301.88
Fund 02 - WATER FUND:						
TOTAL REVENUES		274,298.45	3,085,282.34	3,245,000.00	95.08	159,717.66
Fund 04 - MOTOR FUEL TAX FUND						
OTHER TAXES						
04-00-310-216	MFT RECEIPTS	23,336.42	278,782.67	310,429.00	89.81	31,646.33
04-00-310-218	MFT CAPITAL BOND RECEIPTS	93,803.27	281,409.81	0.00	100.00	(281,409.81)
Net OTHER TAXES		117,139.69	560,192.48	310,429.00	180.46	(249,763.48)
NON-OPERATING						
04-00-320-108	INTEREST INCOME	35.63	1,100.66	6,000.00	18.34	4,899.34
Net NON-OPERATING		35.63	1,100.66	6,000.00	18.34	4,899.34
Fund 04 - MOTOR FUEL TAX FUND:						
TOTAL REVENUES		117,175.32	561,293.14	316,429.00	177.38	(244,864.14)

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 03/31/2021	YTD BALANCE 03/31/2021	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	1.11	130.15	1,000.00	13.02	869.85
Net NON-OPERATING		1.11	130.15	1,000.00	13.02	869.85
Fund 06 - SSA ONE BOND & INTEREST FUND:						
TOTAL REVENUES		1.11	325,274.66	322,925.00	100.73	(2,349.66)
Fund 07 - POLICE PENSION FUND						
OTHER REVENUE						
07-00-310-607	VILLAGE CONTRIBUTION	82,670.24	992,042.88	1,074,713.00	92.31	82,670.12
07-00-310-906	POLICE CONTRIBUTIONS	18,236.12	209,201.68	216,880.00	96.46	7,678.32
Net OTHER REVENUE		100,906.36	1,201,244.56	1,291,593.00	93.00	90,348.44
NON-OPERATING						
07-00-320-108	INTEREST INCOME	48,595.12	664,253.44	500,000.00	132.85	(164,253.44)
07-00-320-110	UNREALIZED GAIN (LOSS) ON INVESTMENTS	88,960.72	4,386,683.77	0.00	100.00	(4,386,683.77)
07-00-320-111	GAIN (LOSS) ON INVESTMENTS	176,314.85	421,631.74	0.00	100.00	(421,631.74)
Net NON-OPERATING		313,870.69	5,472,568.95	500,000.00	1,094.51	(4,972,568.95)
Fund 07 - POLICE PENSION FUND:						
TOTAL REVENUES		414,777.05	6,673,813.51	1,791,593.00	372.51	(4,882,220.51)
Fund 09 - WATER CAPITAL IMPROVEMENTS FUND						
NON-OPERATING						
09-00-320-108	INTEREST INCOME	51.58	1,643.14	6,000.00	27.39	4,356.86
Net NON-OPERATING		51.58	1,643.14	6,000.00	27.39	4,356.86
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 03/31/2021	YTD BALANCE 03/31/2021	2020-21 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE
Fund 09 - WATER CAPITAL IMPROVEMENTS FUND						
TOTAL REVENUES		51.58	201,643.14	206,000.00	97.89	4,356.86
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 CEN	69,586.20	522,460.78	600,000.00	87.08	77,539.22
Net OTHER TAXES		69,586.20	522,460.78	600,000.00	87.08	77,539.22
Fund 15 - RT 83/PLAINFIELD RD BUSINESS DISTRCT TAX:						

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 03/31/2021	YTD BALANCE 03/31/2021	2020-21 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE
Fund 15 - RT 83/PLAINFIELD RD BUSINESS DISTRCT TAX						
TOTAL REVENUES		69,586.20	522,460.78	600,000.00	87.08	77,539.22
TOTAL REVENUES - ALL FUNDS		1,754,571.98	21,974,059.95	16,043,052.00	136.97	(5,931,007.95)

EXPENDITURE REPORT FOR WILLOWBROOK
PERIOD ENDING 03/31/2021

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 03/31/21	YTD BALANCE 03/31/2021	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	107.16	881.15	887.00	99.34	5.85	1,774.00	892.85
01-05-400-161	SOCIAL SECURITY	458.20	3,767.70	3,794.00	99.31	26.30	7,588.00	3,820.30
01-05-410-101	SALARY - MAYOR & VILLAGE BOA	6,600.00	52,200.00	54,000.00	96.67	1,800.00	108,000.00	55,800.00
01-05-410-125	SALARY - VILLAGE CLERK	600.00	6,600.00	7,200.00	91.67	600.00	14,400.00	7,800.00
01-05-410-141	LIFE INSURANCE - ELECTED OFF	71.68	696.08	767.00	90.75	70.92	1,534.00	837.92
01-05-410-201	PHONE - TELEPHONES	42.46	485.91	696.00	69.81	210.09	1,392.00	906.09
01-05-410-301	OFFICE SUPPLIES	0.00	50.00	500.00	10.00	450.00	1,000.00	950.00
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/TRAVI	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		7,879.50	66,556.14	76,114.00	87.44	9,557.86	152,228.00	85,671.86
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	754.36	984.34	0.00	100.00	(984.34)	0.00	(984.34)
DATA PROCESSING		754.36	984.34	0.00	100.00	(984.34)	0.00	(984.34)
Total Dept 05 - VILLAGE BOARD & CLERK		8,633.86	67,710.44	76,614.00	88.38	8,903.56	153,228.00	85,517.56
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 - COMMISSIONI	18.48	203.28	260.00	78.18	56.72	520.00	316.72
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/TRAVI	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		18.48	1,002.63	11,398.00	8.80	10,395.37	22,796.00	21,793.37
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		18.48	13,065.63	31,898.00	40.96	18,832.37	63,796.00	50,730.37

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 03/31/21	YTD BALANCE 03/31/2021	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	543.94	5,158.37	5,322.00	96.93	163.63	10,644.00	5,485.63
01-10-400-151	IMRF	9,407.87	59,591.80	49,218.00	121.08	(10,373.80)	98,436.00	38,844.20
01-10-400-161	SOCIAL SECURITY	2,325.88	19,145.14	20,435.00	93.69	1,289.86	40,870.00	21,724.86
01-10-400-171	SUI - UNEMPLOYMENT	95.59	960.99	774.00	124.16	(186.99)	1,548.00	587.01
01-10-455-101	SALARIES - MANAGEMENT STAFI	14,381.60	171,544.03	175,125.00	97.96	3,580.97	350,250.00	178,705.97
01-10-455-102	OVERTIME	377.94	2,742.81	5,000.00	54.86	2,257.19	10,000.00	7,257.19
01-10-455-105	ASSISTANT VILLAGE ADMINISTR/	18,799.07	133,225.84	130,175.00	102.34	(3,050.84)	260,350.00	127,124.16
01-10-455-126	SALARIES - CLERICAL	4,607.36	55,130.72	56,726.00	97.19	1,595.28	113,452.00	58,321.28
01-10-455-131	PERSONNEL RECRUITMENT	257.00	447.95	500.00	89.59	52.05	1,000.00	552.05
01-10-455-141	HEALTH/DENTAL/LIFE INSURANC	4,232.93	46,493.22	49,602.00	93.73	3,108.78	99,204.00	52,710.78
01-10-455-201	PHONE - TELEPHONES	1,234.03	17,606.53	12,684.00	138.81	(4,922.53)	25,368.00	7,761.47
01-10-455-266	CODIFY ORDINANCES	0.00	2,833.00	5,000.00	56.66	2,167.00	10,000.00	7,167.00
01-10-455-301	OFFICE SUPPLIES	876.41	4,505.20	8,000.00	56.32	3,494.80	16,000.00	11,494.80
01-10-455-302	PRINTING, PUBLISHING & TRANS	327.45	3,050.04	2,500.00	122.00	(550.04)	5,000.00	1,949.96
01-10-455-303	FUEL/MILEAGE/WASH	63.41	420.07	750.00	56.01	329.93	1,500.00	1,079.93
01-10-455-304	SCHOOLS/CONFERENCES/TRAVI	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	575.00	22,400.50	71,000.00	31.55	48,599.50	142,000.00	119,599.50
01-10-455-307	FEES/DUES/SUBSCRIPTIONS	165.43	8,379.52	13,000.00	64.46	4,620.48	26,000.00	17,620.48
01-10-455-311	POSTAGE & METER RENT	845.76	4,322.08	5,000.00	86.44	677.92	10,000.00	5,677.92
01-10-455-315	COPY SERVICE	422.77	5,713.77	7,000.00	81.63	1,286.23	14,000.00	8,286.23
01-10-455-355	COMMISSARY PROVISION	292.39	1,801.87	3,000.00	60.06	1,198.13	6,000.00	4,198.13
01-10-455-411	MAINTENANCE - EQUIPMENT	0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00
GENERAL MANAGEMENT		59,831.83	565,677.45	625,311.00	90.46	59,633.55	1,250,622.00	684,944.55
COMMUNITY RELATIONS								
01-10-475-365	PUBLIC RELATIONS	604.90	1,156.80	5,000.00	23.14	3,843.20	10,000.00	8,843.20
01-10-475-367	CRISIS MANAGEMENT	133.00	31,515.47	25,000.00	126.06	(6,515.47)	50,000.00	18,484.53
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		737.90	32,672.27	32,000.00	102.10	(672.27)	64,000.00	31,327.73
CAPITAL IMPROVEMENTS								
01-10-485-602	BUILDING IMPROVEMENTS	5,375.00	41,916.78	60,000.00	69.86	18,083.22	120,000.00	78,083.22
01-10-485-611	FURNITURE & OFFICE EQUIPMEI	0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00
CAPITAL IMPROVEMENTS		5,375.00	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	14,075.71	14,347.00	98.11	271.29	28,694.00	14,618.29
01-10-460-263	EDP LICENSES	530.49	27,579.00	43,435.00	63.49	15,856.00	86,870.00	59,291.00
01-10-460-265	CYBER DISRUPTION	800.00	12,099.00	0.00	100.00	(12,099.00)	0.00	(12,099.00)
01-10-460-267	DOCUMENT STORAGE/SCANNIN(	0.00	1,745.10	5,000.00	34.90	3,254.90	10,000.00	8,254.90

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 03/31/21	YTD BALANCE 03/31/2021	2020-21 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE	APPROP.	APPROP. AVAIL.
Fund 01 - GENERAL FUND								
01-10-460-306	CONSULTING SERVICES - IT	1,418.15	36,680.87	18,000.00	203.78	(18,680.87)	36,000.00	(680.87)
DATA PROCESSING		3,375.46	93,349.66	81,782.00	114.14	(11,567.66)	163,564.00	70,214.34
BUILDINGS								
01-10-466-228	MAINTENANCE - BUILDING	2,777.74	66,070.09	30,545.00	216.30	(35,525.09)	61,090.00	(4,980.09)
01-10-466-236	NICOR GAS (835 MIDWAY)	489.59	1,829.16	2,000.00	91.46	170.84	4,000.00	2,170.84
01-10-466-240	ENERGY/COMED (835 MIDWAY)	578.99	1,945.06	3,000.00	64.84	1,054.94	6,000.00	4,054.94
01-10-466-251	SANITARY (835 MIDWAY)	18.90	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 SUPPL	0.00	4,211.84	2,000.00	210.59	(2,211.84)	4,000.00	(211.84)
BUILDINGS		3,865.22	74,534.06	38,995.00	191.14	(35,539.06)	77,990.00	3,455.94
LEGAL								
01-10-470-239	FEES - VILLAGE ATTORNEY	11,017.89	86,198.40	140,000.00	61.57	53,801.60	280,000.00	193,801.60
01-10-470-241	FEES - SPECIAL ATTORNEY	76.50	2,276.60	10,000.00	22.77	7,723.40	20,000.00	17,723.40
01-10-470-242	FEES - LABOR COUNSEL	0.00	10,334.60	2,000.00	516.73	(8,334.60)	4,000.00	(6,334.60)
LEGAL		11,094.39	98,809.60	152,000.00	65.01	53,190.40	304,000.00	205,190.40
FINANCIAL AUDIT								
01-10-471-252	FINANCIAL SERVICES	0.00	742.78	0.00	100.00	(742.78)	0.00	(742.78)
FINANCIAL AUDIT		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 - DEDUCTIBLE	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 - 2	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		84,279.80	1,422,311.58	1,523,902.00	93.33	101,590.42	3,047,804.00	1,625,492.42
Dept 15 - PLANNING & ECONOMIC DEVELOPMENT								
GENERAL MANAGEMENT								
01-15-400-147	MEDICARE	26.45	389.75	381.00	102.30	(8.75)	762.00	372.25
01-15-400-151	IMRF	469.31	3,696.71	3,203.00	115.41	(493.71)	6,406.00	2,709.29
01-15-400-161	SOCIAL SECURITY	113.09	1,666.63	1,631.00	102.18	(35.63)	3,262.00	1,595.37
01-15-400-171	SUI - UNEMPLOYMENT	45.13	135.38	129.00	104.95	(6.38)	258.00	122.62
01-15-510-126	SALARIES - CLERICAL	1,903.86	22,779.44	23,386.00	97.41	606.56	46,772.00	23,992.56
01-15-510-141	HEALTH/DENTAL/LIFE INSURANC	610.08	6,668.50	8,062.00	82.72	1,393.50	16,124.00	9,455.50
01-15-510-301	OFFICE SUPPLIES	0.00	13.33	250.00	5.33	236.67	500.00	486.67
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

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 03/31/21	YTD BALANCE 03/31/2021	2020-21 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE	APPROP.	APPROP. AVAIL.
Fund 01 - GENERAL FUND								
01-15-510-311	POSTAGE & METER RENT	86.81	1,668.11	500.00	333.62	(1,168.11)	1,000.00	(668.11)
01-15-510-340	LIFE INSURANCE - PLAN COMMIS	70.56	776.16	1,032.00	75.21	255.84	2,064.00	1,287.84
01-15-510-401	OPERATING EQUIPMENT	0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00
GENERAL MANAGEMENT		3,325.29	37,886.04	42,074.00	90.05	4,187.96	84,148.00	46,261.96
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	3,860.06	8,494.75	2,500.00	339.79	(5,994.75)	5,000.00	(3,494.75)
01-15-520-246	FEES - COURT REPORTER	685.00	3,480.75	2,700.00	128.92	(780.75)	5,400.00	1,919.25
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	0.00	87,164.75	125,000.00	69.73	37,835.25	250,000.00	162,835.25
01-15-520-258	PLAN REVIEW - TRAFFIC CONSU	3,114.00	7,245.00	2,500.00	289.80	(4,745.00)	5,000.00	(2,245.00)
ENGINEERING		7,659.06	113,803.40	137,950.00	82.50	24,146.60	275,900.00	162,096.60
Total Dept 15 - PLANNING & ECONOMIC DEVELOPMENT		10,984.35	151,689.44	181,824.00	83.43	30,134.56	363,648.00	211,958.56
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	41.00	496.16	648.00	76.57	151.84	1,296.00	799.84
01-20-400-151	IMRF	697.10	4,915.11	5,308.00	92.60	392.89	10,616.00	5,700.89
01-20-400-161	SOCIAL SECURITY	175.34	2,121.52	2,772.00	76.53	650.48	5,544.00	3,422.48
01-20-400-171	SUI - UNEMPLOYMENT	70.00	283.29	270.00	104.92	(13.29)	540.00	256.71
01-20-550-101	SALARIES - PERMANENT EMPLO	2,828.02	27,001.96	32,585.00	82.87	5,583.04	65,170.00	38,168.04
01-20-550-103	PART TIME - PROGRAM SUPERVI	0.00	0.00	2,500.00	0.00	2,500.00	5,000.00	5,000.00
01-20-550-148	LIFE INSURANCE - COMMISSIONI	53.20	652.96	1,068.00	61.14	415.04	2,136.00	1,483.04
01-20-550-301	OFFICE/GENERAL PROGRAM SU	0.00	381.45	1,000.00	38.15	618.55	2,000.00	1,618.55
01-20-550-302	PRINTING & PUBLISHING	0.00	0.00	13,500.00	0.00	13,500.00	27,000.00	27,000.00
01-20-550-311	POSTAGE & METER RENT	0.00	163.00	3,800.00	4.29	3,637.00	7,600.00	7,437.00
ADMINISTRATION		3,864.66	36,015.45	63,451.00	56.76	27,435.55	126,902.00	90,886.55
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	104.93	0.00	100.00	(104.93)	0.00	(104.93)
01-20-555-306	CONSULTING - PROGRAM HOSTI	0.00	0.00	15,000.00	0.00	15,000.00	30,000.00	30,000.00
DATA PROCESSING		14.99	104.93	15,500.00	0.68	15,395.07	31,000.00	30,895.07

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 03/31/21	YTD BALANCE 03/31/2021	2020-21 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE	APPROP.	APPROP. AVAIL.
Fund 01 - GENERAL FUND								
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 BUILDING	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
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)	4.62	22.18	50.00	44.36	27.82	100.00	77.82
01-20-570-278	SANITARY (PARKS)	4.62	179.03	150.00	119.35	(29.03)	300.00	120.97
01-20-570-280	BALLFIELD MAINTENANCE	0.00	8,292.80	10,000.00	82.93	1,707.20	20,000.00	11,707.20
01-20-570-281	CONTRACTED MAINTENANCE & I	0.00	115,961.00	120,900.00	95.91	4,939.00	241,800.00	125,839.00
01-20-570-331	MAINTENANCE SUPPLIES	0.00	572.93	5,000.00	11.46	4,427.07	10,000.00	9,427.07
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		9.24	132,071.48	163,227.00	80.91	31,155.52	326,454.00	194,382.52
SUMMER PROGRAM								
01-20-575-119	SUMMER PROGRAM MATERIALS	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	0.00	0.00	5,400.00	0.00	5,400.00	10,800.00	10,800.00
SUMMER PROGRAM		0.00	220.00	13,000.00	1.69	12,780.00	26,000.00	25,780.00
FALL PROGRAM								
01-20-580-517	SENIORS PROGRAM-FALL	0.00	0.00	5,400.00	0.00	5,400.00	10,800.00	10,800.00
FALL PROGRAM		0.00	0.00	5,400.00	0.00	5,400.00	10,800.00	10,800.00
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 - C	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 L	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 T	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/SP	0.00	0.00	5,400.00	0.00	5,400.00	10,800.00	10,800.00
WINTER/SPECIAL PROGRAMS		0.00	2,864.05	38,900.00	7.36	36,035.95	77,800.00	74,935.95
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 PI	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	0.00	0.00	4,840.00	0.00	4,840.00	9,680.00	9,680.00
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		0.00	39,310.86	67,250.00	58.45	27,939.14	134,500.00	95,189.14
Total Dept 20 - PARKS & RECREATION		3,888.89	210,586.77	368,128.00	57.20	157,541.23	736,256.00	525,669.23

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 03/31/21	YTD BALANCE 03/31/2021	2020-21 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE	APPROP.	APPROP. AVAIL.
Fund 01 - GENERAL FUND								
Dept 25 - FINANCE DEPARTMENT								
GENERAL MANAGEMENT								
01-25-400-147	MEDICARE	277.20	3,313.69	3,373.00	98.24	59.31	6,746.00	3,432.31
01-25-400-151	IMRF	4,817.64	30,570.11	23,994.00	127.41	(6,576.11)	47,988.00	17,417.89
01-25-400-161	SOCIAL SECURITY	1,185.28	13,359.18	14,424.00	92.62	1,064.82	28,848.00	15,488.82
01-25-400-171	SUI - UNEMPLOYMENT	125.74	1,110.95	1,032.00	107.65	(78.95)	2,064.00	953.05
01-25-610-101	SALARIES - MANAGEMENT STAFI	11,472.32	140,034.94	138,033.00	101.45	(2,001.94)	276,066.00	136,031.06
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	71,962.52	61,500.00	117.01	(10,462.52)	123,000.00	51,037.48
01-25-610-141	HEALTH/DENTAL/LIFE INSURANC	3,554.69	27,125.08	19,008.00	142.70	(8,117.08)	38,016.00	10,890.92
01-25-610-301	OFFICE SUPPLIES	43.98	1,475.66	2,500.00	59.03	1,024.34	5,000.00	3,524.34
01-25-610-302	PRINTING & PUBLISHING	0.00	1,275.70	1,000.00	127.57	(275.70)	2,000.00	724.30
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/TRAVI	0.00	340.00	1,000.00	34.00	660.00	2,000.00	1,660.00
01-25-610-307	FEES/DUES/SUBSCRIPTIONS	200.00	1,285.27	1,605.00	80.08	319.73	3,210.00	1,924.73
01-25-610-311	POSTAGE & METER RENT	22.35	131.70	250.00	52.68	118.30	500.00	368.30
GENERAL MANAGEMENT		29,446.56	307,717.84	301,078.00	102.21	(6,639.84)	602,156.00	294,438.16
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/SCANNIN(	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 AUDIT								
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 AUDIT		0.00	31,615.00	38,550.00	82.01	6,935.00	77,100.00	45,485.00
Total Dept 25 - FINANCE DEPARTMENT		29,446.56	351,756.56	353,128.00	99.61	1,371.44	706,256.00	354,499.44
Dept 30 - POLICE DEPARTMENT								
ADMINISTRATION								
01-30-400-147	MEDICARE	3,190.29	38,166.92	41,024.00	93.04	2,857.08	82,048.00	43,881.08
01-30-400-151	IMRF	3,482.26	27,962.33	25,270.00	110.65	(2,692.33)	50,540.00	22,577.67
01-30-400-161	SOCIAL SECURITY	877.67	10,752.71	11,683.00	92.04	930.29	23,366.00	12,613.29
01-30-400-171	SUI - UNEMPLOYMENT	493.20	10,694.31	6,708.00	159.43	(3,986.31)	13,416.00	2,721.69
01-30-630-101	SALARIES - PERMANENT EMPLO	171,180.95	2,047,084.36	2,289,826.00	89.40	242,741.64	4,579,652.00	2,532,567.64
01-30-630-102	OVERTIME	27,634.69	337,116.49	336,000.00	100.33	(1,116.49)	672,000.00	334,883.51
01-30-630-103	OVERTIME - SPECIAL DETAIL & G	419.98	12,013.10	15,000.00	80.09	2,986.90	30,000.00	17,986.90
01-30-630-105	SALARIES-COPS GRANT OFFICEI	14,681.09	69,055.49	0.00	100.00	(69,055.49)	0.00	(69,055.49)
01-30-630-126	SALARIES - CLERICAL	14,126.72	169,189.86	178,439.00	94.82	9,249.14	356,878.00	187,688.14
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 INSURANC	33,296.83	322,393.52	358,884.00	89.83	36,490.48	717,768.00	395,374.48
01-30-630-155	POLICE PENSION	82,670.24	992,042.88	1,074,713.00	92.31	82,670.12	2,149,426.00	1,157,383.12

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 03/31/21	YTD BALANCE 03/31/2021	2020-21 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE	APPROP.	APPROP. AVAIL.
Fund 01 - GENERAL FUND								
01-30-630-201	PHONE - TELEPHONES	1,603.56	14,621.92	27,000.00	54.16	12,378.08	54,000.00	39,378.08
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 ATTORNEY	0.00	750.00	16,000.00	4.69	15,250.00	32,000.00	31,250.00
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
01-30-630-302	PRINTING & PUBLISHING	2,399.04	4,864.83	4,000.00	121.62	(864.83)	8,000.00	3,135.17
01-30-630-303	FUEL/MILEAGE/WASH	4,245.79	42,720.84	50,000.00	85.44	7,279.16	100,000.00	57,279.16
01-30-630-304	SCHOOLS/CONFERENCES/TRAVI	675.00	31,524.82	40,000.00	78.81	8,475.18	80,000.00	48,475.18
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	2,858.61	25,290.37	20,500.00	123.37	(4,790.37)	41,000.00	15,709.63
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	763.45	927.49	3,000.00	30.92	2,072.51	6,000.00	5,072.51
01-30-630-311	POSTAGE & METER RENT	1,169.68	2,551.61	4,200.00	60.75	1,648.39	8,400.00	5,848.39
01-30-630-315	COPY SERVICE	358.18	3,368.24	4,100.00	82.15	731.76	8,200.00	4,831.76
01-30-630-345	UNIFORMS	550.59	16,439.71	28,500.00	57.68	12,060.29	57,000.00	40,560.29
01-30-630-346	AMMUNITION	0.00	929.60	14,000.00	6.64	13,070.40	28,000.00	27,070.40
01-30-630-401	OPERATING EQUIPMENT	3,030.85	41,849.24	25,000.00	167.40	(16,849.24)	50,000.00	8,150.76
01-30-630-409	MAINTENANCE - VEHICLES	8,835.57	40,467.09	50,000.00	80.93	9,532.91	100,000.00	59,532.91
01-30-630-421	MAINTENANCE - RADIO EQUIPME	1,091.35	2,399.94	6,500.00	36.92	4,100.06	13,000.00	10,600.06
ADMINISTRATION		379,635.59	4,276,550.35	4,658,992.00	91.79	382,441.65	9,317,984.00	5,041,433.65
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	4,400.00	6,760.00	65.09	2,360.00	13,520.00	9,120.00
01-30-640-263	EDP LICENSES	750.00	26,037.75	30,000.00	86.79	3,962.25	60,000.00	33,962.25
01-30-640-267	DOCUMENT STORAGE/SCANNIN	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	4,686.35	12,860.03	22,875.00	56.22	10,014.97	45,750.00	32,889.97
DATA PROCESSING		5,836.35	45,336.58	65,367.00	69.36	20,030.42	130,734.00	85,397.42
BUILDINGS								
01-30-630-228	MAINTENANCE - BUILDING	2,403.86	57,267.72	44,927.00	127.47	(12,340.72)	89,854.00	32,586.28
01-30-630-235	NICOR GAS (7760 QUINCY)	829.26	3,274.74	5,000.00	65.49	1,725.26	10,000.00	6,725.26
01-30-630-250	SANITARY (7760 QUINCY)	18.90	530.36	1,200.00	44.20	669.64	2,400.00	1,869.64
01-30-630-351	BUILDING MAINTENANCE SUPPL	0.00	1,081.43	3,000.00	36.05	1,918.57	6,000.00	4,918.57
BUILDINGS		3,252.02	62,154.25	54,127.00	114.83	(8,027.25)	108,254.00	46,099.75
RISK MANAGEMENT								
01-30-645-273	SELF INSURANCE - DEDUCTIBLE	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	166.80	898.93	1,500.00	59.93	601.07	3,000.00	2,101.07
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)

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 03/31/21	YTD BALANCE 03/31/2021	2020-21 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE	APPROP.	APPROP. AVAIL.
Fund 01 - GENERAL FUND								
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		166.80	55,937.13	3,300.00	1,695.06	(52,637.13)	6,600.00	(49,337.13)
TRAFFIC SAFETY								
01-30-660-105	PART TIME - CROSSING GUARD	517.07	3,406.58	5,323.00	64.00	1,916.42	10,646.00	7,239.42
TRAFFIC SAFETY		517.07	3,406.58	5,323.00	64.00	1,916.42	10,646.00	7,239.42
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
TELECOMMUNICATIONS		0.00	232,842.17	312,000.00	74.63	79,157.83	624,000.00	391,157.83
RED LIGHT								
01-30-630-246	RED LIGHT - ADJUDICATOR	0.00	2,222.00	6,000.00	37.03	3,778.00	12,000.00	9,778.00
01-30-630-247	RED LIGHT - CAMERA FEES	22,475.00	224,000.83	275,000.00	81.45	50,999.17	550,000.00	325,999.17
01-30-630-248	RED LIGHT - COM ED	131.42	1,155.24	2,000.00	57.76	844.76	4,000.00	2,844.76
01-30-630-249	RED LIGHT - MISC FEE	1,717.50	19,231.20	35,000.00	54.95	15,768.80	70,000.00	50,768.80
RED LIGHT		24,323.92	246,609.27	318,000.00	77.55	71,390.73	636,000.00	389,390.73
Total Dept 30 - POLICE DEPARTMENT		413,731.75	4,939,387.86	5,443,609.00	90.74	504,221.14	10,887,218.00	5,947,830.14
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	0.00	2,366.00	30,000.00	7.89	27,634.00	60,000.00	57,634.00
CAPITAL IMPROVEMENTS		0.00	17,429.50	30,000.00	58.10	12,570.50	60,000.00	42,570.50
ADMINISTRATION								
01-35-400-147	MEDICARE	205.99	2,921.40	3,204.00	91.18	282.60	6,408.00	3,486.60
01-35-400-151	IMRF	3,559.53	33,510.37	28,147.00	119.05	(5,363.37)	56,294.00	22,783.63
01-35-400-161	SOCIAL SECURITY	880.66	12,489.02	13,700.00	91.16	1,210.98	27,400.00	14,910.98
01-35-400-171	SUI - UNEMPLOYMENT	53.57	1,233.92	998.00	123.64	(235.92)	1,996.00	762.08
01-35-710-101	SALARIES - PERMANENT EMPLO	11,839.62	138,302.69	163,587.00	84.54	25,284.31	327,174.00	188,871.31
01-35-710-102	OVERTIME	485.35	32,448.49	20,000.00	162.24	(12,448.49)	40,000.00	7,551.51
01-35-710-103	PART TIME - LABOR	208.00	10,412.61	11,072.00	94.04	659.39	22,144.00	11,731.39
01-35-710-126	SALARIES - CLERICAL	2,115.48	25,322.43	26,308.00	96.25	985.57	52,616.00	27,293.57
01-35-710-141	HEALTH/DENTAL/LIFE INSURANC	3,635.70	41,698.06	54,315.00	76.77	12,616.94	108,630.00	66,931.94
01-35-710-201	TELEPHONES	177.25	2,118.86	2,784.00	76.11	665.14	5,568.00	3,449.14
01-35-710-301	OFFICE SUPPLIES	(178.00)	670.60	500.00	134.12	(170.60)	1,000.00	329.40
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	1,783.21	6,712.51	10,400.00	64.54	3,687.49	20,800.00	14,087.49
01-35-710-304	SCHOOLS/CONFERENCES/TRAVI	0.00	112.00	2,000.00	5.60	1,888.00	4,000.00	3,888.00

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 03/31/21	YTD BALANCE 03/31/2021	2020-21 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE	APPROP.	APPROP. AVAIL.
Fund 01 - GENERAL FUND								
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	0.50	1,315.94	1,500.00	87.73	184.06	3,000.00	1,684.06
01-35-710-345	UNIFORMS	1,028.21	1,851.69	3,800.00	48.73	1,948.31	7,600.00	5,748.31
01-35-710-401	OPERATING SUPPLIES & EQUIPM	583.39	2,535.48	2,500.00	101.42	(35.48)	5,000.00	2,464.52
01-35-710-405	FURNITURE & OFFICE EQUIPMEI	0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00
ADMINISTRATION		26,378.46	314,608.77	346,465.00	90.81	31,856.23	692,930.00	378,321.23
DATA PROCESSING								
01-35-715-212	EDP EQUIPMENT/SOFTWARE	669.36	819.32	0.00	100.00	(819.32)	0.00	(819.32)
01-35-715-225	INTERNET/WEBSITE HOSTING	118.35	1,321.94	1,296.00	102.00	(25.94)	2,592.00	1,270.06
DATA PROCESSING		787.71	2,141.26	1,296.00	165.22	(845.26)	2,592.00	450.74
ENGINEERING								
01-35-720-245	FEES - ENGINEERING	3,153.50	14,074.01	30,000.00	46.91	15,925.99	60,000.00	45,925.99
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		3,153.50	14,074.01	31,500.00	44.68	17,425.99	63,000.00	48,925.99
BUILDINGS								
01-35-725-413	MAINTENANCE - GARAGE	588.33	3,719.41	5,000.00	74.39	1,280.59	10,000.00	6,280.59
01-35-725-414	MAINTENANCE - SALT BINS	0.00	0.00	1,500.00	0.00	1,500.00	3,000.00	3,000.00
01-35-725-415	NICOR GAS	794.28	2,309.11	3,200.00	72.16	890.89	6,400.00	4,090.89
01-35-725-417	SANITARY USER CHARGE	18.90	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		1,401.51	42,321.40	19,900.00	212.67	(22,421.40)	39,800.00	(2,521.40)
EQUIPMENT REPAIR								
01-35-735-409	MAINTENANCE - VEHICLES	9,650.75	32,745.89	20,000.00	163.73	(12,745.89)	40,000.00	7,254.11
01-35-735-411	MAINTENANCE - EQUIPMENT	0.00	589.95	1,000.00	59.00	410.05	2,000.00	1,410.05
EQUIPMENT REPAIR		9,650.75	33,335.84	21,000.00	158.74	(12,335.84)	42,000.00	8,664.16
SNOW REMOVAL								
01-35-740-287	SNOW REMOVAL CONTRACT	132,352.50	227,917.50	70,000.00	325.60	(157,917.50)	140,000.00	(87,917.50)
01-35-740-411	MAINTENANCE - EQUIPMENT	21.55	237.03	4,000.00	5.93	3,762.97	8,000.00	7,762.97
SNOW REMOVAL		132,374.05	228,154.53	74,000.00	308.32	(154,154.53)	148,000.00	(80,154.53)
STREET LIGHTING								
01-35-745-207	ENERGY - STREET LIGHTS	2,620.45	17,888.83	21,000.00	85.18	3,111.17	42,000.00	24,111.17
01-35-745-223	MAINTENANCE - STREET LIGHTS	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 SIGNAI	0.00	3,141.00	3,141.00	100.00	0.00	6,282.00	3,141.00
STREET LIGHTING		2,620.45	69,461.00	41,141.00	168.84	(28,320.00)	82,282.00	12,821.00
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	0.00	5,025.99	10,000.00	50.26	4,974.01	20,000.00	14,974.01
01-35-750-290	EQUIPMENT RENTAL	0.00	219.00	3,500.00	6.26	3,281.00	7,000.00	6,781.00
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

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 03/31/21	YTD BALANCE 03/31/2021	2020-21 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE	APPROP.	APPROP. AVAIL.
Fund 01 - GENERAL FUND								
01-35-750-381	STORM WATER IMPROVEMENTS	0.00	56,109.02	92,500.00	60.66	36,390.98	185,000.00	128,890.98
STORM WATER IMPROVEMENTS		0.00	401,595.49	436,000.00	92.11	34,404.51	872,000.00	470,404.51
STREET MAINTENANCE								
01-35-755-279	TRASH REMOVAL	0.00	0.00	2,000.00	0.00	2,000.00	4,000.00	4,000.00
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 C	0.00	12,767.53	15,000.00	85.12	2,232.47	30,000.00	17,232.47
01-35-755-331	SALT	61,467.40	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	532.80	4,464.20	7,700.00	57.98	3,235.80	15,400.00	10,935.80
01-35-755-401	OPERATING EQUIPMENT	6,350.14	6,383.24	1,500.00	425.55	(4,883.24)	3,000.00	(3,383.24)
STREET MAINTENANCE		68,350.34	181,165.50	195,600.00	92.62	14,434.50	391,200.00	210,034.50
NUISANCE CONTROL								
01-35-760-258	PEST CONTROL	0.00	0.00	1,000.00	0.00	1,000.00	2,000.00	2,000.00
01-35-760-259	MOSQUITO ABATEMENT	0.00	26,960.00	35,300.00	76.37	8,340.00	70,600.00	43,640.00
NUISANCE CONTROL		0.00	26,960.00	36,300.00	74.27	9,340.00	72,600.00	45,640.00
Total Dept 35 - PUBLIC WORKS DEPARTMENT		244,716.77	1,331,247.30	1,233,202.00	107.95	(98,045.30)	2,466,404.00	1,135,156.70
Dept 40 - BUILDING & ZONING DEPARTMENT								
GENERAL MANAGEMENT								
01-40-400-147	MEDICARE	137.31	1,603.30	1,905.00	84.16	301.70	3,810.00	2,206.70
01-40-400-151	IMRF	2,386.19	18,385.24	17,621.00	104.34	(764.24)	35,242.00	16,856.76
01-40-400-161	SOCIAL SECURITY	587.13	6,855.43	8,147.00	84.15	1,291.57	16,294.00	9,438.57
01-40-400-171	SUI - UNEMPLOYMENT	45.13	456.16	387.00	117.87	(69.16)	774.00	317.84
01-40-810-101	SALARIES - PERMANENT EMPLO	7,495.20	89,845.85	97,014.00	92.61	7,168.15	194,028.00	104,182.15
01-40-810-102	OVERTIME	281.08	456.75	11,000.00	4.15	10,543.25	22,000.00	21,543.25
01-40-810-126	SALARIES - CLERICAL	1,903.98	22,780.65	23,386.00	97.41	605.35	46,772.00	23,991.35
01-40-810-141	HEALTH/DENTAL/LIFE INSURANC	2,085.42	22,807.80	24,278.00	93.94	1,470.20	48,556.00	25,748.20
01-40-810-201	TELEPHONES	42.46	675.30	876.00	77.09	200.70	1,752.00	1,076.70
01-40-810-301	OFFICE SUPPLIES	78.90	1,280.29	1,000.00	128.03	(280.29)	2,000.00	719.71
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	68.10	380.09	1,000.00	38.01	619.91	2,000.00	1,619.91
01-40-810-304	SCHOOLS/CONFERENCES/TRAV	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	72.52	280.17	400.00	70.04	119.83	800.00	519.83
01-40-810-315	COPY SERVICE	330.58	4,663.86	4,500.00	103.64	(163.86)	9,000.00	4,336.14
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		15,514.00	175,524.84	194,864.00	90.08	19,339.16	389,728.00	214,203.16
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/SCANNIN	0.00	3,420.60	9,000.00	38.01	5,579.40	18,000.00	14,579.40

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 03/31/21	YTD BALANCE 03/31/2021	2020-21 ORIGINAL BUDGET	% BDGT USED	AVAILABLE BALANCE	APPROP.	APPROP. AVAIL.
Fund 01 - GENERAL FUND								
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 ENGINEER	1,230.00	15,724.01	12,000.00	131.03	(3,724.01)	24,000.00	8,275.99
01-40-820-255	PLAN REVIEW - STRUCTURAL	1,095.00	5,476.50	7,000.00	78.24	1,523.50	14,000.00	8,523.50
01-40-820-258	PLAN REVIEW - BUILDING CODE	14,198.25	140,793.70	140,000.00	100.57	(793.70)	280,000.00	139,206.30
ENGINEERING		16,523.25	162,886.85	159,000.00	102.44	(3,886.85)	318,000.00	155,113.15
INSPECTION								
01-40-830-109	PART TIME - INSPECTOR	2,415.00	38,850.00	40,000.00	97.13	1,150.00	80,000.00	41,150.00
01-40-830-115	PLUMBING INSPECTION	500.00	4,150.00	15,000.00	27.67	10,850.00	30,000.00	25,850.00
01-40-830-117	ELEVATOR INSPECTION	100.00	5,170.00	5,000.00	103.40	(170.00)	10,000.00	4,830.00
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		3,015.00	51,295.00	65,000.00	78.92	13,705.00	130,000.00	78,705.00
Total Dept 40 - BUILDING & ZONING DEPARTMENT		35,052.25	393,256.19	427,864.00	91.91	34,607.81	855,728.00	462,471.81
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 EVENTS	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		830,752.71	8,882,511.77	9,646,169.00	92.08	763,657.23	19,292,338.00	10,409,826.23

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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 REPLACI	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	232.60	2,732.37	3,523.00	77.56	790.63	7,046.00	4,313.63
02-50-400-151	IMRF	4,030.30	29,525.44	31,969.00	92.36	2,443.56	63,938.00	34,412.56
02-50-400-161	SOCIAL SECURITY	994.63	11,685.70	15,062.00	77.58	3,376.30	30,124.00	18,438.30
02-50-400-171	SUI - UNEMPLOYMENT	52.44	739.16	866.00	85.35	126.84	1,732.00	992.84
02-50-401-101	SALARIES - PERMANENT EMPLO	11,839.13	136,797.38	162,087.00	84.40	25,289.62	324,174.00	187,376.62
02-50-401-102	OVERTIME	2,395.37	23,298.65	50,000.00	46.60	26,701.35	100,000.00	76,701.35
02-50-401-103	PART TIME - LABOR	162.50	8,025.11	4,538.00	176.84	(3,487.11)	9,076.00	1,050.89
02-50-401-126	SALARIES - CLERICAL	2,115.40	25,321.19	26,308.00	96.25	986.81	52,616.00	27,294.81
02-50-401-141	HEALTH/DENTAL/LIFE INSURANC	3,694.44	42,412.75	55,848.00	75.94	13,435.25	111,696.00	69,283.25
02-50-401-201	PHONE - TELEPHONES	344.79	3,695.84	5,592.00	66.09	1,896.16	11,184.00	7,488.16
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	1,783.21	6,712.47	11,000.00	61.02	4,287.53	22,000.00	15,287.53
02-50-401-304	SCHOOLS CONFERENCE TRAVEI	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	22.75	1,347.95	410.00	328.77	(937.95)	820.00	(527.95)
02-50-401-311	POSTAGE & METER RENT	880.49	4,469.84	6,000.00	74.50	1,530.16	12,000.00	7,530.16
02-50-401-405	FURNITURE & OFFICE EQUIPMEI	0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00
ADMINISTRATION		28,548.05	302,587.93	381,903.00	79.23	79,315.07	763,806.00	461,218.07
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	5,398.00	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		5,398.00	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 - DEDUCTIBLE	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

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Fund 02 - WATER FUND								
TRANSFERS TO OTHER FUNDS								
02-50-410-501	REIMBURSE OVERHEAD GENER/	46,857.33	515,430.63	562,288.00	91.67	46,857.37	1,124,576.00	609,145.37
02-50-900-109	TRANSFER TO WATER CAPITAL I	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 - 2	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	762,125.63	808,983.00	94.21	46,857.37	1,617,966.00	855,840.37
WATER PRODUCTION								
02-50-420-206	ENERGY - ELECTRIC PUMP	2,767.05	14,513.34	18,900.00	76.79	4,386.66	37,800.00	23,286.66
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	1,620.00	4,000.00	40.50	2,380.00	8,000.00	6,380.00
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 MAIN	0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00
02-50-420-575	PURCHASE OF WATER	109,772.39	1,415,386.42	1,739,500.00	81.37	324,113.58	3,479,000.00	2,063,613.58
WATER PRODUCTION		112,639.44	1,431,547.85	1,764,900.00	81.11	333,352.15	3,529,800.00	2,098,252.15
WATER STORAGE								
02-50-425-473	WELLHOUSE REPAIRS & MAINTE	0.00	735.22	1,500.00	49.01	764.78	3,000.00	2,264.78
02-50-425-474	WELLHOUSE REPAIRS & MAIN - V	1,298.70	2,873.38	1,500.00	191.56	(1,373.38)	3,000.00	126.62
02-50-425-475	MATERIALS & SUPPLIES- STANDI	1,234.87	4,262.08	5,500.00	77.49	1,237.92	11,000.00	6,737.92
02-50-425-485	REPAIRS & MAINTENANCE-STAN	1,005.56	6,804.27	6,300.00	108.00	(504.27)	12,600.00	5,795.73
WATER STORAGE		3,539.13	14,674.95	14,800.00	99.16	125.05	29,600.00	14,925.05
TRANSPORTATION/DISTRIBUTION								
02-50-430-276	LEAK SURVEYS	2,115.50	11,001.00	9,000.00	122.23	(2,001.00)	18,000.00	6,999.00
02-50-430-277	WATER DISTRIBUTION REPAIRS/	27,600.00	216,962.87	200,000.00	108.48	(16,962.87)	400,000.00	183,037.13
02-50-430-299	LANDSCAPING - OTHER	158.04	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 & SUF	0.00	0.00	500.00	0.00	500.00	1,000.00	1,000.00
02-50-430-476	MATERIAL & SUPPLIES - DISTRIB	52.00	16,991.33	35,000.00	48.55	18,008.67	70,000.00	53,008.67
TRANSPORTATION/DISTRIBUTION		29,925.54	247,681.64	248,000.00	99.87	318.36	496,000.00	248,318.36
METERS & BILLING								
02-50-435-278	METERS FLOW TESTING	0.00	17,046.88	2,500.00	681.88	(14,546.88)	5,000.00	(12,046.88)
02-50-435-461	NEW METERING EQUIPMENT	0.00	7,049.41	15,000.00	47.00	7,950.59	30,000.00	22,950.59
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 EQUIPM	0.00	1,556.60	2,500.00	62.26	943.40	5,000.00	3,443.40
METERS & BILLING		0.00	25,652.89	21,500.00	119.32	(4,152.89)	43,000.00	17,347.11
Total Dept 50 - WATER DEPARTMENT		226,907.49	2,886,156.32	3,389,757.00	85.14	503,600.68	6,779,514.00	3,893,357.68
TOTAL EXPENDITURES		226,907.49	2,886,156.32	3,389,757.00	85.14	503,600.68	6,779,514.00	3,893,357.68

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 03/31/21	YTD BALANCE 03/31/2021	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 03/31/21	YTD BALANCE 03/31/2021	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 CONTRA	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 03/31/21	YTD BALANCE 03/31/2021	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 03/31/21	YTD BALANCE 03/31/2021	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	0.00	550.00	1,000.00	55.00	450.00	2,000.00	1,450.00
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	0.00	23,979.00	27,500.00	87.20	3,521.00	55,000.00	31,021.00
07-62-401-254	FIDUCIARY INSURANCE	0.00	0.00	3,283.00	0.00	3,283.00	6,566.00	6,566.00
07-62-401-304	SCHOOLS CONFERENCE TRAVEI	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 FEE	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		0.00	41,646.78	49,877.00	83.50	8,230.22	99,754.00	58,107.22
PENSION BENEFITS								
07-62-401-581	PENSION BENEFITS	113,890.72	1,220,539.05	1,332,332.00	91.61	111,792.95	2,664,664.00	1,444,124.95
07-62-401-582	WIDOW'S PENSION	7,129.42	79,608.98	83,182.00	95.70	3,573.02	166,364.00	86,755.02
07-62-401-583	NON-DUTY DISABILITY BENEFITS	6,088.42	66,209.02	72,297.00	91.58	6,087.98	144,594.00	78,384.98
07-62-401-584	DUTY DISABILITY BENEFITS	6,007.61	66,083.71	72,091.00	91.67	6,007.29	144,182.00	78,098.29
07-62-401-586	SEPARATION REFUNDS	838.28	838.28	0.00	100.00	(838.28)	0.00	(838.28)
PENSION BENEFITS		133,954.45	1,433,279.04	1,559,902.00	91.88	126,622.96	3,119,804.00	1,686,524.96
Total Dept 62		133,954.45	1,474,925.82	1,609,779.00	91.62	134,853.18	3,219,558.00	1,744,632.18
TOTAL EXPENDITURES		133,954.45	1,474,925.82	1,609,779.00	91.62	134,853.18	3,219,558.00	1,744,632.18

GL NUMBER	DESCRIPTION	ACTIVITY FOR MONTH 03/31/21	YTD BALANCE 03/31/2021	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 IMPROVEMENTS	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 03/31/21	YTD BALANCE 03/31/2021	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 03/31/21	YTD BALANCE 03/31/2021	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	0.00	3,664.10	10,000.00	36.64	6,335.90	20,000.00	16,335.90
CONTINGENCIES		0.00	3,664.10	10,000.00	36.64	6,335.90	20,000.00	16,335.90
ADMINISTRATION								
15-15-455-513	SALES TAX REBATE- TOWN CEN	0.00	0.00	84,515.00	0.00	84,515.00	169,030.00	169,030.00
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		0.00	0.00	249,515.00	0.00	249,515.00	499,030.00	499,030.00
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 DEVELOPMENT		0.00	6,805.10	262,656.00	2.59	255,850.90	525,312.00	518,506.90
TOTAL EXPENDITURES		0.00	6,805.10	262,656.00	2.59	255,850.90	525,312.00	518,506.90
TOTAL EXPENDITURES - ALL FUNDS		1,191,614.65	14,889,891.91	16,734,153.00	88.98	1,844,261.09	33,468,306.00	18,578,414.09

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. 5.f.** **AGENDA DATE: 04/12/21**

STAFF REVIEW: Sean Halloran, Assistant Village Administrator SIGNATURE:

LEGAL REVIEW: Thomas Bastian, Village Attorney SIGNATURE:

RECOMMENDED BY: Brian Pabst, Village Administrator SIGNATURE:

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 outbreak of 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, and the United States Secretary of Health and Human Services declared that COVID-19 presents a public health emergency on January 27, 2020.

On March 9, 2020 Illinois Governor JB Pritzker declared all counties in the State of 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 additional 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 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 would allow for the follow 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 for the purpose of continuing 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 affect until the next regular meeting of the Village Board of the Village of Willowbrook.

ACTION PROPOSED: Pass the Ordinance.

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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ORDINANCE NO. 21-O-16

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, 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 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 and 21-0-13 and as further extended by this Village Ordinance 21-O-16, 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 12th day of April, 2021.

ROLL CALL VOTE: AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

.

APPROVED:

_____
Frank A. Trilla, Mayor

ATTEST:

_____
Deborah A. Hahn, Village Clerk

VILLAGE OF WILLOWBROOK

BOARD MEETING

AGENDA ITEM - HISTORY/COMMENTARY

ITEM TITLE:
MOTION - WILLOWBROOK TOWN CENTER, LLC DEVELOPER NOTE PAYMENT #2 DUE APRIL 30, 2021

AGENDA NO. 5.g.

AGENDA DATE: 04/12/2021

STAFF REVIEW: Carrie Dittman, Director of Finance **SIGNATURE:** C. Dittman

LEGAL REVIEW: Tom Bastian, Village Attorney **SIGNATURE:** _____

RECOMMENDED BY VILLAGE ADMIN.: Brian Pabst **SIGNATURE:** _____

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

In accordance with the Redevelopment Agreement between the Village of Willowbrook and Willowbrook Town Center LLC (The Harlem Irving Companies, Inc.), the Village executed a $2.0 million Developer Note Series 2019 dated May 1, 2019. The terms of the note specify that payments are due annually on April 30th each year from Project Sales Tax received by the Village prior to January 1 of such payment year, commencing April 30, 2020. The Project Sales Tax is limited to the 1.0% business district sales tax generated by the Marshall's and Skechers stores in the Town Center portion of the Business District.

The project sales tax has been determined by Village staff based on collections reported from the Illinois Department of Revenue from January 1, 2020 through December 31, 2020. The second payment under the note, due by April 30, 2021, is **$62,724.85.**

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

The payment will be paid from the Rt. 83/Plainfield Road Business District Tax Fund. Payments shall continue annually by April 30th of each year, to the extent project sales taxes are collected, until:

1) the note is paid in full,
2) the maturity of the note (May 1, 2039), or
3) the expiration of the business district, whichever occurs first.

The Village may prepay the note at any time.

ACTION PROPOSED: Approve the payment

VILLAGE OF WILLOWBROOK

BOARD MEETING
AGENDA ITEM - HISTORY/COMMENTARY

ITEM TITLE:

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT, INCLUDING APPROVAL OF A PRELIMINARY PLAT OF PUD, GRANTING SPECIAL USE PERMITS FOR CERTAIN USES, GRANTING CERTAIN WAIVERS FROM THE ZONING ORDINANCE, GRANTING CERTAIN VARIATIONS FROM THE SUBDIVISION REGULATIONS, GRANTING APPROVAL OF A PRELIMINARY PLAT OF SUBDIVISION, AND RELATED MATTERS

– PC 21-03: 735 Plainfield Road PUD

AGENDA NO.

6.

AGENDA DATE:
04/12/2021

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

LEGAL REVIEW: Tom Bastian, Village Attorney SIGNATURE: Ann Choi

RECOMMENDED BY: Brian Pabst, Village Administrator SIGNATURE: _____

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

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

The subject property is currently improved with one vacant building, formerly occupied by the Willowbrook Bowling Alley. The Plan Commission first saw concepts on the subject property back in October 2018 for the redevelopment of the Willowbrook Bowling Alley to repurpose the existing building as an entertainment venue in conjunction with Chase Bank as an out lot. Since then, the Applicant, GW Properties, has presented two different proposals for the site at the following Plan Commission meetings:

1. February 5, 2020: Conceptual review and feedback on PUD approval consisting of a hotel, coffee-shop with drive-through, bank with drive-through, and a three lot subdivision.
2. November 4, 2020: Conceptual review and feedback on PUD approval consisting of a car wash, fast-food establishment with drive-through, bank with drive-through, and a three lot subdivision.
3. February 3, 2021: Public Hearing on PUD approval consisting of a car wash, fast-food establishment with drive-through, bank with drive-through, and a three lot subdivision.
4. March 3, 2021: Continued Public Hearing.

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

GW Properties proposes to demolish the existing building and is requesting approval of a special use permit for the proposed PUD that includes a car wash, a fast-food establishment with drive-through and a bank with drive-through. The Applicant has worked with Village staff to improve the proposed on-site and off-site traffic circulation, signage, and landscaping.

Unlike many PUDs approved by the Village, this project is moving forward with approval of only a Preliminary PUD and Preliminary Plat of Subdivision at this time. This approval grants the zoning approval but requires the applicant to come back with final (more detailed) plans for review by the Plan Commission and approval by the Village Board. While these are public meetings where the public can comment, there is no "public hearing" required so residents do not receive notices about the meeting. This later review process requires the Village's approval of the plans if they are in "substantial compliance" with the approved preliminary plan, which is what the Board is receiving tonight. This makes it very important that the Board address everything deemed necessary to meet the required standards now because there may or may not be an opportunity to add conditions as part of the Final PUD and Subdivision approvals

As outlined in the Conditions of Approval in the staff report, the following items will need to be addressed during the Final PUD stage, if the Preliminary PUD is approved:

1. Approval of Preliminary Plat of PUD is expressly conditioned on the approval of an amendment of the Town Center PUD with respect to changes in the ingress, egress and incorporation of a dedicated left-turn lane as shown on 735 Plainfield Road Plat of PUD. An exclusive southbound left-turn lane shall be provided at the proposed full movement access drive in order to keep the southbound through lane clear and minimize the queueing back toward Plainfield Road.
2. That as part of the Final PUD and Final Plat of Subdivision processes, the Applicant shall investigate the feasibility of proposing an Ingress and Egress Easement on the northeast end of the subject property to allow vehicular access between the subject realty and the TCF Bank property.
3. Prior to approval of a Final Plat of Subdivision and Final Plat of PUD, the Applicant shall provide a photometric/lighting study that demonstrates compliance with DuDOT standards for any required off-street lighting.

Planning staff recommends that the Village Board modify the third condition to read:

3. Prior to approval of a Final Plat of Subdivision and Final Plat of PUD, the Applicant shall provide plans for streetlighting along Plainfield Road in the vicinity of the PUD compliant with DuDoT standards and provide a photometric/lighting study that demonstrates compliance with any standards for required off-street lighting.

This modification clarifies that the Applicant is required to provide street lights if determined to be feasible, after the off-site lighting study is reviewed by DuDOT.

The Plan Commission held two hearings (the second hearing was a continuation of the first) and received many comments from surrounding business owners and residents, summarized in the attached report and detailed in transcripts available at Village Hall. At the March 3, 2021 Plan Commission meeting, the Plan Commission voted unanimously with a 5-0 roll call vote of the commissioners present, with required changes and conditions, to forward a positive recommendation on the petition to the Village Board.

ACTION PROPOSED: March 22, 2021: Receive Plan Commission Recommendation.
April 12, 2021: Consideration of Attached Ordinance.

ORDINANCE NO. 21-O-_____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT, INCLUDING APPROVAL OF A PRELIMINARY PLAT OF PUD, GRANTING SPECIAL USE PERMITS FOR CERTAIN USES, GRANTING CERTAIN WAIVERS FROM THE ZONING ORDINANCE, GRANTING CERTAIN VARIATIONS FROM THE SUBDIVISION REGULATIONS, GRANTING APPROVAL OF A PRELIMINARY PLAT OF SUBDIVISION, AND RELATED MATTERS
PC 21-03: 735 Plainfield Road PUD

WHEREAS, on or about December 16, 2020, GW Properties - Willowbrook, as applicant ("APPLICANT") with permission from Viren-Gill, Ltd. as property owner ("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 a special use permit for a Planned Unit Development for the SUBJECT REALTY, grant a special use permit for an automobile washing and cleaning facility, grant special use permits for a fast food establishment and associated drive-through, grant special use permits for a financial institution and associated drive-through, grant certain waivers from the requirements of the Zoning Ordinance of the Village, grant certain variations from the requirements of the Subdivision Regulations of the Village, approve a preliminary plat of subdivision with respect to the SUBJECT REALTY, approve a preliminary plat of planned unit development, and related matters; 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 January 14, 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 a sign 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 date; and,

WHEREAS, pursuant to said Notice, the Plan Commission of the Village of Willowbrook conducted a public hearing on or about February 3, 2021, which was continued on March 3, 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 March 22, 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 March 22, 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 a special use permit on the SUBJECT REALTY pursuant to Section 9-6B-2 of the Zoning Ordinance of the Village of Willowbrook, so as to permit a planned unit development.

SECTION TWO: That pursuant to Section 9-13-6, 9-13-7 and 9-14-5(B)2 of the Village Code of the Village of Willowbrook, 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 THREE: That pursuant to Section 9-13-6 of the Village Code, the following waivers from the provisions of the Zoning Ordinance be and the same are hereby granted:

Overall Site:

1. That Section 9-3-3(B), Division of Lots, be varied to permit the division of the SUBJECT REALTY into more than two (2) lots that do not conform with all the applicable bulk regulations of the B-2 zoning district.
2. That Section 9-3-3(C), Multiple Uses on a Lot, be varied to permit a reduction in the minimum lot area for two (2) or more permitted or special uses from five acres (5 AC) to two and 79/100ths acres (2.79 AC).
3. That Section 9-10-5(G) Off-Street Parking, In Yards, be varied to permit a reduction in the minimum required front yard parking area setback from twenty-five feet (25') to twenty-four feet (24') along Plainfield Road.
4. That Section 9-10-5(L)2(d), Driveway Location On Lots For All Uses Other Than Single- Family Residential, be varied to permit a reduction in the minimum separation requirement between an access driveway entrance and an adjoining lot line from seventy feet (70') to fifty-five point four feet (55.4').
5. That Section 9-10-5(L)2(e), Spacing Between Separate Driveway Entrances On All Lots Other Than In Single-Family Attached Districts, be varied to permit a reduction in the minimum access driveway spacing for separate driveways from four hundred feet (400') to one hundred fifty-three and eight tenths feet (153.8') between the Plainfield Road driveway and the driveway to the east, to three hundred thirty-two and one tenths feet (332.1') between the Plainfield Road driveway and the Town Center driveway to the west, and to sixty-four and four tenths feet (64.4') between the shared access driveway with Town Center and the driveway to the south (Lock-Up Storage driveway).
6. That Section 9-10-5(L)2(g), Access Driveways From Arterial Streets For All Uses Other Than Single-Family Residential, be varied to permit a reduction in the driveway storage area from one hundred feet (100') to thirty-eight feet (38').

LOT 1 (Automobile Washing and Cleaning Facility):

7. That Section 9-6-1(E)2, General Conditions, Building Façade Materials, be varied to permit metal siding and metal panels as building façade materials, as shown on the architectural elevations.

8. That Section 9-6B-3(D), Minimum Lot Depth, be varied to permit a reduction in the minimum required lot depth from two hundred feet (200') to one hundred eighty and three tenths feet (180.3').
9. That Section 9-6B-3(E)1, Required Setbacks, Front Yard, be varied to permit a reduction in the minimum required front yard setback from sixty feet (60') to nine and seven tenths feet (9.7') for the detached canopy and to thirteen feet (13'-0") for the vertical canopy support/column for the detached canopy and the vacuum station equipment along the north side of the proposed car wash building.
10. That Section 9-6B-3(E)4, Required Setbacks, Rear Yard, be varied to permit a reduction in the minimum required rear yard setback from forty feet (40') to eight tenths feet (0.8') for the detached canopy and to two and two tenths feet (2.2') for the vertical canopy support/column along the south side of the proposed car wash building.
11. That Section 9-6B-3(G), Maximum Height, be varied to permit an increase in the maximum building height from thirty feet (30') to forty feet (40') to the top of the proposed water tank.
12. That Section 9-10-4(H) Off-Street Loading, Required Berths, be varied to permit a reduction of the minimum number of required loading berths from one (1) loading berth to zero (0) loading berths.
13. That Section 9-10-5(G) Off-Street Parking, In Yards, be varied to permit a reduction in the minimum required interior side and rear yard parking area setbacks from ten feet (10') to four and four tenths feet (4.4') along the west lot line, and to five feet (5') along the east and south lot lines.
14. That Section 9-10-5(G) Off-Street Parking, In Yards, be varied to permit a reduction in the minimum required front yard parking area setback from fifteen feet (15') to zero feet along the north lot line.
15. That Section 9-10-5(K), Off-Street Parking, Required Spaces, be varied to permit a reduction in the minimum number of stacking spaces for automobile laundries from fifty (50) spaces to thirty (30) spaces for the automobile washing and cleaning facility.
16. That Section 9-10-5(L)1, Off-Street Parking, Minimum Parking Space And Aisle Dimensions, be varied to permit five (5) parallel parking spaces for employee parking along the southern building façade.
17. That Section 9-11-4(C), Prohibited Signs, Roof Signs, be varied to permit the roof signs on top of the pay canopy and vacuum station canopies, as shown in the elevations.
18. That Section 9-11-4(R), Prohibited Signs, Multiple Message, Digital, Dynamic and/or Video Display Signs, be varied to permit the digital displays on the ground sign located near the shared access driveway with the Willowbrook Town Center, as shown in the elevations.
19. That Section 9-11-6(L), Signs, Exemptions, be varied to permit in increase in the permitted sign surface area for private traffic direction signs from four (4) square feet to eleven and eleven hundredths square feet (11.11 SF) for the private traffic direction sign (illuminated exit indicator sign) located at the end of the car wash tunnel and to twelve square feet (12 SF) for each of the three private traffic direction signs located at the entrance and exits of the vacuum station parking lot.
20. That Section 9-11-12(B)1(a), Sign Surface Area, Number and Height Limitations, Business Districts, be varied to permit an increase in the maximum total sign surface area from three hundred fifty square feet (350 SF) to three hundred ninety-nine and one tenths

square feet (399.1 SF) for the following signs: one (1) freestanding sign proposed at the northwest corner of the lot, one (1) wall sign proposed on the north building facade, and three (3) roof signs proposed on each of the three detached canopies, as shown in the sign package.

21. That Section 9-11-11(B)2, "Sign Location", be varied to allow building mounted sign to extend higher than one foot (1') below the top line of the face of the building and exceed a height of twenty feet (20') for the signage on the north building facade.
22. That Section 9-12-2, Permitted Accessory Buildings, Structures and Uses, Awning/Canopies/Marquees, be varied to permit an increase in the permitted encroachment from 1/3 bulk district standard to allow the detached canopy and vertical canopy support/column located to the south of the building to be set back eight tenths feet (0.8') and two and two tenths feet (2.2') from the south lot line, and to allow the northernmost detached canopy and vertical canopy support/column located to the north of the building to be set back nine and seven tenths feet (9.7') and thirteen feet (13'-0") from the north lot line.
23. That Section 9-12-4(C)3, Bulk Regulations, Detached Accessory Structures, be varied to permit a reduction in the minimum clearance above grade from fourteen feet (14') to twelve feet six inches (12'-6") for the detached pay canopy located to the south of the building and to twelve feet one inch (12'-1") for the detached canopies over the vacuum stations.
24. That Sections 9-12-11, Refuse Disposal Areas and Recycling Containers - Location and Screening, be varied to permit an increase in the height of the refuse enclosure from a maximum of seven feet (7') to nine feet six inches (9'-6").
25. That Section 9-14-2(D)2(c)4, Border Plantings and Foundation Plantings, be varied to permit a reduction in the minimum foundation landscape area width from seven feet (7') to zero feet along the north, east and west building facades.

LOT 2 (Fast Food Establishment and Drive-Through):

26. That Section 9-3-3(C), Multiple Uses on a Lot, be varied to permit a reduction in the minimum lot area for two (2) or more special uses from two acres (2 AC) to seven hundred ninety-five thousandths acre (0.795 AC).
27. That Section 9-6-1(A), Minimum Lot Area; Two Or More Uses On A Lot, be varied to permit a reduction in the minimum lot area for two (2) or more permitted uses or special uses (fast food establishment and drive-through) from two acres (2 AC) to seven hundred ninety-five thousandths acre (0.795 AC).
28. That Section 9-6-1(E)2, General Conditions, Building Façade Materials, be varied to permit a black metal cap as building façade materials, as shown on the architectural elevations.
29. That Section 9-6B-3(A), Minimum Lot Area, be varied to permit a reduction in the minimum lot area for the fast food establishment and drive-through from two acres (2 AC) to seven hundred ninety-five thousandths acre (0.795 AC).
30. That Section 9-6B-3(C)1, Minimum Lot Width, be varied to permit a reduction in the minimum lot width for restaurants from two hundred feet (200') to one hundred twenty-two and seven tenths feet (122.7').

31. That Section 9-6B-3(E)2, Minimum Interior Side Yard Setback, be varied to permit a reduction in the minimum interior side yard setback along the east lot line from thirty feet (30') to fifteen and five tenths feet (15.5') for the proposed fast food establishment, to eleven and four tenths feet (11.4') for the proposed attached canopies, to sixteen and one tenths feet (16.1') and to twenty-six and two tenths feet (26.2') for the menu/order boards closest to the east lot line.
32. That Section 9-6B-3(E)4, Required Setbacks, Rear Yard, be varied to permit a reduction in the minimum required rear yard setback from forty feet (40') to twenty-two and nine tenths feet (22.9') and twenty-three feet (23') for the menu/order boards located closest to the south lot line.
33. That Section 9-10-5(G) Off-Street Parking, In Yards, be varied to permit a reduction in the minimum required interior side and rear yard parking area setbacks from ten feet (10') to two and four tenths feet (2.4') along the east lot line and to zero feet along the west and south lot lines.
34. That Section 9-10-5(G)3 Off-Street Parking, Interior Parking Lot Landscaping, be varied to permit a reduction in the minimum end parking island width from nine feet (9') to five feet (5') and six and eight tenths feet (6.8') for two end parking islands.
35. That Section 9-10-5(G)3 Off-Street Parking, Interior Parking Lot Landscaping, be varied to eliminate the requirement for one (1) shade tree and nine (9) dwarf variety shrubs required within the three parking islands.
36. That Section 9-11-12(B)1, Sign Surface Area, Number and Height Limitations, Business Districts, be varied to permit an increase in the total sign surface area from three hundred two and five tenths square feet (302.5 SF) to three hundred seven and forty-three hundredths square feet (307.43 SF), to permit an increase in the maximum number of wall signs from four (4) wall signs to five (5) wall signs, to permit building mounted signage to exceed a height of twenty feet (20') for the wall signs on the north and west building elevations, and to permit a reduction in the minimum separation distance between wall signs on the north building facade to less than 20% of the linear dimension of the business site frontage, in accordance with the building elevations.
37. That Section 9-12-2, Permitted Accessory Buildings, Structures and Uses, Awning/Canopies/Marquees, be varied to permit an increase in the permitted encroachment from 1/3 bulk district standard to eleven and four tenths feet (11.4') from the east lot line for the two attached canopies located along the east building façade.
38. That Section 9-14-2(D)2(c)4, Border Plantings and Foundation Plantings, be varied to permit a reduction in the minimum foundation landscape area width from seven feet (7') to zero feet along the north, west and south building facades, and to less than seven feet (7') along the east building façade.

<u>LOT 3 (Financial Institution and Drive-Through)</u>:

39. That Section 9-3-3(C), Multiple Uses on a Lot, be varied to permit a reduction in the minimum lot area for two (2) or more permitted or special uses from two acres (2 AC) to seven hundred ninety-two thousandths acre (0.792 AC).
40. That Section 9-3-7(A)4, Specific Setbacks, Plainfield Road, be varied to permit a reduction in the minimum special setback from one hundred feet (100') to seventy-one and 8/10ths feet (71.8') for the proposed building.

41. That Section 9-6-1(A), Minimum Lot Area; Two Or More Uses On A Lot, be varied to permit reduction in the minimum lot area for two (2) or more permitted uses or special uses (financial institution and drive-through) from two acres (2 AC) to seven hundred ninety-two thousandths acre (0.792 AC).
42. That Section 9-6-1(E)2, General Conditions, Building Façade Materials, be varied to allow aluminum composite panels as building façade materials, as shown on the architectural elevations.
43. That Section 9-6B-3(A), Minimum Lot Area, be varied to permit a reduction in the minimum lot area for the financial institution and drive-through from two acres (2 AC) to seven hundred ninety-two thousandths acre (0.792 AC).
44. That Section 9-6B-3(E)2, Minimum Interior Side Yard Setback, be varied to permit a reduction in the minimum interior side yard setback along the east lot line from thirty feet (30') to seven feet (7') for the proposed building.
45. That Section 9-6B-3(E)4, Required Setbacks, Rear Yard, be varied to permit a reduction in the minimum required rear yard setback from forty feet (40') to thirty-six and two tenths feet (36.2') for the attached canopy along the south side of the building.
46. That Section 9-10-4(H) Off-Street Loading, Required Berths, be varied to permit a reduction of the minimum number of required loading berths from one (1) loading berth to zero (0) loading berths.
47. That Section 9-10-5(G) Off-Street Parking, In Yards, be varied to permit a reduction in the minimum required interior side and rear yard parking area setbacks from ten feet (10') to eight and five tenths feet (8.5') along the west lot line and to zero feet along the east and south lot lines.
48. That Section 9-11-6(L), Signs, Exemptions, be varied to permit in increase in the permitted sign surface area for private traffic direction signs from four (4) square feet to four and sixty-two hundredths square feet (4.62 SF) for the private traffic direction sign located to the southwest of the building.
49. That Section 9-11-5(E)2, Illuminated Window Signs, be varied to permit an increase in the maximum sign surface area for an illuminated window sign for the Chase ATM located in the vestibule of the west building facade from four square feet (4 SF) to eight and thirty-four hundredths square feet (8.34 SF).
50. That Section 9-11-6(M), Exemptions, ATM Signs, be varied to permit an increase in the maximum sign surface area from four square feet (4 SF) to eight and thirty-four hundredths square feet (8.34 SF).
51. That Section 9-12-2, Permitted Accessory Buildings, Structures and Uses, Awning/Canopies/Marquees, be varied to permit an increase in the permitted encroachment from 1/3 bulk district standard to allow the attached canopy located to the south of the building to be set back eleven and five tenths feet (11.5') from the east lot line.
52. That Section 9-14-2(D)2(c)4, Border Plantings and Foundation Plantings, be varied to permit a reduction in the minimum foundation landscape area width from seven feet (7') to zero feet along the north, east, west and south building facades, as shown in the Landscape Plan.

PUD Standards:

53. That Section 9-13-6(B) PUD Standards, Size and Ownership, be varied to waive the requirement that the subject realty be under single ownership and/or unified control.
54. That Section 9-13-6(F) PUD Standards, Yards, be varied to waive the requirement that the required yards or setbacks along the periphery of the planned unit development be at least equal in width or depth to that of the applicable required yard within the adjacent zoning district.
55. That Section 9-13-6(L) PUD Standards, Other Standards, be varied to waive the requirement that the planned unit development must comply with the minimum standards set forth in subsections (A), (B), (C), (D), (H), (I) and (K) of this section.

SECTION FOUR: That pursuant to Section 10-8-7 of the Village Code, the following variations from the provisions of the Subdivision Regulations be and the same are hereby granted:

56. That Section 10-4-3(A)2, Lots, Sizes and Shapes, be varied to waive the requirement that the lot areas and lot widths conform to at least the minimum requirements of the zoning ordinance for the district in which the subdivision is proposed for Lots 2 and 3.
57. That Section 10-4-3(A)3, Lots, Sizes and Shapes, be varied to waive the requirement that building setback lines conform to at least the minimum requirements of the zoning ordinance for the district.
58. That Section 10-4-3(B), Lots, Arrangement, be varied to waive the requirement that Lot 1 front on a public street.

SECTION FIVE: That passage of this Ordinance shall constitute approval of the Preliminary Plat of Subdivision, pursuant to the "Preliminary Plat of Subdivision 735 Plainfield Road Subdivision", as prepared by Compass Surveying Ltd, consisting of one (1) sheet and latest revision dated 03/15/21 and attached hereto as Exhibit "C".

SECTION SIX: That passage of this Ordinance shall constitute approval of the Preliminary Planned Unit Development, pursuant to the "Preliminary PUD", as prepared by Kimley-Horn, consisting of one (1) sheet and latest revision dated 03/08/21 and attached hereto as Exhibit "D".

SECTION SEVEN: That the relief granted in Sections One, Three, Four, Five and Six of this Ordinance is expressly conditioned upon satisfying the requirements for Final Planned

Unit Development pursuant to the requirements of Chapter Three of Title Nine of the Village Code, and the requirements for Final Plat of Subdivision pursuant to Title Ten of the Village Code ("FINAL PLANS"), and that 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 PRELIMINARY PLANS") attached hereto as Exhibit "E", except as modified herein or as part of approval of the FINAL PLANS:

1. Preliminary Engineering Drawings, prepared by Kimley-Horn and Associates, Inc., KHA Project No. 168726009, 7 Sheets, bearing an original issue date of 12/15/2020, and bearing the latest revision date of 03/08/21.
2. Preliminary Plat of Subdivision, prepared by Compass Surveying Group Ltd., Project No. 20.0006, Sheet 1 of 1, bearing an original date of 01/31/20, and bearing the latest revision date of 03/15/21.
3. Preliminary Plat of PUD, prepared by Kimley-Horn and Associates, Inc., KHA Project No. 168726009, Sheet No. C1.0, bearing an original issue date of 12/15/2020, and bearing the latest revision date of 03/08/21.
4. Tree Preservation Plan, Landscape Plan and Landscape Notes & Details, prepared by Kimley-Horn and Associates, Inc., KHA Project No. 168726009, 3 Sheets, Sheet Nos. L1.0, L2.0 and L3.0, bearing an original issue date of 12/15/2020 and bearing the latest revision date of 03/08/2021.
5. Photometric Plan, prepared by Kimley-Horn and Associates, Inc., KHA Project No. 168726009, Sheet No. E1.0, bearing an original issue date of 12/15/2020, and bearing the latest revision date of 01/21/2021.
6. Vacuum Canopy Plans, Elevations, Sections, prepared by Mark Shively Architecture, (Car Wash – Sheet No. A1.1, and bearing a plot date of 03.11.2021.
7. Vacuum Canopy Plan Diagram, prepared by Mark Shively Architecture, Sheet No. A1.2, and bearing a plot date of 03.11.2021.
8. Vacuum Vending Enclosure Plans, prepared by Mark Shively Architecture, Sheet No. A1.3, and bearing a plot date of 03.11.2021.
9. Pay Station Elevations, prepared by Mark Shively Architecture, Sheet No. A1.4, and bearing a plot date of 03.11.2021.
10. Car Wash First Floor Plan, prepared by Mark Shively Architecture, Sheet No. A2.1, and bearing a plot date of 03.11.2021.
11. Car Wash Exterior Elevations, prepared by Mark Shively Architecture, Sheet No. A4.0, and bearing a plot date of 03.11.2021.
12. Sign Package for Encore Car Wash, prepared by Aurora Sign Co., Drawing No. 210073, 11 pages, and bearing the latest revision date of 03/10/2021.
13. Preliminary Floor Plan for Fast Food Establishment, prepared by Interplan LLC, Project (Fast-Food – No. 2020.0919, 1 page, Sheet PFP, and dated 01.20.21.
14. Architectural Elevations with Signs for Fast Food Establishment, prepared by Interplan LLC, 2 pages, and dated 01.20.21.

15. Floor Plan for Chase Bank, prepared by The Architects Partnership, TAP Project No.17073, 1 page, and dated 01.22.2021.
16. Architectural Elevations for Chase Bank, prepared by The Architects Partnership, TAP Project No. 19108, 2 pages, and dated 1.18.2021.
17. Sign Package for Chase Bank, prepared by Signtech, Drawing No. 18-01613, Project No. CHASE_730_1, 41 pages, bearing an original issue date of 09/14/18, and bearing the latest revision date of 03.11.2021.
18. Traffic Regulation Agreement – 10 pages. Includes "Traffic Control Plan" as prepared by Kimley-Horn and Associates, Inc., KHA Project No. 168726009, 9 Sheets, Sheet No. 1 of 1, and bearing an original issue date of 12/15/2020.
19. Draft Declaration of Covenants – 20 pages.

B. 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 March 3, 2021 meeting and approved by staff.

C. Approval of Preliminary Plat of PUD is expressly conditioned on the approval of an amendment of the Town Center PUD with respect to changes in the ingress, egress and incorporation of a dedicated left-turn lane as shown on 735 Plainfield Road Plat of PUD. An exclusive southbound left-turn lane shall be provided at the proposed full movement access drive in order to keep the southbound through lane clear and minimize the queueing back toward Plainfield Road.

D. The Applicant shall submit a Cross Access Agreement and indicate the required easements on their preliminary plats, as approved by Village staff and subject to review by the Village attorney.

E. A parking agreement shall be executed to allow three of the parking spaces located on Lot 3 to satisfy the parking requirement on Lot 2, as approved by Village staff and subject to review by the Village attorney.

F. That as part of the Final PUD and Final Plat of Subdivision processes, the Applicant shall investigate the feasibility of proposing an Ingress and Egress Easement on the northeast end of the subject property to allow vehicular access between the subject realty and the TCF Bank property.

G. Prior to approval of a Final Plat of Subdivision and Final Plat of PUD, the Applicant shall provide plans for streetlighting along Plainfield Road in the vicinity of the PUD compliant with DuDoT standards and provide a photometric/lighting study that demonstrates compliance with any standards for required off-street lighting.

H. Prior to approval of a Final Plat of Subdivision and Final Plat of PUD, the Applicant shall submit all required executed Traffic Regulation, Improvement and Redevelopment Agreements in a form acceptable to the Village Board, approved by Village staff and subject to review by the Village attorney.

I. That as part of the Final PUD and Final Plat of Subdivision processes, the Applicant shall submit the Declaration of Covenants, which is subject to the approval by the Village.

J. The Applicant shall provide documentation of the DuDOT approval of Traffic Impact Study and Plainfield Road access, upon receipt.

K. The completion of all County of DuPage and Village traffic improvements shall be made prior to the issuance of the first permanent occupancy permit for the subject realty.

L. Outdoor dining and restaurant seating shall not be allowed on the subject realty except where identified as "Outdoor Dining" on the fast food establishment architectural plans.

M. Off-site improvements shall include a sidewalk to be constructed in accordance with the PUD plans. The sidewalk shall be installed along Plainfield Road and is subject to the County of DuPage permitting, inspection and approval.

N. That the digital signs on the SUBJECT REALTY shall be at all times subject to the following requirements:

   a. Operational Limitations: Display shall contain static messages only, and shall not have movement of any kind, or the appearance or optical illusion of movement, of any part of the sign.

   b. Minimum Display Time: Each message on the sign must be displayed for a minimum of 8 seconds or such longer duration as is hereafter enacted in the Village Sign Ordinance for comparable signs.

   c. Message Change Sequence: The change between static messages must be accomplished immediately, with no use of any transitions.

   d. Illumination: The sign must include light sensors and dimmer controls that automatically adjust to outdoor lighting levels so that illumination levels are dimmer at night and on cloudy days than during sunny days; but in no instance shall illumination and lighting not be in compliance with Section 9-11-13 of the Willowbrook Zoning Ordinance.

   e. Only one freestanding or ground sign shall be constructed or erected on Lot 1.

   f. The sign shall not contain any other advertising other than the identity of the car wash, the address; and the promotion of related business products for Lot 1.

   g. A separate sign permit shall be obtained pursuant to Village Code.

O. All freestanding or ground signs shall not contain any advertisement other than the identity of the business located therein; therefore, the freestanding sign proposed for each business shall be located on its own lot.

P. The multi-tenant sign located north of the shared access drive with the Town Center shall be removed from all plans prior to consideration before the Village Board.

Q. No deliveries or other loading and unloading activities shall be allowed on the subject realty between the hours of 7:00 pm to 10:00 am.

R. No trucks shall be permitted to sit idling on the subject realty.

S. No outside loudspeakers shall be permitted other than businesses with approved drive-through windows and then only for the operation of the drive-through service.

T. Outside refuse compactors shall only be operated between the hours of 9:00 a.m. and 6:00 p.m. and shall be screened by a masonry wall large enough to visually screen the compactor dumpster and buffer any noise created by the compactor unit.

U. The earthen berms located along the Plainfield Road frontage shall be constructed prior to the issuance of the first temporary or permanent occupancy permit for the subject realty, or such earlier time as is reasonably practical.

V. All exiting movements from the drive-throughs shall be under stop sign control.

W. "Do Not Enter" signs shall be placed at the exit of each drive-through lane to deter opposing traffic from entering the drive-throughs from the one-way exit direction.

X. The Applicant shall provide an analysis of the traffic operations at the site access from Town Center after the opening of the development to determine if modifications or adjustments are needed (i.e., supplemental signing, pavement markings or restrictions to access).

Y. A permit shall be required from Du Page County Division of Transportation for work within the Plainfield Road right of way.

Z. A permit shall be required from Du Page County Public Works for the proposed sanitary sewer and connections.

AA. Prior to final approval, the plans will be provided to the fire district for comment on both the geometrics and the location of hydrants and fire department connections on each building.

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

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

PASSED and **APPROVED** this 12th day of April, 2021.

ROLL CALL VOTE:

AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

APPROVED:

_____
Frank A. Trilla, Mayor

ATTEST:

_____
Deborah A. Hahn,
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT REALTY

LOT 1 IN WILLOWBROOK CENTER UNIT NO. 1, OF PART OF LOT 7 IN OWNER'S SUBDIVISION IN SECTIONS 23 AND 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 1963, AS DOCUMENT R63-37895, IN DUPAGE COUNTY, ILLINOIS.

PIN: 09-23-406-003

ADDRESS: 735 Plainfield Road, Willowbrook IL 60527

EXHIBIT B

PLAN COMMISSION RECOMMENDATION AND FINDINGS OF FACT

M E M O R A N D U M

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

MEMO FROM: Daniel Kopp, Chairman, Plan Commission

DATE: March 22, 2021

SUBJECT: **Zoning Hearing Case 21-03: 735 Plainfield Road PUD --** Consideration of a petition requesting approval of a special use permit for a planned unit development, including a financial institution with drive through, fast-food establishment with drive through, an automobile washing and cleaning facility, including certain relief, exceptions and variations from Title 9 and Title 10 of the Village Code; approval of a Preliminary Plat of Subdivision; and approval of a Preliminary Plat of PUD. The applicant for this petition is Alex Katz of G.W. Property Group LLC, 2211 N. Elston Avenue, Suite 304, Chicago IL 60614. The property owner is Viren-Gill Ltd., LLC, 735 Plainfield Road, Willowbrook IL 60527.

At the regular meeting of the Plan Commission held on March 3, 2021, the above referenced application was discussed, and the following motion was made:

MOTION: Made by Kaucky and seconded by Remkus that based on the submitted petition, the testimony provided by the Applicant, and the staff report prepared for PC 21-03 at the February 3, 2021 and March 3, 2021 Plan Commission meetings, I move that the Plan Commission recommend and forward to the Village Board the Findings of Fact presented and discussed by the Plan Commission at the February 3, 2021 and March 3, 2021 meetings, and further recommend that the Village Board approve the following:

1. A special use for a planned unit development associated with PC 21-03, including the "proposed waivers" outlined in the staff report.
2. Special uses for one 5,582 square foot automobile washing and cleaning facility, one 2,830 square foot fast food establishment with drive-through, and one 6,660 square foot financial institution with drive-though.
3. Approval of the Preliminary Plat of Subdivision and Preliminary Plat of PUD for "735 Plainfield Road Subdivision", except for revisions required by the Village Engineer to be revised prior to forwarding to the Village Board for consideration.

Subject to the following conditions:

1. 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 March 3, 2021 meeting and approved by staff prior to being forwarded to the Village Board for final consideration.
2. Approval of Preliminary Plat of PUD is expressly conditioned on the approval of an amendment of the Town Center PUD with respect to changes in the ingress, egress and incorporation of a dedicated left-turn lane as shown on 735 Plainfield Road Plat of PUD. An exclusive southbound left-turn lane shall be provided at the proposed full movement access drive in order to keep the southbound through lane clear and minimize the queueing back toward Plainfield Road.
3. That as part of the approval of a Preliminary Plat of Subdivision and Preliminary Plat of PUD, the Applicant shall submit a Market Study and Tax Impact Study or related studies to the satisfaction of the Village, prior to Village Board consideration.
4. That as part of the approval of a Preliminary Plat of Subdivision and Preliminary Plat of PUD, the Applicant shall submit a Cross Access Agreement and indicate the required easements on their preliminary plats.
5. That as part of the approval of a Preliminary Plat of Subdivision and Preliminary Plat of PUD, a parking agreement shall be executed to allow three of the parking spaces located on Lot 3 to satisfy the parking requirement on Lot 2.
6. That as part of the Final PUD and Final Plat of Subdivision processes, the Applicant shall investigate the feasibility of proposing an Ingress and Egress Easement on the northeast end of the subject property to allow vehicular access between the subject realty and the TCF Bank property.
7. Prior to approval of a Final Plat of Subdivision and Final Plat of PUD, the Applicant shall provide a photometric/lighting study that demonstrates compliance with DuDOT standards for any required off-street lighting.
8. Prior to approval of a Final Plat of Subdivision and Final Plat of PUD, the Applicant shall submit all required executed Traffic Regulation, Improvement and Redevelopment Agreements in a form acceptable to the Village Board, approved by Village staff and subject to review by the Village attorney.
9. That as part of the Final PUD and Final Plat of Subdivision processes, the Applicant shall submit the Declaration of Covenants, which is subject to the approval by the Village.
10. The Applicant shall provide documentation of the DuDOT approval of Traffic Impact Study and Plainfield Road access, upon receipt.
11. The completion of all County of DuPage and Village traffic improvements shall be made prior to the issuance of the first permanent occupancy permit for the subject realty.
12. Outdoor dining and restaurant seating shall not be allowed on the subject realty except where identified as “Outdoor Dining” on the fast food establishment architectural plans.
13. Off-site improvements shall include a sidewalk to be constructed in accordance with the PUD plans. The sidewalk shall be installed along Plainfield Road and is subject to the County of DuPage permitting, inspection and approval.
14. That the digital signs on the SUBJECT REALTY shall be at all times subject to the following requirements:

a. Operational Limitations: Display shall contain static messages only, and shall not have movement of any kind, or the appearance or optical illusion of movement, of any part of the sign.
b. Minimum Display Time: Each message on the sign must be displayed for a minimum of 8 seconds or such longer duration as is hereafter enacted in the Village Sign Ordinance for comparable signs.
c. Message Change Sequence: The change between static messages must be accomplished immediately, with no use of any transitions.
d. Illumination: The sign must include light sensors and dimmer controls that automatically adjust to outdoor lighting levels so that illumination levels are dimmer at night and on cloudy days than during sunny days; but in no instance shall illumination and lighting not be in compliance with Section 9-11-13 of the Willowbrook Zoning Ordinance.
e. Only one freestanding or ground sign shall be constructed or erected on Lot 1.
f. The sign shall not contain any other advertising other than the identity of the car wash, the address; and the promotion of related business products for Lot 1.
g. A separate sign permit shall be obtained pursuant to Village Code.

15. All freestanding or ground signs shall not contain any advertisement other than the identity of the business located therein; therefore, the freestanding sign proposed for each business shall be located on its own lot.
16. The multi-tenant sign located north of the shared access drive with the Town Center shall be removed from all plans prior to consideration before the Village Board.
17. No deliveries or other loading and unloading activities shall be allowed on the subject realty between the hours of 7:00 pm to 10:00 am.
18. No trucks shall be permitted to sit idling on the subject realty.
19. No outside loudspeakers shall be permitted other than businesses with approved drive-through windows and then only for the operation of the drive-through service.
20. Outside refuse compactors shall only be operated between the hours of 9:00 a.m. and 6:00 p.m. and shall be screened by a masonry wall large enough to visually screen the compactor dumpster and buffer any noise created by the compactor unit.
21. The earthen berms located along the Plainfield Road frontage shall be constructed prior to the issuance of the first temporary or permanent occupancy permit for the subject realty, or such earlier time as is reasonably practical.
22. All exiting movements from the drive-throughs shall be under stop sign control.
23. “Do Not Enter” signs shall be placed at the exit of each drive-through lane to deter opposing traffic from entering the drive-throughs from the one-way exit direction.
24. The Applicant shall provide an analysis of the traffic operations at the site access from Town Center after the opening of the development to determine if modifications or adjustments are needed (i.e., supplemental signing, pavement markings or restrictions to access).
25. A permit will shall be required from Du Page County Division of Transportation for work within the Plainfield Road right of way.
26. A permit shall be required from Du Page County Public Works for the proposed sanitary sewer and connections.

27. Prior to final approval, the plans will be provided to the fire district for comment on both the geometrics and the location of hydrants and fire department connections on each building.

Added by the Plan Commission at the March 3, 2021 Plan Commission meeting (public hearing):

28. The motion shall include the four modifications to the waivers discussed at the meeting and the revised finding of fact that were discussed at the meeting. The four modifications are as follows:

    6. That Section 9-10-5(L)2(e), Spacing Between Separate Driveway Entrances On All Lots Other Than In Single-Family Attached Districts, be varied to permit a reduction in the minimum access driveway spacing for separate driveways from four hundred feet (400') to one hundred fifty-three and eight tenths feet (153.8') between the Plainfield Road driveway and the driveway to the east, to three hundred thirty-two and one tenths feet (332.1') between the Plainfield Road driveway and the Town Center driveway to the west, and to sixty-four and four tenths feet (64.4') between the shared access driveway with Town Center and the driveway to the south (Lock-Up Storage driveway).
    10. That Section 9-6B-3(E)1, Required Setbacks, Front Yard, be varied to permit a reduction in the minimum required front yard setback from sixty feet (60') to nine and seven tenths feet (9.7') for the detached canopy and to thirteen feet (13'-0") for the vertical canopy support/column for the detached canopy and the vacuum station equipment along the north side of the proposed car wash building.
    28. That Section 9-14-2(D)2(c)4, Border Plantings and Foundation Plantings, be varied to permit a reduction in the minimum foundation landscape area width to zero feet along the north, east and west building facades.
    52. That Section 9-10-5(G) Off-Street Parking, In Yards, be varied to permit a reduction in the minimum required interior side and rear yard parking area setbacks from ten feet (10') to eight and five tenths feet (8.5') along the west lot line and to zero feet along the east and south lot lines.
29. The pylon/ground sign on Lot 3 shall be relocated approximately 5 to 10 feet further away from the lot lines to improve sight visibility for vehicles.
30. The ground sign proposed for Lot 1 shall contain brick in keeping with the design of the principal structure.

ROLL CALL: AYES: Chairman Kopp, Vice Chairman Wagner, Commissioners Kaucky, Remkus and Walec; NAYS: None; ABSENT: Kaczmarek 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: The development will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the public.

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

Finding: The special use will not be injurious to the use and enjoyment of the other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

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

Finding: The special use will not impede on the normal and orderly development and improvement of surrounding property for uses permitted in the district.

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

Finding: Adequate utilities, access roads, and drainage are being provided.

(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: Adequate measures have been taking to provide ingress and egress so designed to minimized traffic congestion in the public streets.

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

Finding: The special use will conform to the applicable regulations of the district as deemed appropriate by the Plan Commission and Village Board.

(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: There has not been an application for this property within the last year.

Planned Unit Development Standards

The planned unit development must meet the following standards:

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

Finding: No variance required – the proposed PUD will meet the goals and intents of the Village Comprehensive Plan, as the uses proposed to be appropriate for the area and beneficial the community overall.

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

Finding: Variance is requested, due to the nature of the planned unit development, the individual lots should be available for separate ownership due to separate uses. No variance is required regarding minimum size as the lot area of the total PUD exceeds two (2) acres in area.

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

Finding: No variance required – the proposed PUD will align with current adjacent zoning and will not have detrimental influence upon the surrounding properties.

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

Finding: No variance required – the engineering plans and drainage reports will identify that the all stormwater management proposed on-site will conform to current municipal stormwater ordinances.

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

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

2. Equal to the height of the taller buildings in the case of freestanding, unattached buildings other than one-, two- or two and one-half story buildings.

Finding: The space between buildings is met with the proposed project.

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

Finding: Variance is requested, due to the nature of the planned unit development, a waiver is required for the required yard setbacks along the periphery of the planned unit development.

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

Finding: Adequate parking has been provided.

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

Finding: No variance required – ingress and egress are designed to minimize traffic congestion in the public streets to the extents possible.

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

Finding: A tree preservation plan and landscape plans are provided as part of our submittal package.

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

Finding: Variances are requested from the subdivision ordinance 10-4-3(A)2, 10-4-3(A)3, 10-4-3(B), and 10-7-4(C). Due to the nature of the proposed planned unit development, the specific sections of the subdivision code cannot be met.

(K) Uses For PUDs Greater Than Five Acres: Any permitted or special use available under any of the various zoning districts classifications, whether singly or in combination, and any other use permitted by law, may be allowed as either a permitted or special use within a planned unit development consisting of more than five (5) acres, but only to the extent

specifically approved by the Village Board, after a finding that such use is consistent with the objectives of this chapter.

Finding: Variance requested as existing site area is below five (5) acres, however, plan meets intent of a planned unit development given combination of uses proposed.

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

Finding: Variance requested to waive the requirement that the planned unit development must comply with the minimum standards set forth in subsections (A), (B), (C), (D), (H), (I), & (K).

Planned Unit Development Findings

The Plan Commission shall, after the public hearing, set forth to the Board of Trustees the reason for the recommendation, and said recommendation shall set forth with particularly what respects the proposal would be in the public interest, including, but not limited to, findings of fact on the following:

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

Finding: The proposed plan is consistent with the stated purposes identified specifically including providing diversification in uses (9-13-1 (A) 2) and rational and economic development (9-13-1 (A) 6).

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

Finding: The proposed plan meets the requirements and standards of the planned unit development regulations aside from the items presented within the standards for special use & variations document.

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

Finding: The proposed plan departs from the zoning and subdivision regulations and noted in the standards for special use & variations document.

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

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

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

Finding: The proposed plan fronting a major route provides similar use as in the current condition and is not a departure from current uses of the adjacent properties along the route.

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

Finding: The proposed plan will provide physical and economic benefits to the community in comparison to the existing use.

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

Finding: The proposed PUD will meet the goals and intents of the Village Comprehensive Plan, as the uses proposed to be appropriate for the area and beneficial the community overall.

EXHIBIT C

PRELIMINARY PLAT OF SUBDIVISION

P.I.N. 9-23-406-003

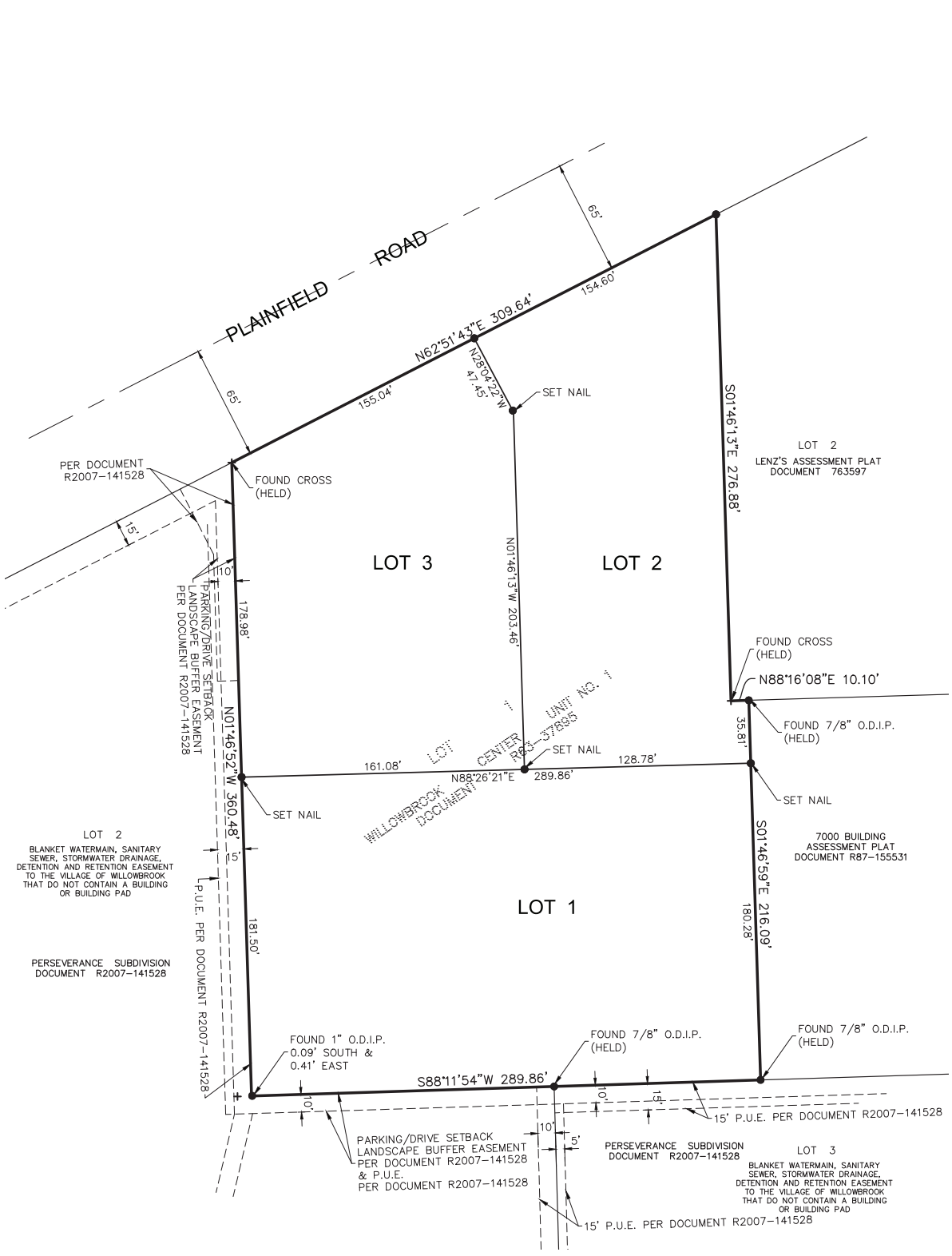
PRELIMINARY PLAT OF SUBDIVISION
735 PLAINFIELD ROAD SUBDIVISION
A PLANNED UNIT DEVELOPMENT

LOT 1 IN WILLOWBROOK CENTER UNIT NO. 1, OF PART OF LOT 7 IN OWNER'S SUBDIVISION IN SECTIONS 23 AND 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 1963, AS DOCUMENT R63–37895, IN DUPAGE COUNTY, ILLINOIS.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



OWNERSHIP AND TAX STATEMENT

THERE ARE CURRENTLY NO DELINQUENT PROPERTY TAXES OR TAX LIENS AGAINST THE WHOLE OR ANY PART OF THE PROPERTY.

735 PLAINFIELD ROAD
WILLOWBROOK, IL 60521
P.I.N. 09–23–406–003

CURRENT OWNER:
VIREN–GILL LTD.

PROPOSED OWNER:
735 PLAINFIELD PROPERTY LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY

BY: BCL–GW WILLOWBROOK JV LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY
ITS: SOLE MEMBER AND MANAGINGMEMBER OF THE COMPANY

BY: GW WILLOWBROOK LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY
ITS: MANAGER

BY: GW PROPERTY GROUP, LLC – SERIES 121,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS: MANAGER

BY: THE MITCHELL GOLTZ LIVING TRUST U/T/A
DATED JUNE 11, 2014, A MEMBER

BY: _____
MITCHELL GOLTZ, TRUSTEE

EASEMENT NOTE

A BLANKET EASEMENT FOR ACCESS, PUBLIC UTILITY AND DRAINAGE IS TO BE GRANTED OVER THE SUBJECT SITE, EXCLUDING BUILDING AREAS.

LEGEND

- ● SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
- ■ SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
- \+ SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

LINE LEGEND

- SUBDIVISION BOUNDARY LINE
- ADJACENT LAND PARCEL LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
N = NORTH
S = SOUTH
E = EAST
W = WEST
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

AREA SUMMARY

LOT 1	52,432 SQUARE FEET	OR	1.204 ACRES
LOT 2	34,652 SQUARE FEET	OR	0.795 ACRES
LOT 3	34483 SQUARE FEET	OR	0.792 ACRES
R.O.W. DEDICATION	0 SQUARE FEET	OR	0 ACRES
NET AREA	121,567 SQUARE FEET	OR	2.791 ACRES

(TO HEAVY LINES)
(BASED ON MEASURED VALUES)

J:\Psdata\2020 Projects\20.0006\20.0006 Preliminary POSubd.dwg

PROJ. NO: 20.0006

1 OF 1

SCALE: 1" = 40'

COMPASS SURVEYING LTD
ALTA SURVEYS ● TOPOGRAPHY ● CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT
735 PLAINFIELD ROAD SUBDIVISION
735 Plainfield Road
Willowbrook, IL

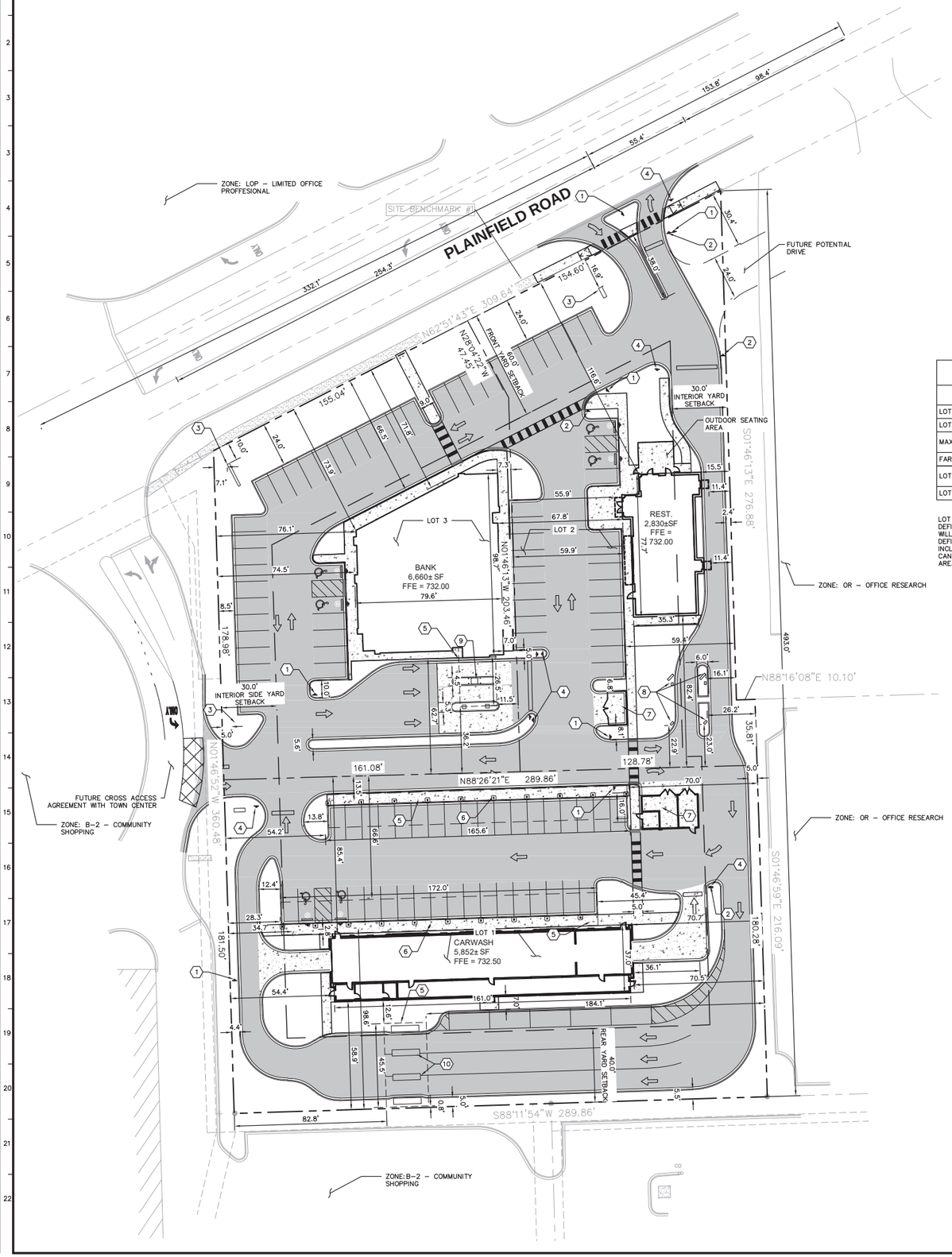
CLIENT
Kimley»Horn
© 2017 KIMLEY–HORN AND ASSOCIATES, INC.
1001 WARRENVILLE ROAD, SUITE 350,
LISLE, IL 60532
PHONE: 630–487–5550
WWW.KIMLEY–HORN.COM

DATE: 1/31/20 | PC N/A | DRAWN BY MRA | CHECKED BY SK | BOOK N/A PG N/A

NO.	REVISIONS	DATE	BY
1	REVISED LOT LINES	9/2/20	MRA
2	PER CLIENT COMMENTS	11/24/20	MRA
3	PER IN HOUSE REVIEW	12/16/20	RHM
4	ADD CERTS.	01/19/21	MP
5	REMOVE CERTS.	02/12/21	MP
6	PER EMAIL COMMENTS DATED 03–12–21	03/15/21	MP

EXHIBIT D

PRELIMINARY PUD PLAT



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Call Before You Dig
JULIE
1-800-892-0123

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR FREESTANDING SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
7. SIDEWALK AT THE PLAINFIELD ROAD ENTRANCE WILL HAVE ADA COMPLIANT CURB RAMPS.

KEY NOTES

1. DIRECTIONAL SIGN (SEE DETAILS)
2. STOP SIGN (SEE DETAILS)
3. FREESTANDING SIGNS (SEE ARCHITECTURAL PLANS FOR DETAILS)
4. DO NOT ENTER SIGN (SEE DETAILS)
5. CANOPY, TYP. (SEE DETAILS)
6. VACUUM, TYP. (SEE DETAILS)
7. TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
8. MENU / ORDER BOARDS (SEE DETAILS)
9. CHASE BANK ATM (SEE DETAILS)
10. CAR WASH PAY STATION, TYP. (SEE DETAILS)

PROPOSED LOT INFORMATION

	LOT 1	LOT 2	LOT 3
LOT AREA (AC.)	1.20	0.80	0.79
LOT COVERAGE (AC)	14.30%	9.20%	20.90%
MAXIMUM BUILDING HEIGHT (FT)	40.00	20.25	21.50
FAR	0.112	0.077	0.192
LOT WIDTH (FT.)	289.9	122.7	161.3
LOT DEPTH (LF.)	180.3	279.8	212.7

LOT COVERAGE TREATED AS DEFIFINED IN VILLAGE OF WILLOWBROOK CODE 9-2-2 DEFINITIONS. IN THIS INSTANCE INCLUDES BUILDINGS, CANOPIES, AND DUMPSTERS AREAS.

EXISTING LOT INFORMATION

	LOT 1
LOT AREA (AC.)	2.79
LOT WIDTH (LF)	285
LOT DEPTH (LF)	423
LOT COVERAGE (AC)	26.20%
MAXIMUM HEIGHT	NA
FAR	0.267

BASIC BUILDING HEIGHTS

LOT 1
- TOP OF WATER TANK HEIGHT: 40'
- TOP OF BUILDING HEIGHT: 25'

LOT 2
- TOP OF BUILDING HEIGHT: 20.25'
- TOP OF TOWER HEIGHT: 28'
- T/O WINDOWS: 12'
- T/O STOREFRONT: 10.25'

LOT 3
- TOP OF BUILDING HEIGHT: 21.5'
- MAX FREESTANDING SIGN HEIGHT 8.5'

PARKING SUMMARY

PARKING SPACES REQUIRED			
BANK (1 SPACE/300SF)	=	23	SPACES
DRIVE-THRU RESTAURANT (1 SPACE/100SF)	=	29	SPACES
CAR LAUNDRY (1/1.5 EMPLOYEES)	=	2	SPACES
TOTAL PARKING SPACES REQUIRED	=	54	SPACES
STANDARD PARKING SPACES PROVIDED			
BANK	=	28	SPACES
DRIVE-THRU RESTAURANT	=	29	SPACES
*(3 PARKING SPOTS FROM LOT 3 DONATED TO LOT 2)			
CAR LAUNDRY	=	39	SPACES
*(5 PARALLEL PARKING EMPLOYEE SPOTS PROVIDED)			
ACCESSIBLE PARKING SPACES REQUIRED	=	5	SPACES
ACCESSIBLE PARKING SPACES PROVIDED	=	6	SPACES
BANK	=	2	SPACES
DRIVE-THRU RESTAURANT	=	2	SPACES
CAR LAUNDRY	=	2	SPACES
TOTAL PARKING SPACES PROVIDED	=	102	SPACES
MAXIMUM CAR STACKING (SEE CAR STACKING EXHIBIT)			
CARWASH	=	30	AUTOMOBILES
BANK	=	7	AUTOMOBILES
DRIVE-THRU RESTARAUNT	=	11	AUTOMOBILES

No.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	03/08/21	INS
2	REVISED PER VILLAGE COMMENTS	01/21/21	INS

Kimley»Horn

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4201 WINFIELD ROAD, SUITE 600,
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: INS
CHECKED BY: EJT

PRELIMINARY PUD

GW PROPERTIES PUD PLANS
735 PLAINFIELD ROAD
WILLOWBROOK, IL 60527

ORIGINAL ISSUE: 12/15/2020
KHA PROJECT NO. 168726009
SHEET NUMBER
C1.0

Drawing name: K:\CHS_LDEV\168726009_GW Properties_735_Plainfield_Willowbrook_IL\2 Design\CAD\Exhibits\2021-0318 PUD Plans.dwg C2.0 Mar 15, 2021 8:13am by: EricTracy
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

EXHIBIT E

APPROVED PRELIMINARY PLANS

1. Preliminary Engineering Drawings, prepared by Kimley-Horn and Associates, Inc., KHA Project No. 168726009, 7 Sheets, bearing an original issue date of 12/15/2020, and bearing the latest revision date of 03/08/21.

2. Preliminary Plat of Subdivision, prepared by Compass Surveying Group Ltd., Project No. 20.0006, Sheet 1 of 1, bearing an original date of 01/31/20, and bearing the latest revision date of 03/15/21.

3. Preliminary Plat of PUD, prepared by Kimley-Horn and Associates, Inc., KHA Project No. 168726009, Sheet No. C1.0, bearing an original issue date of 12/15/2020, and bearing the latest revision date of 03/08/21.

4. Tree Preservation Plan, Landscape Plan and Landscape Notes & Details, prepared by Kimley-Horn and Associates, Inc., KHA Project No. 168726009, 3 Sheets, Sheet Nos. L1.0, L2.0 and L3.0, bearing an original issue date of 12/15/2020 and bearing the latest revision date of 03/08/2021.

5. Photometric Plan, prepared by Kimley-Horn and Associates, Inc., KHA Project No. 168726009, Sheet No. E1.0, bearing an original issue date of 12/15/2020, and bearing the latest revision date of 01/21/2021.

6. Lot 1 Car Wash Drawings and Signage

    a. Vacuum Canopy Plans, Elevations, Sections, prepared by Mark Shively Architecture, (Car Wash – Sheet No. A1.1, and bearing a plot date of 03.11.2021.
    b. Vacuum Canopy Plan Diagram, prepared by Mark Shively Architecture, Sheet No. A1.2, and bearing a plot date of 03.11.2021.
    c. Vacuum Vending Enclosure Plans, prepared by Mark Shively Architecture, Sheet No. A1.3, and bearing a plot date of 03.11.2021.
    d. Pay Station Elevations, prepared by Mark Shively Architecture, Sheet No. A1.4, and bearing a plot date of 03.11.2021.
    e. Car Wash First Floor Plan, prepared by Mark Shively Architecture, Sheet No. A2.1, and bearing a plot date of 03.11.2021.
    f. Car Wash Exterior Elevations, prepared by Mark Shively Architecture, Sheet No. A4.0, and bearing a plot date of 03.11.2021.
    g. Sign Package for Encore Car Wash, prepared by Aurora Sign Co., Drawing No. 210073, 11 pages, and bearing the latest revision date of 03/10/2021.

EXHIBIT E (CONTINUED)

APPROVED PRELIMINARY PLANS

7. Lot 2 Fast Food Establishment Drawings and Signage:

    a. Preliminary Floor Plan for Fast Food Establishment, prepared by Interplan LLC, Project (Fast-Food – No. 2020.0919, 1 page, Sheet PFP, and dated 01.20.21.
    b. Architectural Elevations with Signs for Fast Food Establishment, prepared by Interplan LLC, 2 pages, and dated 01.20.21.

8. Lot 3 Financial Institution Drawings and Signage:

    a. Floor Plan for Chase Bank, prepared by The Architects Partnership, TAP Project No.17073, 1 page, and dated 01.22.2021.
    b. Architectural Elevations for Chase Bank, prepared by The Architects Partnership, TAP Project No. 19108, 2 pages, and dated 1.18.2021.
    c. Sign Package for Chase Bank, prepared by Signtech, Drawing No. 18-01613, Project No. CHASE_730_1, 41 pages, bearing an original issue date of 09/14/18, and bearing the latest revision date of 03.11.2021.

9. Traffic Regulation Agreement – 10 pages. Includes "Traffic Control Plan" as prepared by Kimley-Horn and Associates, Inc., KHA Project No. 168726009, 9 Sheets, Sheet No. 1 of 1, and bearing an original issue date of 12/15/2020.

10. Draft Declaration of Covenants – 20 pages.

PUD PLANS
GW PROPERTIES
735 PLAINFIELD ROAD
WILLOWBROOK, IL 60527

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1-800-892-0123

UTILITY AND GOVERNING AGENCY CONTACTS

ENGINEERING DEPARTMENT
VILLAGE OF WILLOWBROOK
PUBLIC SERVICES DIVISION
835 MIDWAY DRIVE
WILLOWBROOK, IL 60527
TEL: (847) 823-0500
CONTACT: DAN LYNCH, P.E.

SANITARY SEWER SERVICE
DUPAGE COUNTY PUBLIC WORKS
JACK T. KNUEPFER ADMIN. BUILDING
421 N. COUNTY FARM RD
WHEATON, IL 60187
TEL: (630) 407-6800
CONTACT: NICHOLAS KOTTMEYER

STORM SEWER SERVICE
VILLAGE OF WILLOWBROOK
835 MIDWAY DRIVE
WILLOWBROOK, IL 60527

WATER SERVICE
VILLAGE OF WILLOWBROOK
835 MIDWAY DRIVE
WILLOWBROOK, IL 60527
TEL: (630) 920-2238
CONTACT: VIRGINIA STOLTZ

PLANNING DEPARTMENT
VILLAGE OF WILLOWBROOK
PLANNING & DEVELOPMENT
835 MIDWAY DRIVE
WILLOWBROOK, IL 60527
TEL: (630) 920-2233
CONTACT: ANN CHOI

POWER COMPANY
COMED

NATURAL GAS COMPANY
NICOR GAS

TELEPHONE
AT&T

CABLE
COMCAST CABLE

PROJECT TEAM

DEVELOPER
GW PROPERTIES
2211 N ELSTON AVE, SUITE 304
CHICAGO, IL 60614
TEL: (773) 382-0590
CONTACT: MITCH GOLTZ

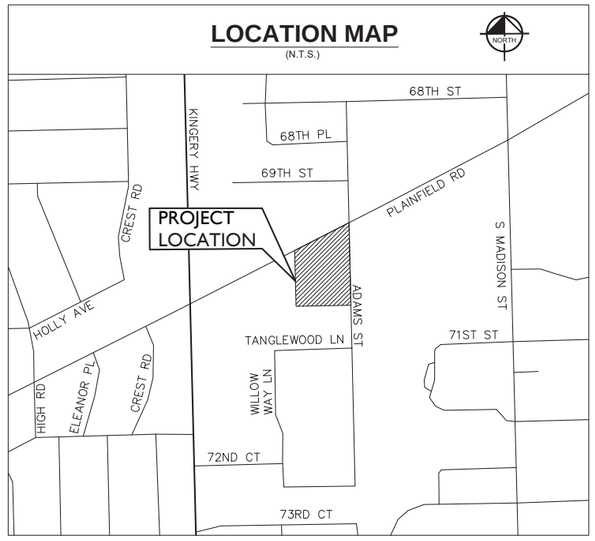
ARCHITECT
DESIGN STUDIO 24 LLC
2211 N ELSTON AVENUE
CHICAGO, IL 60614
TEL: (847) 885-8300
CONTACT: MARK DIGANCI

SURVEYOR
COMPASS SURVEYING LTD.
2631 GINGER WOODS PARKWAY, SUITE 100
AURORA, IL 60502
TEL: (630) 820-9100
CONTACT: SCOTT KREBS, P.L.S.

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487-5550
EMAIL: ERIC.TRACY@KIMLEY-HORN.COM
CONTACT: ERIC TRACY, P.E.

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487-5550
EMAIL: DANIEL.GROVE@KIMLEY-HORN.COM
CONTACT: DANIEL GROVE, P.L.A.

LOCATION MAP
(N.T.S.)



Sheet List Table	
Sheet Number	Sheet Title
C0.0	TITLE SHEET
V0.0	ALTA & TOPOGRAPHIC SURVEY
C1.0	SITE PLAN
C2.0	GRADING PLAN
C3.0	UTILITY PLAN
C4.0	FIRE TRUCK TURN EXHIBIT
C4.1	DELIVERY TRUCK TURN EXHIBIT
L1.0	TREE PRESERVATION PLAN
L2.0	LANDSCAPE PLAN
L3.0	LANDSCAPE NOTES & DETAILS
E1.0	PHOTOMETRICS PLAN

LEGAL DESCRIPTION

LOT 1 OF WILLOWBROOK CENTER UNIT NO. 1, OF PART OF LOT 7 IN OWNER'S SUBDIVISION IN SECTIONS 23 & 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 1963, AS DOCUMENT R63-37895, IN DUPAGE COUNTY, ILLINOIS.

BENCHMARKS

REFERENCE BENCHMARK:
DUPAGE COUNTY GEODETIC SURVEY MONUMENT #DK3269

BENCHMARK DISK LOCATED 42 FEET WEST OF THE CENTERLINE OF MADISON STREET AND 37.5 FEET NORTH OF THE CENTERLINE OF 83RD STREET

DATUM: NAVD 88
ELEVATION = 732.93

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #1 NORTHEAST BONNET BOLT ON FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF SITE ON SOUTH SIDE OF PLAINFIELD ROAD

ELEVATION=732.28

SBM #2 SOUTHEAST BONNET BOLT ON FIRE HYDRANT NEAR NORTHEAST CORNER OF BUFFALO WILD WINGS ON WEST SIDE OF SITE

ELEVATION=730.46

DRAINAGE CERTIFICATION

I, ERIC TRACY, P.E., HEREBY CERTIFY ADEQUATE STORM WATER STORAGE AND DRAINAGE CAPACITY HAS BEEN PROVIDED FOR THIS DEVELOPMENT, SUCH THAT SURFACE WATER FROM THE DEVELOPMENT WILL NOT BE DIVERTED ONTO AND CAUSE DAMAGE TO ADJACENT PROPERTY FOR STORMS UP TO AND INCLUDING THE ONE HUNDRED (100) YEAR EVENT, AND THAT THE DESIGN PLANS ARE IN COMPLIANCE WITH APPLICABLE STATE, COUNTY, AND VILLAGE ORDINANCES."

DATED THIS 21ST DAY OF JANUARY, A.D., 2021.

Eric Tracy
ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-067482
MY LICENSE EXPIRES ON NOVEMBER 30, 2021

ILLINOIS PROFESSIONAL ENGINEER
ERIC J. TRACY
062-067482
STATE OF ILLINOIS
Date of Expiration: 11-30-21

PROFESSIONAL ENGINEER'S CERTIFICATION

I, ERIC TRACY, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE, WAS PREPARED ON BEHALF OF CORESTATES, INC. BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 21ST DAY OF JANUARY, A.D., 2021.

Eric Tracy
IL LICENSED PROFESSIONAL ENGINEER 062-067482
MY LICENSE EXPIRES ON NOVEMBER 30, 2021

ILLINOIS PROFESSIONAL ENGINEER
ERIC J. TRACY
062-067482
STATE OF ILLINOIS
Date of Expiration: 11-30-21

No.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	03/08/21	INS
2	REVISED PER VILLAGE COMMENTS	01/21/21	INS

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600,
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: INS
CHECKED BY: EJT

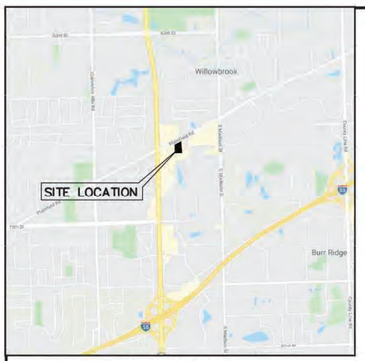
TITLE SHEET

GW PROPERTIES
PUD PLANS
735 PLAINFIELD ROAD
WILLOWBROOK, IL 60527

ORIGINAL ISSUE: 12/15/2020
KHA PROJECT NO. 168726009
SHEET NUMBER
C0.0

Drawing name: K:\CHS_LDEV\168726009_GW Properties_735_Plainfield_Willowbrook_IL\2 Design\CAD\PlanSheets\TITLE SHEET.dwg TITLE SHEET Mar 11, 2021 2:41pm by Eric.Tracy
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ALTA/NSPS LAND TITLE
AND TOPOGRAPHIC SURVEY



VICINITY MAP
NO SCALE

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

GRID NORTH

LEGAL DESCRIPTION

LOT 1 IN WILLOWBROOK CENTER UNIT NO. 1, OF PART OF LOT 7 IN OWNER'S SUBDIVISION IN SECTIONS 23 AND 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 1963, AS DOCUMENT R63-37895, IN DUPAGE COUNTY, ILLINOIS.

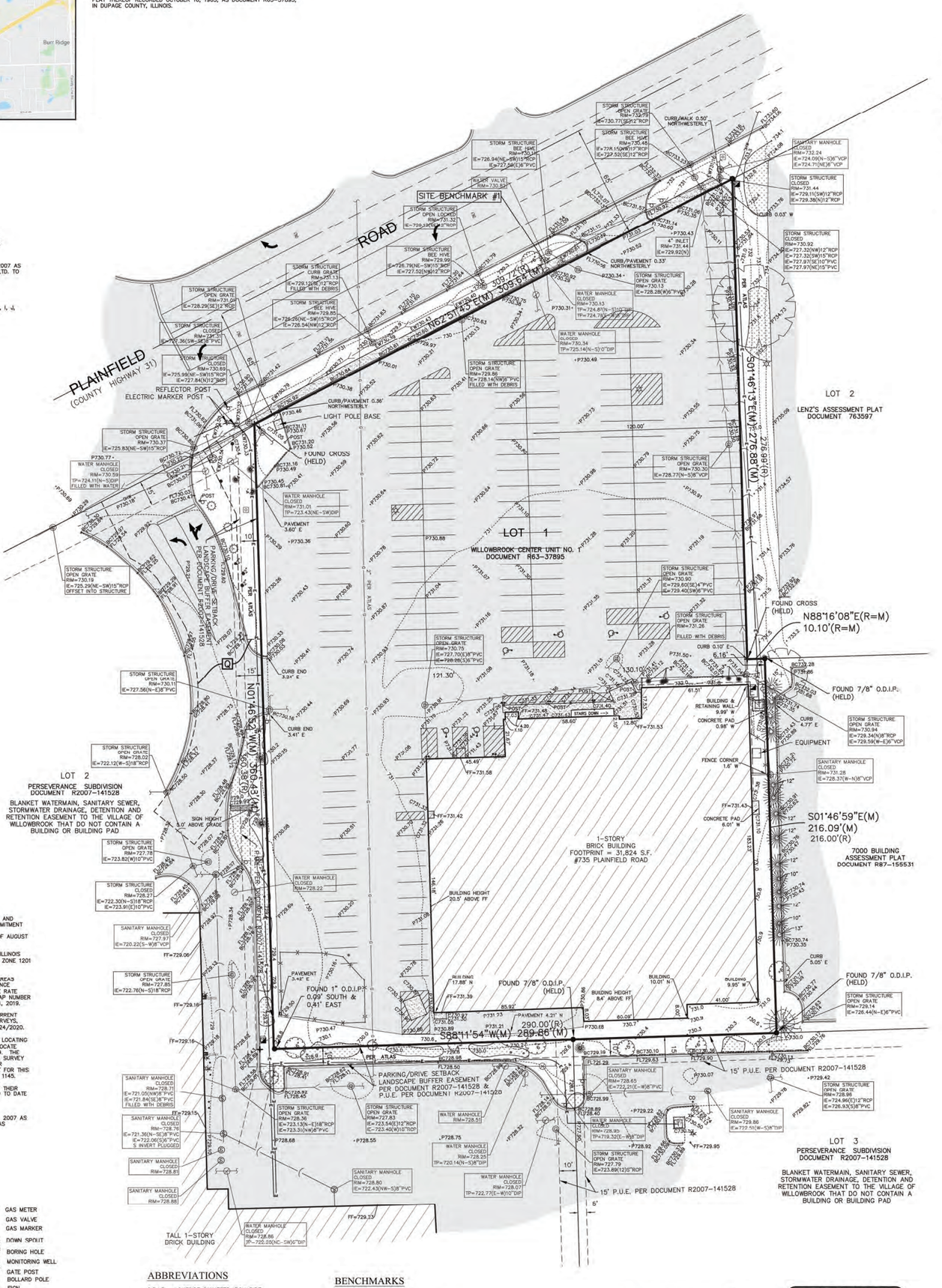
SCHEDULE B EXCEPTIONS

SHOWN OR NOTED HEREON

Q EASEMENT AGREEMENT RECORDED OCTOBER 3, 2007 AS DOCUMENT NO. R2007-181884 BY WREN-GILL, LTD. TO WILLOWBROOK TOWN CENTER LLC.

(FOR FURTHER PARTICULARS, SEE RECORD.)

SCHEDULE B EXCEPTIONS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, R, S AND T ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN



SITE BENCHMARKS

SITE BENCHMARK #1

NORTHEAST BONNET BOLT ON FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF SITE ON SOUTH SIDE OF PLAINFIELD ROAD

ELEVATION = 732.28

SITE BENCHMARK #2

SOUTHEAST BONNET BOLT ON FIRE HYDRANT NEAR NORTHEAST CORNER OF BUFFALO WILD WINGS ON WEST SIDE OF SITE

ELEVATION = 730.46

NOTES

1. THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER 18NW6200792OS ISSUED BY CHICAGO TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF AUGUST 9, 2019.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 (ILLINOIS EAST).
3. THIS SITE FALLS WITHIN "OTHER AREAS ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 17022O 0189 J, MAP NUMBER 17043C0189J HAVING A REVISED DATE OF AUGUST 1, 2019.
4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS, AND IS BASED ON FIELD WORK PERFORMED ON 02/24/2020.
5. THE SURVEYOR CONTACTED J.U.L.I.E. (JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS) FOR AN ON-SITE LOCATE WHICH WAS ASSIGNED A DIG NUMBER OF X052 0799. THE UTILITIES AS MARKED ON-SITE AT THE TIME OF THE SURVEY ARE SHOWN HEREON. ADDITIONALLY, THE SURVEYOR CONTACTED J.U.L.I.E. FOR A DESIGN STAGE REQUEST FOR THIS SITE WHICH WAS ASSIGNED A DIG NUMBER OF X052 1145. INQUIRIES WERE SENT OUT TO THE VARIOUS UTILITY COMPANIES REQUESTING MAPS AND/OR ATLASES OF THEIR RESPECTIVE FACILITIES. THE INFORMATION RECEIVED TO DATE IS SHOWN HEREON.
6. Q EASEMENT AGREEMENT FOR A NON-EXCLUSIVE INGRESS/EGRESS EASEMENT, RECORDED OCTOBER 3, 2007 AS DOCUMENT NO. R2007-181884, IS SHOWN HEREON AS DESCRIBED.

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- CLEANOUT
- FLARED END SECTION
- TRANSFORMER PAD
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC PEDESTAL
- ELECTRIC MARKER
- ELECTRIC METER
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TSF
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- LIGHT
- LIGHT POLE
- HAND HOLE
- VALVE VAULT
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- POST INDICATOR VALVE
- SIAMESE WATER CONNECTION
- WATER MARKER
- WATER METER
- VALVE BOX
- B/BOX
- SPRINKLER CONTROL VALVE
- TELEPHONE MANHOLE
- TELEPHONE NETWORK INTERFACE
- TELEPHONE MARKER
- TELEPHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- GAS METER
- GAS VALVE
- GAS MARKER
- DOWN SPOUT
- BORING HOLE
- MONITORING WELL
- GATE POST
- BOLLARD POLE
- SIGN
- FLAG POLE
- MAILBOX
- SANITARY SEWER — SAN —
- STORM SEWER — STM —
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- OVERHEAD WIRES
- TELEPHONE LINE
- CONIFEROUS TREE W/APPROX. DIAMETER
- DECIDUOUS TREE W/APPROX. DIAMETER MS=MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
- ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- DEPRESSED CURB
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
- BRICK PAVERS
- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE
- METAL GUARDRAIL
- OVERHEAD TRAFFIC ARM

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TP = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
N = NORTH
S = SOUTH
E = EAST
W = WEST
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
BC = BACK OF CURB
BOC = BACK OF DEPRESSED
FL = FLOW LINE
C = CONCRETE
P = PAVEMENT
G = GRAVEL
EW = EDGE OF WALK
TW = TOP OF WALL
TP = TOP OF PIPE
IE = INVERT ELEVATION
PL = PROPERTY LINE
DS = DOWN SPOUT
S.F. = SQUARE FEET
SL = SHORE LINE
TSF = TRANSFORMER
B = PAVERS

BENCHMARKS

REFERENCE BENCHMARK:

DUPAGE COUNTY GEODETIC SURVEY MONUMENT #DK3289

BENCHMARK DISK LOCATED 42 FEET WEST OF THE CENTERLINE OF MADISON STREET AND 37.5 FEET NORTH OF THE CENTERLINE OF 63RD STREET

DATUM: NAVD 88
ELEVATION = 732.93

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND
- PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- EXISTING CONTOUR

UTILITY CONTACTS

CABLE

COMCAST – MARTHA GIERAS
224-229-5862

MARTHA_GIERAS@COMCAST.COM

ELECTRIC

COMED
630-576-7094

GAS

NICOR GAS
GASMAPS@NICOR.COM

BP PIPELINES – DAVID SOMERFELD
832-664-3175
DAVID.SOMMERFELD@BP.COM

BUCKEYE PARTNERS – DAVE JONES
610-904-4409
DAJONES@BUCKEYE.COM
WESTSHORE PIPELINE – DAVE JONES
610-904-4409
DAJONES@BUCKEYE.COM

COMMUNICATIONS

AT&T
011629@ATT.COM

WATER / SANITARY / STORM

DUPAGE COUNTY DOT – WILLIAM EIDSON
630-407-6900
WILLIAM.EIDSON@DUPAGECO.ORG

DUPAGE COUNTY PUBLIC WORKS – DONNA SANDT
630-964-7503
PUBLICWORKS@DUPAGECO.ORG

DUPAGE COUNTY WATER COMMISSION – KEN NILES
630-516-1932
NILES@DPWC.ORG

VILLAGE OF WILLOW BROOK – JOE COONS
630-920-2250
JCOONS@WILLOWBROOK.IL.US

STRIPED PARKING DATA

REGULAR SPACES = 171
ACCESSIBLE SPACES = 6
TOTAL SPACES = 177

AREA SUMMARY

(TO HEAVY LINES)
121,567 SQUARE FEET
OR
2.791 ACRES
(BASED ON MEASURED VALUES)

SURVEYOR'S CERTIFICATION

TO: CHICAGO 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, 7(A), 8, 9 AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 2/24/20.

DATE OF PLAT OR MAP: 2/28/20

BY:

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2021

SCOTT C. KREBS
PROFESSIONAL LAND SURVEYOR NO. 3509
AURORA, ILLINOIS
STATE OF ILLINOIS

SCOTT C. KREBS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509
LICENSE EXPIRES 11/30/20

J:\PSDATA\2020 PROJECTS\20.0006\20.0006-01 LTS TOPO\20.0006-01 LTS TOPO.DWG 3/4/2020 5:06:11 PM Mackland

PROJ. NO. 20.0006-01 | SCALE: 1" = 30' | V0.0

COMPASS SURVEYING LTD
ALTA SURVEYS ● TOPOGRAPHY ● CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT
735 PLAINFIELD ROAD
WILLOWBROOK, IL

CLIENT
Kimley»Horn
© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE ROAD, SUITE 350,
LISLE, IL 60532
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

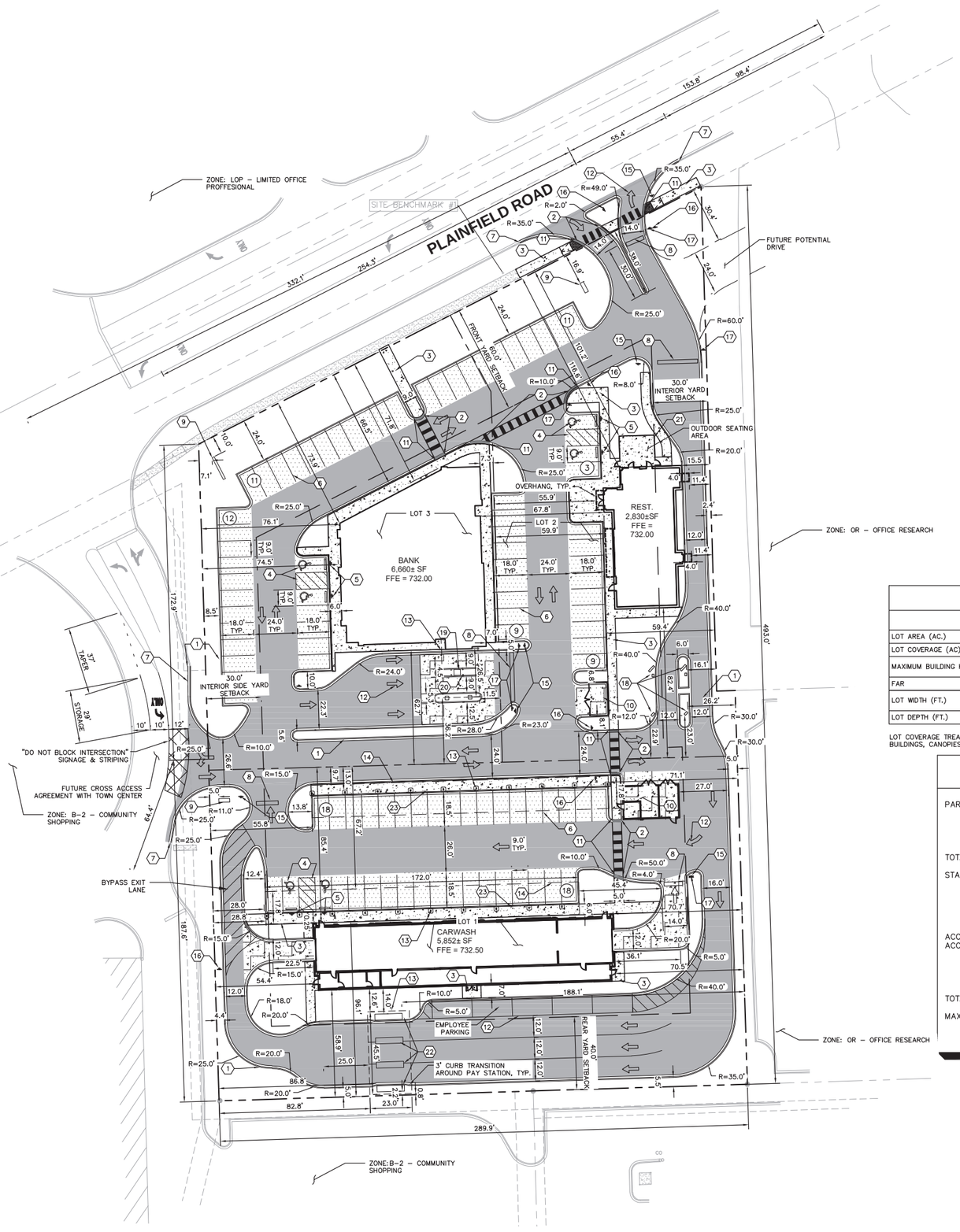
DATE: 2/28/20	PC CS	DRAWN BY MRA	CHECKED BY MRA	BOOK 549 PG 55-57

NO.	REVISIONS	DATE	BY

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

811 Know what's below. Call before you dig.



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Call Before You Dig
JULIE
1-800-892-0123

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3–FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR FREESTANDING SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON–SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
7. SIDEWALK AT THE PLAINFIELD ROAD ENTRANCE WILL HAVE ADA COMPLIANT CURB RAMPS.

ADDITIONAL NOTES

1. THE TOTAL NUMBER OF CANOPIES ON THE SITE EQUATES TO 4. THERE ARE 3 CANOPIES ON LOT 1 (OVER THE VACUUM STATIONS & STACKING LINES) AND 1 CANOPY ON LOT 3 (OVER THE ATM). THE CANOPIES ARE REPRESENTED BY A DASHED LINE, WHILE BUILDING OVERHANGS ARE REPRESENTED AS THE SAME LINETYPE AS THE BUILDING – SEE "OVERHANG, TYP." CALLOUT ON GYG BUILDING.
2. THERE IS A PROPOSED FREESTANDING SIGN AT THE PLAINFIELD ACCESS KEYNOTED AS 9 – ONE TOTAL FOR LOT 2. THERE IS A PROPOSED FREESTANDING SIGN AT THE WESTERN ACCESS AND AT THE NORTHWESTERN ACCESS KEYNOTED AS 9 – TWO TOTAL FOR LOT 3.
3. REFER TO PUD PLANS FOR SURVEYED DIMENSIONS OF SUB PLOT LOT LINES AND PROPERTY LINES.

KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. DEPRESSED CURB AND GUTTER
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
5. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7–8, SEE DETAILS)
6. 4" WIDE PAINTED SOLID LINE, TYP.
7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
8. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
9. FREESTANDING SIGNS (SEE ARCHITECTURAL PLANS FOR DETAILS)
10. TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
11. ACCESSIBLE RAMP (SEE DETAILS)
12. PAVEMENT STRIPING, TYP.
13. CANOPY STEEL COLUMN, TYP. (SEE DETAILS)
14. CANOPY (SEE DETAILS)
15. DO NOT ENTER SIGN (SEE DETAILS)
16. DIRECTIONAL SIGN (SEE DETAILS)
17. STOP SIGN (SEE DETAILS)
18. MENU / ORDER BOARDS (SEE DETAILS)
19. CHASE BANK ATM (SEE DETAILS)
20. CHASE BANK BOLLARDS, TYP.
21. PATIO FENCE
22. CAR WASH PAY STATION, TYP. (SEE DETAILS)
23. VACUUM HOLSTER, TYP.

IMPERVIOUS AREA SUMMARY

TOTAL AREA OF SITE	=	2.79 AC
PROPOSED IMPERVIOUS AREA	=	2.24 AC
PROPOSED PERVIOUS AREA	=	0.55 AC
EXISTING IMPERVIOUS AREA	=	2.63 AC
EXISTING PERVIOUS AREA	=	0.16 AC

PROPOSED LOT INFORMATION

	LOT 1	LOT 2	LOT 3
LOT AREA (AC.)	1.20	0.80	0.79
LOT COVERAGE (AC)	14.30%	9.20%	20.90%
MAXIMUM BUILDING HEIGHT (FT)	40.00	20.25	21.50
FAR	0.112	0.077	0.192
LOT WIDTH (FT.)	289.9	122.7	161.3
LOT DEPTH (FT.)	180.3	279.8	212.7

LOT COVERAGE TREATED AS DEFIFINED IN VILLAGE OF WILLOWBROOK CODE 9–2–2 DEFINITIONS. IN THIS INSTANCE INCLUDES BUILDINGS, CANOPIES, AND DUMPSTERS AREAS.

PARKING SUMMARY

PARKING SPACES REQUIRED			
BANK (1 SPACE/300SF)	=	23	SPACES
DRIVE–THRU RESTAURANT (1 SPACE/100SF)	=	29	SPACES
CAR LAUNDRY (1/1.5 EMPLOYEES)	=	2	SPACES
TOTAL PARKING SPACES REQUIRED	=	54	SPACES
STANDARD PARKING SPACES PROVIDED			
BANK	=	28	SPACES
DRIVE–THRU RESTAURANT	=	29	SPACES
*(3 PARKING SPOTS FROM LOT 3 DONATED TO LOT 2)			
CAR LAUNDRY	=	39	SPACES
*(5 PARALLEL PARKING EMPLOYEE SPOTS PROVIDED)			
ACCESSIBLE PARKING SPACES REQUIRED	=	5	SPACES
ACCESSIBLE PARKING SPACES PROVIDED	=	6	SPACES
BANK	=	2	SPACES
DRIVE–THRU RESTAURANT	=	2	SPACES
CAR LAUNDRY	=	2	SPACES
TOTAL PARKING SPACES PROVIDED	=	102	SPACES
MAXIMUM CAR STACKING (SEE CAR STACKING EXHIBIT)			
CARWASH	=	30	AUTOMOBILES
BANK	=	7	AUTOMOBILES
DRIVE–THRU RESTARAUNT	=	11	AUTOMOBILES

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER
- REVERSE PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER

No.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	03/08/21	INS
2	REVISED PER VILLAGE COMMENTS	01/21/21	INS

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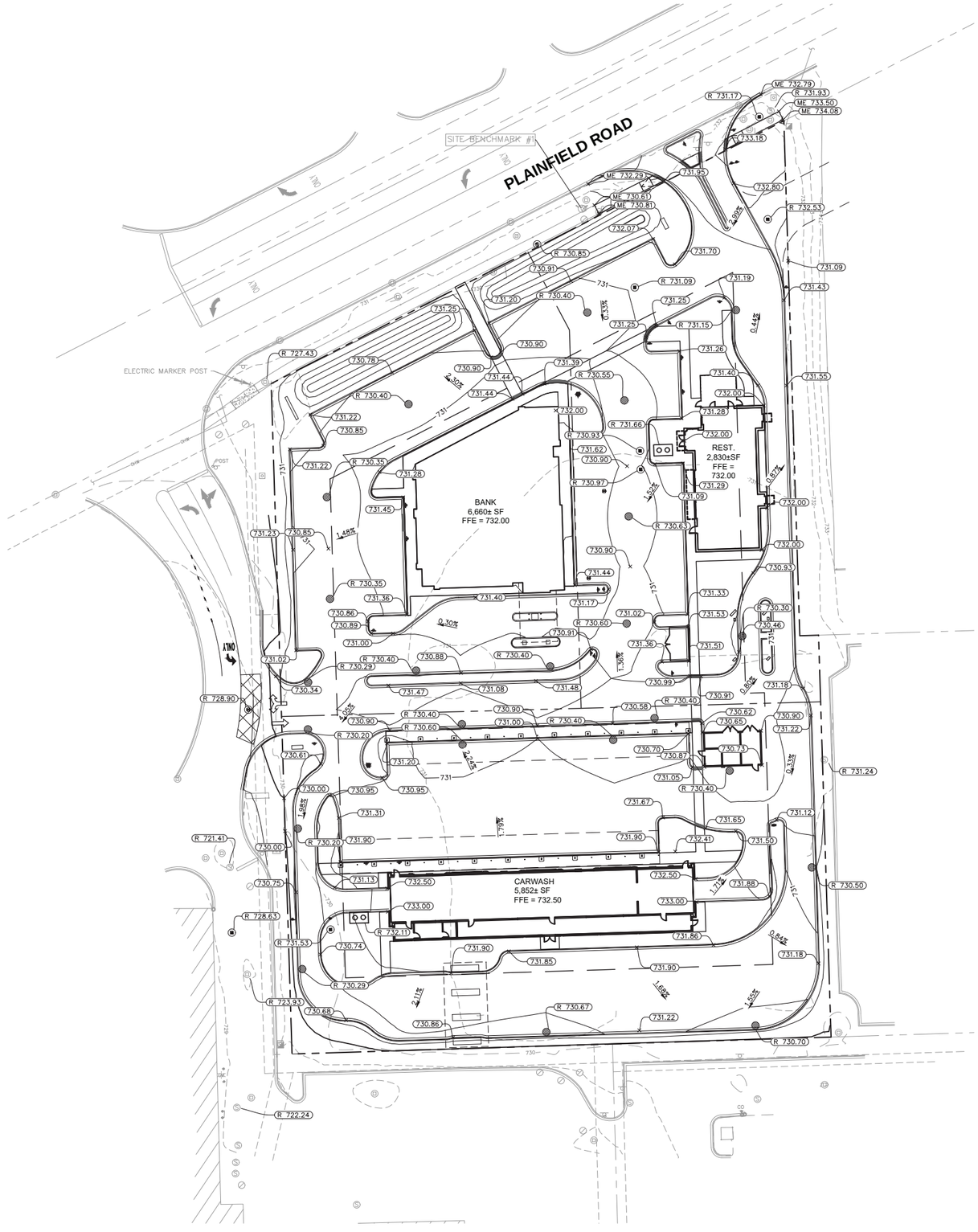
SCALE: AS NOTED
DESIGNED BY: INS
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CHECKED BY: EJT

SITE PLAN

GW PROPERTIES
PUD PLANS
735 PLAINFIELD ROAD
WILLOWBROOK, IL 60527

ORIGINAL ISSUE: 12/15/2020
KHA PROJECT NO. 168726009
SHEET NUMBER C1.0

Drawing name: K:\CHS_LDEV\168726009_GW Properties_735_Plainfield_Willowbrook_IL\2 Design\CAD\PlanSheets\SITE PLAN.dwg C2.0 Mar 15, 2021 8:14am by Eric.Tracy
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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

GRADING LEGEND

	TP = TOP OF PAVEMENT
	EP = EDGE OF PAVEMENT
	FL = FLOW LINE
	TC = TOP OF CURB
	ME = MATCH ELEVATION
	TF = TOP OF FOUNDATION
	R = RIM ELEVATION
	TW = TOP OF WALL
	FG = FINISHED GRADE
	TS = TOP OF STAIRS
	BS = BOTTOM OF STAIRS
——XXX——	PROPOSED CONTOUR
– – XXX – –	EXISTING CONTOUR
RIDGE	RIDGE LINE
X.XX%	SLOPE AND FLOW DIRECTION
	100-YEAR OVERLAND OVERFLOW ROUTE
	DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
	PROPOSED SWALE
	PROPOSED RETAINING WALL
	REVERSED PITCH CURB AND GUTTER
AR	ACCESSIBLE ROUTE
	RIP RAP (SEE DETAILS)

No.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	03/08/21	INS
2	REVISED PER VILLAGE COMMENTS	01/21/21	INS

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GRADING PLAN

GW PROPERTIES PUD PLANS

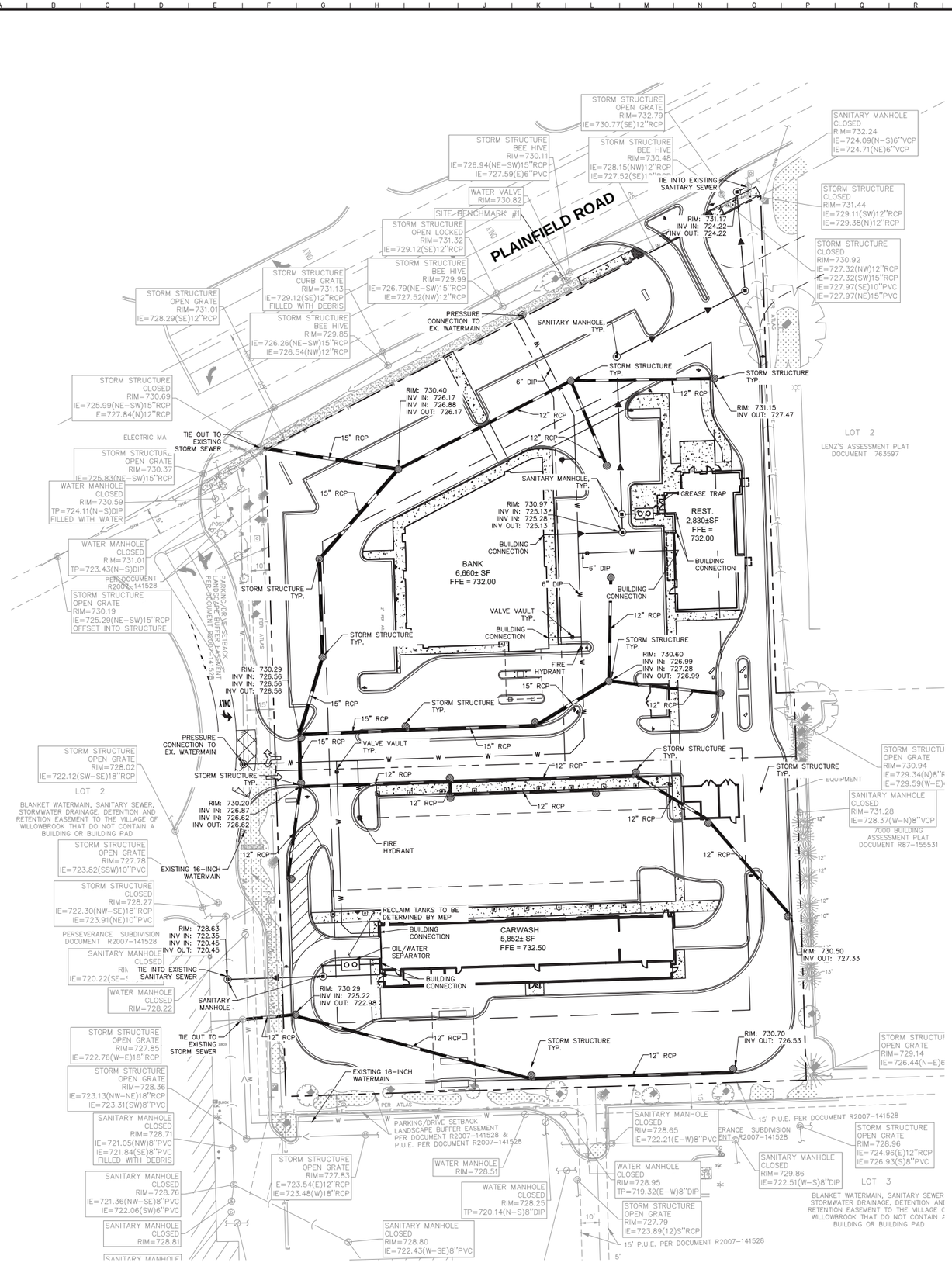
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12/15/2020

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168726009

SHEET NUMBER
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NORTH

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UTILITY NOTES

1. ALL WATER LINES ≥ 3" SHALL BE DUCTILE IRON PIPE, CLASS 52.
2. ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
3. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
4. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
5. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
6. CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
7. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
8. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
9. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
10. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
11. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
12. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
13. SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
14. STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS IF REQUIRED BY AUTHORITY HAVING JURISDICTION.

UTILITY LEGEND

- EX. WATER LINE
- EX. HYDRANT
- EX. WATER STRUCTURE
- EX. SANITARY SEWER LINE
- EX. SANITARY SEWER MANHOLE
- EX. STORM DRAIN LINE
- EX. STORM STRUCTURE/INLET
- EX. GAS LINE
- EX. UNDERGROUND POWER LINE
- EX. OVERHEAD POWER LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- GAS LINE (BY GAS COMPANY)
- PROPOSED PHONE LINE
- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
- PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1772) (GRASS USE NEENAH R-1786)
- PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED VALVE VAULT
- PROPOSED VALVE BOX
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
- RIP RAP (SEE DETAILS)

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1	REVISED PER VILLAGE COMMENTS	01/21/21	INS

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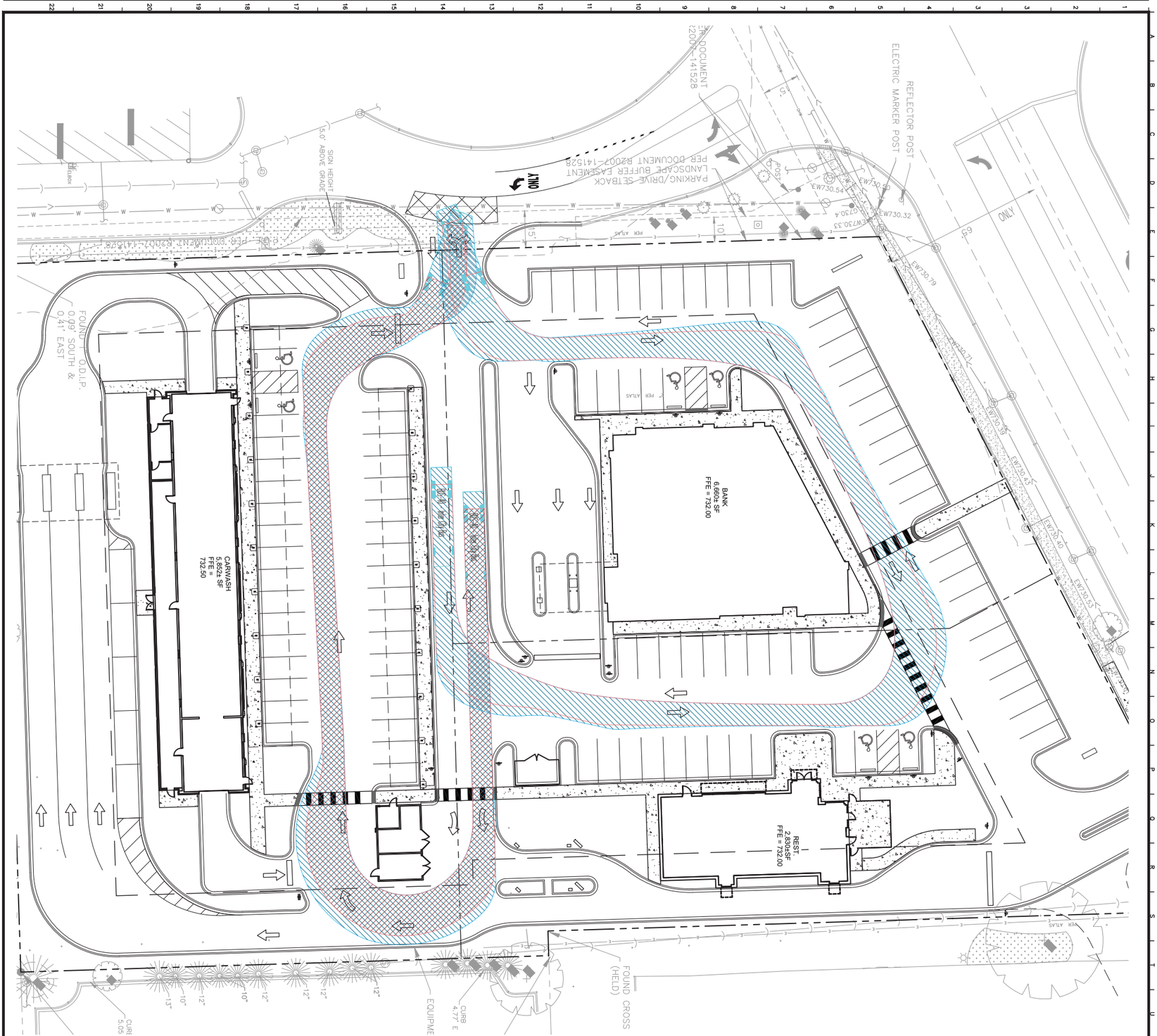
UTILITY PLAN

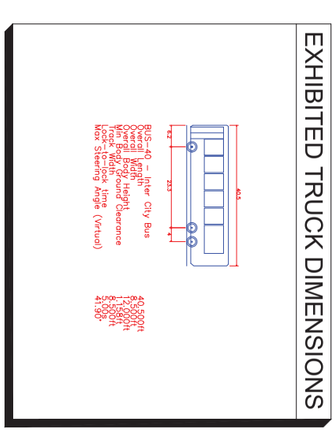
GW PROPERTIES PUD PLANS
735 PLAINFIELD ROAD
WILLOWBROOK, IL 60527

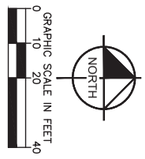
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KHA PROJECT NO. 168726009
SHEET NUMBER
C3.0

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EXH.

SHEET NUMBER

ORIGINAL ISSUE: 12/15/2020
KHA PROJECT NO. 168726009

GW PROPERTIES
PUD PLANS

735 PLAINFIELD ROAD
WILLOWBROOK, IL 60527

FIRE TRUCK
TURN EXHIBIT

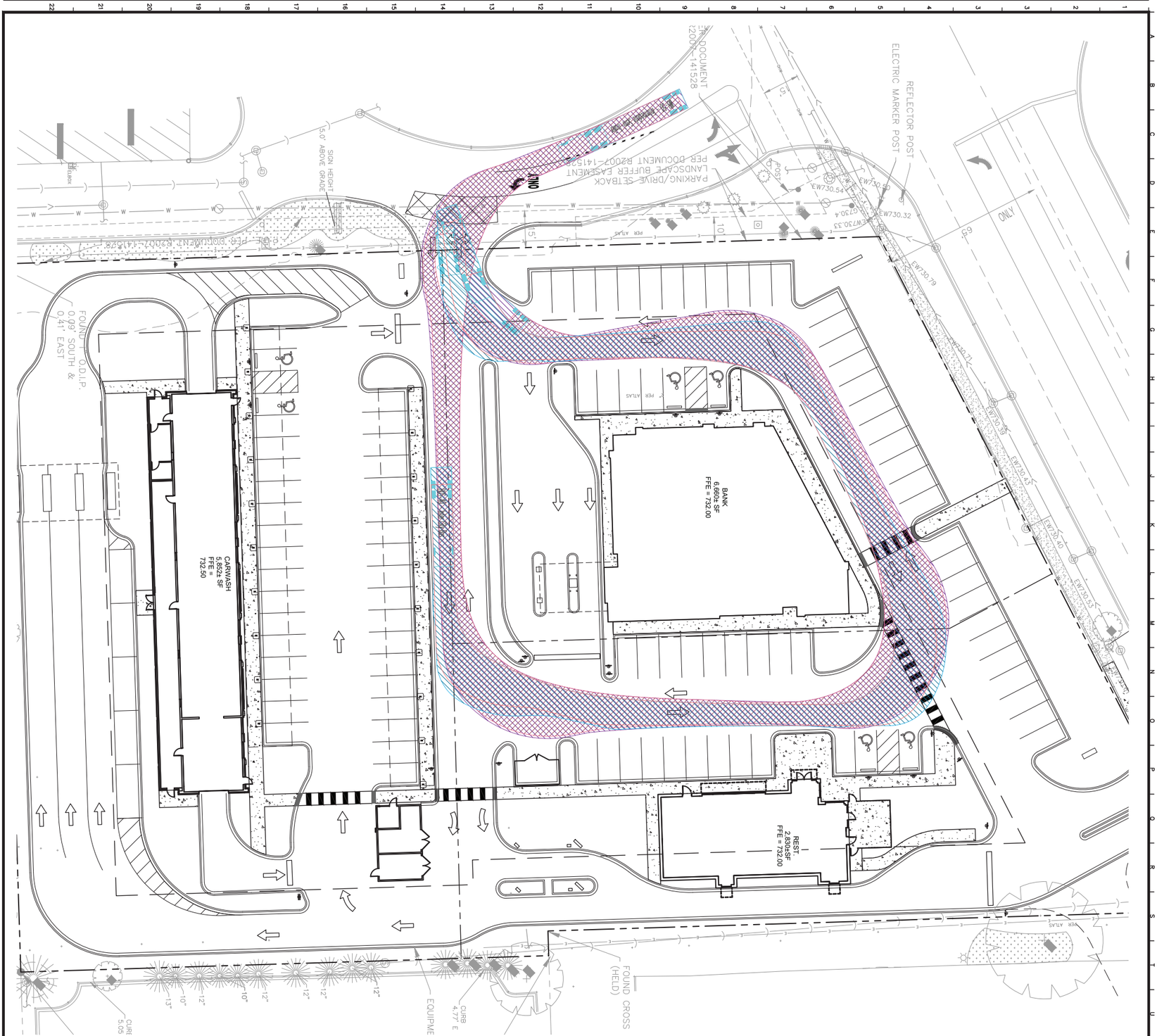
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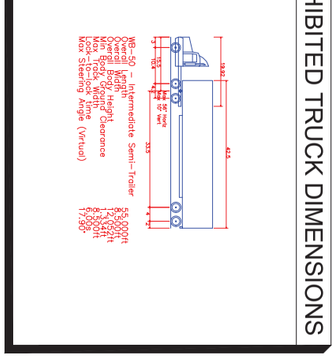
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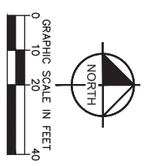
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	REVISED PER VILLAGE COMMENTS	03/08/21	INS
1	REVISED PER VILLAGE COMMENTS	01/21/21	INS

Drawing name: K:\CHS_LDEV\168726009_GW Properties_735_Plainfield_Willowbrook_IL\2 Design\CAD\Exhibits\Fire & Delivery Truck Turn Exhibit.dwg Delivery Truck Mar 11, 2021 2:43pm by: Eric.Tracy
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EXHIBITED TRUCK DIMENSIONS



EXH.

SHEET NUMBER

ORIGINAL ISSUE: 12/15/2020
KHA PROJECT NO. 168726009

GW PROPERTIES
PUD PLANS

735 PLAINFIELD ROAD
WILLOWBROOK, IL 60527

DELIVERY TRUCK
TURN EXHIBIT

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P.I.N. 9-23-406-003

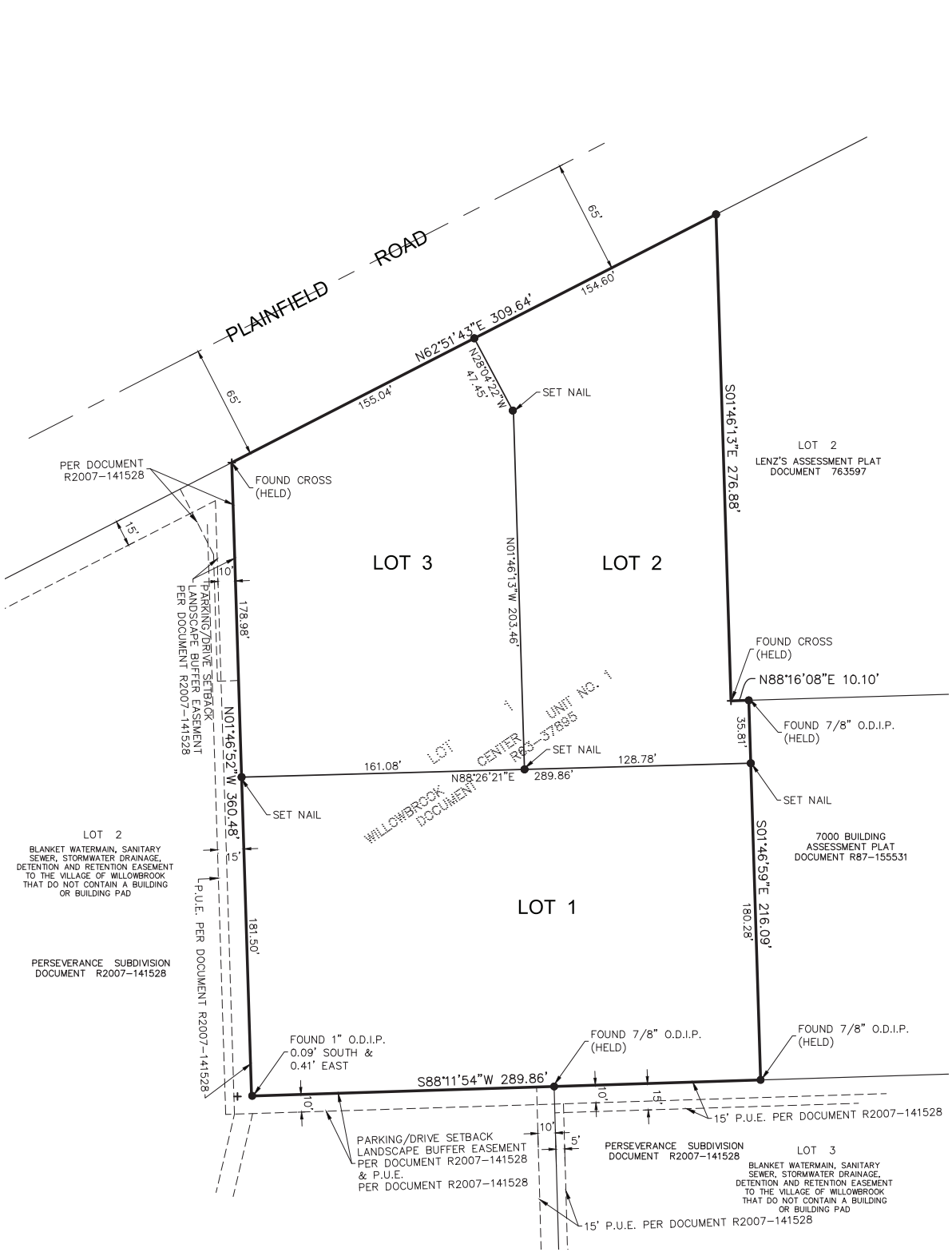
PRELIMINARY PLAT OF SUBDIVISION
735 PLAINFIELD ROAD SUBDIVISION
A PLANNED UNIT DEVELOPMENT

LOT 1 IN WILLOWBROOK CENTER UNIT NO. 1, OF PART OF LOT 7 IN OWNER'S SUBDIVISION IN SECTIONS 23 AND 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 1963, AS DOCUMENT R63–37895, IN DUPAGE COUNTY, ILLINOIS.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



OWNERSHIP AND TAX STATEMENT

THERE ARE CURRENTLY NO DELINQUENT PROPERTY TAXES OR TAX LIENS AGAINST THE WHOLE OR ANY PART OF THE PROPERTY.

735 PLAINFIELD ROAD
WILLOWBROOK, IL 60521
P.I.N. 09–23–406–003

CURRENT OWNER:
VIREN–GILL LTD.

PROPOSED OWNER:
735 PLAINFIELD PROPERTY LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY

BY: BCL–GW WILLOWBROOK JV LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY
ITS: SOLE MEMBER AND MANAGINGMEMBER OF THE COMPANY

BY: GW WILLOWBROOK LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY
ITS: MANAGER

BY: GW PROPERTY GROUP, LLC – SERIES 121,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS: MANAGER

BY: THE MITCHELL GOLTZ LIVING TRUST U/T/A
DATED JUNE 11, 2014, A MEMBER

BY: _____
MITCHELL GOLTZ, TRUSTEE

EASEMENT NOTE

A BLANKET EASEMENT FOR ACCESS, PUBLIC UTILITY AND DRAINAGE IS TO BE GRANTED OVER THE SUBJECT SITE, EXCLUDING BUILDING AREAS.

LEGEND

- ● SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
- ■ SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
- \+ SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

LINE LEGEND

- SUBDIVISION BOUNDARY LINE
- ADJACENT LAND PARCEL LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
N = NORTH
S = SOUTH
E = EAST
W = WEST
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

AREA SUMMARY

LOT 1	52,432 SQUARE FEET	OR	1.204 ACRES
LOT 2	34,652 SQUARE FEET	OR	0.795 ACRES
LOT 3	34483 SQUARE FEET	OR	0.792 ACRES
R.O.W. DEDICATION	0 SQUARE FEET	OR	0 ACRES
NET AREA	121,567 SQUARE FEET	OR	2.791 ACRES

(TO HEAVY LINES)
(BASED ON MEASURED VALUES)

J:\Psdata\2020 Projects\20.0006\20.0006 Preliminary POSubd.dwg

PROJ. NO: 20.0006

1 OF 1

SCALE: 1" = 40'

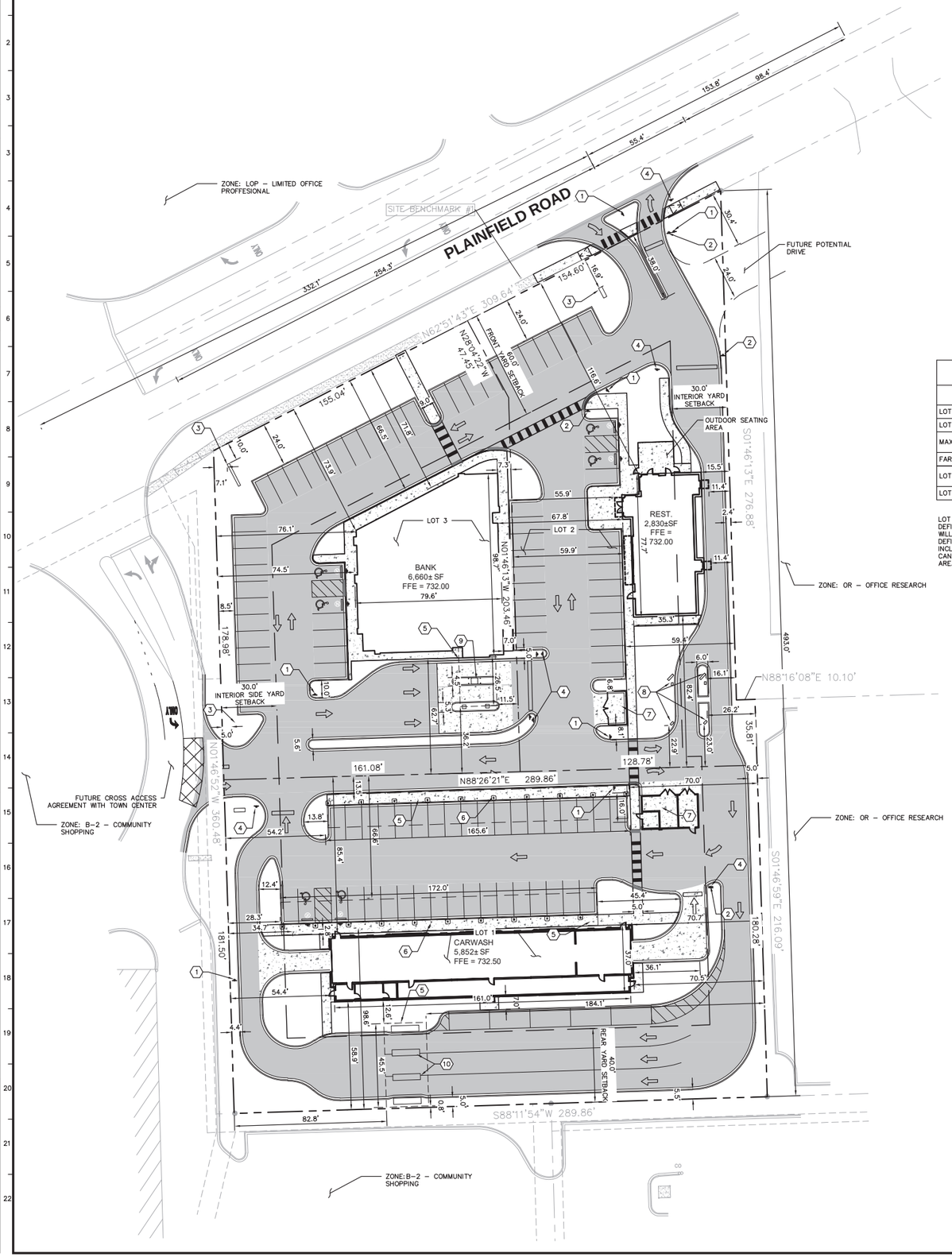
COMPASS SURVEYING LTD
ALTA SURVEYS ● TOPOGRAPHY ● CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT
735 PLAINFIELD ROAD SUBDIVISION
735 Plainfield Road
Willowbrook, IL

CLIENT
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DATE: 1/31/20 | PC N/A | DRAWN BY MRA | CHECKED BY SK | BOOK N/A PG N/A

NO.	REVISIONS	DATE	BY
1	REVISED LOT LINES	9/2/20	MRA
2	PER CLIENT COMMENTS	11/24/20	MRA
3	PER IN HOUSE REVIEW	12/16/20	RHM
4	ADD CERTS.	01/19/21	MP
5	REMOVE CERTS.	02/12/21	MP
6	PER EMAIL COMMENTS DATED 03–12–21	03/15/21	MP



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR FREESTANDING SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
7. SIDEWALK AT THE PLAINFIELD ROAD ENTRANCE WILL HAVE ADA COMPLIANT CURB RAMPS.

KEY NOTES

1. DIRECTIONAL SIGN (SEE DETAILS)
2. STOP SIGN (SEE DETAILS)
3. FREESTANDING SIGNS (SEE ARCHITECTURAL PLANS FOR DETAILS)
4. DO NOT ENTER SIGN (SEE DETAILS)
5. CANOPY, TYP. (SEE DETAILS)
6. VACUUM, TYP. (SEE DETAILS)
7. TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
8. MENU / ORDER BOARDS (SEE DETAILS)
9. CHASE BANK ATM (SEE DETAILS)
10. CAR WASH PAY STATION, TYP. (SEE DETAILS)

PROPOSED LOT INFORMATION

	LOT 1	LOT 2	LOT 3
LOT AREA (AC.)	1.20	0.80	0.79
LOT COVERAGE (AC)	14.30%	9.20%	20.90%
MAXIMUM BUILDING HEIGHT (FT)	40.00	20.25	21.50
FAR	0.112	0.077	0.192
LOT WIDTH (FT.)	289.9	122.7	161.3
LOT DEPTH (LF.)	180.3	279.8	212.7

LOT COVERAGE TREATED AS DEFIFINED IN VILLAGE OF WILLOWBROOK CODE 9-2-2 DEFINITIONS. IN THIS INSTANCE INCLUDES BUILDINGS, CANOPIES, AND DUMPSTERS AREAS.

EXISTING LOT INFORMATION

	LOT 1
LOT AREA (AC.)	2.79
LOT WIDTH (LF)	285
LOT DEPTH (LF)	423
LOT COVERAGE (AC)	26.20%
MAXIMUM HEIGHT	NA
FAR	0.267

BASIC BUILDING HEIGHTS

LOT 1
- TOP OF WATER TANK HEIGHT: 40'
- TOP OF BUILDING HEIGHT: 25'

LOT 2
- TOP OF BUILDING HEIGHT: 20.25'
- TOP OF TOWER HEIGHT: 28'
- T/O WINDOWS: 12'
- T/O STOREFRONT: 10.25'

LOT 3
- TOP OF BUILDING HEIGHT: 21.5'
- MAX FREESTANDING SIGN HEIGHT 8.5'

PARKING SUMMARY

PARKING SPACES REQUIRED			
BANK (1 SPACE/300SF)	=	23	SPACES
DRIVE-THRU RESTAURANT (1 SPACE/100SF)	=	29	SPACES
CAR LAUNDRY (1/1.5 EMPLOYEES)	=	2	SPACES
TOTAL PARKING SPACES REQUIRED	=	54	SPACES
STANDARD PARKING SPACES PROVIDED			
BANK	=	28	SPACES
DRIVE-THRU RESTAURANT	=	29	SPACES
*(3 PARKING SPOTS FROM LOT 3 DONATED TO LOT 2)			
CAR LAUNDRY	=	39	SPACES
*(5 PARALLEL PARKING EMPLOYEE SPOTS PROVIDED)			
ACCESSIBLE PARKING SPACES REQUIRED	=	5	SPACES
ACCESSIBLE PARKING SPACES PROVIDED	=	6	SPACES
BANK	=	2	SPACES
DRIVE-THRU RESTAURANT	=	2	SPACES
CAR LAUNDRY	=	2	SPACES
TOTAL PARKING SPACES PROVIDED	=	102	SPACES
MAXIMUM CAR STACKING (SEE CAR STACKING EXHIBIT)			
CARWASH	=	30	AUTOMOBILES
BANK	=	7	AUTOMOBILES
DRIVE-THRU RESTARAUNT	=	11	AUTOMOBILES

No.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	03/08/21	INS
2	REVISED PER VILLAGE COMMENTS	01/21/21	INS

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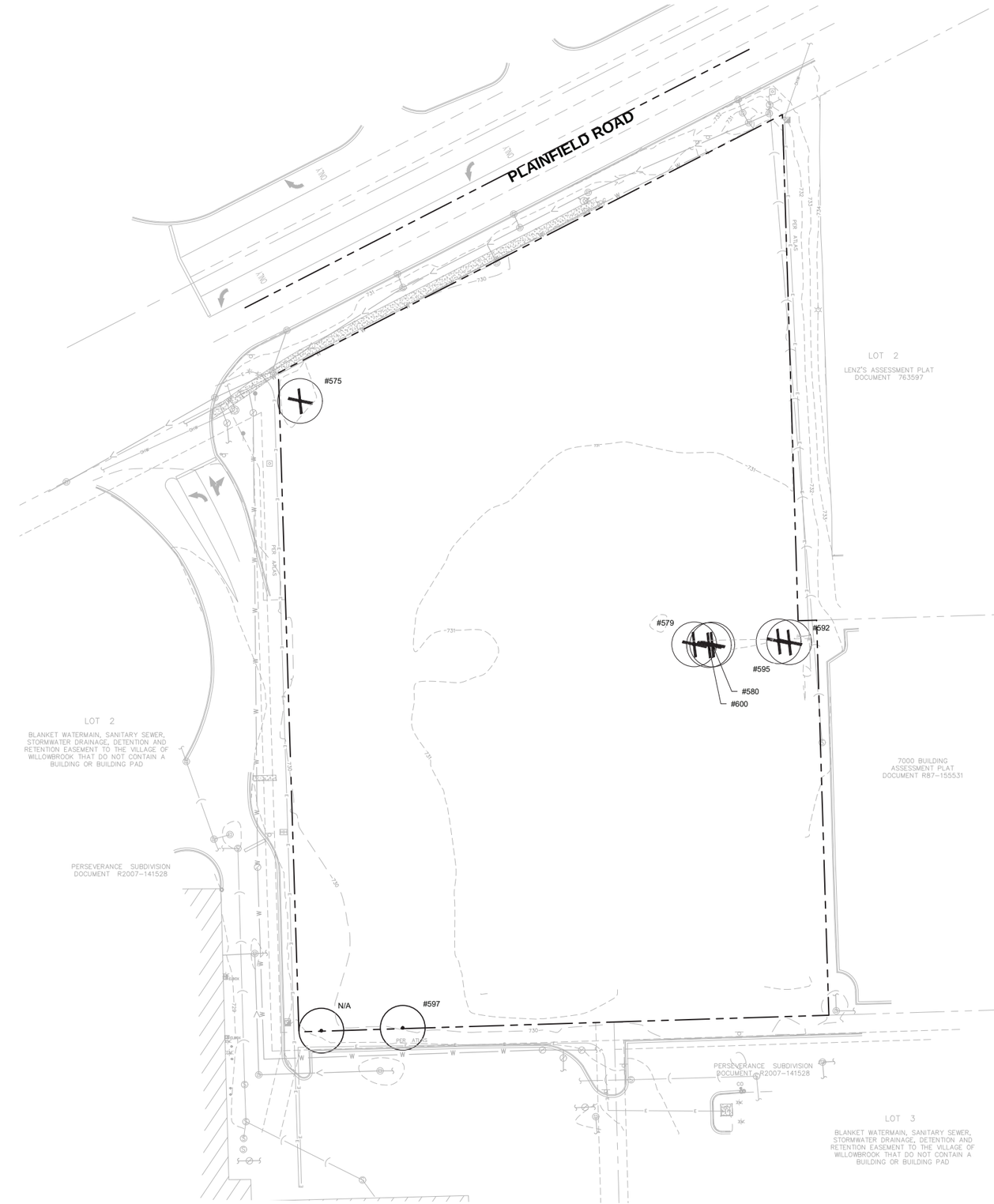
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DRAWN BY: INS
CHECKED BY: EJT

PRELIMINARY PUD

GW PROPERTIES PUD PLANS
735 PLAINFIELD ROAD
WILLOWBROOK, IL 60527

ORIGINAL ISSUE: 12/15/2020
KHA PROJECT NO. 168726009
SHEET NUMBER
C1.0

Drawing name: K:\CHS_LDEV\168726009_GW Properties_735_Plainfield_Willowbrook_IL\2 Design\CAD\Exhibits\2021-0318 PUD Plans.dwg C2.0 Mar 15, 2021 8:13am by: EricTracy
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NORTH

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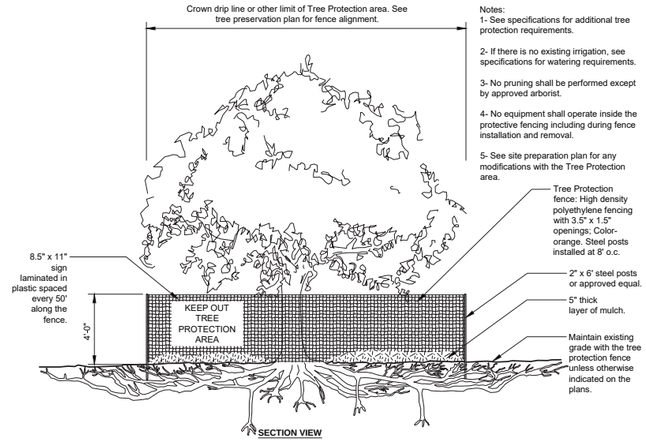
TREE NO.	SPECIES	DBH	CONDITION	FORM	STATUS
S75	BUCKTHORN	5	4	3	REMOVE
N/A	UNKNOWN	N/A	N/A	N/A	REMAIN
S92	ARBOR VITAE	4	3	3	REMOVE
S95	ARBOR VITAE	6	3	3	REMOVE
S79	ARBOR VITAE	4	3	3	REMOVE
S80	ARBOR VITAE	4	3	3	REMOVE
600	ARBOR VITAE	4	3	3	REMOVE
S97	KENTUCKY COFFEETREE	4	3	3	REMAIN

LEGEND

	QTY
TREE TO REMAIN	2
TREE TO BE REMOVED	6

CONDITION RATING

1 - EXCELLENT - TREE HAS NO OBSERVABLE DEFECTS, WOUNDS, DISEASES.
2 - GOOD - TREE MAY HAVE A SMALL AMOUNT OF DEADWOOD, OR A VERY LIMITED NUMBER OF NON-THREATENING DEFECTS.
3 - AVERAGE - TREE HAS MODERATE AMOUNTS OF DEADWOOD, WOUNDS, OR OTHER DEFICIENCIES, BUT IS GENERALLY HEALTHY.
4 - POOR - TREE HAS DEFECTS, DEADWOOD, WOUNDS, DISEASE, ETC. THAT ARE IN DANGER OF CAUSING A NEED FOR REMOVAL OR OTHER REMEDIAL MEASURES.
5 - VERY POOR - TREE MUST BE REMOVED. PHYSICAL OR HEALTH DEFECTS ARE TOO FAR GONE FOR THE TREE TO BE REASONABLY SAVED.



Notes:
1- See specifications for additional tree protection requirements.

2- If there is no existing irrigation, see specifications for watering requirements.

3- No pruning shall be performed except by approved arborist.

4- No equipment shall operate inside the protective fencing including during fence installation and removal.

5- See site preparation plan for any modifications with the Tree Protection area.

1 TREE PROTECTION
1/4" = 1'-0"

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

P-CO-GWP-01

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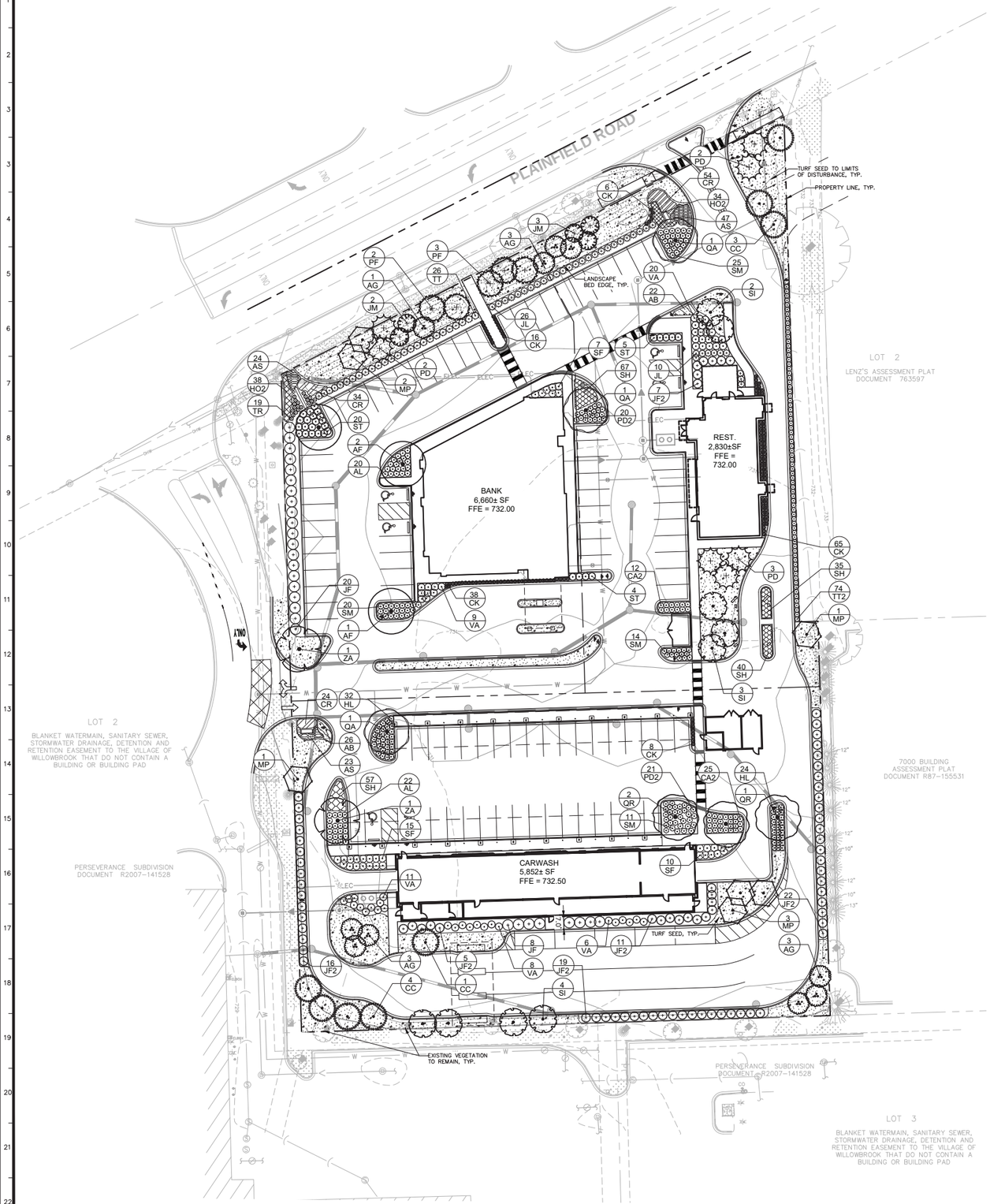
TREE PRESERVATION PLAN

GW PROPERTIES PUD PLANS

735 PLAINFIELD ROAD
WILLOWBROOK, IL 60527

ORIGINAL ISSUE: 12/15/2020
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Drawing name: K:\CHS_LDEV\168726009_GW Properties_735_Plainfield_Willowbrook_IL\2 Design\CAD\PlanSheets\TREE PRESERVATION PLAN.dwg L1.0 TREE PRES Mar 11, 2021 2:43pm by Eric Tracy
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NORTH

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PLANT SCHEDULE

CONIFER TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	JM	5	JUNIPERUS CHINENSIS `MOUNTBATTEN` / CHINESE JUNIPER	B & B		5` HT MIN
	PD	7	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	B & B		5` HT MIN
	PF	5	PINUS FLEXILIS `VANDERWOLF`S PYRAMID` / VANDERWOLF`S PYRAMID LIMBER PINE	B & B		5` HT MIN
ORNAMENTAL TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**SIZE**
	AG	10	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE` / AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	1.5" CAL MIN	MULTISTEM
	CC	8	CERCIS CANADENSIS / EASTERN REDBUD	B & B	1.5" CAL MIN	SINGLE STEM
	MP	7	MALUS X `PRAIRIFIRE` / PRAIRIFIRE CRABAPPLE	B & B	1.5" CAL MIN	SINGLE STEM
	SI	9	SYRINGA RETICULATA `IVORY SILK` / IVORY SILK JAPANESE TREE LILAC	B & B	1.5" CAL MIN	SINGLE STEM
SHADE TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**SIZE**
	AF	3	ACER FREEMANII `JEFFERSRED` TM / AUTUMN BLAZE MAPLE	B & B	2.5" CAL MIN	
	QA	3	QUERCUS ALBA / WHITE OAK	B & B	2.5" CAL MIN	
	QR	3	QUERCUS RUBRA / RED OAK	B & B	2.5" CAL MIN	
	ZA	2	ZELKOVA SERRATA `AUTUMN GLOW` / AUTUMN GLOW JAPANESE ZELKOVA	B & B	2.5" CAL MIN	
SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**SIZE**
	AL	42	ARONIA MELANOCARPA `UCONNAM165` TM / LOW SCAPE MOUND BLACK CHOKEBERRY	2 GAL	SEE PLAN	18" HT MIN
	CA2	37	CEANOTHUS AMERICANUS / NEW JERSEY TEA	3 GAL	SEE PLAN	24" HT MIN
	HL	56	HYDRANGEA PANICULATA `LITTLE LIME` / LITTLE LIME HYDRANGEA	3 GAL	SEE PLAN	24" HT MIN
	PD2	41	POTENTILLA FRUTICOSA `GOLD DROP` / GOLD DROP POTENTILLA	3 GAL	SEE PLAN	24" HT MIN
	SF	32	SPIRAEA JAPONICA `NEON FLASH` / NEON FLASH SPIREA	3 GAL	SEE PLAN	24" HT MIN
	SM	70	SPIRAEA JAPONICA `WALBUMA` / MAGIC CARPET JAPANESE SPIREA	3 GAL	SEE PLAN	18" HT MIN
	ST	29	SPIRAEA BETULIFOLIA `TOR` / TOR BIRCHLEAF SPIREA	3 GAL	SEE PLAN	24" HT MIN
	VA	54	VIBURNUM DENTATUM `CHRISTOM` / BLUE MUFFIN VIBURNUM	-	SEE PLAN	48" HT MIN
EVERGREEN SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**SIZE**
	JF	28	JUNIPERUS CHINENSIS `SEA GREEN` / SEA GREEN JUNIPER	1 GAL	SEE PLAN	36" HT MIN
	JF2	80	JUNIPERUS CHINENSIS `FAIRVIEW` / FAIRVIEW JUNIPER	B & B	SEE PLAN	6` HT MIN
	JL	36	JUNIPERUS CHINENSIS `GOLD LACE` / GOLD LACE JUNIPER	5 GAL	SEE PLAN	24" HT MIN
	TR	19	THUJA OCCIDENTALIS `ANNA`S MAGIC BALL` / ANNA`S MAGIC BALL ARBORVITAE	1 GAL	SEE PLAN	12" HT MIN
	TT	26	TAXUS X MEDIA `TAUNTONII` / TAUNTON`S YEW	5 GAL	SEE PLAN	24" HT MIN
	TT2	74	THUJA OCCIDENTALIS `FILIPS MAGIC MOMENT` / FILIPS MAGIC MOMENT ARBORVITAE	2 GAL	SEE PLAN	5` HT MIN
GRASSES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**SIZE**
	CK	133	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	1 GAL	SEE PLAN	
GRASSES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**		
	SH	199	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	1 GAL		
PERENNIALS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**		
	AB	48	AMSONIA X `BLUE ICE` / BLUE ICE BLUESTAR	1 GAL		
	AS	94	ALLIUM X `SUMMER BEAUTY` / SUMMER BEAUTY ORNAMENTAL ONION	1 GAL		
	CR	112	COREOPSIS X `RED SATIN` / RED SATIN THREADLEAF COREOPSIS	1 GAL		
	HO2	72	HEMEROCALLIS X `STELLA DE ORO` / STELLA DE ORO DAYLILY	1 GAL		
GROUND COVERS			**BOTANICAL / COMMON NAME**			
			KENTUCKY BLUE GRASS SEED			

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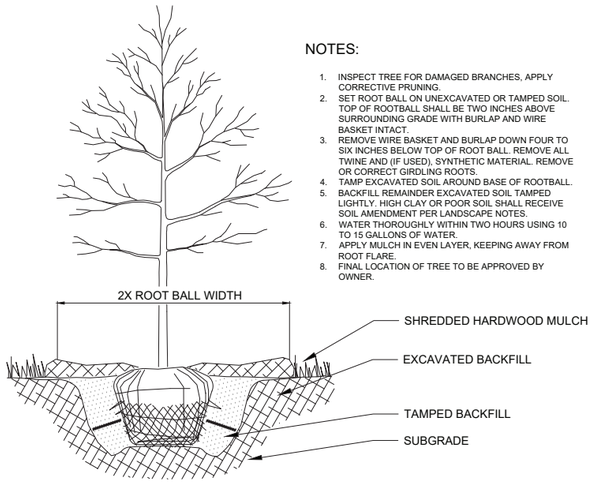
LANDSCAPE PLAN

GW PROPERTIES PUD PLANS

735 PLAINFIELD ROAD
WILLOWBROOK, IL 60527

ORIGINAL ISSUE: 12/15/2020
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Drawing name: K:\CHS_LDEV\168726009_GW Properties_735_Plainfield_Willowbrook_IL\2_Design\CAD\PlanSheet\LANDSCAPE PLAN.dwg L2.0 LANDSCAPE PLAN Mar 11, 2021 2:44pm by Eric Tracy
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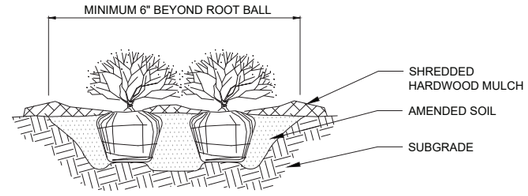


NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING

NTS



NOTES:

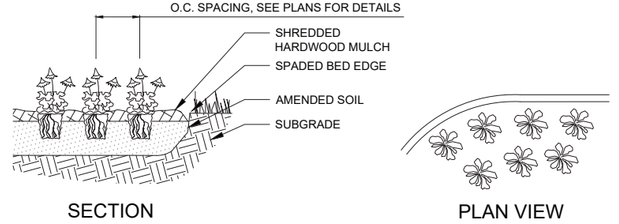
1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

2 SHRUB PLANTING

NTS

NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE. WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



3 PERENNIAL PLANTING

NTS

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
19. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

WILLOWBROOK, IL LANDSCAPE CODE		
CODE	**REQUIRED**	**PROVIDED**
9-6-1 D: FRONT AND EXTERIOR SIDE YARD LANDSCAPE PLANTING REQUIREMENTS	QUANTITY OF PLANTINGS REQUIRED WITHIN ALL YARDS ADJACENT TO A STREET USING THE POINT SYSTEM IN ADDITION TO THE REQUIRED PARKWAY TREES SHALL BE 5.1 XBS THE LINEAR LENGTH OF THE SPECIFIED YARD FRONTAGE MEASURED AT PROPERTY LINE. LENGTH OF PLANTED ROAD = 282.77 LF 282.77 LF x 5 = 1,413.85 **1,414 PLANT UNITS REQUIRED**	SHADE TREE - 0 x 100 pts = 0 pts CONIFER TREE = 12 x 60 pts = 840 pts ORNAMENTAL TREE - 7 x 50 pts = 350 pts EVERGREEN SHRUB - 19 x 15 pts = 285 pts DECIDUOUS SHRUB = 11 x 10 pts = 0 pts TOTAL ALONG PLAINFIELD ROAD - 1,475 PLANT UNITS
	FRONT YARDS AND SIDE YARDS **SCREENING ADJACENT TO PARKING AREAS REQUIRED** (EARTH BERM, DENSLY PLANTED EVERGREEN SHRUBS OR COMBINATION)	DENSLY PLANTED EVERGREEN SHRUBS ADJACENT TO ALL PARKING AREAS
	INTERIOR SIDE AND REAR YARDS: **SCREENING ADJACENT TO PARKING AREAS REQUIRED** (EARTH BERM, DENSLY PLANTED EVERGREEN SHRUBS OR COMBINATION)	DENSLY PLANTED EVERGREEN SHRUBS ADJACENT TO ALL PARKING AREAS
9-10-5: OFF STREET PARKING	INTERIOR PARKING LOT AREA SHALL BE NO LESS THAN 15% OF SITE AREA (EXCLUDING BUILDING, FRONT YARD AND ALL ROW AREA) 1 SHADE TREE AND 9 DWARF VARIETY SHRUBS REQUIRED PER 8 CARS (EVERY 20 PARKING SPACES) OR 50 LF OF PARKING AREA. INTERIOR VEHICULAR USE AREA = 71,391.5789 SQ FT 71,391.5789 SQ FT x 0.10 = 7,139.16 **7,139 SQ FT OF LANDSCAPING REQUIRED** **ALL PARKING LOT ISLANDS REQUIRED TO HAVE ONE SHADE TREE AND 20 DWARF VARIETY SHRUBS**	9,797.08 SQ FT OF INTERIOR LANDSCAPE AREA PROVIDED ALL PARKING LOT ISLANDS CONTAIN ONE SHADE TREE AND 20 DWARF VARIETY SHRUBS
9-11-14: SIGN LANDSCAPE	EVERY 1 SF OF SIGN FACE SURFACE AREA THERE WILL BE 1.5 SF OF LANDSCAPE AREA PROVIDED 42 SF OF TOTAL SIGN AREA x 1.5 = **63 SF OF LANDSCAPE AREA REQUIRED**	63+ TOTAL SQUARE FEET OF LANDSCAPE PROVIDED AROUND THE BASE OF BOTH SIGNS
9-14-2: MINIMUM PLANTINGS	TOTAL GROSS LOT AREA = 121,552.44 SQ FT 121,552.44 SQ FT / 725 SQ FT = 167.65 **168 PLANTING UNITS REQUIRED** SHADE TREES = 5% OF REQUIRED PLANTING UNITS 167.65 x 0.05 = 8.38 **8 SHADE TREES REQUIRED** CONIFER TREES = 10% OF REQUIRED PLANTING UNITS 167.65 x 0.10 = 16.76 **17 CONIFER TREES REQUIRED** ORNAMENTAL TREES = 20% OF REQUIRED PLANTING UNITS 167.65 x 0.20 = 33.53 **34 ORNAMENTAL TREES REQUIRED** SHURBS / GRASSES / PERENNIALS OTHER 65% OF REQUIRED PLANTING UNITS 167.65 x 0.65 = 108.97 **109 SHURBS / GRASSES / PERENNIALS REQUIRED**	11 SHADE TREES PROVIDED 17 CONIFER TREES PROVIDED 34 ORNAMENTAL TREES PROVIDED 630 DECIDUOUS AND EVERGREEN SHURBS PROVIDED 332 GRASSES PROVIDED 326 PERENNIALS PROVIDED * NOTE - SHRUBS, GRASSES AND PERENNIALS PLANTED THROUGHOUT THE SITE ALONG THE PARKING PERIMETER, IN PARKING LOT ISLANDS AND ALONG BUILDING FOUNDATIONS

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No.	REVISIONS	DATE	BY
2	REVISED PER VILLAGE COMMENTS	03/08/21	INS
1	REVISED PER VILLAGE COMMENTS	01/21/21	INS

Kimley»Horn

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WARRENVILLE, IL 60555
PHONE: 630-487-6550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: INS
CHECKED BY: EJT

LANDSCAPE NOTES & DETAILS

GW PROPERTIES PUD PLANS

735 PLAINFIELD ROAD
WILLOWBROOK, IL 60527

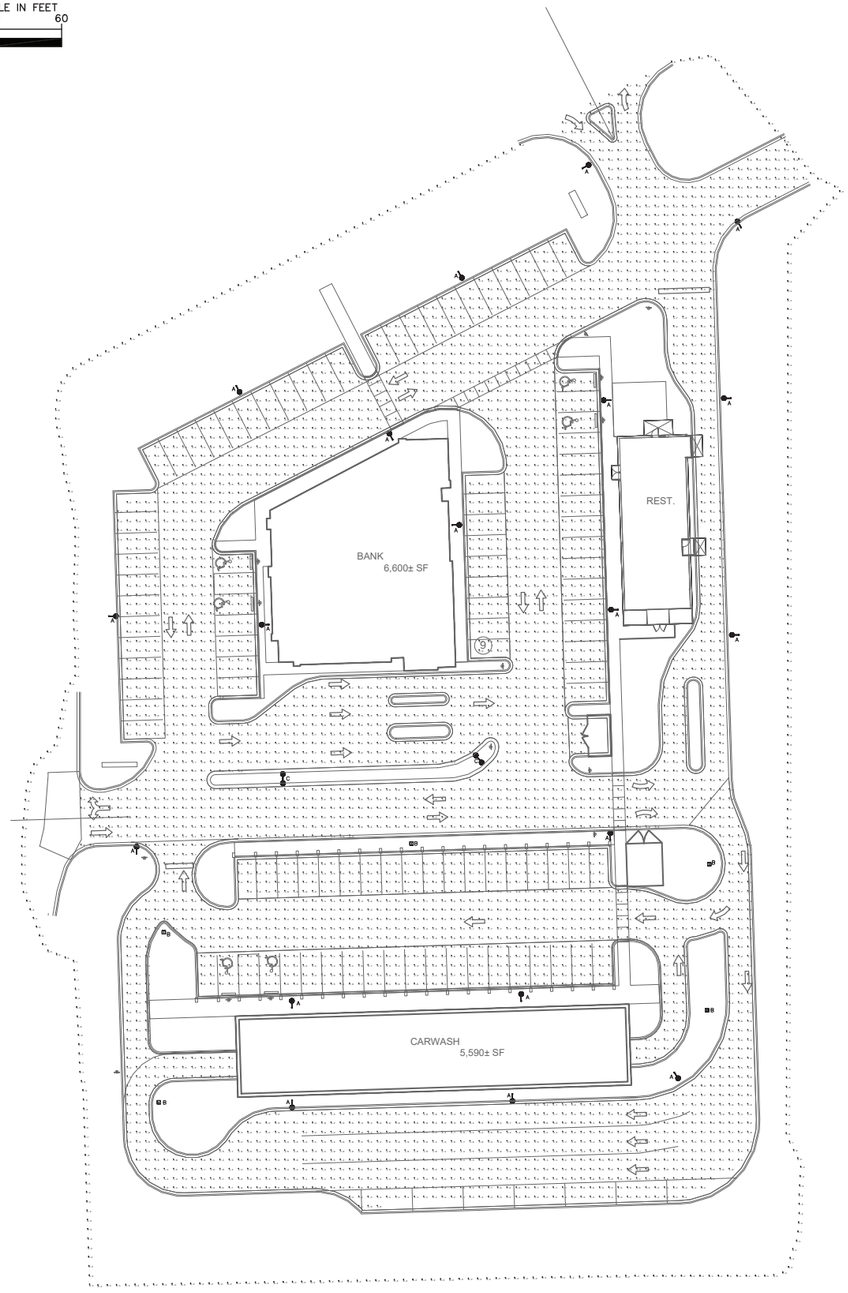
ORIGINAL ISSUE: 12/15/2020
KHA PROJECT NO. 168726009
SHEET NUMBER
L3.0

Drawing name: K:\CHS_LOC\168726009_GW Properties_735_Plainfield_Willowbrook_IL\2_Design\CAD\PlanSheets\LANDSCAPE PLAN.dwg L3.0 LANDSCAPE NOTES AND DETAILS Mar 11, 2021 2:44pm by Eric.Tracy
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Drawing name: K:\CHS_LDEV\168726009_GW Properties_735_Palatine_Willowbrook_ILV2 Design\Photometrics\WILLOWBROOK PHOTOMETRICS.dwg PHOTOMETRICS Feb 12, 2021 1:47pm by Eric.Tracy
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NORTH

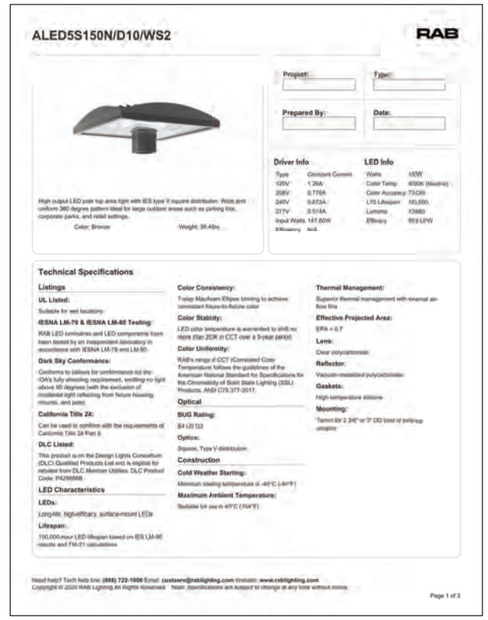
GRAPHIC SCALE IN FEET
0 15 30 60



Luminaire Schedule										
Symbol		Qty	Label	Description	Arrangement	Lum. Lumens	LLF	Lum. Watts	Total Watts	IES Class	BUG Rating
	A	19	ALED3T150N - RWLED3T150N - RW	ALED3T150N - RWLED3T150N - RWLED3T150SFN - WPLED3T150N (TYPE III)	SINGLE	16253	0.700	153.4	2914.6	Type III	B1-U0-G3
	B	5	ALED5S150N 347 D10 RCL - RAB0	ALED5S150N_347_D10 RCL (TYPE V Square)	SINGLE	14455	0.700	151.84	759.2	Type VS	B4-U0-G3
	C	2	2ALED3T150N - RWLED3T150N - RW	ALED3T150N - RWLED3T150N - RWLED3T150SFN - WPLED3T150N (TYPE III)	BACK-BACK	16253	0.700	153.4	613.6	Type III	B1-U0-G3

NOTE: LIGHT POLES SHALL BE 20 FEET MOUNTED ON 3 FOOT EXPOSED FOUNDATION FOR A LIGHT FIXTURE MOUNTING HEIGHT OF 23 FEET.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	3.00	6.4	1.0	3.33	7.11
PERIMETER	Illuminance	Fc	0.37	1.8	0.0	N.A.	N.A.
WILLOWBROOK STANDARDS	Illuminance	Fc	N.A.	5	1	6:1	20:1
IESNA STANDARDS	Illuminance	Fc	N.A.	N.A	1	N.A.	15:1


ALED5S150N/D10/WS2

RAB

High output LED pole top area light with IES type V square distribution. Wide and uniform 360 degree pattern ideal for large outdoor areas such as parking lots, corporate parks, and retail settings.

Color: Bronze

Weight: 36.4lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	1.26A
208V	0.770A
240V	0.673A
277V	0.514A
Input Watts	147.60W
Efficiency	N/A

LED Info

Watts	145W
Color Temp	4000K (Neutral)
Color Accuracy	73 CRI
L70 Lifespan	100,000
Lumens	15460
Efficacy	99 LPW

Technical Specifications

Listings

UL Listed: Suitable for wet locations

IESNA LM-79 & IESNA LM-80 Testing: RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance: Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

California Title 24: Can be used to confirm with the requirements of California Title 24 Part 6.

DLC Listed: This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P4296868

LED Characteristics

LEDs: Long-life, high-efficacy, surface-mount LEDs

Lifespan: 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Consistency: 7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability: LED color temperature is warranted to shift no more than .003K in CCT over a 5-year period

Color Uniformity: RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Optical

BUG Rating: B4 U0 G3

Optics: Square, Type V distribution

Construction

Cold Weather Starting: Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature: Suitable for use in 40°C (104°F)

Thermal Management: Superior thermal management with external "fin-free" design

Effective Projected Area: EPA = 0.7

Lens: Clear polycarbonate

Reflector: Vacuum-metallized polycarbonate

Gaskets: High-temperature silicone

Mounting: Tenon for 2 3/8" or 3" OD tenon or pole-top adapter

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Page 1 of 3


ALED5S150N/D10/WS2

RAB

Technical Specifications (continued)

Construction

Finish: Formulated for high durability and long-lasting color

Green Technology: Mercury and UV free. RoHS-compliant components.

Electrical

Driver: One Driver, Constant-Current, Class 2, 2100mA 100-277V, 50-60Hz, Power Factor 99%

Dimming Driver: Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims as low as 10%

THD: 7.9% at 120V, 14.3% at 277V

Power Factor: 99.6% at 120V, 92.8% at 277V

Other

Patents: The designs of the ALED5S are protected by patents pending in US, Canada, China, Taiwan and Mexico

Warranty: RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Equivalency: Equivalent to 400W Pulse Start Metal Halide

Buy American Act Compliance: RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for this product to be made BAA compliant.

Sensor Specifications

Operating Voltage: 120-277V

Power Consumption: 1W

0-10V Sinking Current: 50mA

Adjustable High and Low Modes: High: 0-10V Low: 4V, 3.5V

Adjustable Time Delay: Amount of time in high mode with no motion before switching to low mode: 5 min., 1-20 min.

Adjustable Cut Off Delay: Time in which the fixture will remain on low mode with no motion before turning off and waiting for new motion to turn on: None, 1 -65 min., 1 -5 hrs.

Adjustable Sensitivity: None, low, medium, maximum

Adjustable Setpoint: None, 1 to 20 fc dark

Operating Temperature: -40°F to 167°F (-40°C to +75°C)

Operating Humidity: 20% to 95% noncondensing

Relay Life Rating: 200,000 cycles (120/277VAC), 50,000 cycles (230VAC)

IP Rating: Ingress Protection rating of IP66 for dust and water

UL Listed: Suitable for Wet Locations as factory installed

Handheld Wireless Configuration Tool: Adjust settings using handheld wireless configuration tool. Only available with 0-10V dimming driver options. Handheld wireless configuration tool available here.

Multi Level Motion Sensor: *40 ft. diameter coverage from 20 ft. height.

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Page 2 of 3


ALED3T150N

RAB

Color: Bronze

Weight: 32.6lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	1.31A
208V	0.80A
240V	0.69A
277V	0.60A
Input Watts	153.44W

LED Info

Watts	145W
Color Temp	4000K (Neutral)
Color Accuracy	71 CRI
L70 Lifespan	100,000
Lumens	15,460
Efficacy	99 LPW

Technical Specifications

Listings

UL Listed: Suitable for wet locations

DLC Listed: This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: PE9166BW

IESNA LM-79 & LM-80 Testing: RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance: Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

LED Characteristics

Lifespan: 100,000-hour LED lifespan based on IES LM-80 results, and TM-21 calculations

LEDs: Multi-chip, high-output, long-life LEDs

Color Consistency: 3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability: LED color temperature is warranted to shift no more than .003K in color temperature over a 5-year period

Color Uniformity: RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification: The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Effective Projected Area: EPA = 0.15

Maximum Ambient Temperature: Suitable for use in 40°C (104°F)

Cold Weather Starting: Minimum starting temperature is -40°C (-40°F)

Thermal Management: Superior thermal management with external "fin-free" design

Lens: Tempered glass lens

Housing: Die-cast aluminum housing, door frame and mounting arm

IP Rating: Ingress Protection rating of IP66 for dust and water

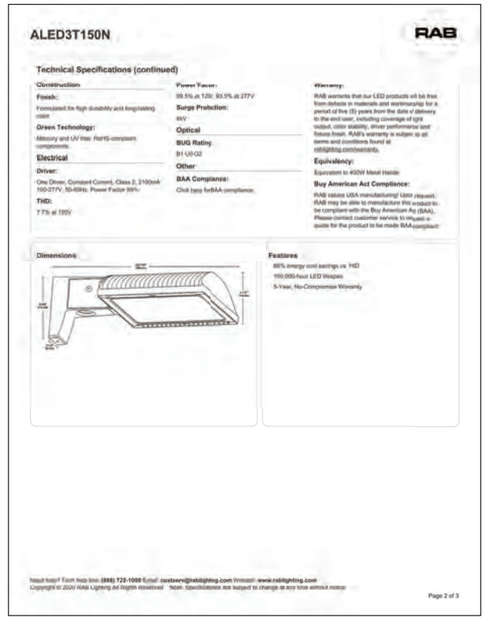
Mounting: Universal mounting arm compatible for hole spacing patterns from 7" to 9 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector: Specular vacuum-metallized polycarbonate

Gaskets: High-temperature silicone gaskets

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Page 1 of 3


ALED3T150N

RAB

Technical Specifications (continued)

Construction

Finish: Formulated for high durability and long-lasting color

Green Technology: Mercury and UV free. RoHS-compliant components.

Electrical

Driver: One Driver, Constant-Current, Class 2, 2100mA 100-277V, 50-60Hz, Power Factor 99%

THD: 7.9% at 120V

Power Factor: 99.6% at 120V, 92.8% at 277V

Surge Protection: 6kV

Optical

BUG Rating: B1 U0 G2

Other

BAA Compliance: Click here for BAA compliance.

Warranty: RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Equivalency: Equivalent to 400W Metal Halide

Buy American Act Compliance: RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions

Features

- 88% energy cost savings vs. HID
- 100,000-hour LED lifespan
- 5-Year, No-Compromise Warranty

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1	REVISED PER VILLAGE COMMENTS	01/21/21	INS

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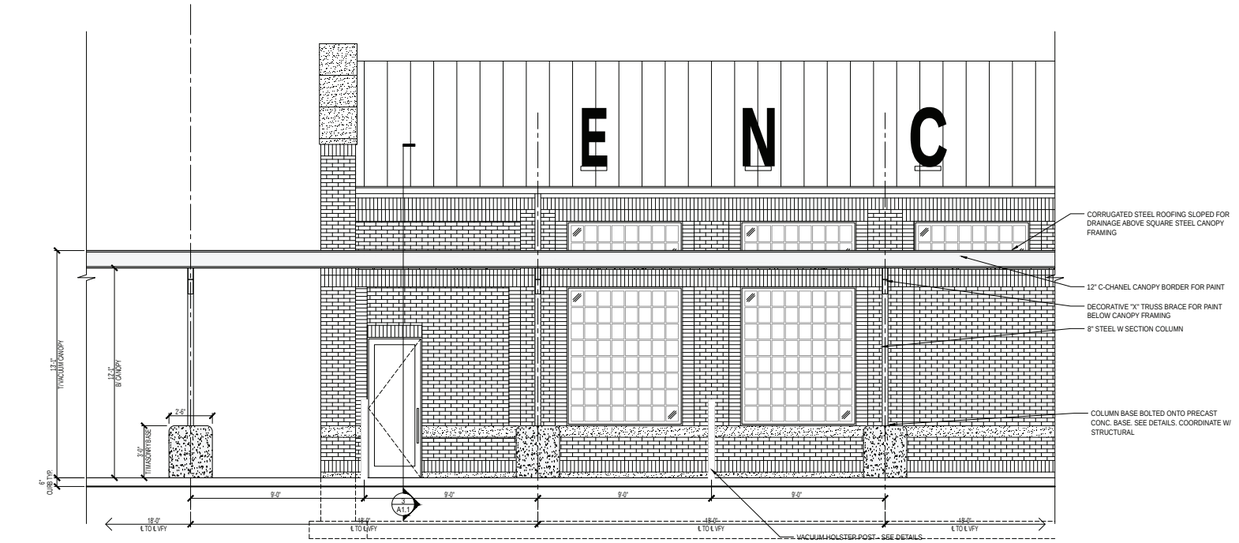
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WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: INS
CHECKED BY: EJT

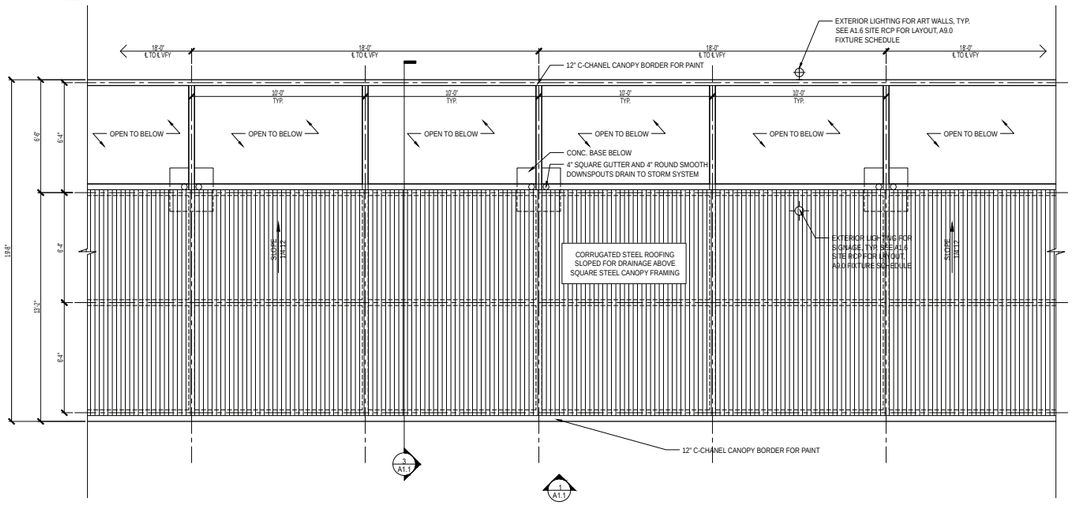
PHOTOMETRICS PLAN

GW PROPERTIES
PUD PLANS
735 PLAINFIELD ROAD
WILLOWBROOK, IL 60527

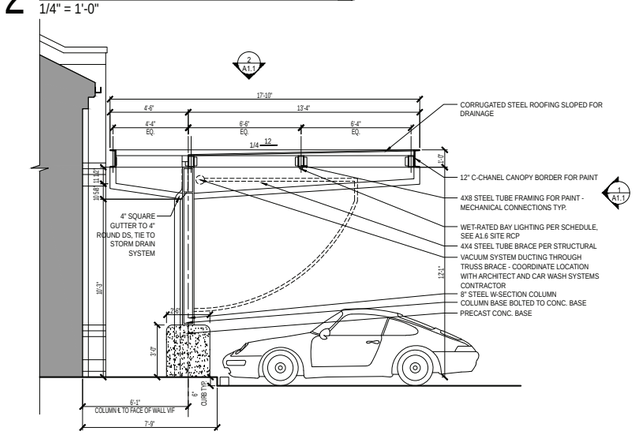
ORIGINAL ISSUE: 12/15/2020
KHA PROJECT NO. 168726009
SHEET NUMBER
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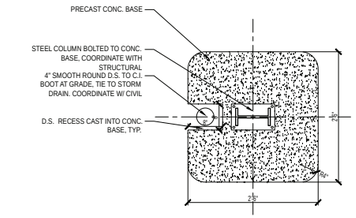
1 VACUUM CANOPY TYP. ELEVATION
1/4" = 1'-0"



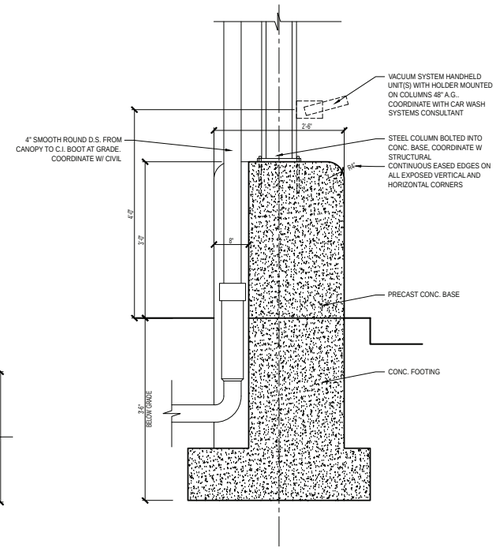
2 VACUUM CANOPY TYP. ROOF PLAN
1/4" = 1'-0"



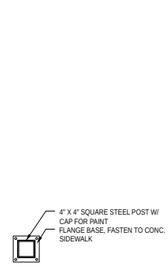
3 VACUUM CANOPY TYP. SECTION
1/4" = 1'-0"



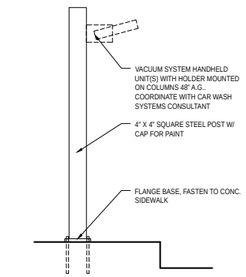
4 COLUMN BASE PLAN DTL
3/4" = 1'-0"



5 COLUMN BASE SECTION DTL
3/4" = 1'-0"



6 VACUUM HOLSTER POST PLAN
3/4" = 1'-0"



7 VACUUM HOLSTER POST ELEVATION
3/4" = 1'-0"

MIKE SHIVELY
ARCHITECTURE

2319 N California Avenue
Chicago Illinois 60647
773 272 0022
mikeshively.com

I hereby certify that these drawings were prepared in my office, under my direct supervision, and to the best of my knowledge conform with the codes and ordinances of Chicago, Illinois

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Encore Car Wash
III-B Construction 2-HR Rated Bearing Walls
Business Group B

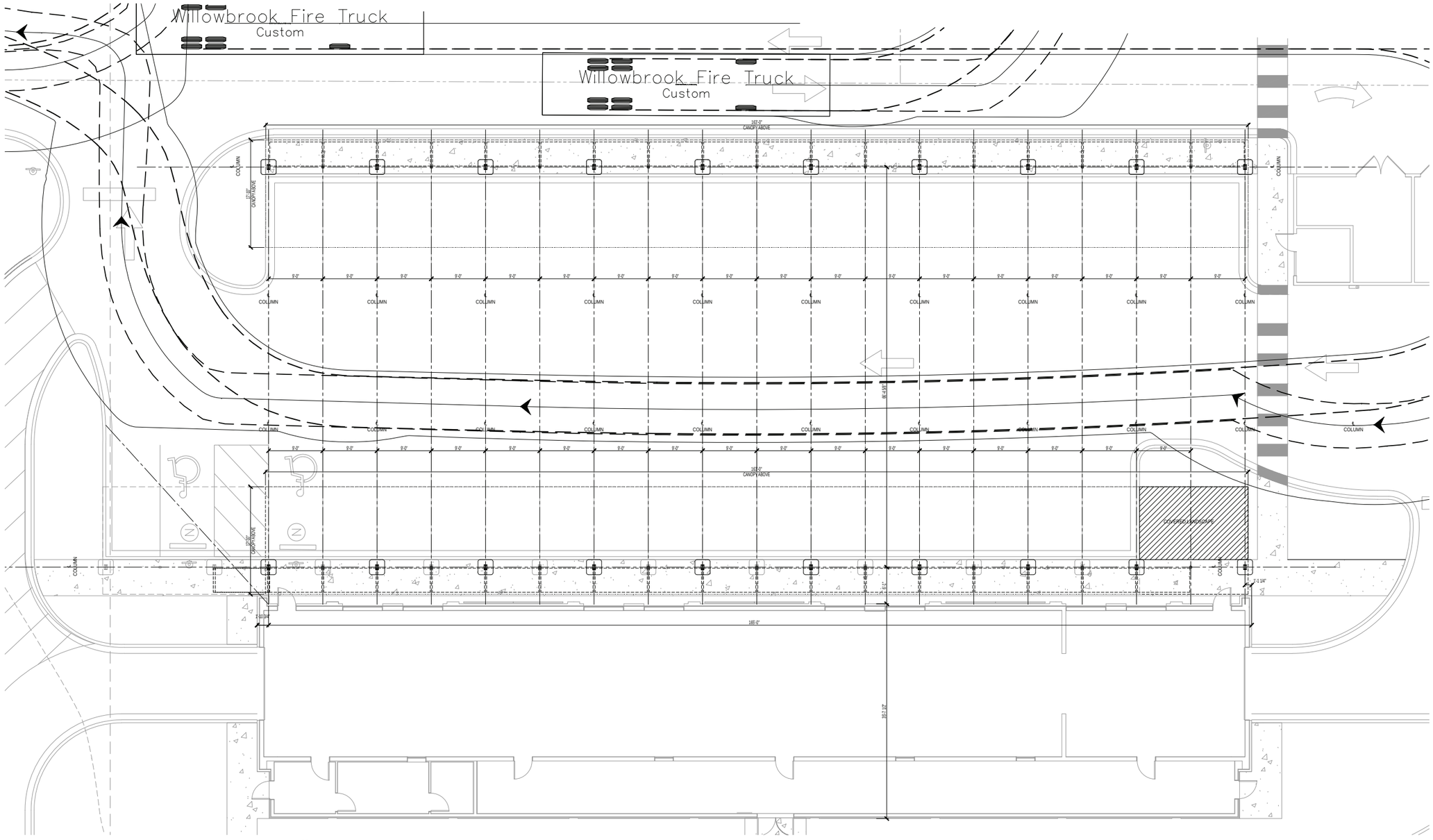
735 Plainfield Road
Willowbrook, IL 60527

A1.1
Vacuum Canopy Plans, Elevations, Sections

Revisions

1.	Schematic Design	03.11.2021
2.		
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9.		
10.		

Plot Date: 03.11.2021



1 VACUUM CANOPY PLAN DIAGRAM
1/8"= 1'-0"

N

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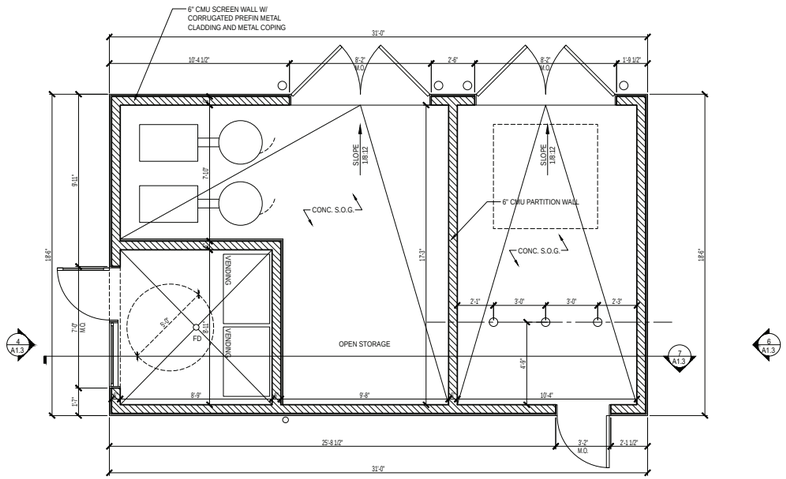
II-B Construction 2-HR Rated Bearing Walls
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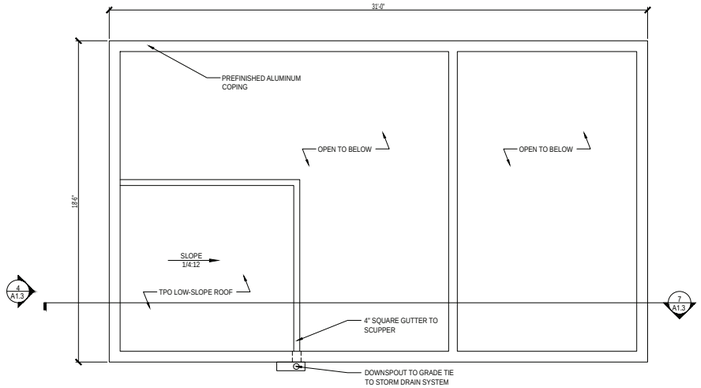
A1.2

Vacuum Canopy plan diagram

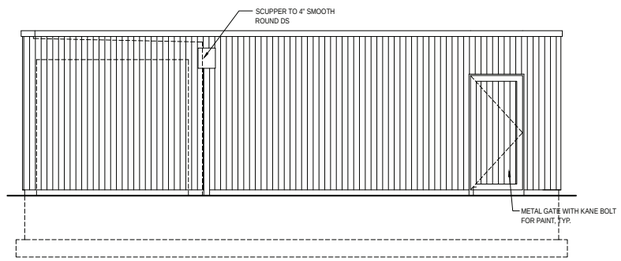
Revisions		
1.	Schematic Design	03.11.2021
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Plot Date:		03.11.2021



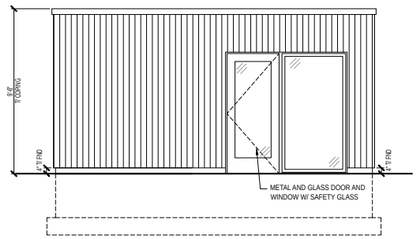
1 ENCLOSURE FLOOR PLAN
1/4" = 1'-0"



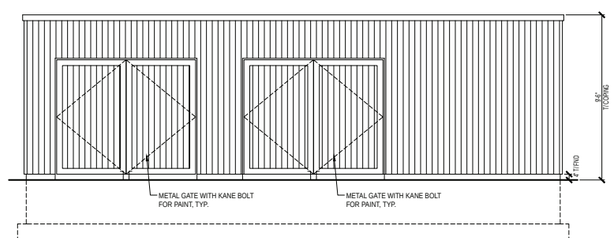
2 ENCLOSURE ROOF PLAN
1/4" = 1'-0"



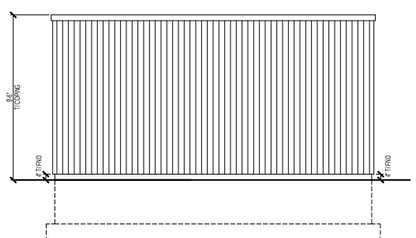
3 REFUSE ENCLOSURE REAR ELEVATION
1/4" = 1'-0"



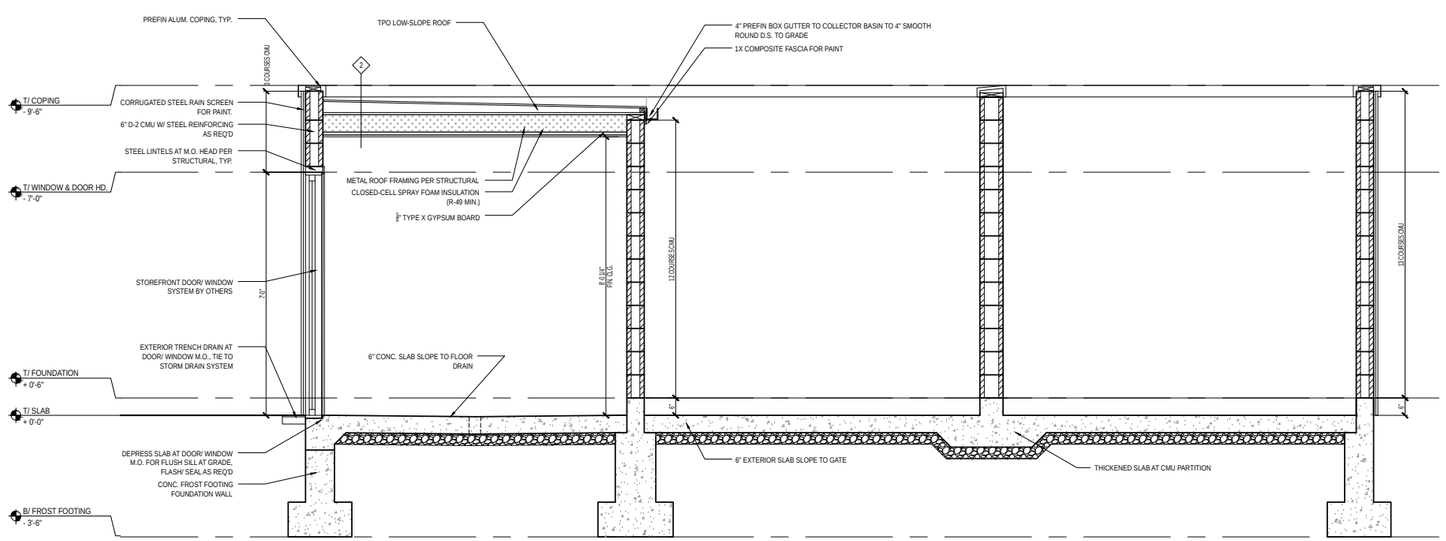
4 REFUSE ENCLOSURE RIGHT ELEVATION
1/4" = 1'-0"



5 REFUSE ENCLOSURE FRONT ELEVATION
1/4" = 1'-0"



6 REFUSE ENCLOSURE LEFT ELEVATION
1/4" = 1'-0"



7 REFUSE ENCLOSURE SECTION
1/2" = 1'-0"

MIKE SHIVELY
ARCHITECTURE

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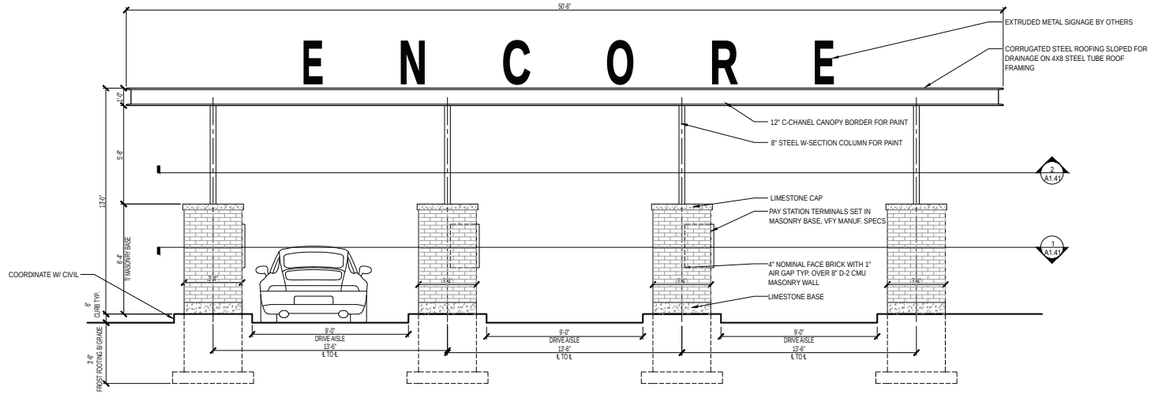
A1.3

Vacuum & Vending Enclosure Plans, Elevations, Section

Revisions

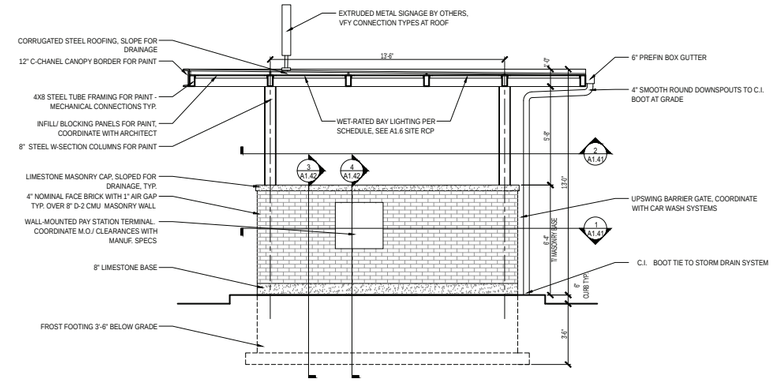
1.	Schematic Design	03.11.2021
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10.		

Plot Date: 03.11.2021



1 PAY CANOPY FRONT ELEVATION

1/4" = 1'-0"



2 PAY CANOPY LATERAL SECTION

1/4" = 1'-0"

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735 Plainfield Road
Willowbrook, IL 60527

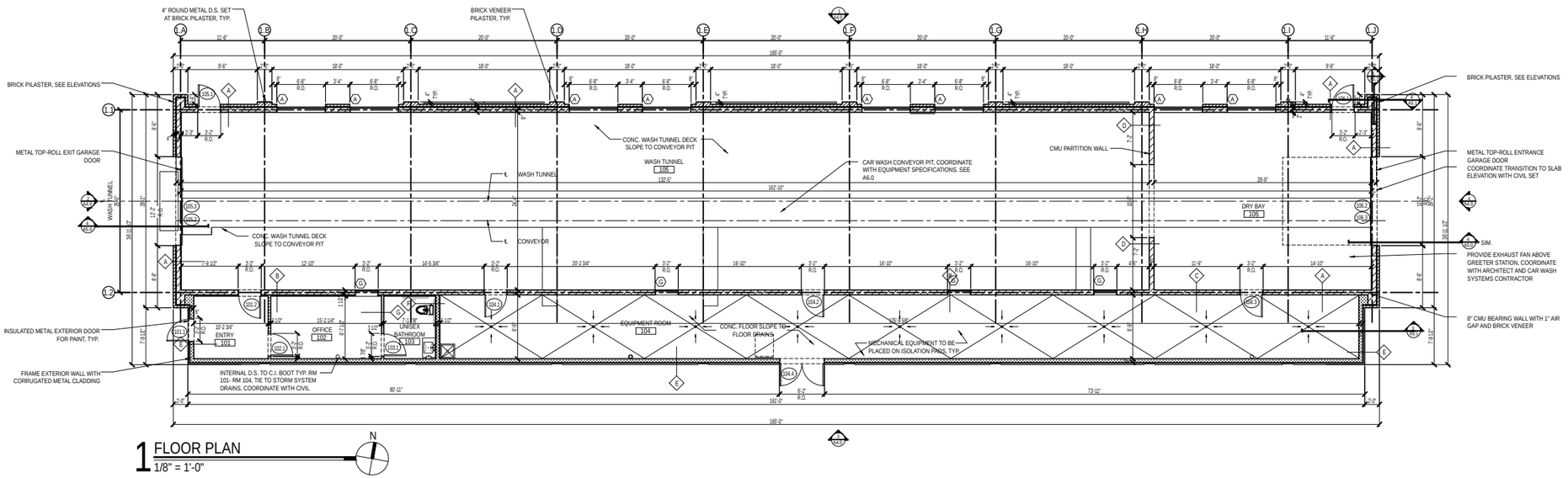
A1.4

Pay Station
Elevations

Revisions

1.	Schematic Design	03.11.2021
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

Plot Date: 03.11.2021



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

MIKE SHIVELY
ARCHITECTURE

2319 N California Avenue
Chicago Illinois 60647
773.272.0022
mikeshively.com

I hereby certify that these drawings were prepared in my office, under my direct supervision, and to the best of my knowledge conform with the codes and ordinances of Chicago, Illinois

Illinois Licensed Architect
License #001.020210 - Expires 11.30.22

Encore Car Wash

II-B Construction 2-HR Rated Bearing Walls
Business Group B

736 Pfeiffield Road
Willowbrook, IL 60527

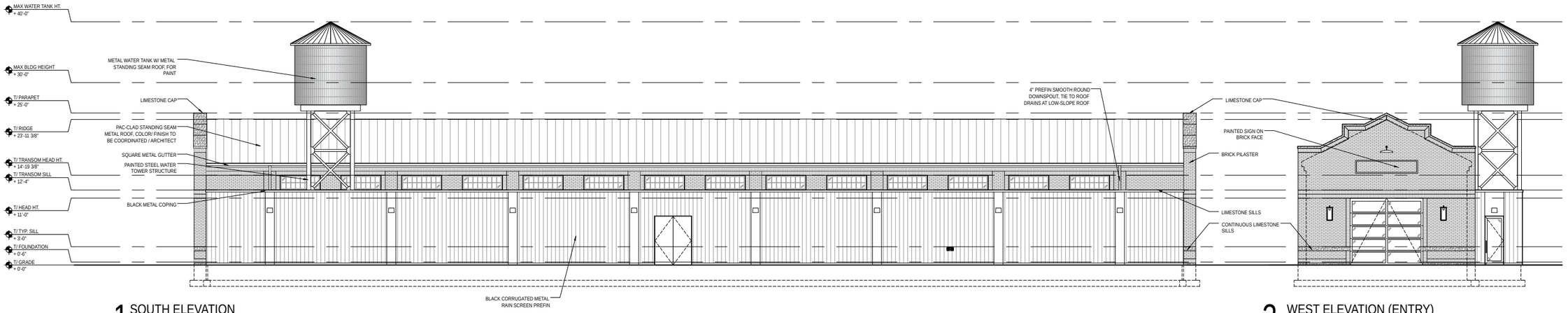
A2.1

Car Wash First Floor Plan

Revisions

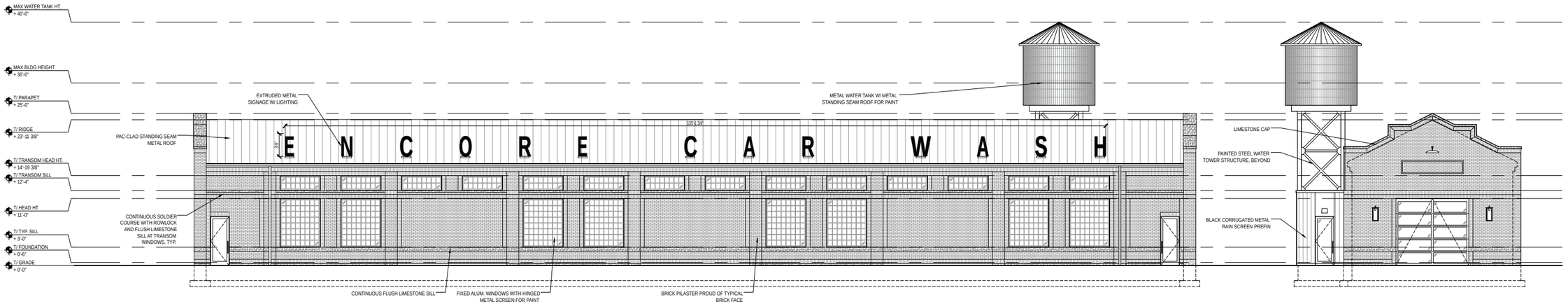
1.	Schematic Design	03.11.2021
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

Plot Date: 03.11.2021



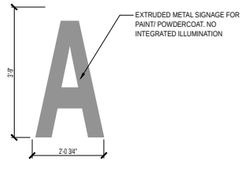
1 SOUTH ELEVATION
1/8 = 1'-0"

2 WEST ELEVATION (ENTRY)
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"

4 EAST ELEVATION (EXIT)
1/8" = 1'-0"



5 SIGNAGE - LETTER EXAMPLE
1/2" = 1'-0"

MIKE SHIVELY
ARCHITECTURE

2319 N California Avenue
Chicago Illinois 60647
773 272 0022
mikeshively.com

I hereby certify that these drawings were prepared in my office, under my direct supervision, and to the best of my knowledge conform with the codes and ordinances of Chicago, Illinois

Illinois Licensed Architect
License #001.020210 - Expires 11.30.22

Encore Car Wash
II-B Construction 2-HR Rated Bearing Walls
Business Group B

735 Plainfield Road
Willowbrook, IL 60527

A4.0
Car Wash Exterior Elevations

Revisions

1.	Schematic Design	03.11.2021
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		

Plot Date: 03.11.2021


ENCORE CAR WASH
CAR WASH

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AURORA SIGN CO.

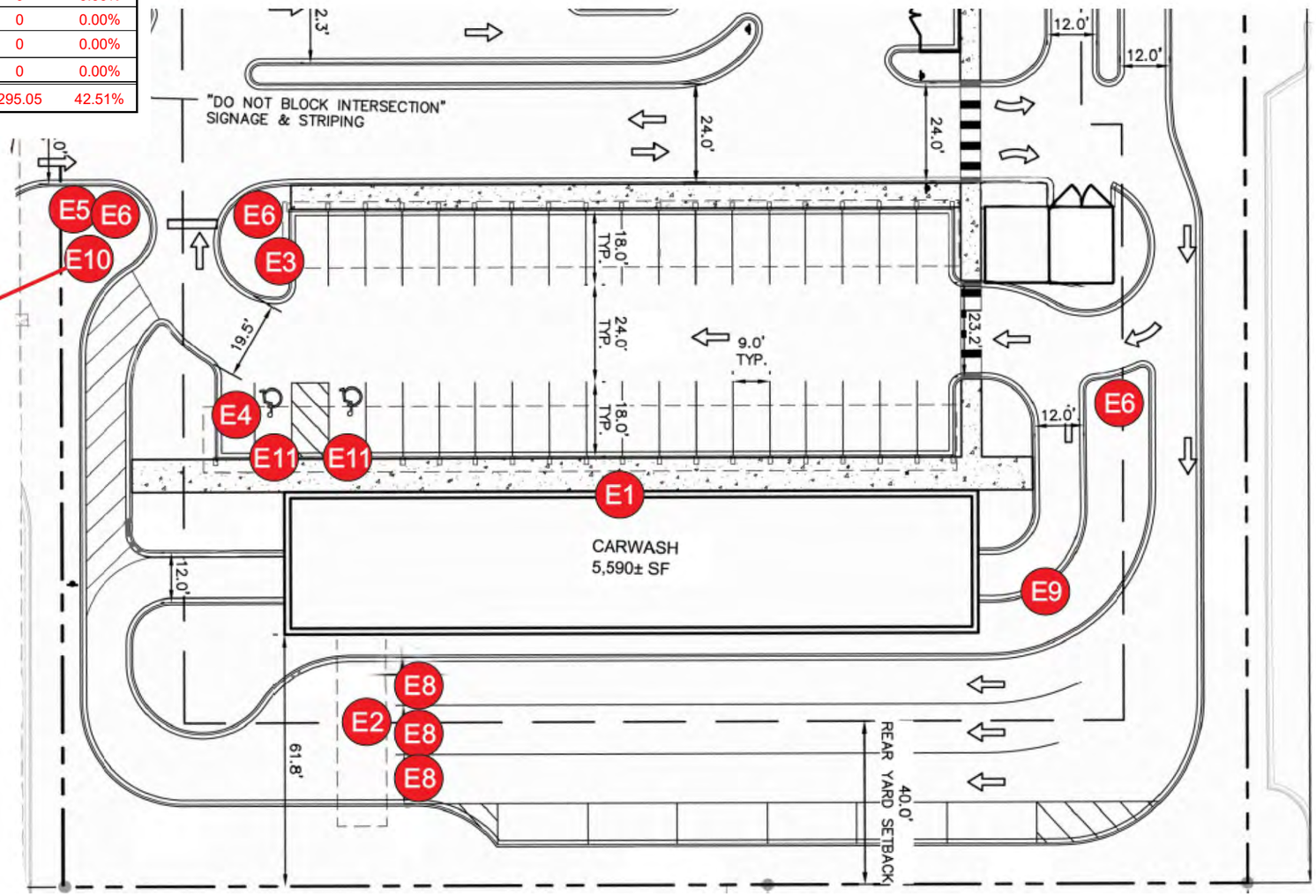
All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications: All Signs Fabricated as per A.S.A Specifications & 2014 I.B.C.

Electrical Specifications: All Signs Fabricated as per 2015 N.E.C. Specifications

EXTERIOR SIGN LEGEND - ENCORE CW, LLC. - 735 Plainfield Road, LOT 1, Willowbrook, IL						
Lot	Width	Total Signage at 1.25 Multiplier	PREVIOUS SUBMITTAL	CURRENT SUBMITTAL	REDUCTION OF PREVIOUS SUBMITTAL BY	
1	289.86	289.86 x 1.25 = 362.33				
Elevation	Sign No.	Description	SQFT	SQFT	SQFT	%
North	E.1	Illuminated Channel Letters - Entire Length of sign	435.4	262.83	172.57	39.63%
East	E.2	Illuminated Channel Letters	91.43	29.91	61.52	67.29%
West	E.3	Illuminated Channel Letters	20.31	20.31	0	0.00%
West	E.4	Illuminated Channel Letters	14.22	14.22	0	0.00%
North	E.5	Free Standing Sign	108.77	71.81	36.96	33.98%
	E.6	Illuminated Direstional Sign (36 but not refelcted in total)	0	0	0	0.00%
	E.7	Non-Illuminated Painted Sign on Brick *omitted*	24	0	24	100.00%
	E.8	Illuminated Menu Sign (24sqft per qty 3- 1 per pay lane)			0	0.00%
	E.9	Illuminated Exit Indicator Sign			0	0.00%
	E.10	Temporary Construction Sign - Skid Mount			0	0.00%
	E.11	Post Mounted Handicap Stall Sign			0	0.00%
			694.1	399.1	295.05	42.51%

TEMPORARY CONSTRUCTION "COMING SOON" SIGN



1100 Route 34 Aurora, Illinois 60503 630 898 5900 office 630 898 6091 fax	Prepared For: ENCORE CAR WASH	Address: 735 PLAINFIELD RD	Drwg: 210073	Sheet: Map	Design Date: 3/10/2021	LANDLORD APPROVAL SIGNATURE / TITLE:
	Location Name:	City/State: WILLOWBROOK, IL	Rev 1:			PRINT / DATE:
			Rev 2:			

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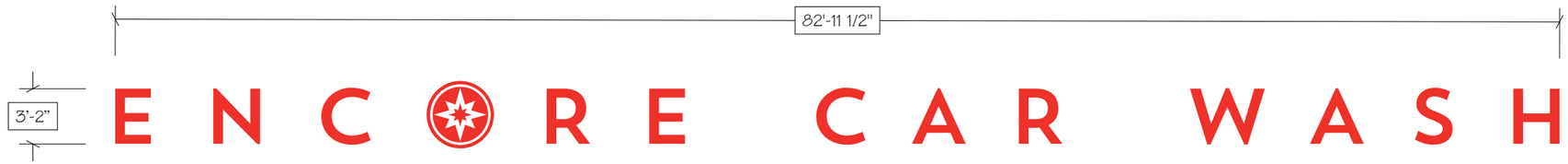
© Aurora Sign Co.,Inc 2021

E1

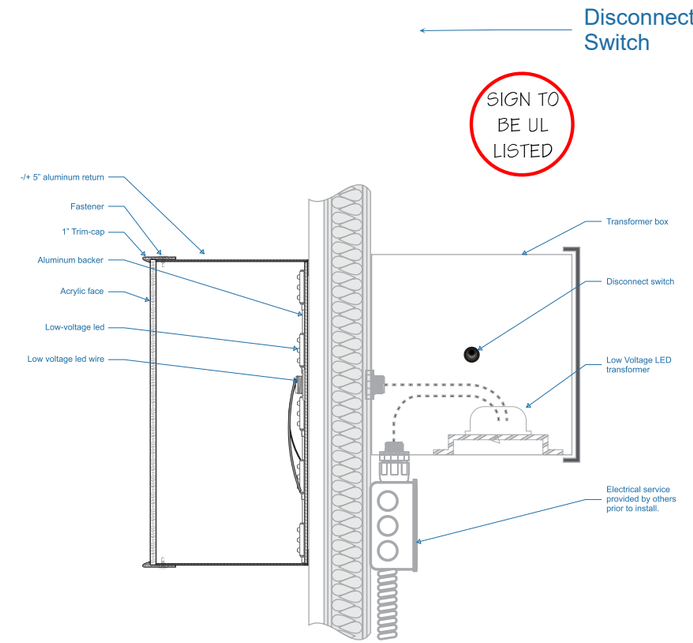
AURORA SIGN CO.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications	Electrical Specifications
All Signs Fabricated as per A.S.A Specifications & 2014 I.B.C.	All Signs Fabricated as per 2015 N.E.C. Specifications



262.83 SQ FT

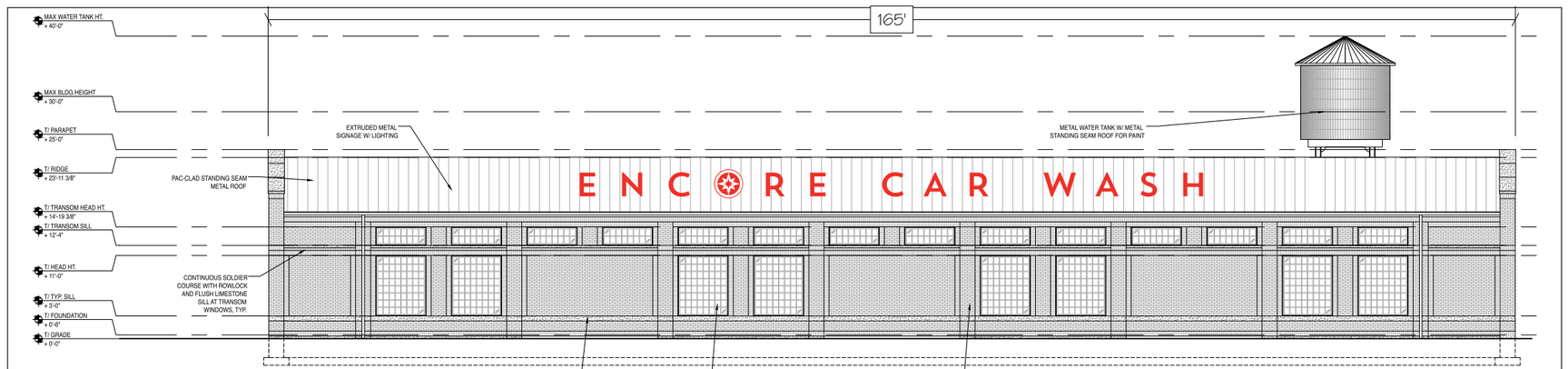


ILLUMINATED CHANNEL LETTERS

FABRICATE AND INSTALL CHANNEL LETTERS OF ALUMINUM AND ACRYLIC.
LETTER FACES TO BE ACRYLIC WITH VINYL APPLIED FIRST SURFACE.
ALL EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE.
INTERNAL ILLUMINATION TO BE WHITE LEDS.
SCALE 1/8"=1'

INSTALLATION INSTRUCTIONS

CENTER SIGN LEFT/RIGHT, TOP/BOTTOM ON WALL AS SHOWN.
CONNECT TO ELECTRICAL SERVICE TO BE PROVIDED BY OTHERS PRIOR TO INSTALL.



3 NORTH ELEVATION

Computer generated colors are not a true match to any PMS, vinyl or paint.
Rendering shown is for concept only. Actual scale and placement shown are approximate.

1100 Route 34
Aurora, Illinois 60503
JC 630 898 5900 office
630 898 6091 fax

Prepared For: ENCORE CAR WASH	Address: 735 PLAINFIELD RD	Drwg: 210073	Sheet: 2B	Design Date: 3/10/2021	LANDLORD APPROVAL SIGNATURE / TITLE:
Location Name:	City/State: WILLOWBROOK, IL	Rev 1:			PRINT / DATE:
		Rev 2:			

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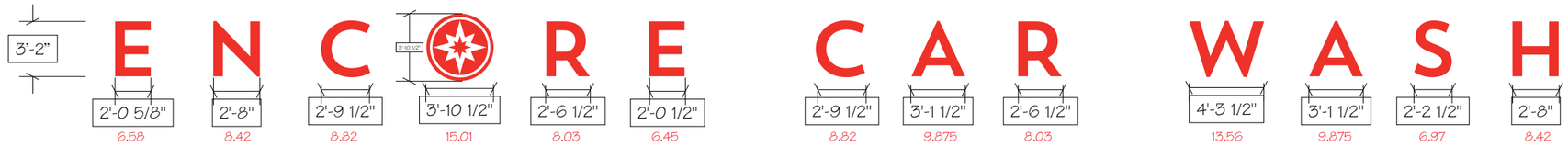
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E1

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All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications	Electrical Specifications
All Signs Fabricated as per A.S.A Specifications & 2014 I.B.C.	All Signs Fabricated as per 2015 N.E.C. Specifications



Disconnect Switch

118.86 SQ FT

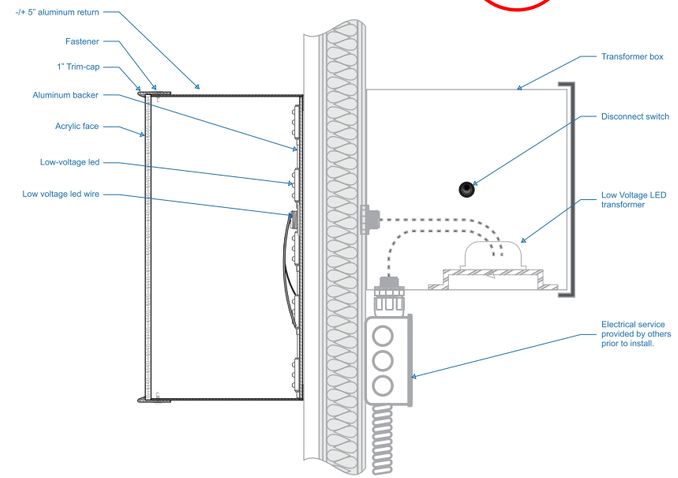
SIGN TO BE UL LISTED

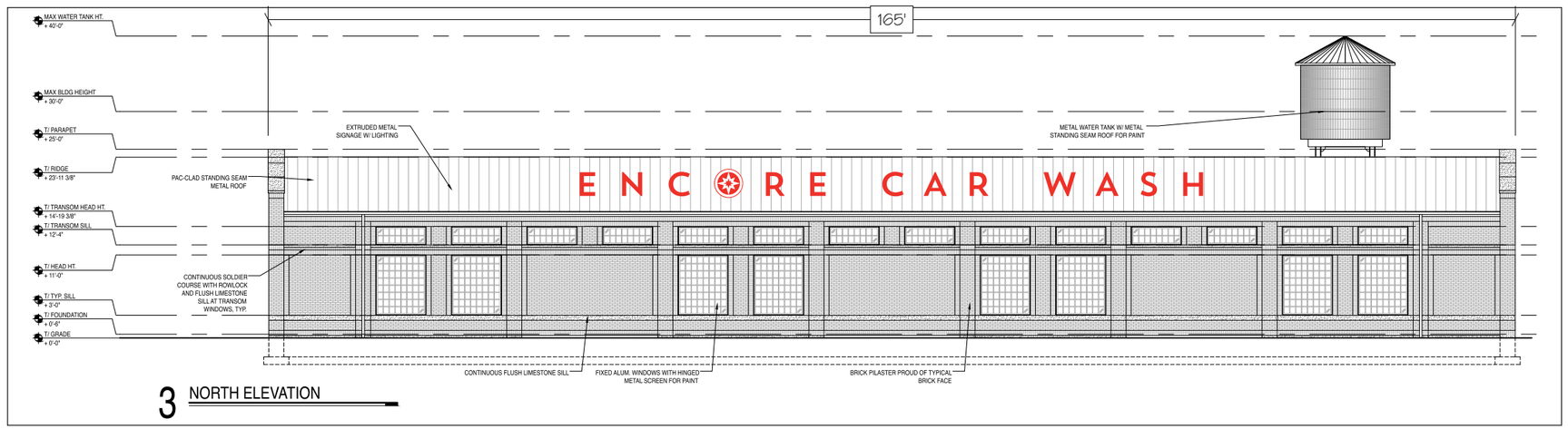
ILLUMINATED CHANNEL LETTERS

FABRICATE AND INSTALL CHANNEL LETTERS OF ALUMINUM AND ACRYLIC.
LETTER FACES TO BE ACRYLIC WITH VINYL APPLIED FIRST SURFACE.
ALL EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE.
INTERNAL ILLUMINATION TO BE WHITE LEDS.
SCALE 1/8"=1'

INSTALLATION INSTRUCTIONS

CENTER SIGN LEFT/RIGHT, TOP/BOTTOM ON WALL AS SHOWN.
CONNECT TO ELECTRICAL SERVICE TO BE PROVIDED BY OTHERS PRIOR TO INSTALL.





3 NORTH ELEVATION

Computer generated colors are not a true match to any PMS, vinyl or paint.
Rendering shown is for concept only. Actual scale and placement shown are approximate.

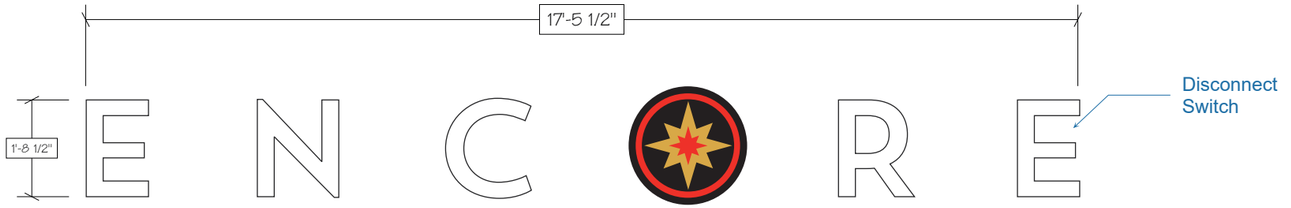
1100 Route 34
Aurora, Illinois 60503
JC 630 898 5900 office
630 898 6091 fax

Prepared For: ENCORE CAR WASH	Address: 735 PLAINFIELD RD	Drwg: 210073	Sheet: 2C	Design Date: 3/10/2021	LANDLORD APPROVAL SIGNATURE / TITLE:
Location Name:	City/State: WILLOWBROOK, IL	Rev 1:			PRINT / DATE:
		Rev 2:			

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E2



SIGN TO BE UL LISTED

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Engineering Specifications
All Signs Fabricated as per A.S.A Specifications & 2014 I.B.C.

Electrical Specifications
All Signs Fabricated as per 2015 N.E.C. Specifications

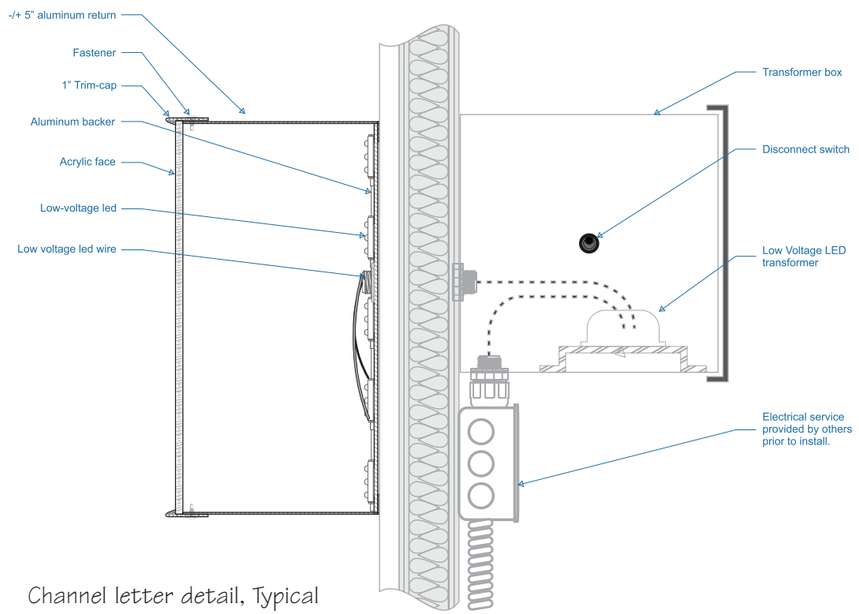
29.81 SQ FT

ILLUMINATED CHANNEL LETTERS

FABRICATE AND INSTALL CHANNEL LETTERS OF ALUMINUM AND ACRYLIC.
LETTER FACES TO BE ACRYLIC WITH VINYL APPLIED FIRST SURFACE.
ALL EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE.
TRIM-CAP AND RETURNS TO BE BLACK.
INTERNAL ILLUMINATION TO BE WHITE LEDS.
SCALE 3/8"=1'

INSTALLATION INSTRUCTIONS

INSTALL SIGN ON AREA SHOWN.



Channel letter detail, Typical

WEST ELEVATION - IMAGE FOR CONCEPT PURPOSES ONLY.



Computer generated colors are not a true match to any PMS, vinyl or paint.
Rendering shown is for concept only. Actual scale and placement shown are approximate.

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Aurora, Illinois 60503
JC 630 898 5900 office
630 898 6091 fax

Prepared For: ENCORE CAR WASH	Address: 735 PLAINFIELD RD	Drwg: 210073	Sheet: 4B	Design Date: 3/10/2021	LANDLORD APPROVAL SIGNATURE	TITLE:
Location Name:	City/State: WILLOWBROOK, IL	Rev 1:			PRINT	DATE:
		Rev 2:				

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E3

AURORA SIGN CO.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications	Electrical Specifications
All Signs Fabricated as per A.S.A Specifications & 2014 I.B.C.	All Signs Fabricated as per 2015 N.E.C. Specifications

13'-0"

1'-6 3/4"

CAR WASH

Disconnect Switch

SIGN TO BE UL LISTED

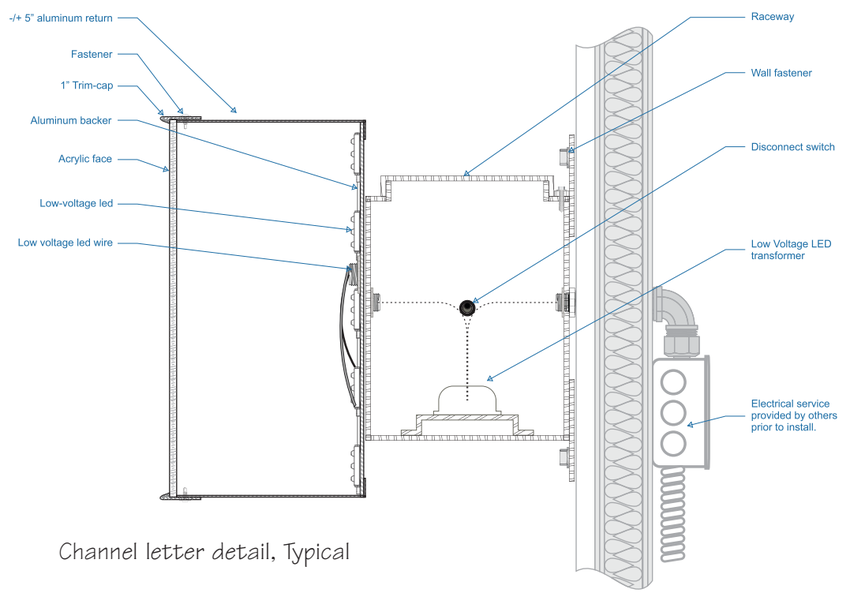
ILLUMINATED CHANNEL LETTERS ON A RACEWAY

FABRICATE AND INSTALL CHANNEL LETTERS OF ALUMINUM AND ACRYLIC.
LETTER FACES TO BE ACRYLIC WITH VINYL APPLIED FIRST SURFACE.
ALL EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE.
TRIM-CAP AND RETURNS TO BE BLACK.
INTERNAL ILLUMINATION TO BE WHITE LEDS.
RACEWAY PAINTED TO MATCH CANOPY.
SCALE 3/4"=1'

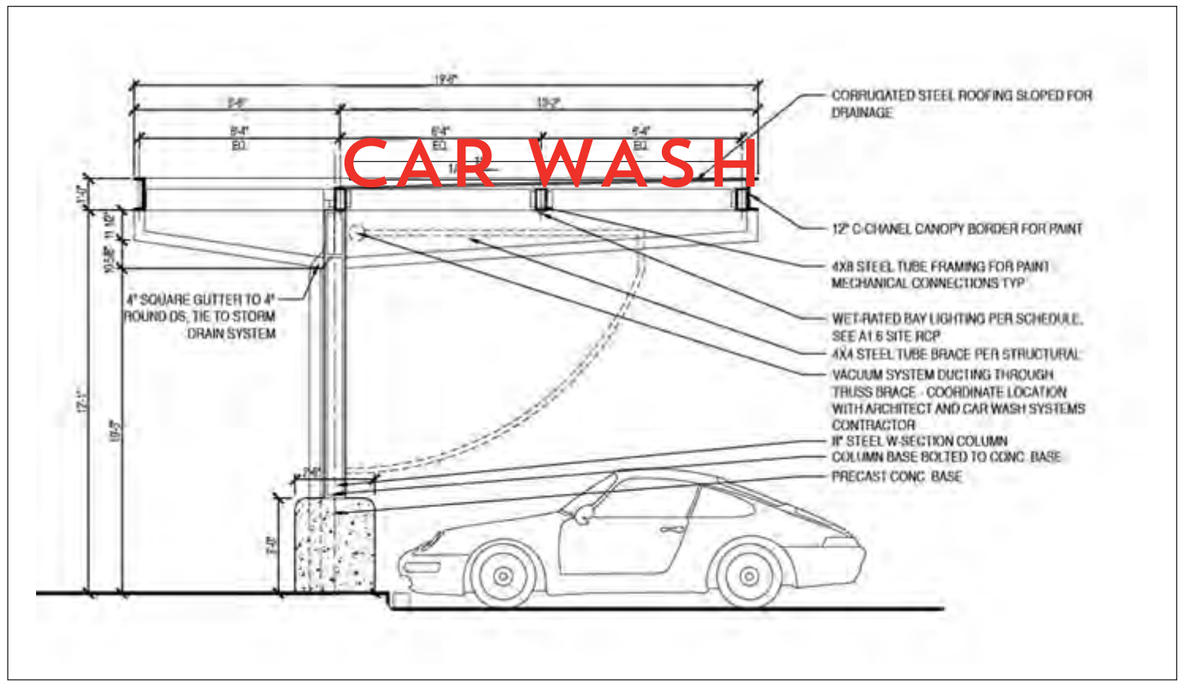
20.3125 SQ FT

INSTALLATION INSTRUCTIONS

INSTALL SIGN ON AREA SHOWN.
CONNECT TO ELECTRICAL SERVICE TO BE PROVIDED BY OTHERS PRIOR TO INSTALL.



Channel letter detail, Typical



Computer generated colors are not a true match to any PMS, vinyl or paint.
Rendering shown is for concept only. Actual scale and placement shown are approximate.

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Aurora, Illinois 60503
JC 630 898 5900 office
630 898 6091 fax

Prepared For: ENCORE CAR WASH	Address: 735 PLAINFIELD RD	Drwg: 210073	Sheet: 5	Design Date: 3/10/2021	LANDLORD APPROVAL SIGNATURE	TITLE:
Location Name:	City/State: WILLOWBROOK, IL	Rev 1:			PRINT	DATE:
		Rev 2:				

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E4

AURORA SIGN CO.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications	Electrical Specifications
All Signs Fabricated as per A.S.A Specifications & 2014 I.B.C.	All Signs Fabricated as per 2015 N.E.C. Specifications

13'-0"

1'-1 1/8"

FREE VACUUMS

Disconnect Switch

SIGN TO BE UL LISTED

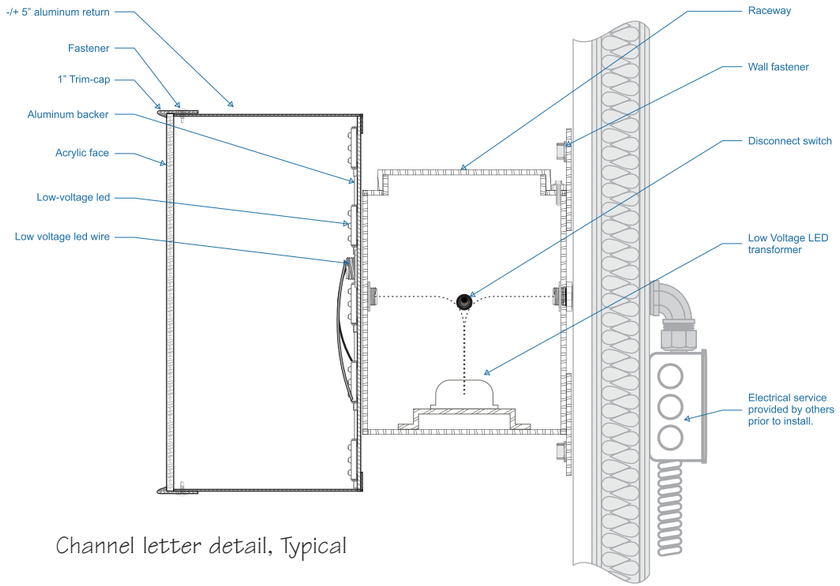
ILLUMINATED CHANNEL LETTERS ON A RACEWAY

FABRICATE AND INSTALL CHANNEL LETTERS OF ALUMINUM AND ACRYLIC.
LETTER FACES TO BE ACRYLIC WITH VINYL APPLIED FIRST SURFACE.
ALL EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE.
TRIM-CAP AND RETURNS TO BE BLACK.
INTERNAL ILLUMINATION TO BE WHITE LEDS.
RACEWAY PAINTED TO MATCH CANOPY.
SCALE 3/4"=1'

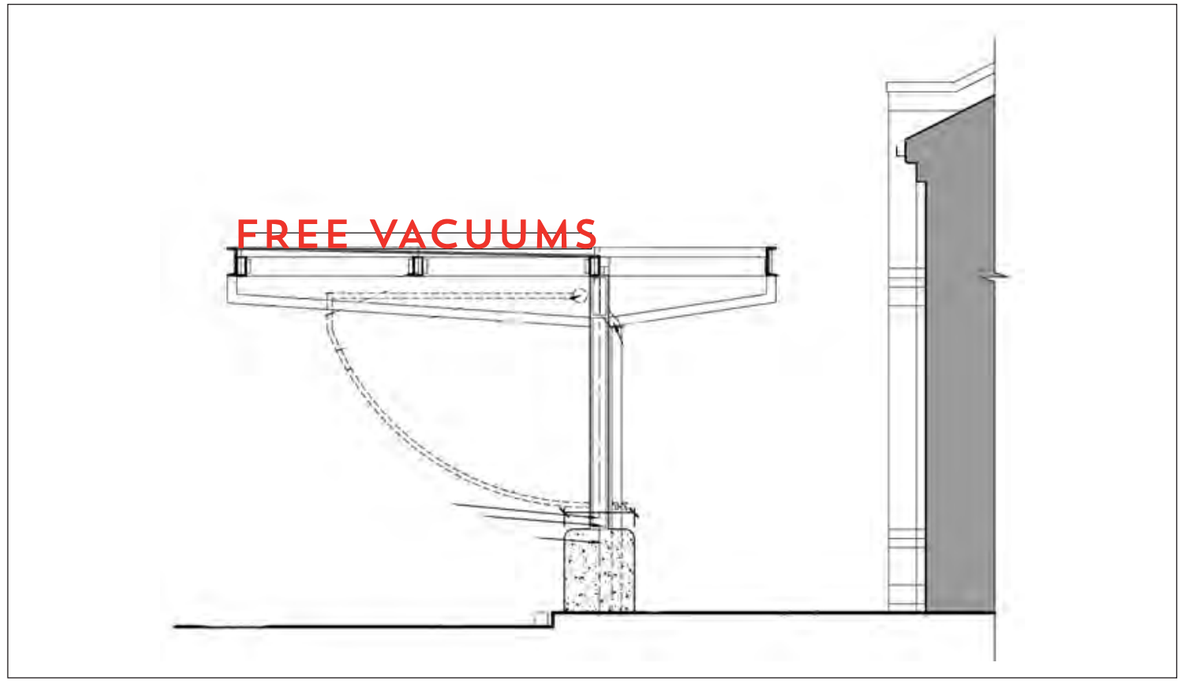
14.21875 SQ FT

INSTALLATION INSTRUCTIONS

INSTALL SIGN ON AREA SHOWN.
CONNECT TO ELECTRICAL SERVICE TO BE PROVIDED BY OTHERS PRIOR TO INSTALL.



Channel letter detail, Typical



Computer generated colors are not a true match to any PMS, vinyl or paint.
Rendering shown is for concept only. Actual scale and placement shown are approximate.

1100 Route 34 Aurora, Illinois 60503 JC 630 898 5900 office 630 898 6091 fax	Prepared For: ENCORE CAR WASH	Address: 735 PLAINFIELD RD	Drwg: 210073	Sheet: 6	Design Date: 3/10/2021	LANDLORD APPROVAL SIGNATURE	TITLE:
	Location Name:	City/State: WILLOWBROOK, IL	Rev 1:			PRINT	DATE:
			Rev 2:				

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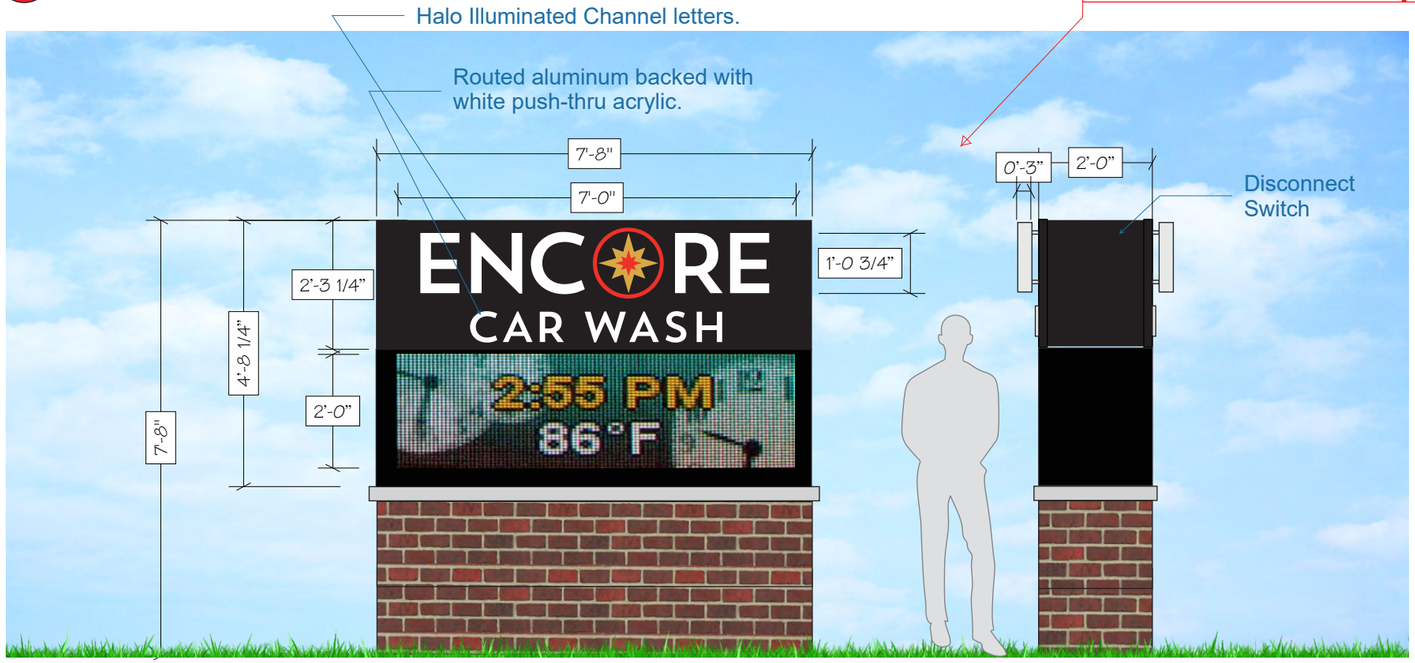
E5

35.90 SQ FT per face = 71.81 total

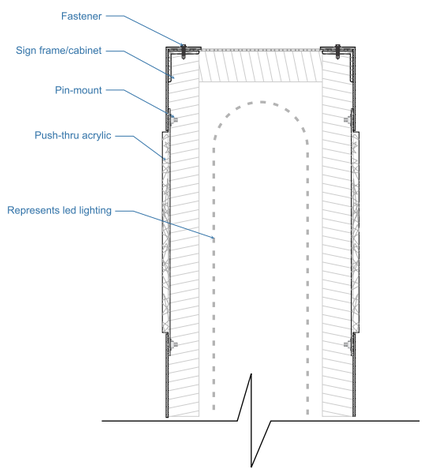
AURORA SIGN CO.

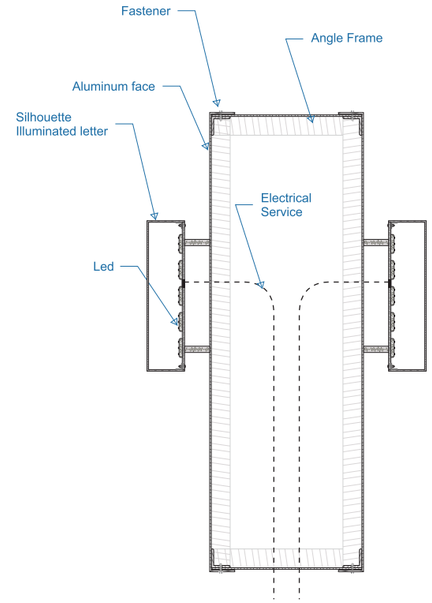
All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications	Electrical Specifications
All Signs Fabricated as per A.S.A Specifications & 2014 I.B.C.	All Signs Fabricated as per 2015 N.E.C. Specifications



SIGN TO BE UL LISTED





DOUBLE FACE ILLUMINATED SIGN

FABRICATE AND INSTALL SIGN OF ALUMINUM AND ACRYLIC.
ALL EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE.
INTERNAL ILLUMINATION TO BE WHITE LEDS.
SEE SCHEDULE A FOR MESSAGE UNIT
SCALE 3/8"=1'

INSTALLATION INSTRUCTIONS

SET 4" STEEL PIPE IN CONCRETE FOOTING TO BE
2' X 7' BY 4' DEEP. CONNECT TO ELECTRICAL SERVICE
TO BE PROVIDED BY OTHERS PRIOR TO INSTALL.

SEE SURVEY FOR SIGN LOCATION

Computer generated colors are not a true match to any PMS, vinyl or paint.
Rendering shown is for concept only. Actual scale and placement shown are approximate.

1100 Route 34
Aurora, Illinois 60503
630 898 5900 office
630 898 6091 fax

Prepared For: ENCORE CAR WASH	Address: 735 PLAINFIELD RD	Drwg: 210073	Sheet: 7C	Design Date: 3/10/2021	LANDLORD APPROVAL SIGNATURE / TITLE:
Location Name:	City/State: WILLOWBROOK, IL	Rev 1:			PRINT / DATE:
		Rev 2:			

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E6A E6B E6C

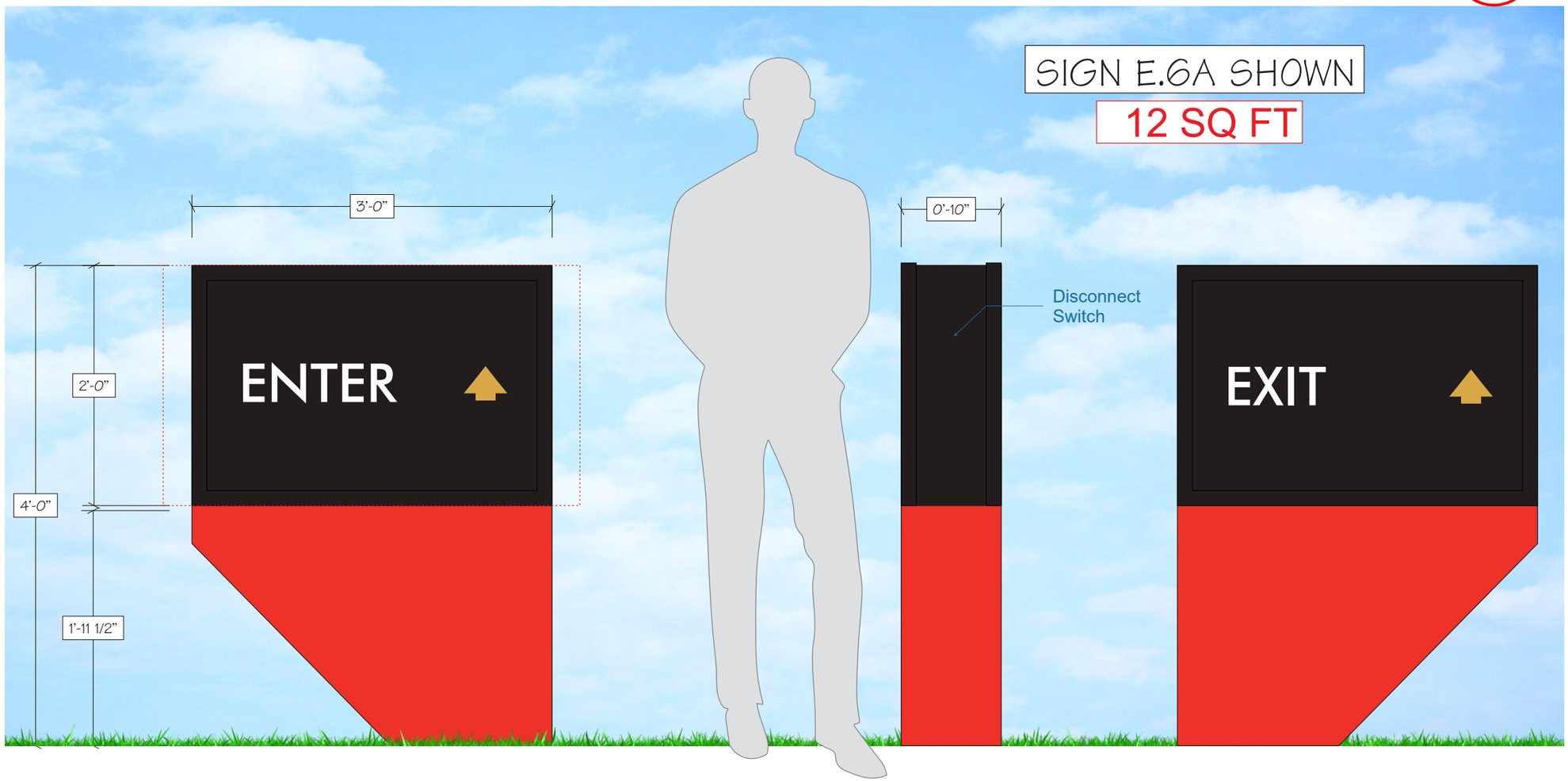
36 SQ FT TOTAL

SIGN TO BE UL LISTED

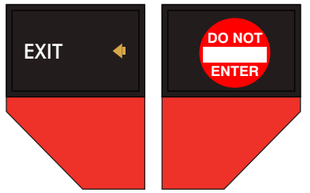
AURORA SIGN CO.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

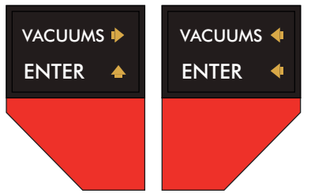
Engineering Specifications	Electrical Specifications
All Signs Fabricated as per A.S.A Specifications & 2014 I.B.C.	All Signs Fabricated as per 2015 N.E.C. Specifications

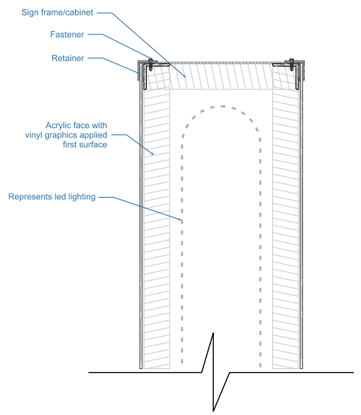


SIGN E.6B
12 SQ FT



SIGN E.6C
12 SQ FT





DOUBLE FACE ILLUMINATED DIRECTIONAL SIGN - 3 REQUIRED

FABRICATE AND INSTALL SIGN OF ALUMINUM AND ACRYLIC.
SIGN FACE TO BE WHITE ACRYLIC WITH VINYL APPLIED FIRST SURFACE.
ALL EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE.
INTERNAL ILLUMINATION TO BE WHITE LEDS.
SCALE 1"=1'

INSTALLATION INSTRUCTIONS

SET 2" STEEL PIPE IN CONCRETE FOOTING TO BE 10" ROUND AT 4' DEEP. CONNECT TO ELECTRICAL SERVICE TO BE PROVIDED BY OTHERS PRIOR TO INSTALL.

Computer generated colors are not a true match to any PMS, vinyl or paint.
Rendering shown is for concept only. Actual scale and placement shown are approximate.

1100 Route 34
Aurora, Illinois 60503
JC 630 898 5900 office
630 898 6091 fax

Prepared For: ENCORE CAR WASH	Address: 735 PLAINFIELD RD	Drwg: 210073	Sheet: 8	Design Date: 3/10/2021	LANDLORD APPROVAL SIGNATURE	TITLE:
Location Name:	City/State: WILLOWBROOK, IL	Rev 1:			PRINT	DATE:
		Rev 2:				

NOTE: THIS DRAWING IS THE PROPERTY OF AURORA SIGN CO. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AURORA SIGN CO. CHARGES OF UP TO $2000.00 WILL BE ASSESSED FOR ANY MIS-USE OF THESE DRAWINGS.

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E8

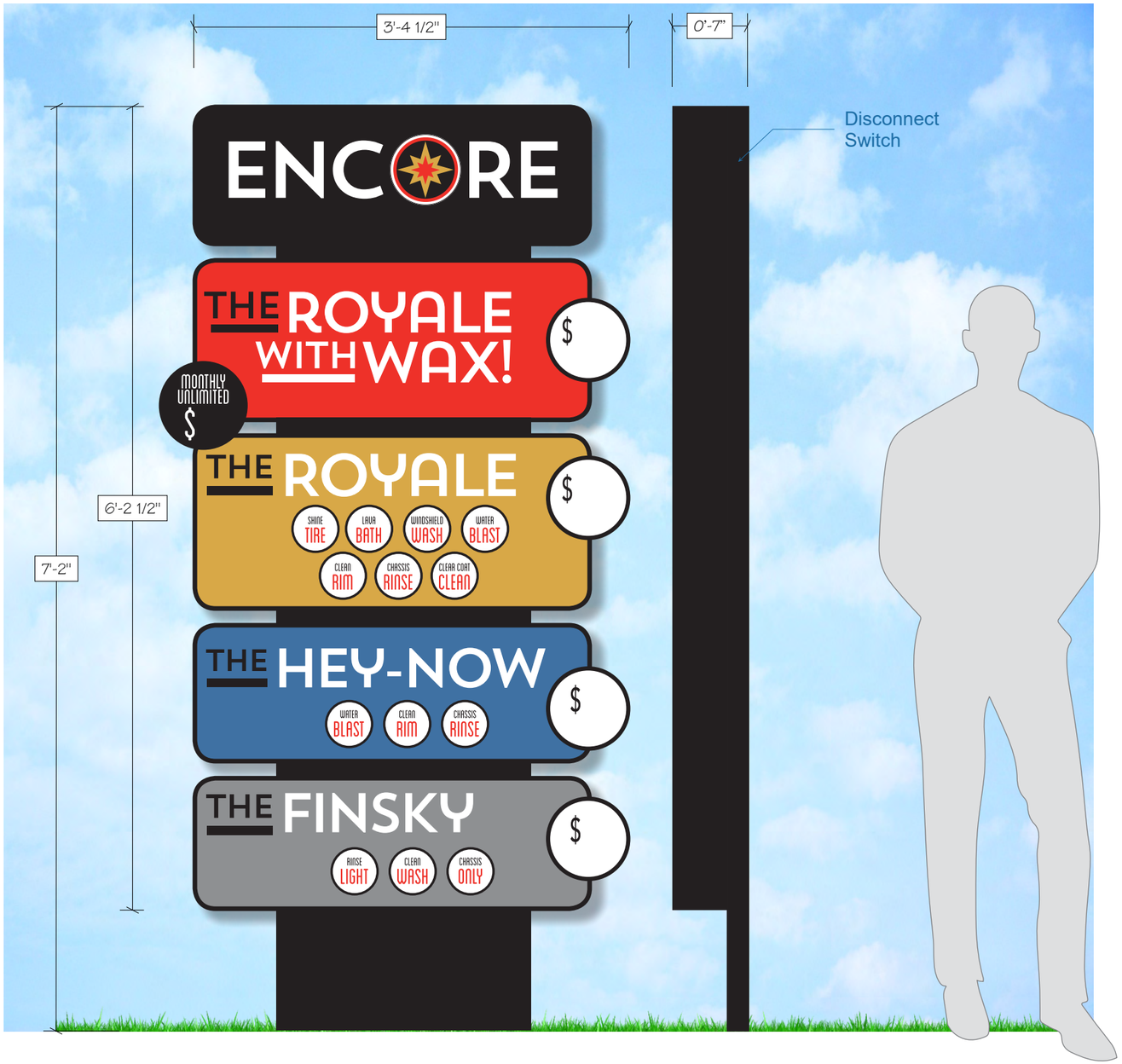
20.95 SQ FT = 62.85 TOTAL

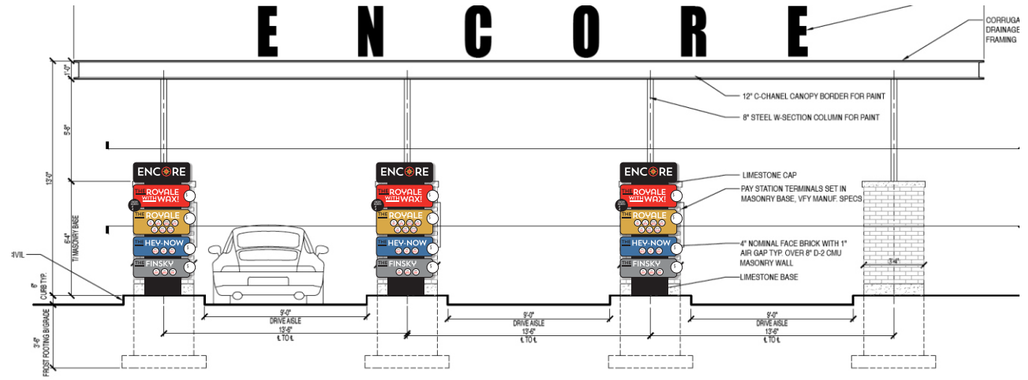
SIGN TO BE UL LISTED

AURORA SIGN CO.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications	Electrical Specifications
All Signs Fabricated as per A.S.A Specifications & 2014 I.B.C.	All Signs Fabricated as per 2015 N.E.C. Specifications





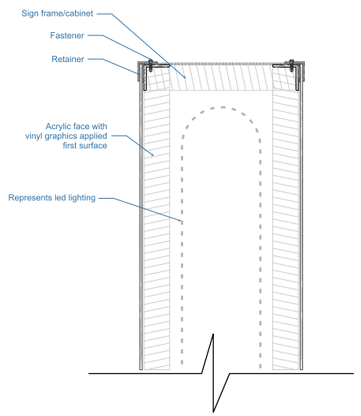
1 PAY CANOPY FRONT ELEVATION
1/4" = 1'-0"

SINGLE FACE ILLUMINATED MENU BOARD - 3 REQUIRED

FABRICATE AND INSTALL SIGN OF ALUMINUM AND ACRYLIC.
SIGN FACE TO BE WHITE ACRYLIC WITH VINYL APPLIED FIRST SURFACE.
ALL EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE.
INTERNAL ILLUMINATION TO BE WHITE LEDS.
SCALE 1"=1'

INSTALLATION INSTRUCTIONS

INSTALL TO LANE-SIDE PAY STATION CANOPY.
CONNECT TO PROVIDED ELECTRICAL.



1100 Route 34
Aurora, Illinois 60503
630 898 5900 office
630 898 6091 fax

Prepared For: ENCORE CAR WASH	Address: 735 PLAINFIELD RD	Drwg: 210073	Sheet: 10	Design Date: 3/10/2021	LANDLORD APPROVAL SIGNATURE	TITLE:
Location Name:	City/State: WILLOWBROOK, IL	Rev 1:			PRINT	DATE:
		Rev 2:				

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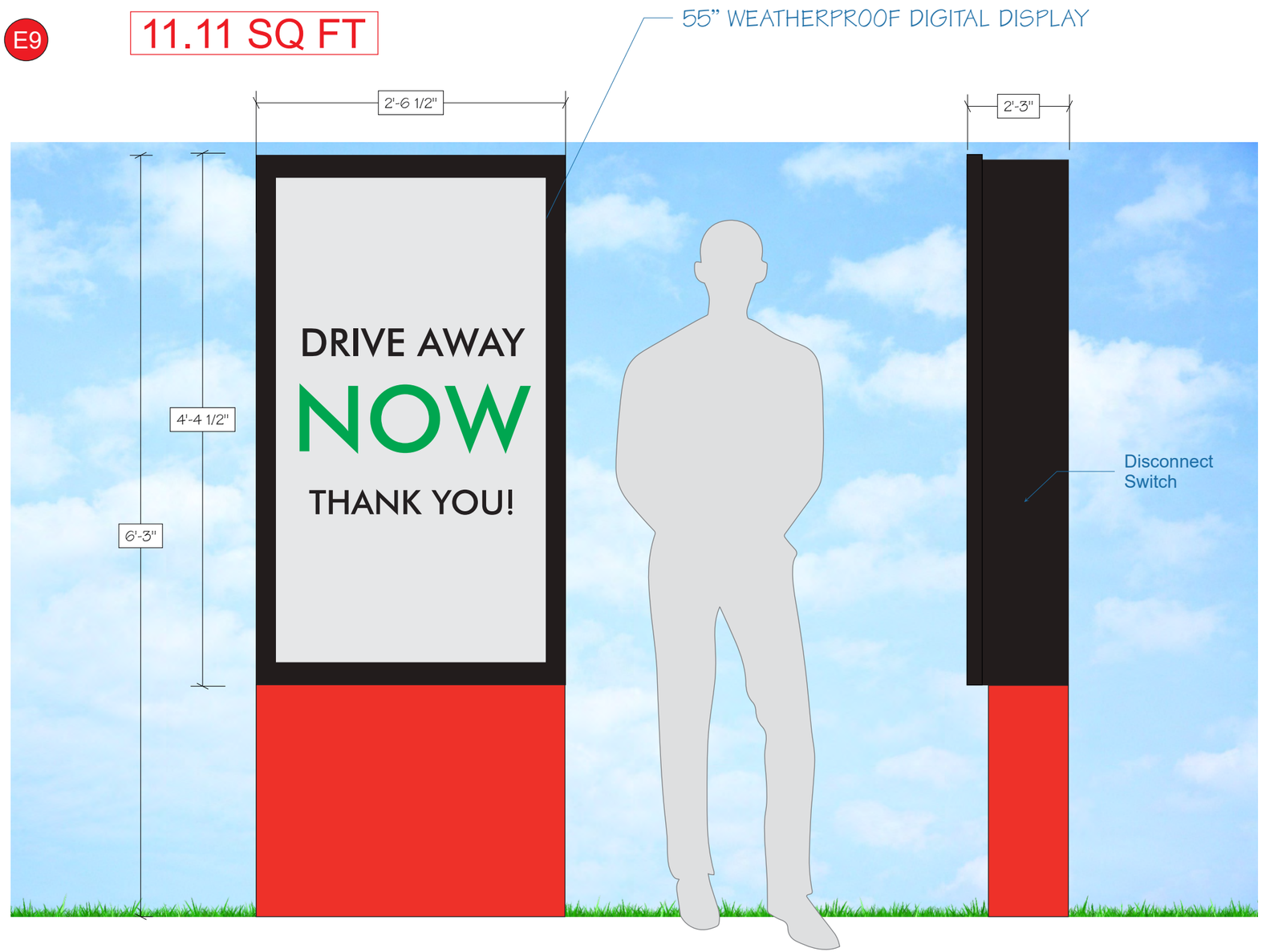
E9

11.11 SQ FT

AURORA SIGN CO.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications	Electrical Specifications
All Signs Fabricated as per A.S.A Specifications & 2014 I.B.C.	All Signs Fabricated as per 2015 N.E.C. Specifications



SINGLE FACE ILLUMINATED EXIT INDICATOR SIGN - 1 REQUIRED

FABRICATE AND INSTALL SIGN OF ALUMINUM.
WEATHERPROOF DISPLAY TO BE AFFIXED TO INTERIOR OF SIGN STRUCTURE.
COMMUNICATION/IT BY OTHERS.
ALL EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE.
SCALE 1"=1'

INSTALLATION INSTRUCTIONS

SET 2" STEEL PIPE IN CONCRETE FOOTING TO BE 10" ROUND AT 4' DEEP. CONNECT TO ELECTRICAL SERVICE TO BE PROVIDED BY OTHERS PRIOR TO INSTALL.

Computer generated colors are not a true match to any PMS, vinyl or paint.
Rendering shown is for concept only. Actual scale and placement shown are approximate.

1100 Route 34
Aurora, Illinois 60503
JC 630 898 5900 office
630 898 6091 fax

Prepared For: ENCORE CAR WASH	Address: 735 PLAINFIELD RD	Drwg: 210073	Sheet: 11	Design Date: 3/10/2021	LANDLORD APPROVAL SIGNATURE / TITLE:
Location Name:	City/State: WILLOWBROOK, IL	Rev 1:			PRINT / DATE:
		Rev 2:			

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E10

32 SQ FT

AURORA SIGN CO.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications	Electrical Specifications
All Signs Fabricated as per A.S.A Specifications & 2014 I.B.C.	All Signs Fabricated as per 2015 N.E.C. Specifications





SINGLE FACE NON-ILLUMINATED TEMP SIGN - 1 REQUIRED

FABRICATE AND INSTALL SIGN OF WOOD AND ALUMINUM.

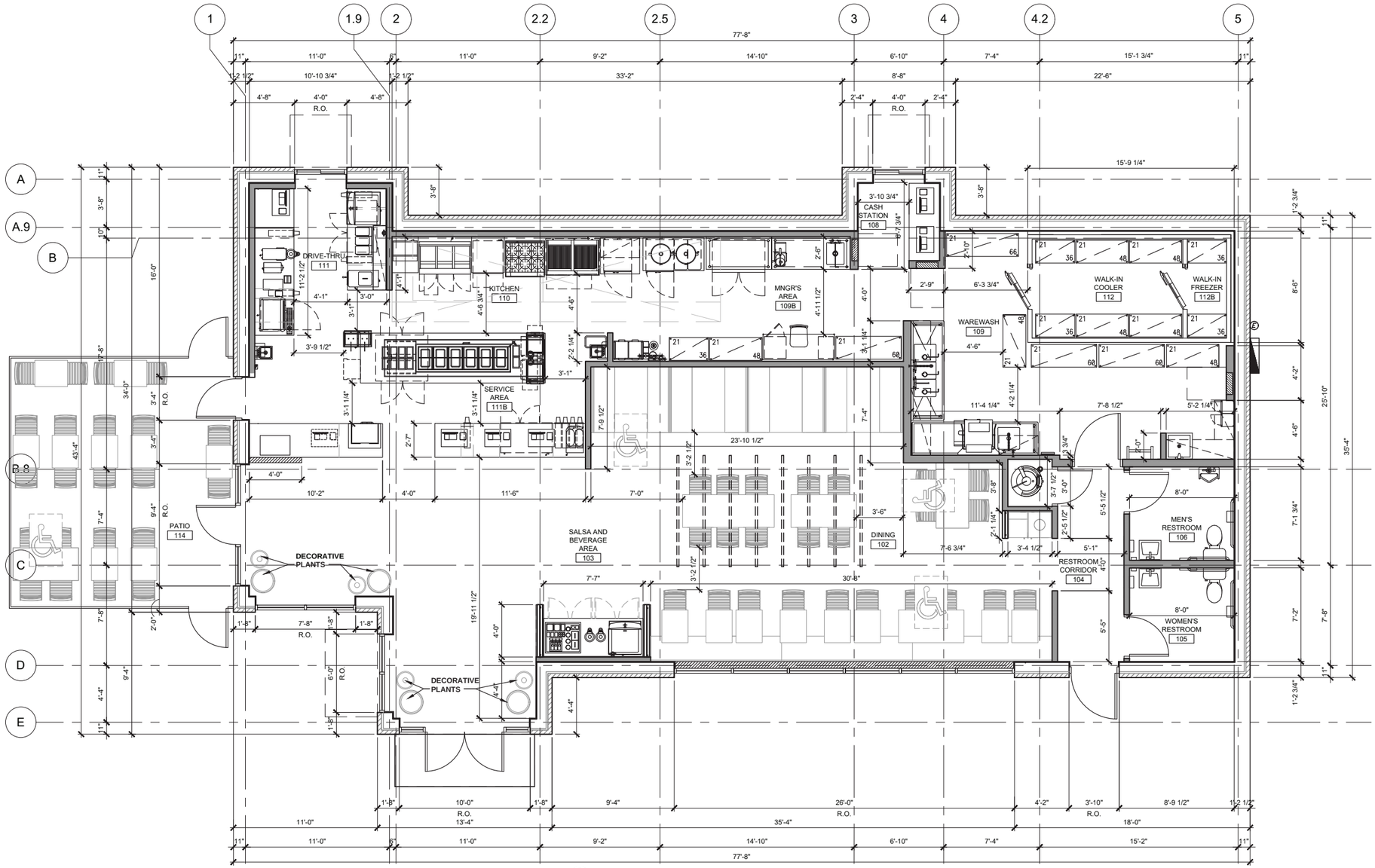
INSTALLATION INSTRUCTIONS

SET IN PLACE USING SANDBAGS.

1100 Route 34
Aurora, Illinois 60503
630 898 5900 office
630 898 6091 fax

Prepared For: ENCORE CAR WASH	Address: 735 PLAINFIELD RD	Drwg: 210073	Sheet: 12	Design Date: 3/10/2021	LANDLORD APPROVAL SIGNATURE / TITLE:
Location Name:	City/State: WILLOWBROOK, IL	Rev 1:			PRINT / DATE:
		Rev 2:			

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1 FLOOR PLAN

INTERPLAN
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

DESIGN FIRM REGISTRATION
#184003341-0004

ONE SOUTH 280 SUMMIT AVE
SUITE D
OAKBROOK TERRACE, IL 60181
PH 630.932.2336
FX 630.932.2339

SEAL:

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

NO DATE REMARKS
REVISIONS

GUZMAN Y GOMEZ
735 PLAINFIELD ROAD
WILLOWBROOK, IL 60527

PROJECT NO: 2020.0919
DATE: 01.20.21

PFP
PRELIMINARY FLOOR PLAN

CHECKED: MP DRAWN: DC

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R9

Sign A UL Listed channel Letters

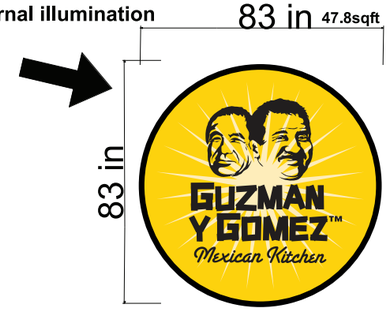


5in projection from wall

Sign B & C

Illuminated LOGO
plex face/LED internal illumination
UL Listed

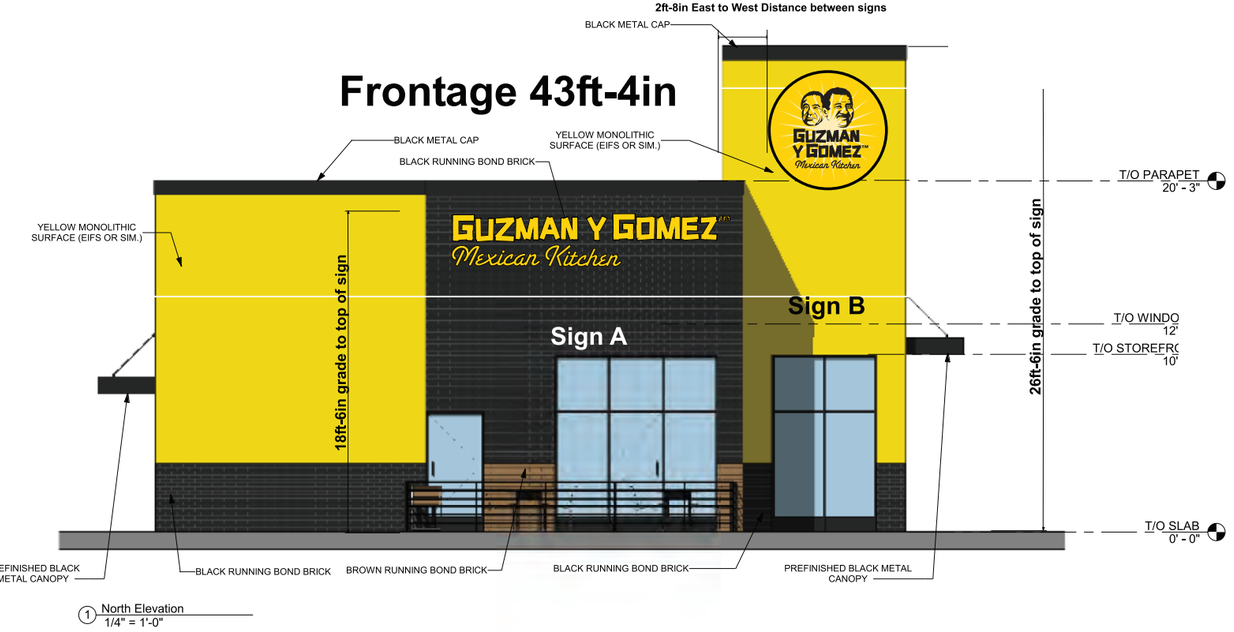
5in projection



11ft-4in South to North Distance
between signs (signs not in the same plane)

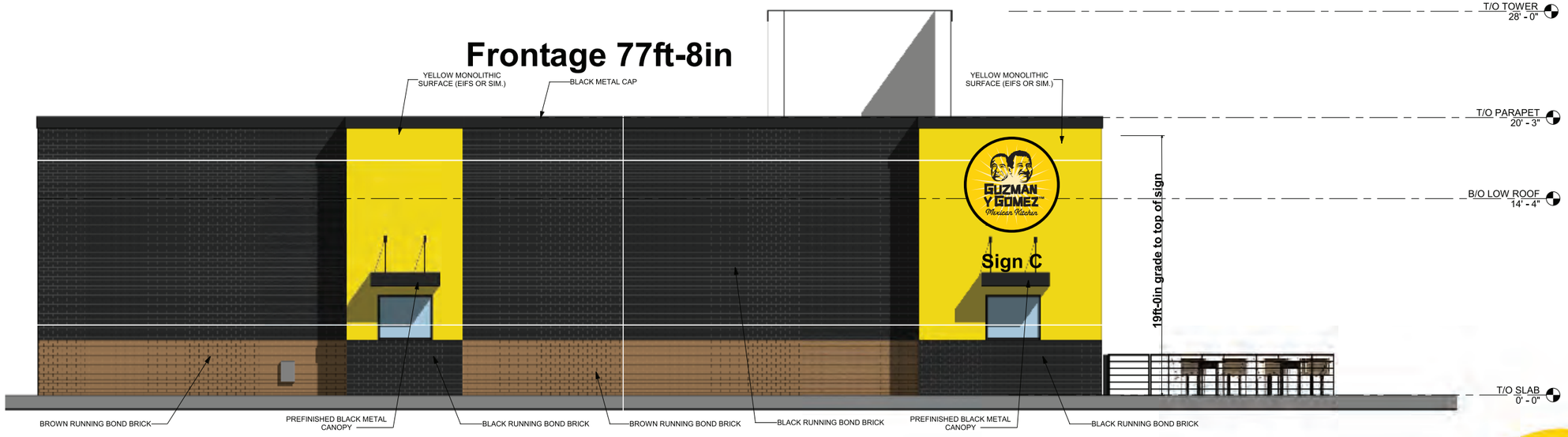
2ft-8in East to West Distance between signs

Frontage 43ft-4in



1 North Elevation
1/4" = 1'-0"

Frontage 77ft-8in



2 East Elevation
1/4" = 1'-0"

INTERPLAN LLC
ARCHITECTURE - ENGINEERING - INTERIOR DESIGN

735 PLAINFIELD RD.
WILLOWBROOK, IL 60527
01.20.21

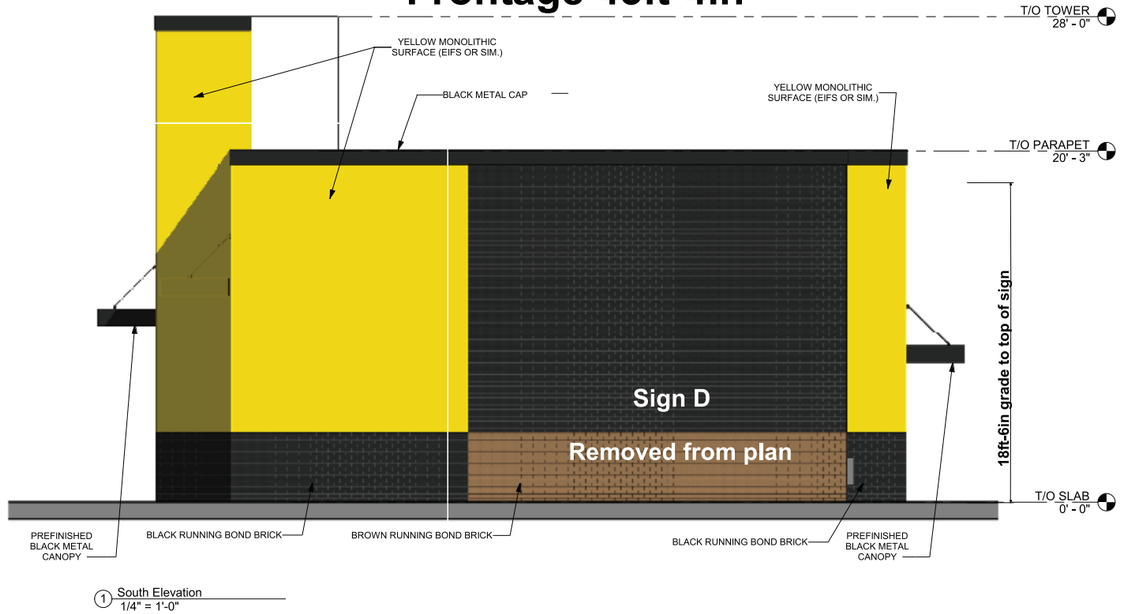
GUZMAN Y GOMEZ™
Mexican Taqueria

R9

Sign D

Removed from plan

Frontage 43ft-4in

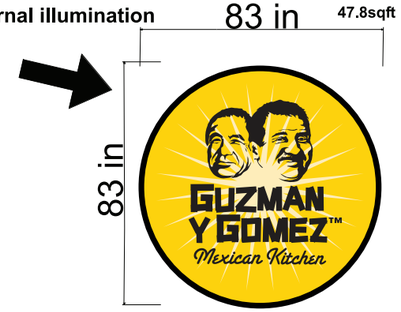


1 South Elevation
1/4" = 1'-0"

Sign E

Illuminated LOGO
plex face/LED internal illumination
UL Listed

5in projection



Frontage 77ft-8in



2 West Elevation
1/4" = 1'-0"

Sign F



UL Listed channel Letters

5in projection from wall

INTERPLAN LLC
ARCHITECTURE - ENGINEERING - INTERIOR DESIGN

735 PLAINFIELD RD.
WILLOWBROOK, IL 60527
01.20.21

GUZMAN Y GOMEZ™ Mexican Taqueria

735 PLAINFIELD RD.
WILLOWBROOK, IL 60527

R9

Round LOGO **C**

Channel Ltrs **A**

D Channel Ltrs

Round LOGO **B**

MONUMENT SIGN **G**

DIRECTIONAL **I**

E Round LOGO

F Channel Ltrs

J

H DIRECTIONAL

Building Frontage
43ft-4in X 77ft-8in

GyG Willowbrook SSA Chart

	SSA sqft	Grade to Top of Sign
Sign A	44.7	18ft-6in
Sign B	47.8	26ft-6in
Sign C	47.8	19ft-0in
SignD	Removed from plan	
Sign E	47.8	26ft-6in
Sign F	71.8	19ft-0in

259.9 total wall sign SSA

Sign G 46.1 monument sign SSA

H,I,J Directionals approx 9.9 sqft

Total Proposed SSA = 306 sqft

Does not include H,I,J Directionals 9.9sqft or The 8.6 sqft of main monument

A D Removed

UL Listed channel Letters

184 in 44.7sqft

30 in

GUZMAN Y GOMEZ Mexican Kitchen

5in projection from wall

Illuminated LOGO
plex face/LED internal illumination
UL Listed

5in projection

B **C** **E**

83 in 47.8sqft

83 in

GUZMAN Y GOMEZ Mexican Kitchen

F

230 in 71.8sqft

23 in 46 in 18 in

GUZMAN Y GOMEZ Mexican Kitchen

UL Listed channel Letters

5in projection from wall

G

82 in

96 in 65.5 in 82 in 13 in

GUZMAN Y GOMEZ Mexican Kitchen

DRIVE THRU

Circle 52in X 52in
18,77 sqft
Double Face
SSA=37,5 sqft

Drive Thru 12in X 52in
4.3sqft X 2=8.6sqft

DF Monument Sign

H **I** **J**

Directional Signs

54"

ELEVATION (SIDE A) ELEVATION (SIDE B) END VIEW

H

1,98sqft per face X2=3,96sqft SSA

15in 15in

19in 19in

SIDE A SIDE B

I

1,98sqft per face X1=1,98sqft SSA

15in

19in

SIDE A SIDE B

J

1,98sqft per face X2=3,96sqft SSA

15in 15in

19in 19in

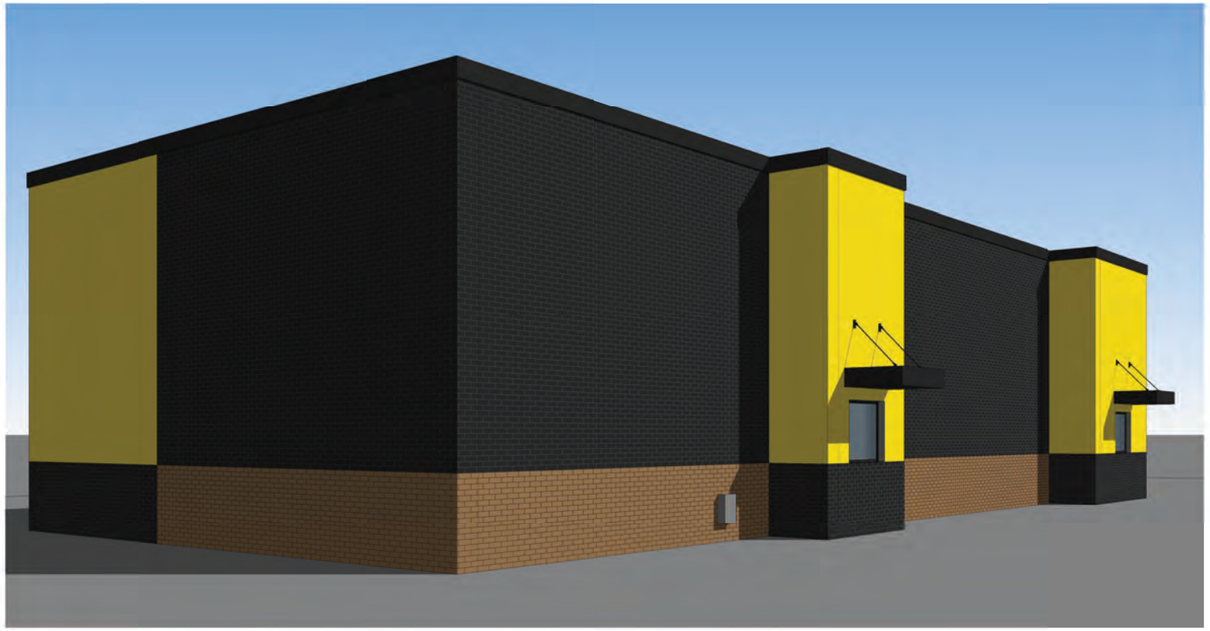
SIDE A SIDE B



1 Northwest Corner



2 Southwest Corner



3 Southeast Corner



4 Northeast Corner

INTERPLAN LLC
ARCHITECTURE - ENGINEERING - INTERIOR DESIGN

735 PLAINFIELD RD.
WILLOWBROOK, IL 60527
01.20.21

GUZMAN Y GOMEZ™
Mexican Taqueria







CHASE

WILLOWBROOK RELO
730 Plainfield Rd.
Willowbrook, IL 60527

FLOOR PLAN

01.22.2021

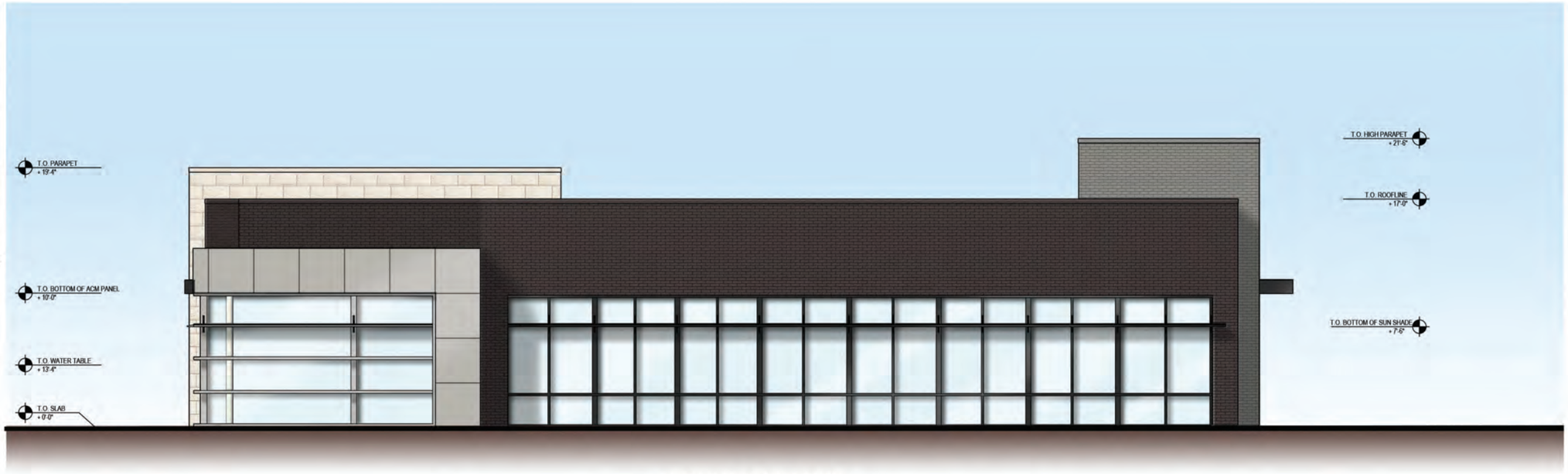
Architect/Designer
The Architects Partnership
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number:17073

tap

CAST STONE

BRICK
COLOR: MIDNIGHT BLACK
INTERSTATE

BRICK
COLOR: PLATINUM
INTERSTATE



NORTH ELEVATION

STORE FRONT & CANOPY
COLOR: BLACK ANODIZED
ALUM.

ACM
COLOR: CLEAR ANODIZED
ALUM.

CLEAR GLASS

COLUMN
"CLOUD WHITE"



WEST ELEVATION

SCALE: $\frac{1}{4}$" = 1'

0 5' 10' 15'

CHASE

WILLOWBROOK RELO
730 Plainfield Road
Willowbrook, IL 60527

ARCHITECTURAL ELEVATIONS

01.18.2021

Architect/Designer

The Architects Partnership
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 19108

tap

CAST STONE

BRICK
COLOR: MIDNIGHT BLACK
INTERSTATE

BRICK
COLOR: PLATINUM
INTERSTATE



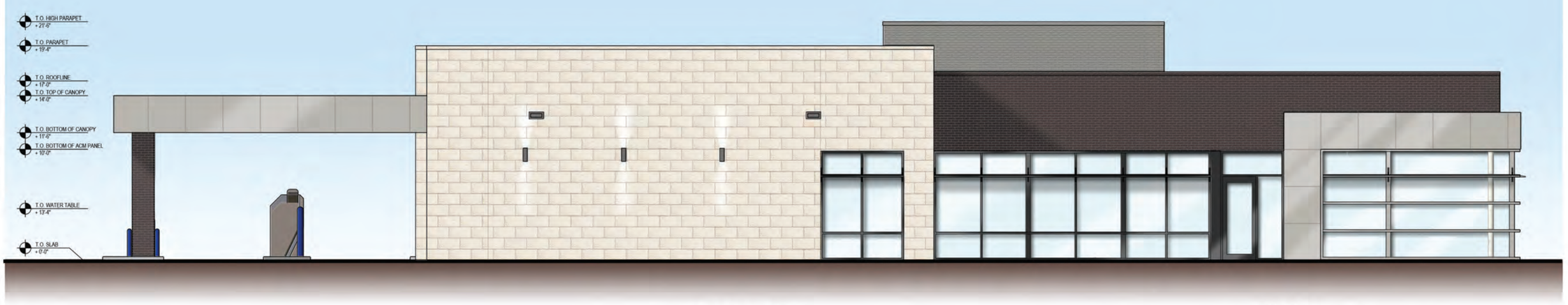
SOUTH ELEVATION

STORE FRONT & CANOPY
COLOR: BLACK ANODIZED
ALUM.

ACM
COLOR: CLEAR ANODIZED
ALUM.

CLEAR GLASS

COLUMN
"CLOUD WHITE"



EAST ELEVATION

SCALE: $\frac{1}{4}$" = 1'

0 5' 10' 15'

CHASE

WILLOWBROOK RELO
730 Plainfield Road
Willowbrook, IL 60527

ARCHITECTURAL ELEVATIONS

01.18.2021

Architect/Designer

The Architects Partnership
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 19108

tap

CHASE

#730
Willowbrook
730 Plainfield Rd.
Willowbrook, IL 60527



REVISION NOTES:

R7: Detail Drawing - Added details. - AS - 03/23/20
R9: Detail Drawing - Removed I39 from scope of work. - AS - 05/19/20
R11: Detail Drawing - I38 changed to 21in Bitro. Removed I40 and 41 from scope and updated CSS artwork. - AS - 09/30/20
R13: Detail Drawing - Lettersets updated to 24in added property and building dimensions to site plan. Elevations updated. - AS - 01/19/21
R15: Detail Drawing - Updated E1 to 8ft height and SQFT for E1,8,29,I30,I45 updated. - AS - 02/15/21
R17: Detail Drawing - Updated site plan. - AS - 03/09/21
R19: Detail Drawing - Update Sqft for E1/8 and allowable sqft. E1 setback changed to 10ft. - AS - 03/11/21

Signtech™
4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
signtech.com

MEMBER
MEMBER OF CESA

JP Morgan Chase Bank
#730

Willowbrook
730 Plainfield Rd.
Willowbrook, IL 60527

Initial Date: 09/14/18
Salesperson: Arthur Navarro
Coordinator: Tracey Pichierri
Designer: bjones
Scale: As noted

CUSTOMER APPROVAL

Customer Signature Date

COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - ***RESPONSIBILITY OF OTHERS!***

Customer Signature Date

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Drawing Number: 18-01613
Project ID: CHASE_730_1
Revision: R19 - 03.11.21

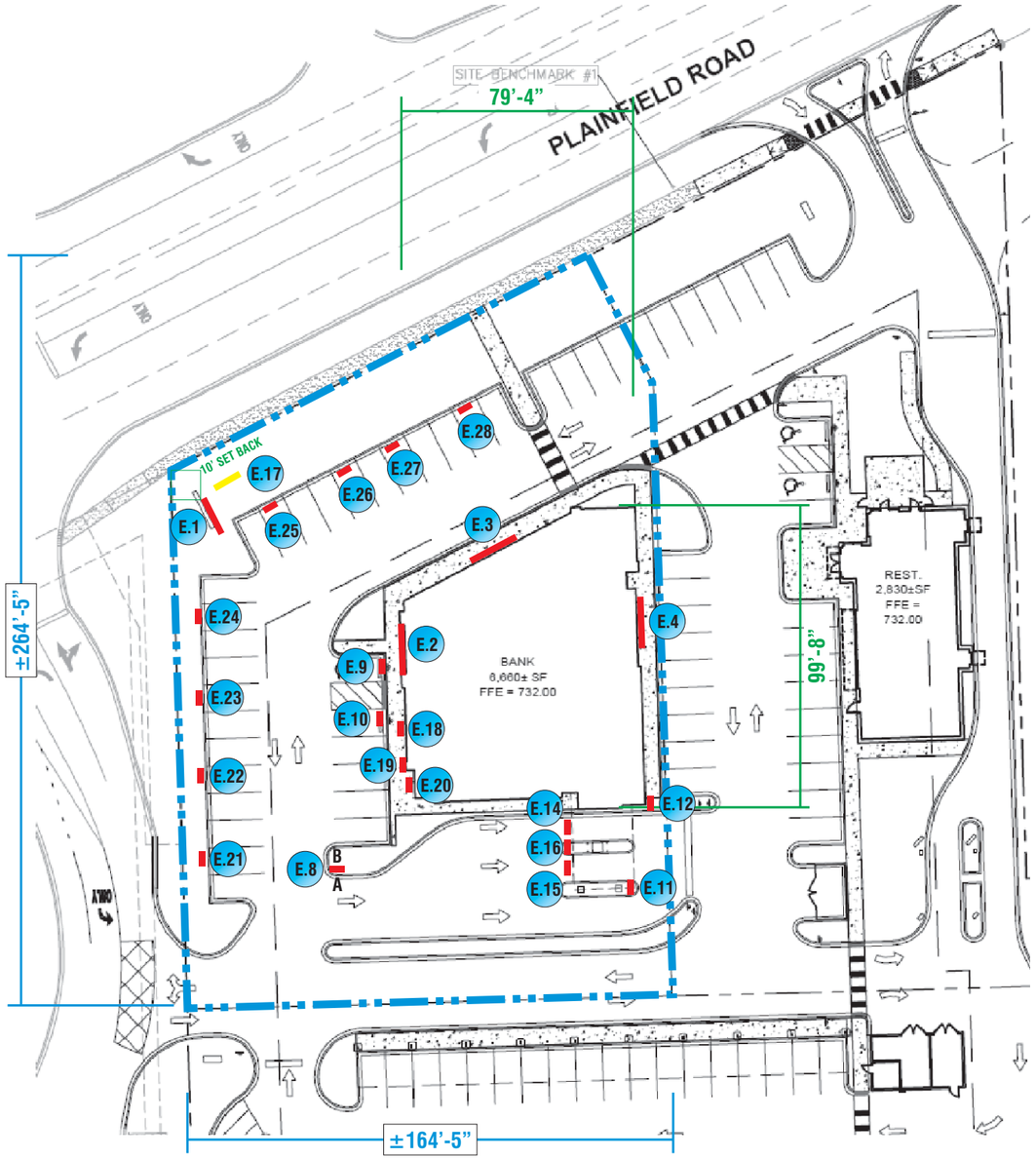
EXTERIOR SIGN LEGEND - ALLOWED

Elevation	Sign No.	Sign Type	Description	Sq.Ft.
	E.1	CUSTOM M-50-RE	Illuminated Monument Sign w/ Custom Stone-Clad Base	114.68
West	E.2	LIF-WBO-24	24” White Channel Letters and Logo	36.9
	E.3	LIF-WBO-24	24” White Channel Letters and Logo	36.9
East	E.4	LIF-WBO-24	24” White Channel Letters and Logo	36.9
	E.5	NONE	REMOVED FROM SCOPE OF WORK	
	E.6	NONE	REMOVED FROM SCOPE OF WORK	
	E.7	NONE	REMOVED FROM SCOPE OF WORK	
	E.8	D-2-RE	Non-Illuminated Directional Sign	4.62
	E.9	TC-P-ADA-IL-V-RE	Post Mount Handicap Stall Sign - Van Accessible	
	E.10	TC-P-ADA-IL-RE	Post Mount Handicap Stall Sign	
	E.11	TC-W-H-RE	Wall Mount Do Not Enter Sign	
	E.12	TC-W-H-RE	Wall Mount Do Not Enter Sign	
Northwest	E.13	NONE	REMOVED FROM SCOPE OF WORK	
	E.14	DU-C	ATM Lane Designator Sign	
	E.15	DU-C	ATM Lane Designator Sign	
	E.16	TC-CL-W	Clearance Sign	
	E.17	COMING SOON	Temporary Construction Site Sign - Skid Mount Structure	
	E.18-20	TC-W-A-RE	Wall Mount Bank Parking Only Sign	
	E.21-28	TC-P-A-RE	Post Mount Bank Parking Only Sign	

Total Proposed Sq Ft	230
Total Allowable Sq Ft	350
Difference	120



AERIAL SITE MAP NOT TO SCALE



SITE PLAN SCALE: 1” = 50’ (1:600)

Signtech™

4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
signtech.com

MEMBER MEMBER OF CESA

JP Morgan Chase Bank #730

Willowbrook
730 Plainfield Rd.
Willowbrook, IL 60527

Initial Date: 09/14/18
Salesperson: Arthur Navarro
Coordinator: Tracey Pichierri
Designer: bjones
Scale: As noted

CUSTOMER APPROVAL

Customer Signature Date

COPY, COLORS & SIZES

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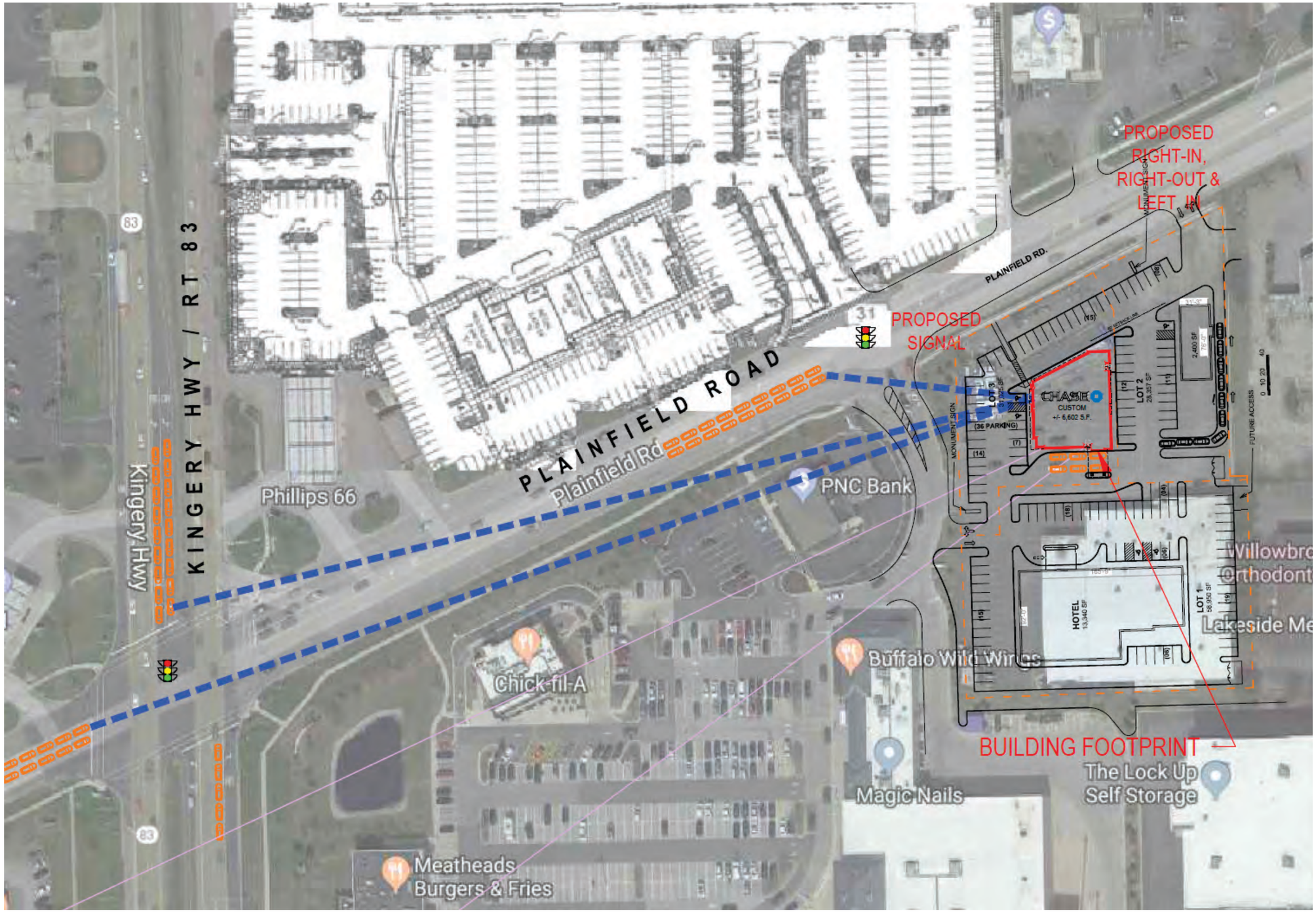
Customer Signature Date

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Drawing Number: 18-01613
Project ID: CHASE_730_1
Revision: R19 - 03.11.21

Sign Legend / Site Plan

DRC Page 2



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MEMBER
MEMBER OF CESA

JP Morgan Chase Bank #730

Willowbrook
730 Plainfield Rd.
Willowbrook, IL 60527

Initial Date: 09/14/18
Salesperson: Arthur Navarro
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Designer: bjones
Scale: As noted

CUSTOMER APPROVAL

Customer Signature Date

COPY, COLORS & SIZES

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Customer Signature Date

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Drawing Number: 18-01613
Project ID: CHASE_730_1
Revision: R19 - 03.11.21

Enlarged Aerial Site

INTERIOR SIGN LEGEND

Elevation	Sign No.	Sign Type	Description	Sq.Ft.
	E.29	SUR-TTW-U-4-TP	Universal Thin-Profile ATM Surround	8.34
	I.30	SUR-TTW-U-4-TP	Universal Thin-Profile ATM Surround	8.34
	E.31	ADA-EP	ADA Accessible Entrance Plaque	
	E.32	ADA-EP	ADA Accessible Entrance Plaque	
	I.33	ADA-EX	ADA Exit Plaque	
	I.34	ADA-EX	ADA Exit Plaque	
	I.35	ADA-EX	ADA Exit Plaque	
	I.36	ADA-EX	ADA Exit Plaque	
	I.37	ADA-TW	ADA Accessible Teller Window Plaque	
	I.38	OCT-21-INT	Illuminated Bitro-Blue Interior Octagon	
	I.39	NONE	REMOVED FROM SCOPE OF WORK	
	I.40	NONE	REMOVED FROM SCOPE OF WORK	
	I.41	NONE	REMOVED FROM SCOPE OF WORK	
	I.42	ADA-RRW-A-G	ADA Accessible Women's Restroom Plaque	
	I.43	ADA-RRM-A-G	ADA Accessible Men's Restroom Plaque	
	I.44	ADA-EEX	ADA Emergency Exit Plaque	
	I.45	CUSTOM-OCT-24-INT	Illuminated Interior Blue Bitro Octagon - Ceiling-Hung	4



FLOOR PLAN **SCALE: 1/16"=1'-0"**

DATE	DESIGNER
10/21/19	DG

DESIGN STANDARDS	
CB 2020	
HARDINESS ZONE	7B
OVERHEAD DOOR ACCEPTABLE *	

* HARDINESS ZONES >/= 6B

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JP Morgan Chase Bank #730

Willowbrook
730 Plainfield Rd.
Willowbrook, IL 60527

Initial Date: 09/14/18
Salesperson: Arthur Navarro
Coordinator: Tracey Pichierri
Designer: bjones
Scale: As noted

CUSTOMER APPROVAL

Customer Signature Date

COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - ***RESPONSIBILITY OF OTHERS!***

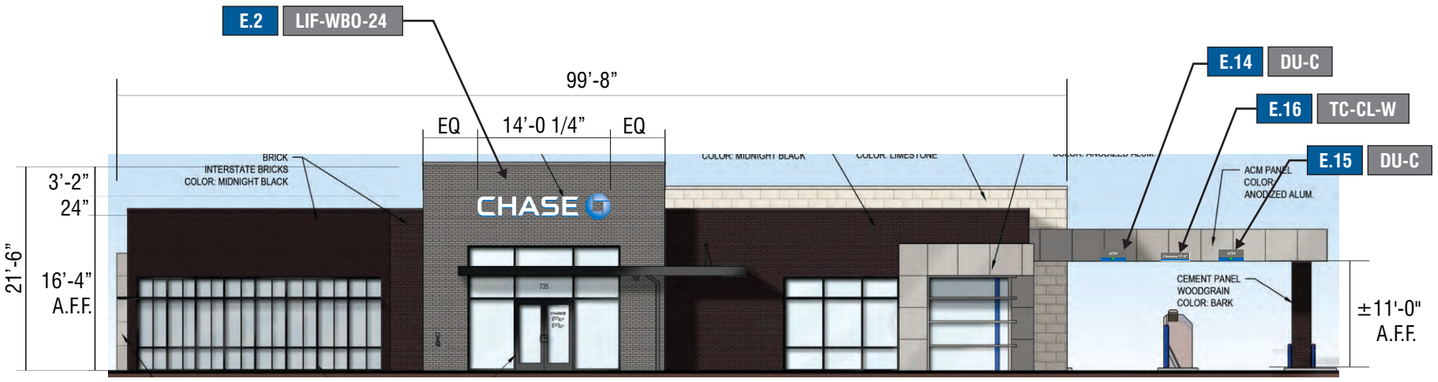
Customer Signature Date

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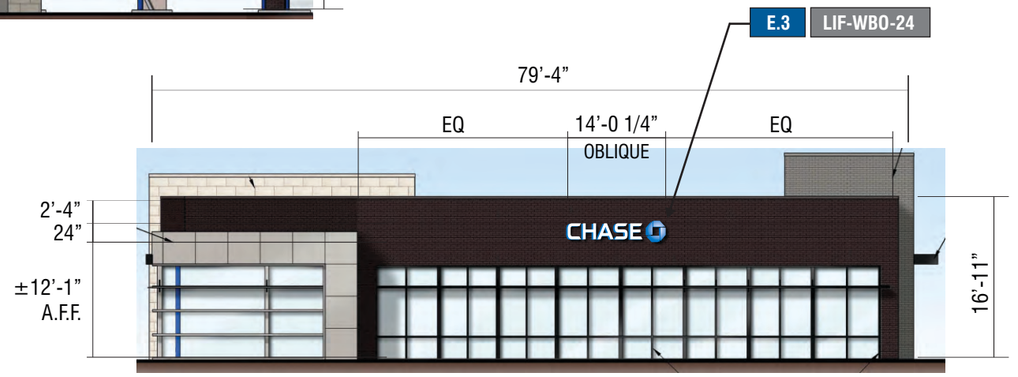
Drawing Number: 18-01613
Project ID: CHASE_730_1
Revision: R19 - 03.11.21

Sign Legend / Floor Plan

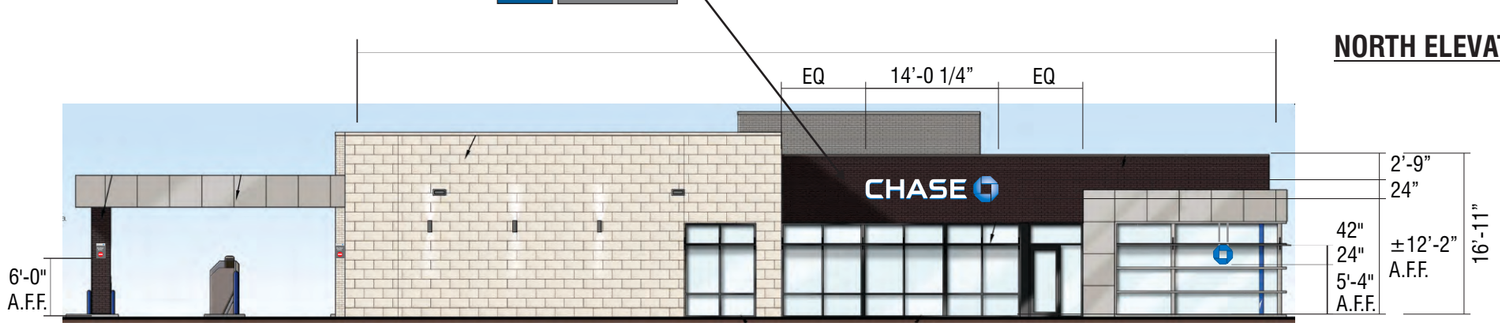
SIGNAGE OVERVIEW - ALLOWED



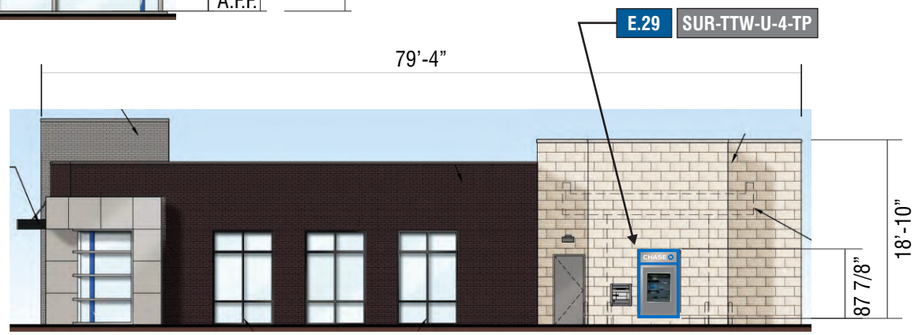
WEST ELEVATION **SCALE: 1/16"=1'-0"**



NORTH ELEVATION **SCALE: 1/16"=1'-0"**



EAST ELEVATION **SCALE: 1/16"=1'-0"**



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

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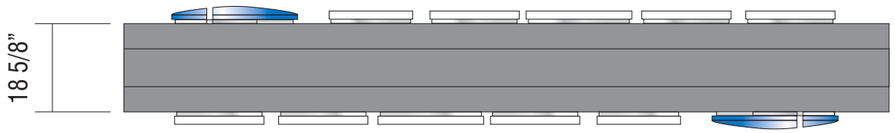
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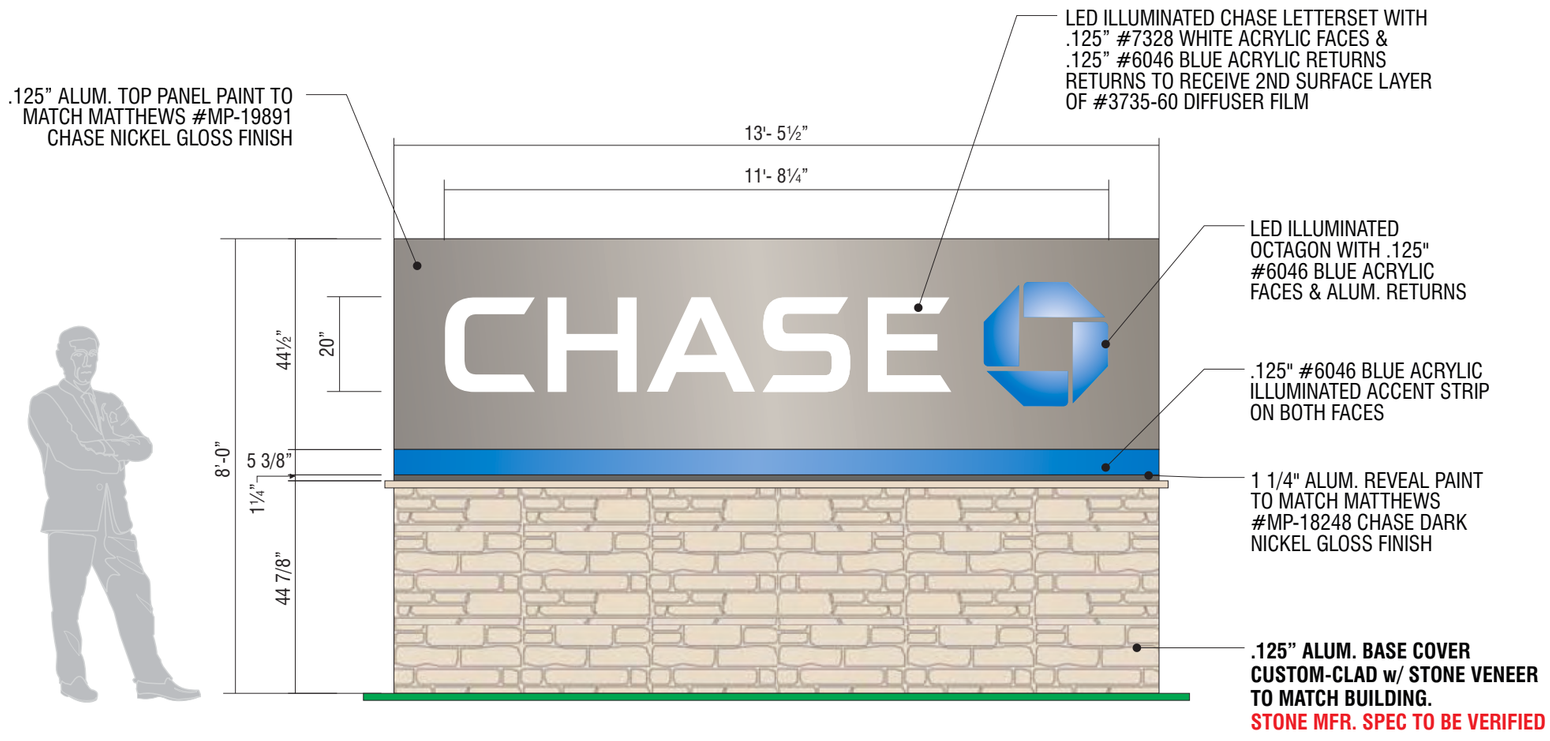
Drawing Number: 18-01613
Project ID: CHASE_730_1
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Exterior Elevations

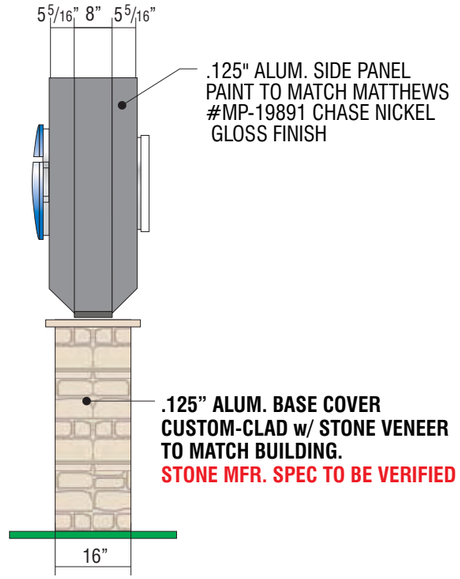
SIGNAGE OVERVIEW



TOP VIEW SCALE: 3/8"=1'-0"



FRONT VIEW SCALE: 3/8"=1'-0"



END VIEW

E.1 **SIGN TYPE** CUSTOM M-50-RE

FIELDSTONE-CLAD BASE TO MATCH BLDG.
DIRECT BURIAL
8FT MAX HEIGHT

MANUFACTURE AND INSTALL ONE (1) INTERNALLY ILLUMINATED D/F MONUMENT SIGN

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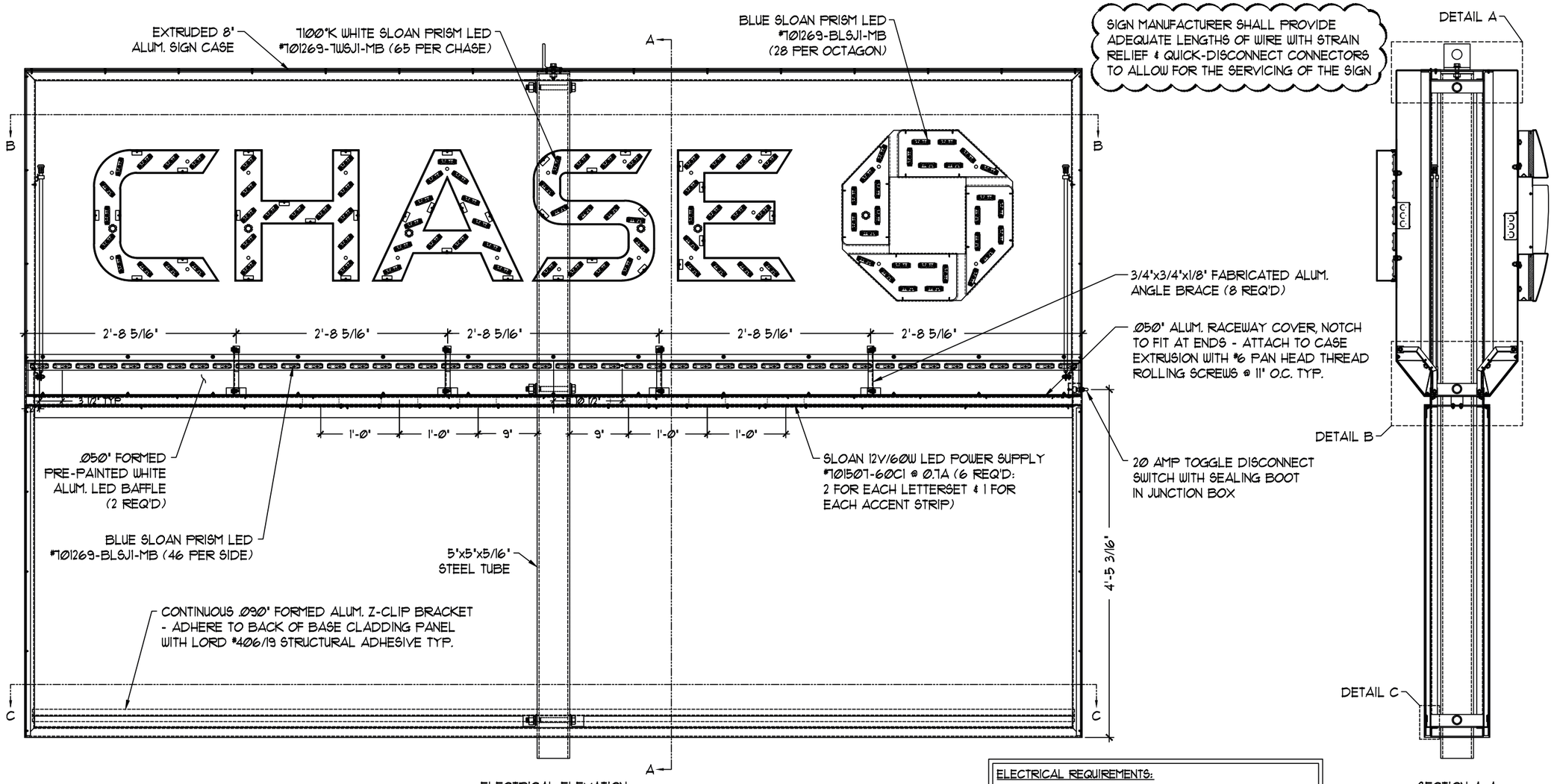
COPY, COLORS & SIZES

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Customer Signature Date

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ELECTRICAL ELEVATION

SIGN MANUFACTURER SHALL PROVIDE ADEQUATE LENGTHS OF WIRE WITH STRAIN RELIEF & QUICK-DISCONNECT CONNECTORS TO ALLOW FOR THE SERVICING OF THE SIGN

SECTION A-A

ELECTRICAL REQUIREMENTS:

LEDS: (130) 7100°K WHITE SLOAN PRISM #701269-7W5J1-MB
(148) BLUE SLOAN PRISM #701269-BL5J1-MB
POWER SUPPLY: (6) SLOAN 12V/60W #701507-60C1 @ 0.7A
TOTAL LOAD: 4.20 AMPS
CIRCUITS: (1) 20 AMP REQ'D.

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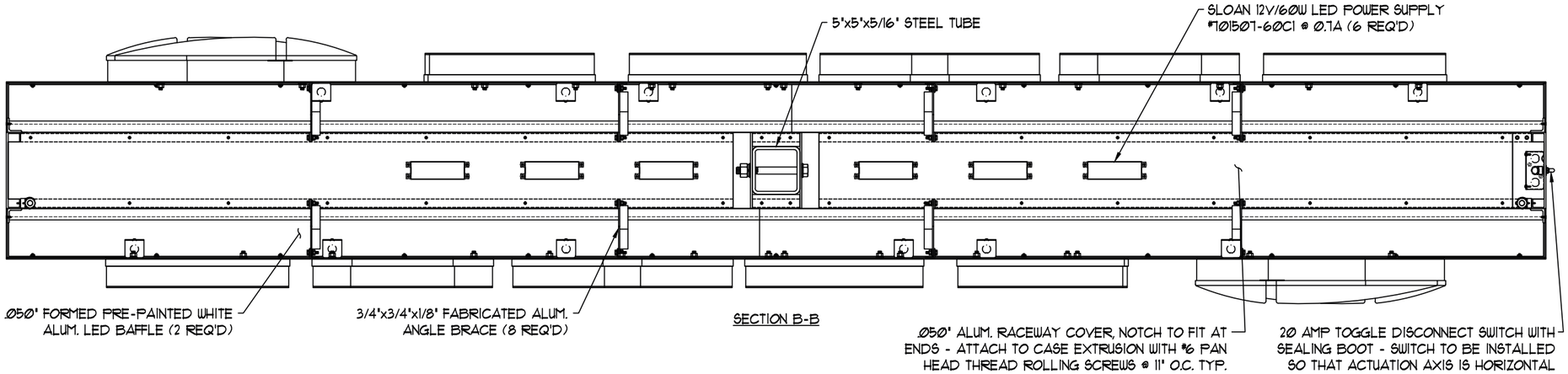
COPY, COLORS & SIZES

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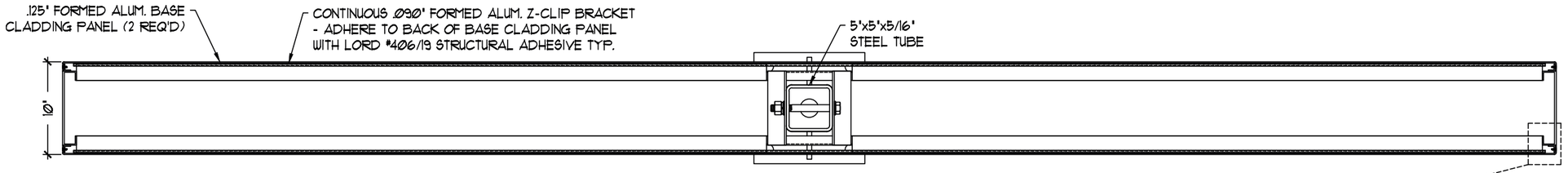
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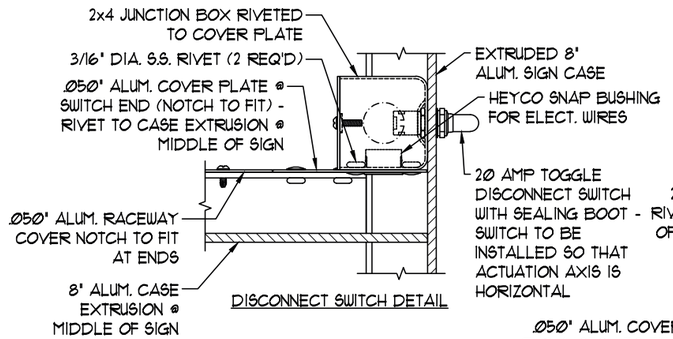
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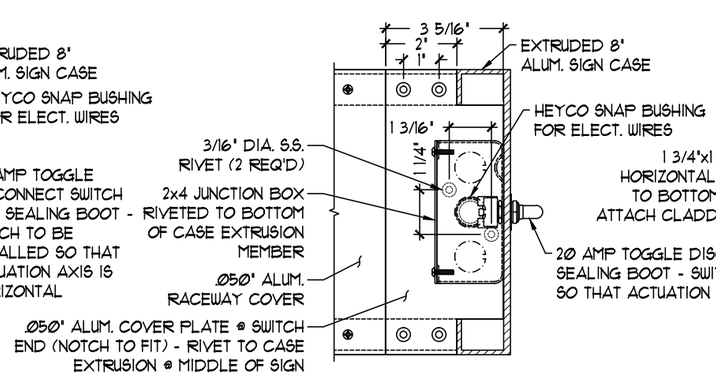
SECTION B-B



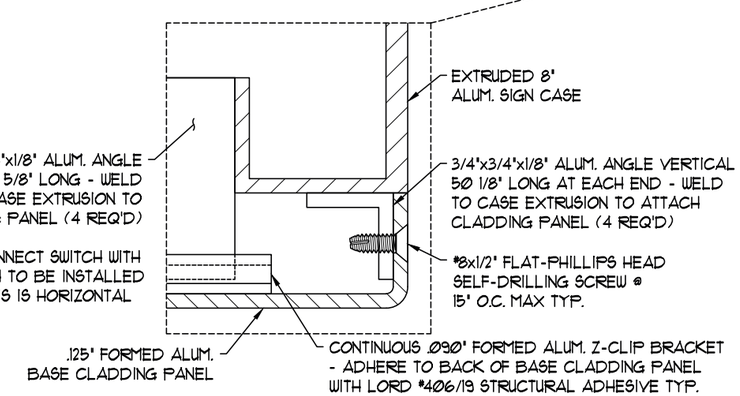
SECTION C-C



DISCONNECT SWITCH DETAIL



DISCONNECT SWITCH DETAIL TOP VIEW



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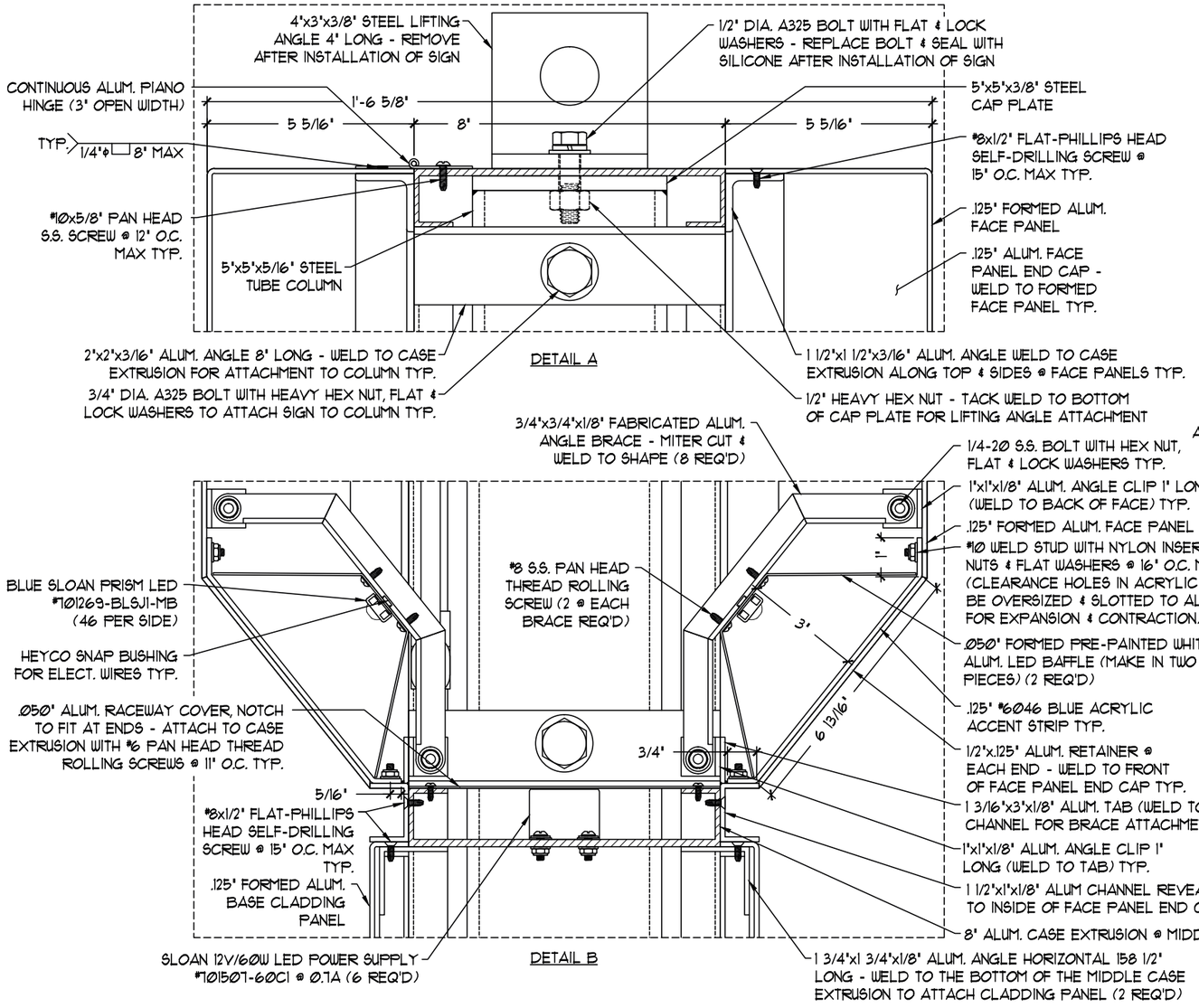
COPY, COLORS & SIZES

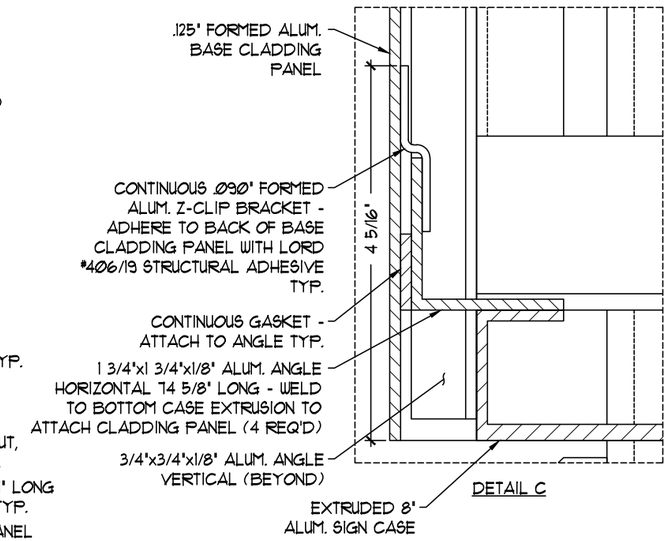
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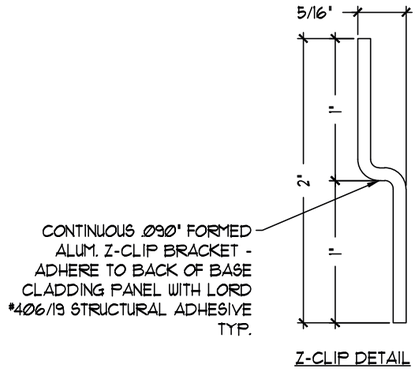
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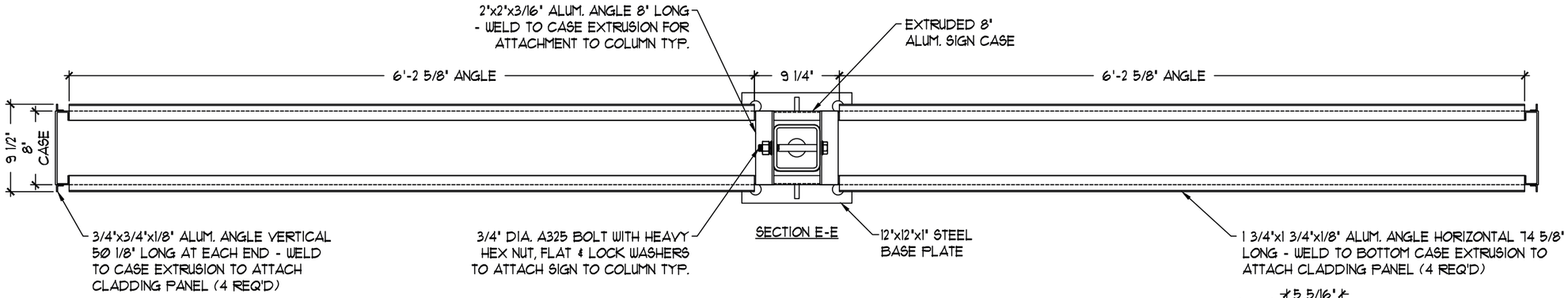
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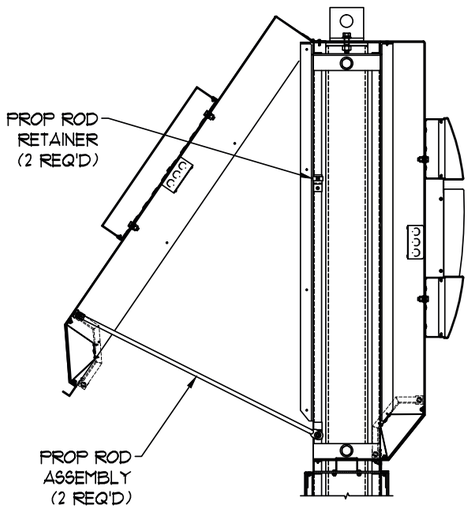
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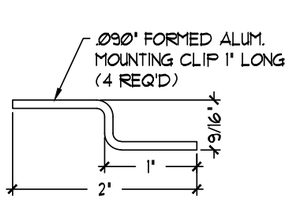
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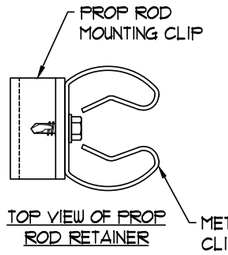
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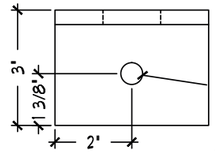
SERVICE VIEW

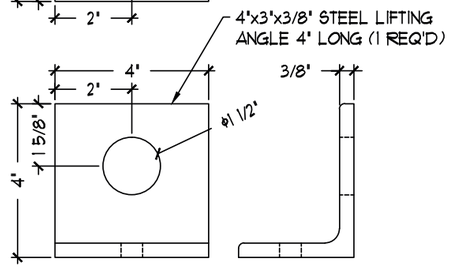


PROP ROD MOUNTING CLIP DETAIL

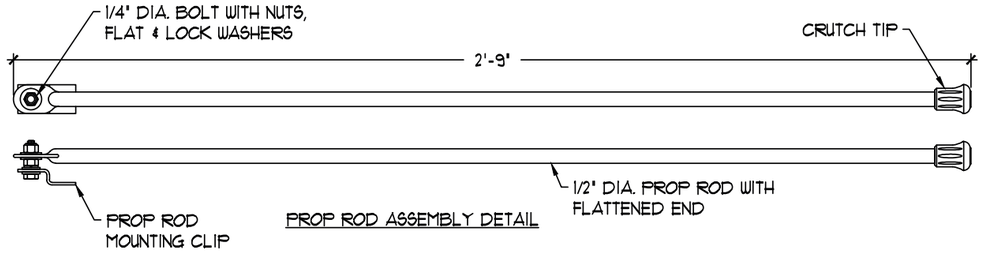


TOP VIEW OF PROP ROD RETAINER

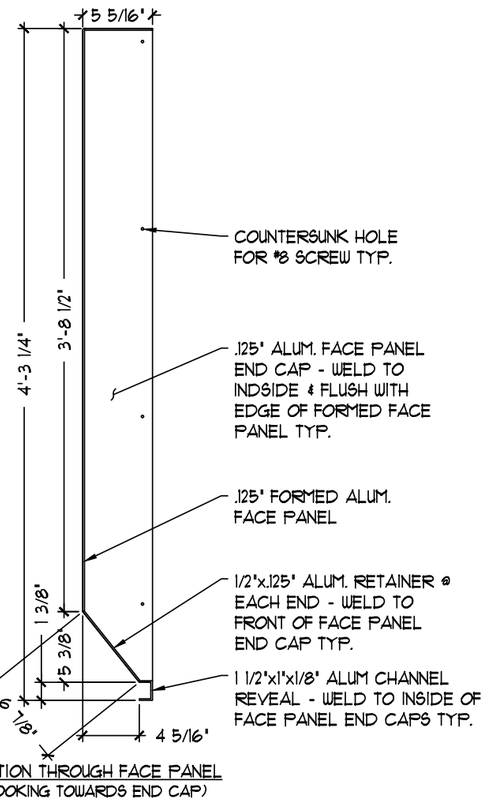




LIFT ANGLE DETAIL



PROP ROD ASSEMBLY DETAIL



SECTION THROUGH FACE PANEL (LOOKING TOWARDS END CAP)

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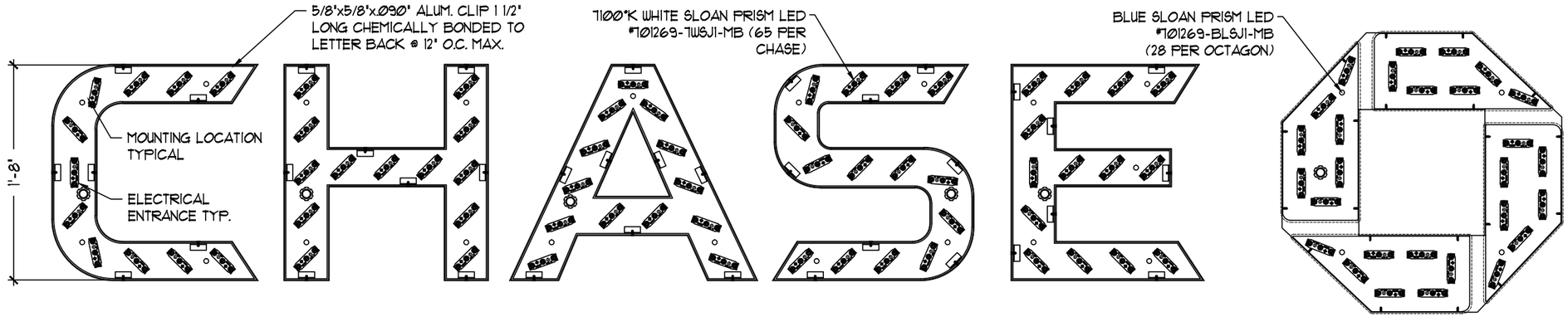
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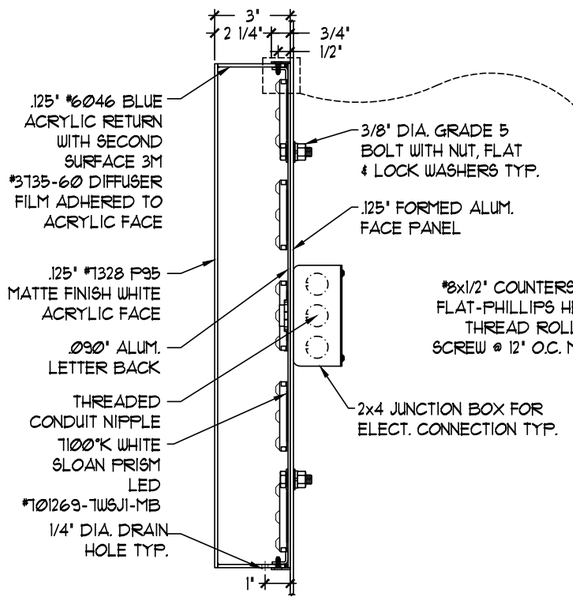
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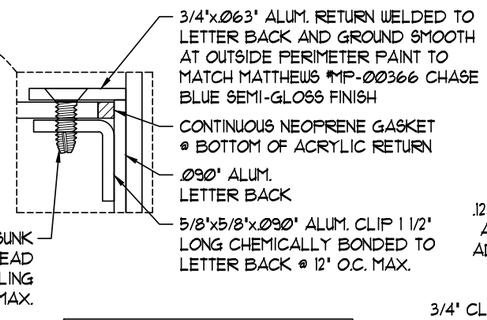
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LETTERSET LED LAYOUT

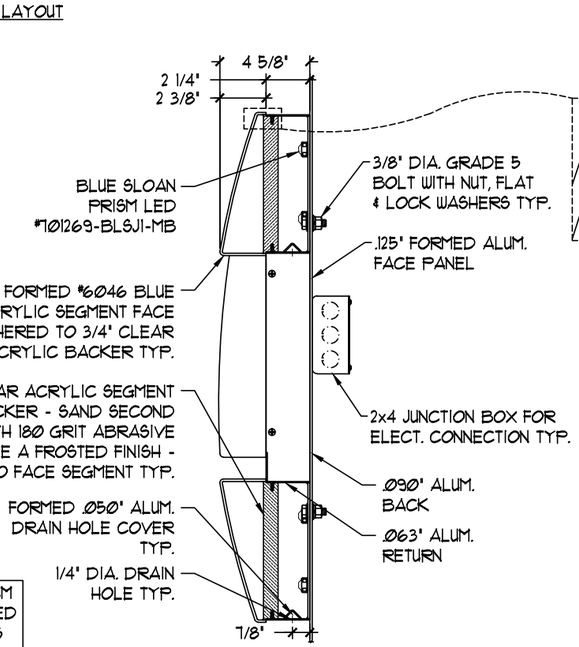


TYPICAL SECTION THROUGH CHANNEL LETTER
(H SHOWN)

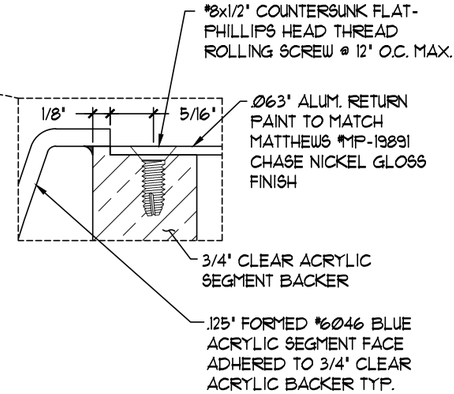


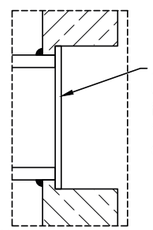
ALL ACRYLIC ASSEMBLIES SHALL EMPLOY A SOLVENT TYPE CEMENT FOR INITIAL RAPID ASSEMBLY FOLLOWED BY A MONOMER-POLYMER-SOLVENT (MPS) TYPE CEMENT AROUND ALL BONDED EDGES.

INTERIOR SURFACES OF ALL ALUMINUM RETURNS & BACKS SHALL BE PAINTED SPRAYLAT STARBRITE WHITE UNLESS OTHERWISE NOTED.



SECTION THROUGH OCTAGON





SECTION DETAIL @ OCTAGON BRIDGE

OCTAGON RETURNS TO BE NOTCHED TO ALLOW BRIDGE PLATE TO SIT FLUSH WITH TOP EDGE

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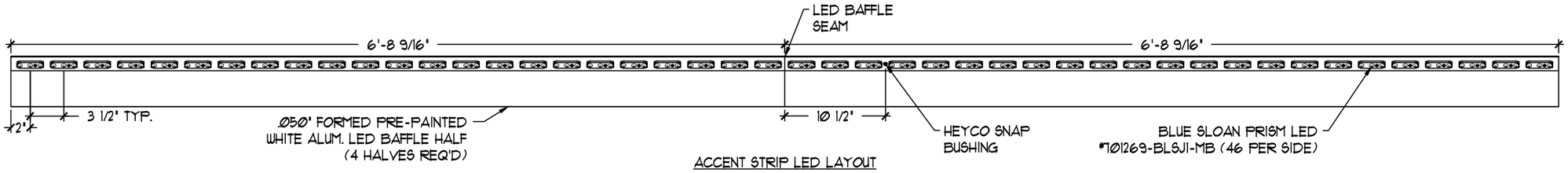
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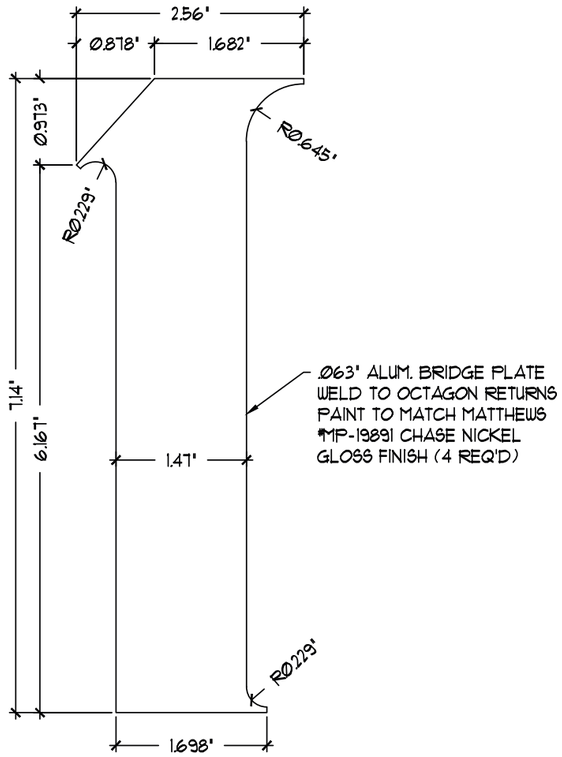
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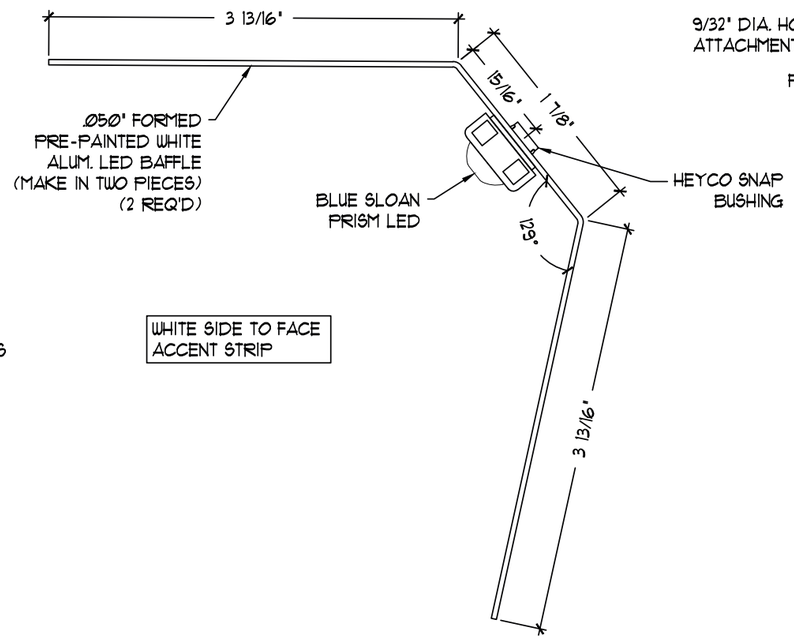
DRC Page 11



ACCENT STRIP LED LAYOUT

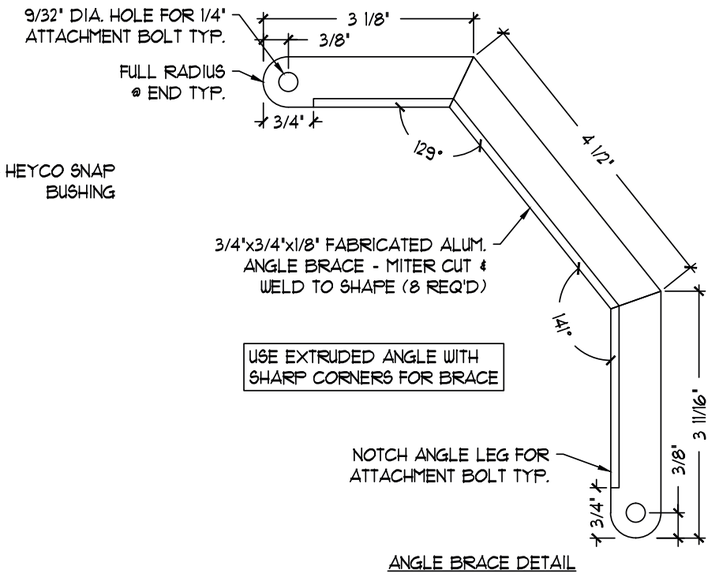


OCTAGON BRIDGE PLATE DETAIL



WHITE SIDE TO FACE ACCENT STRIP

ACCENT STRIP LED BAFFLE PROFILE



USE EXTRUDED ANGLE WITH SHARP CORNERS FOR BRACE

ANGLE BRACE DETAIL

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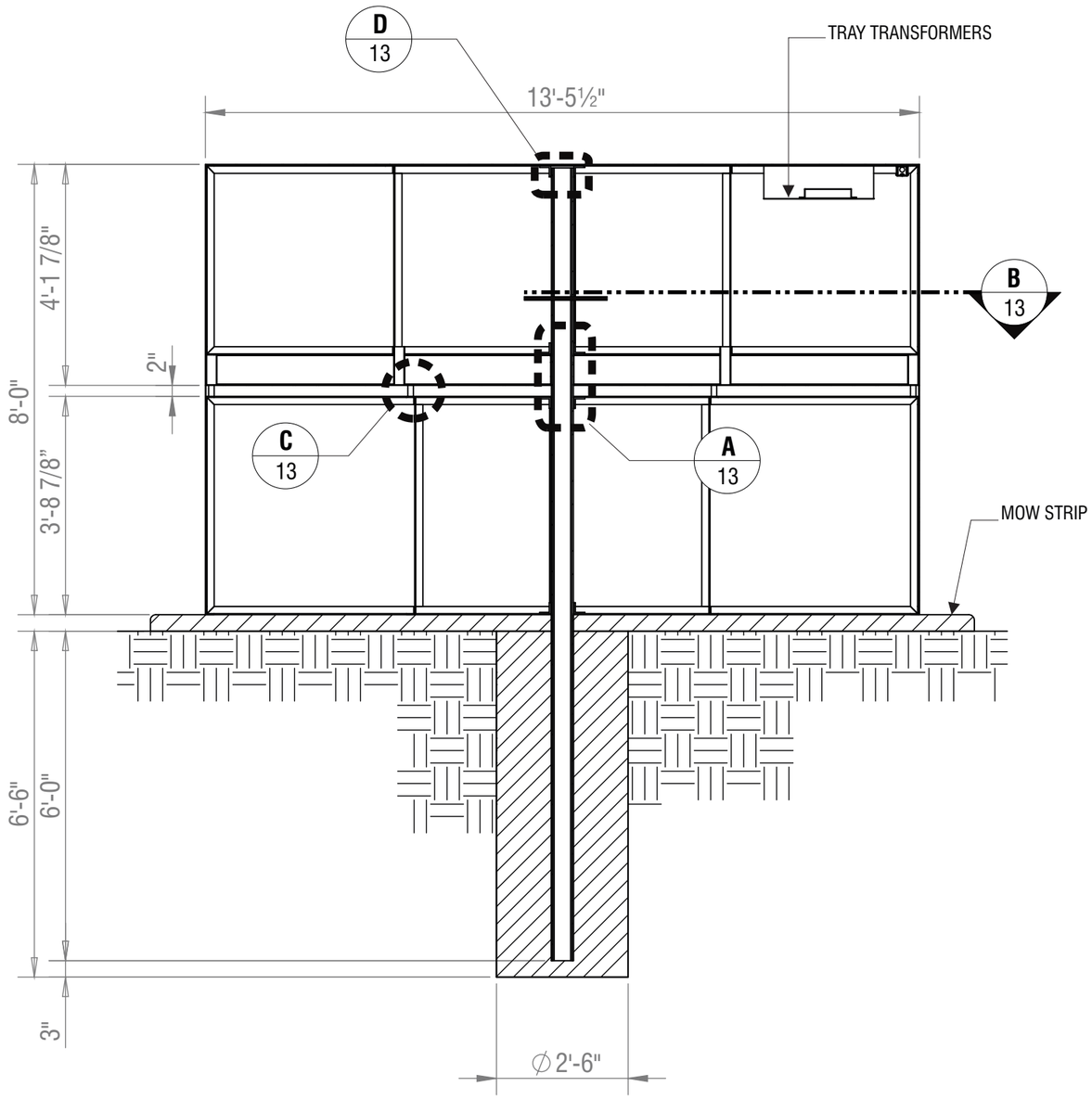
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Customer Signature — Date

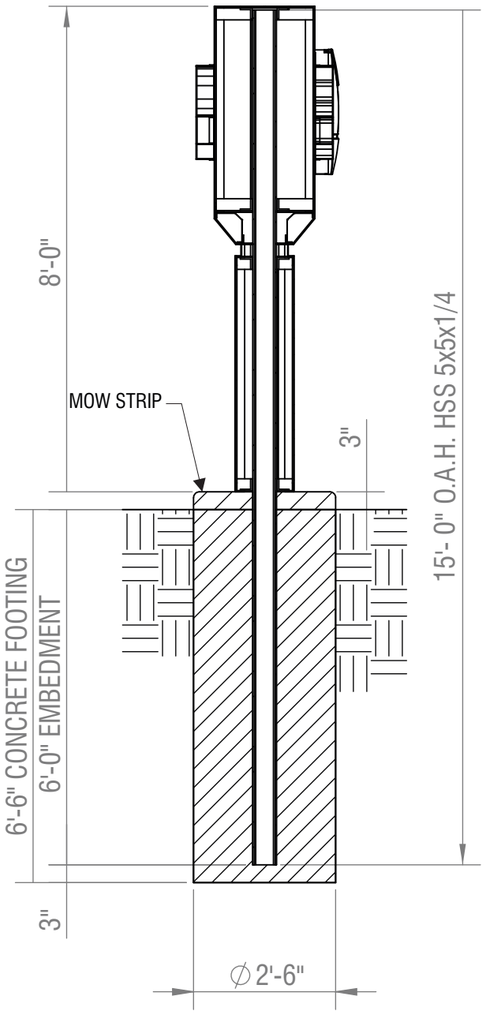
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Drawing Number: 18-01613
Project ID: CHASE_730_1
Revision: R19 - 03.11.21



A-A INSTALLATION LONGITUDINAL SECTION

Scale: 3/8" = 1'-0"



B-B VERTICAL SECTION

Scale: 3/8" = 1'-0"

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JP Morgan Chase Bank #730

Willowbrook
730 Plainfield Rd.
Willowbrook, IL 60527

Initial Date: 09/14/18
Salesperson: Arthur Navarro
Coordinator: Tracey Pichierri
Designer: bjones
Scale: As noted

CUSTOMER APPROVAL

Customer Signature Date

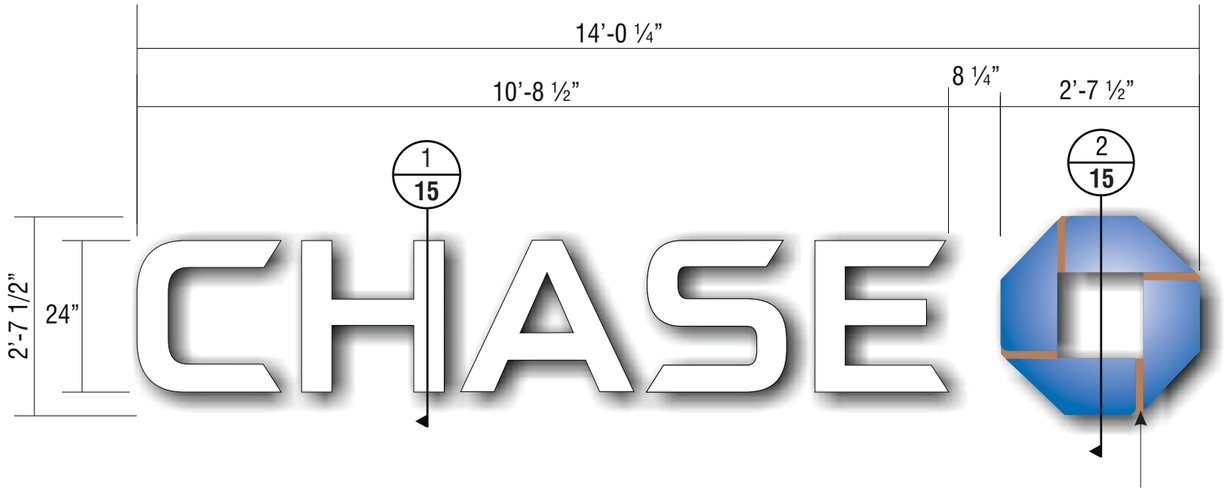
COPY, COLORS & SIZES

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RESPONSIBILITY OF OTHERS!

Customer Signature Date

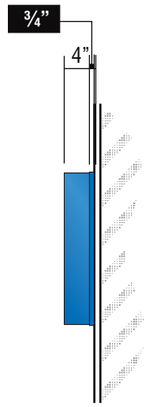
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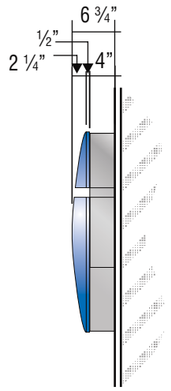


FRONT VIEW **SCALE : ½”=1’-0”**

PAINT OCTAGON BRIDGE
TO MATCH WALL COLOR
COLOR TBV



END VIEW OF LETTER
SCALE : ½”=1’-0”



END VIEW OF LOGO
SCALE : ½”=1’-0”

E.2 **E.3** **E.4**

SIGN TYPE **LIF-WBO-24**

MANUFACTURE AND INSTALL THREE (3) SET OF ILLUMINATED LETTERS & LOGO w/PLEX FACES & RETURNS

LETTERS:
FACE: .177" ARISTECH #7328 P-95 WHITE PLEX (MATTE SIDE TO BE 1ST SURFACE) CHEM WELDED TO RETURNS
RETURNS: 0.118” x 4” DEEP ARISTECH #6046 BLUE WITH 3635-70 DIFFUSER VINYL ON 2ND (INTERIOR) SURFACE.
BACKS: .080” ALUM BACK WITH ¾” x .080” OUTSIDE ALUM RETURN AND ½” x 1/8” ALUM ANGLE CLIPS ON INTERIOR OF LETTER FOR FACE ATTACHMENT
PAINT: EXTERIOR PAINTED MATTHEWS MP-00366 CHASE BLUE SEMI-GLOSS FINISH (60-70 UNITS) AND INTERIOR PAINTED SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.
ILLUMINATION: SLOAN PRISM 7100K #701269-7WSJ1-MB WHITE LEDs AND SLOAN POWER SUPPLY REQUIRED FOR PROPER EVEN ILLUMINATION.

LOGO:
BACKS: .080” ALUM BACK WITH STACK WELDED 4” x .080” ALUM RETURNS.
LOGO CAN FACE: .080” ALUM BRIDGE ELEMENTS WELDED TO INSIDE & OUTSIDE RETURNS
PLEX FACE: .118” THERMO FORMED ARISTECH #6046 BLUE LOGO ELEMENTS CHEM WELDED TO 3/4” CLEAR PLEX 2ND SURFACE FACES.
PAINT: EXTERIOR PAINT MATTHEWS “CHASE NICKEL” #MP-19891 GLOSS FINISH AND INTERIOR PAINTED SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.
ILLUMINATION: SLOAN PRISM #701269-BLSJ1-MB BLUE LEDs AND SLOAN POWER SUPPLY AS REQUIRED FOR PROPER EVEN ILLUMINATION



3D VIEW OF OCTAGON

ALL EXPOSED FASTENER HEADS SHALL BE PAINTED TO MATCH THE EXTERIOR SURFACE FINISH

ELECTRICAL REQUIREMENTS FOR LED ILLUMINATION
As required by standard #2161 , Signtech Electrical Advertising, Inc., exclusively uses secondary Ground fault-Interrupted (GFI) transformers.
Each Sign MUST have: - A dedicated branch circuit
- Three wires : Line, Ground, and Neutral.
- Wire Size : Min 12 GA THHN Copper Wire.
NOTE: The gauge of the wire is dictated by the length of the run & amperage as per NEC Article 600.
- The ground wire must be continuous & go from the sign to the panelboard ground bus.

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Initial Date: 09/14/18
Salesperson: Arthur Navarro
Coordinator: Tracey Pichierri
Designer: bjones
Scale: As noted

CUSTOMER APPROVAL

Customer Signature Date

COPY, COLORS & SIZES

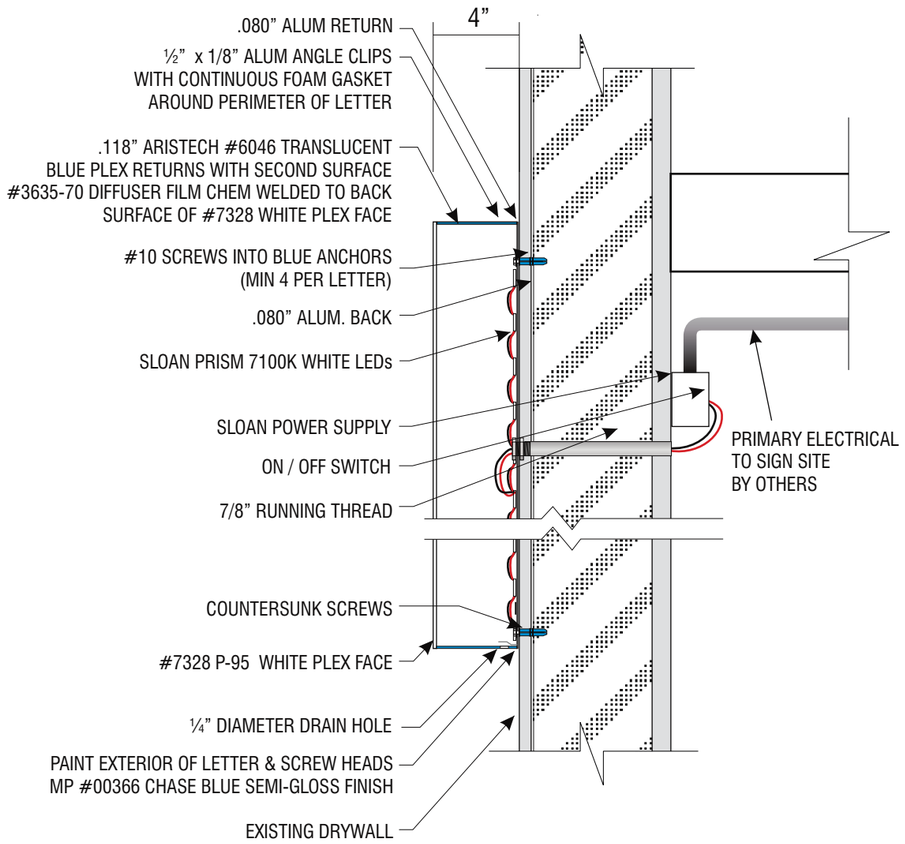
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RESPONSIBILITY OF OTHERS!

Customer Signature Date

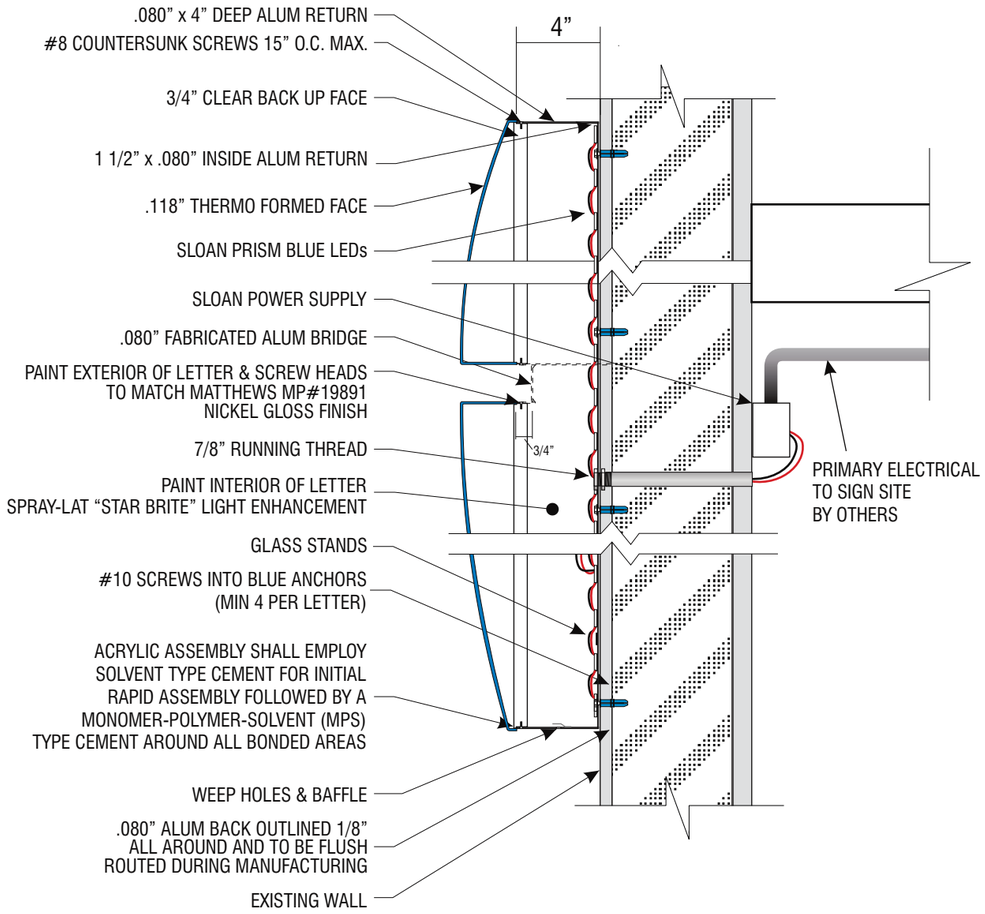
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Project ID: CHASE_730_1
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ATTACHMENT METHOD TO BE VERIFIED BY INSTALLER AT THE FIELD DEPENDING ON WALL TYPE AND ACCESS.



1/15 **PLEX LETTER SECTION DETAIL** **SCALE: 1 ½”=1’-0”**



2/15 **LOGO SECTION DETAIL** **SCALE: 1 ½”=1’-0”**

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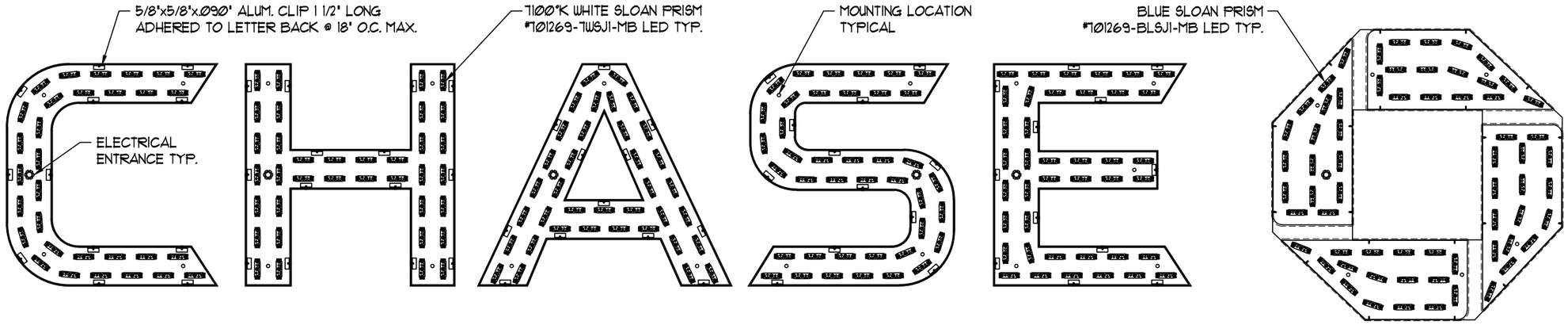
COPY, COLORS & SIZES

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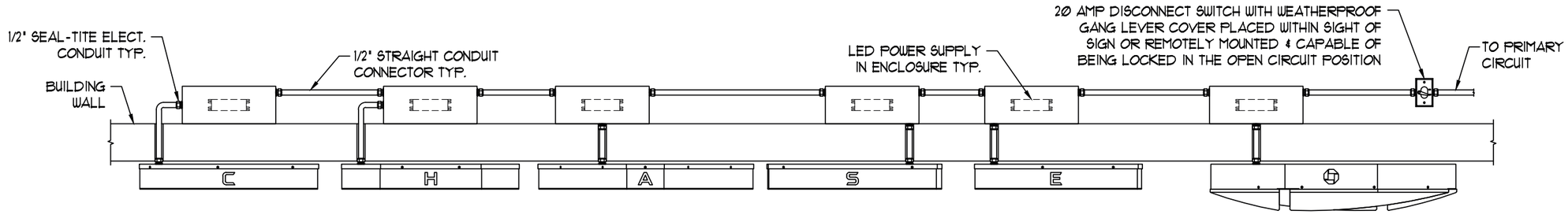
LED LAYOUT

ELECTRICAL REQUIREMENTS:

LEDs: (184) 7100°K WHITE SLOAN PRISM #701269-7WSJ1-MB
(64) BLUE SLOAN PRISM #701269-BLSJ1-MB
POWER SUPPLY: (6) SLOAN 60C1 60W #701507-60C1 @ 0.7A
TOTAL LOAD: 4.20A @ 120VAC
CIRCUITS: (1) 20 AMP REQUIRED

ALL PRIMARY & SECONDARY WIRING MUST BE GROUNDED PER ALL APPLICABLE UL AND NEC GUIDLINES

SEE SHEET 7 OF 7 FOR PREFERED DISCONNECT SWITCH LOCATION FOR REMOTE, NON-PARAPET WALL INSTALLATION



WIRING DIAGRAM FOR REMOTE, NON-PARAPET WALL INSTALLATION

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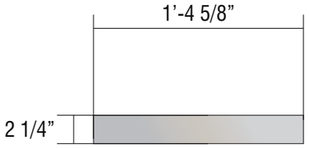
COPY, COLORS & SIZES

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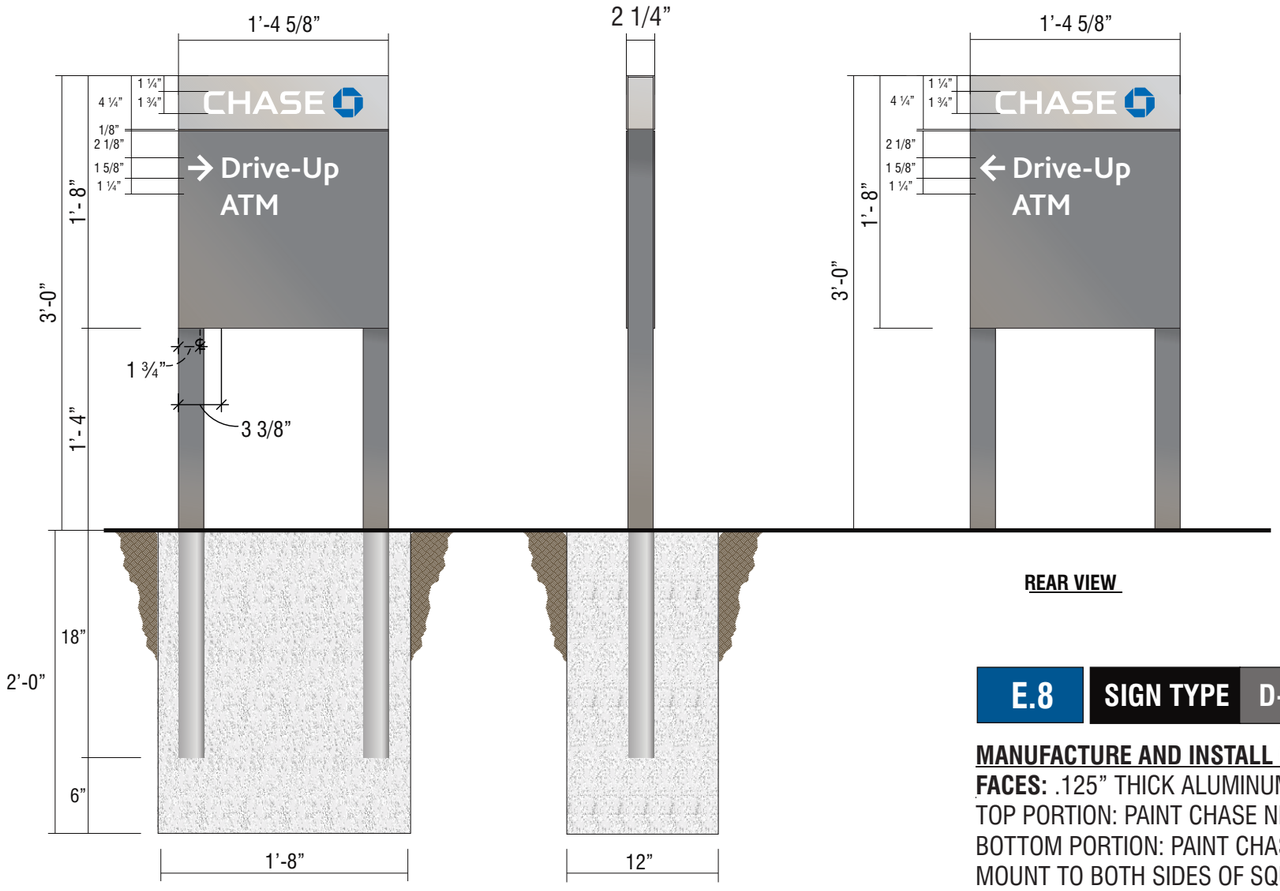
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Drawing Number: 18-01613
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TOP VIEW **SCALE: 1”=1’-0”**



FRONT VIEW

END VIEW

REAR VIEW

E.8 **SIGN TYPE** **D-2-RE**

MANUFACTURE AND INSTALL ONE (1) NON-ILLUMINATED DIRECTIONAL SIGN
FACES: .125” THICK ALUMINUM FACES, QUARTER ROUND EDGES.
TOP PORTION: PAINT CHASE NICKEL #19891, GLOSS FINISH.
BOTTOM PORTION: PAINT CHASE DARK NICKEL #18248, GLOSS FINISH.
MOUNT TO BOTH SIDES OF SQUARE TUBE POSTS.
CHASE COPY: 3M #7725-10 WHITE VINYL.
OCTAGON: 3M #3632-127 BLUE OVER #7725-10 WHITE.
SECONDARY COPY: TO BE 3M SCOTCHLITE #680-10 REFLECTIVE WHITE VINYL.
POSTS: 2” X 2” X.125”ALUMINUM RECTANGLE TUBE POSTS.
TOP PORTION: CONTINUOUS BAND TO BE PAINTED NICKEL #19891, GLOSS FINISH.
BOTTOM PORTION: PAINT CHASE DARK NICKEL #18248, GLOSS FINISH.
TOP CAP: .125” ALUMINUM PAINTED CHASE NICKEL #19891, GLOSS FINISH.
BASE: .125” SHEARED 1/4 ROUNDED ALL EDGES WELDED TO POST, PAINTED CHASE DARK NICKLE #18248 GLOSS FINISH.

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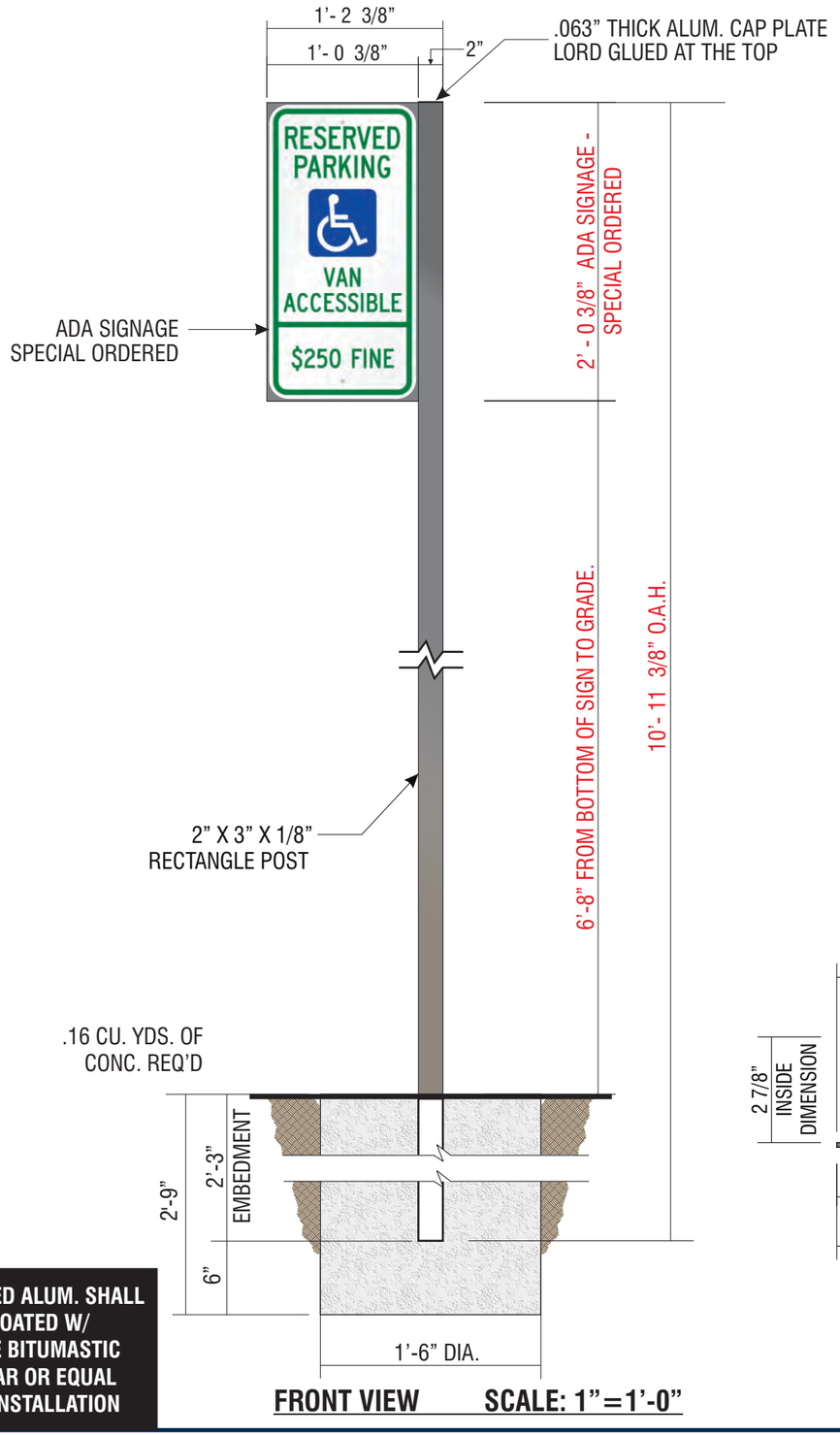
COPY, COLORS & SIZES

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Customer Signature Date

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FRONT VIEW SCALE: 1"=1'-0"

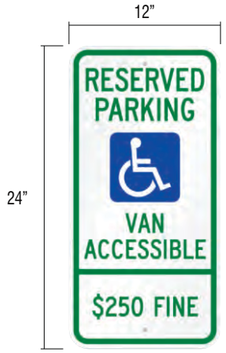
ALL EMBEDDED ALUM. SHALL TO BE COATED W/ CARBOLINE BITUMASTIC 50 COAL TAR OR EQUAL PRIOR TO INSTALLATION

E.9

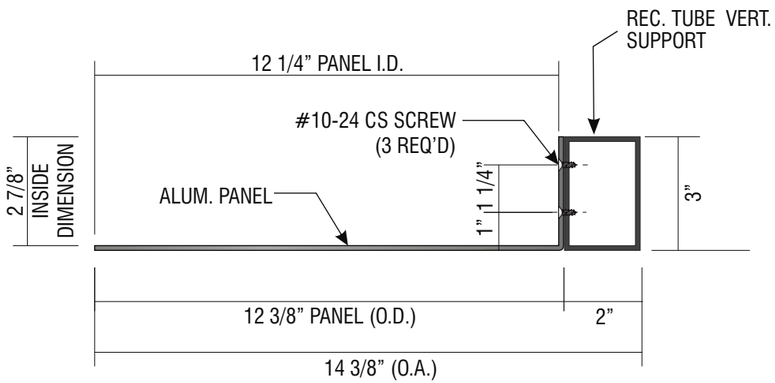
SIGN TYPE TC-P-ADA-IL-V-RE

MANUFACTURE AND INSTALL ONE (1) N-I POLE MOUNTED PARKING SIGN

1. .125" BRAKE FORMED ALUMINUM SIGN FACE.
   PAINT FINISH ALL EXPOSED SURFACES DARK NICKEL
   MATTHEWS MP #18248, GLOSS FINISH (85-90 UNITS).
   FORM AS SHOWN.
2. SIGN FACE TO BE ORDERED BY "COMPLIANCE SIGNS" 800.578.1245
   FACE TO BE LORDS GLUE TO .125" BRAKE FORM ALUM. SIGN FACE
3. 2" X 3" X 1/8" X 10'-11 3/8" LONG EXTRUDED ALUM. RECTANGULAR POST
   W/ .063" THICK ALUM. CAP PLATE @ TOP.
   PAINT FINISH ALL EXPOSED SURFACES TO MATCH
   DARK NICKEL MATTHEWS MP #18248, GLOSS FINISH (60-70 UNITS).
   SET SUPPORT INTO CONCRETE FOUNDATION.
   NO DIRECT EARTH BURIAL ALLOWED.



ALL FASTENERS SHALL BE STAINLESS STEEL OR OTHERWISE COATED TO PREVENT CORROSION.



A - HORIZONTAL SECTION
SCALE: 3"=1'-0"

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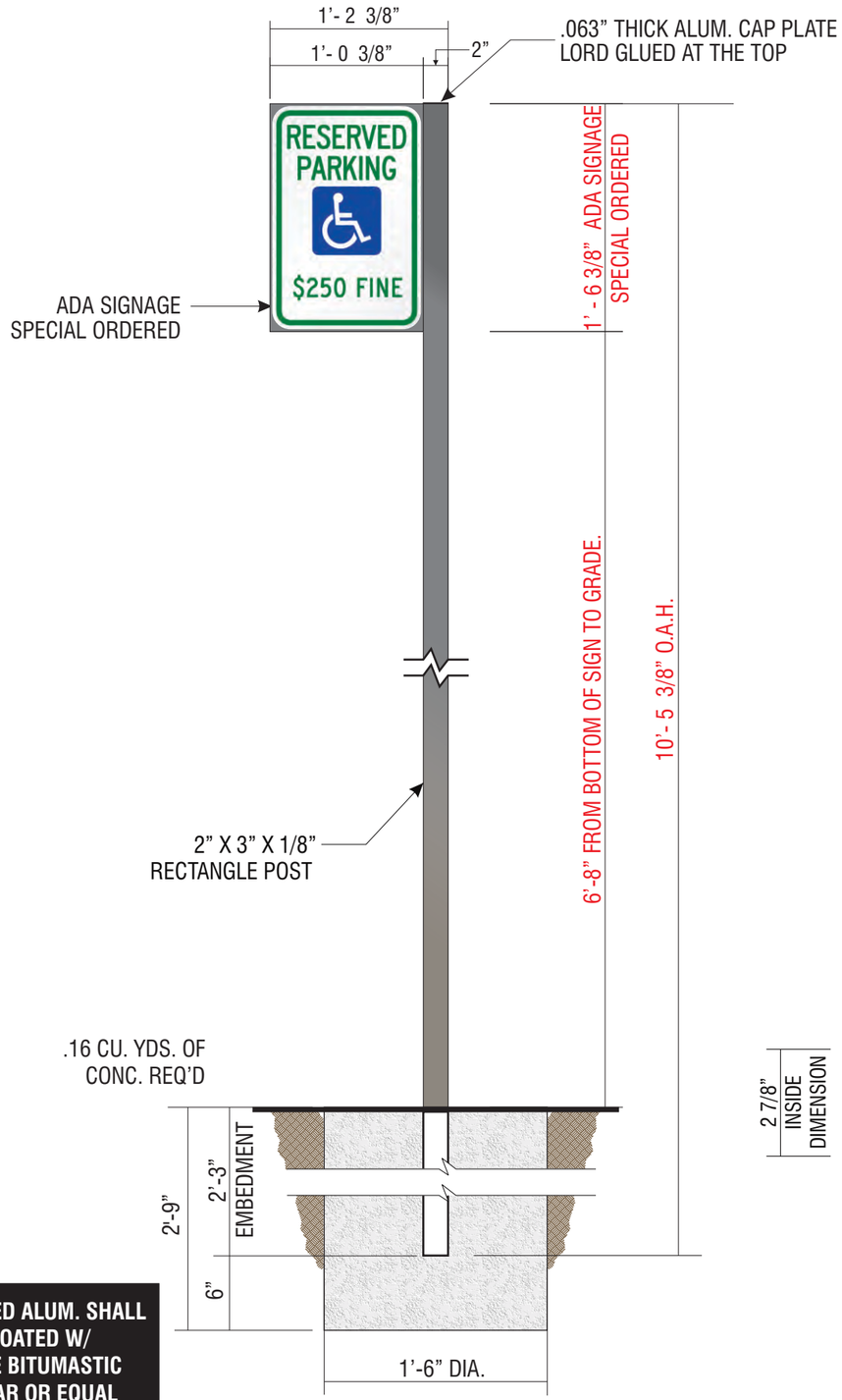
COPY, COLORS & SIZES

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FRONT VIEW SCALE: 1"=1'-0"

ALL EMBEDDED ALUM. SHALL TO BE COATED W/ CARBOLINE BITUMASTIC 50 COAL TAR OR EQUAL PRIOR TO INSTALLATION

E.10

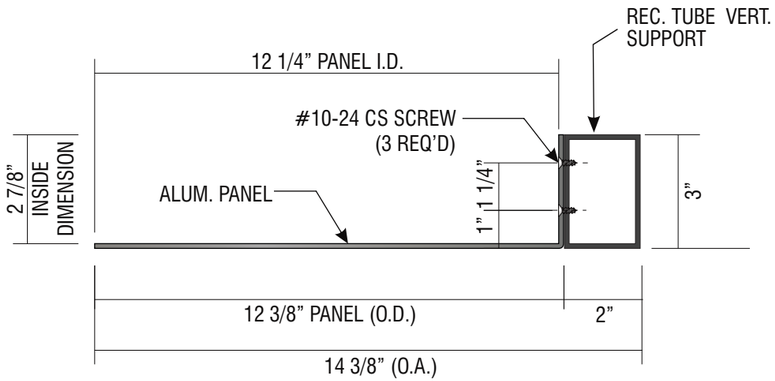
SIGN TYPE TC-P-ADA-IL-RE

MANUFACTURE AND INSTALL ONE (1) N-I POLE MOUNTED PARKING SIGN

1. .125" BRAKE FORMED ALUMINUM SIGN FACE.
   PAINT FINISH ALL EXPOSED SURFACES DARK NICKEL
   MATTHEWS MP #18248, GLOSS FINISH (85-90 UNITS).
   FORM AS SHOWN.
2. SIGN FACE TO BE ORDERED BY "COMPLIANCE SIGNS" 800.578.1245
   FACE TO BE LORDS GLUE TO .125" BRAKE FORM ALUM. SIGN FACE
3. 2" X 3" X 1/8" X 10'-5 3/8" LONG EXTRUDED ALUM. TRIANGULAR POST
   W/ .063" THICK ALUM. CAP PLATE @ TOP.
   PAINT FINISH ALL EXPOSED SURFACES TO MATCH
   DARK NICKEL MATTHEWS MP #18248, GLOSS FINISH (60-70 UNITS).
   SET SUPPORT INTO CONCRETE FOUNDATION.
   NO DIRECT EARTH BURIAL ALLOWED.



ALL FASTENERS SHALL BE STAINLESS STEEL OR OTHERWISE COATED TO PREVENT CORROSION.



A - HORIZONTAL SECTION
SCALE: 3"=1'-0"

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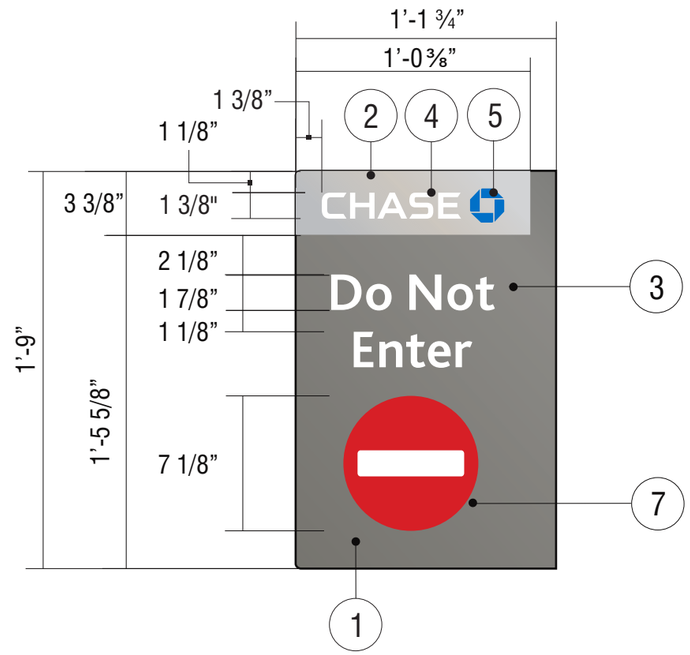
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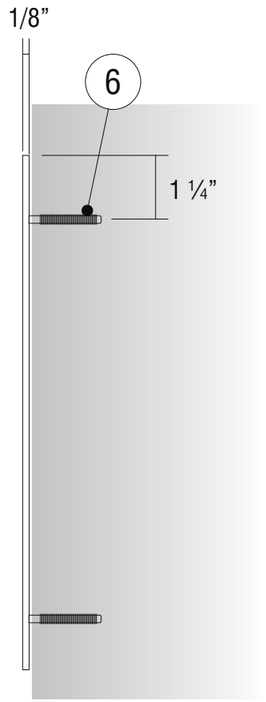
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TOP VIEW SCALE: 1 ½”=1’-0”



FRONT VIEW SCALE: 1½” = 1'-0"



SIDE VIEW N.T.S.

E.11 **E.12**

SIGN TYPE **TC-W-H-RE**

MANUFACTURE AND INSTALL TWO (2) NON-ILLUMINATED PARKING SIGNS

1. .125” ALUMINUM SIGN FACE.
   PAINT FINISH ALL EXPOSED SURFACES DK NICKEL MATTHEWS MP#18248, GLOSS FINISH.
   FORM AS SHOWN.
2. TOP BAND TO BE FIRST SURFACE APPLIED
   3M #180C-220 LIGHT SILVER METALLIC VINYL.
3. SUPPORT COPY TO BE 3M SCOTCHLITE #680-10 WHITE.
4. ”CHASE” TO BE 3M FILM #7725-10 WHITE.
5. OCTAGON TO BE 3M FILM #3632-127 BLUE OVER
   3M FILM #7725-10 WHITE.
6. PROVIDE NELSON STUDS OFF BACK SIDE OF ALUM. TO ANCHOR TO WALL SURFACE
7. FIRST SURFACE DECORATE “DO NOT ENTER” SYMBOL WITH
   3M SCOTCHLITE REFLECTIVE FILM #680-72 RED.
   HORIZONTAL BAR TO BE 3M SCOTCHLITE FILM #680-10 WHITE.

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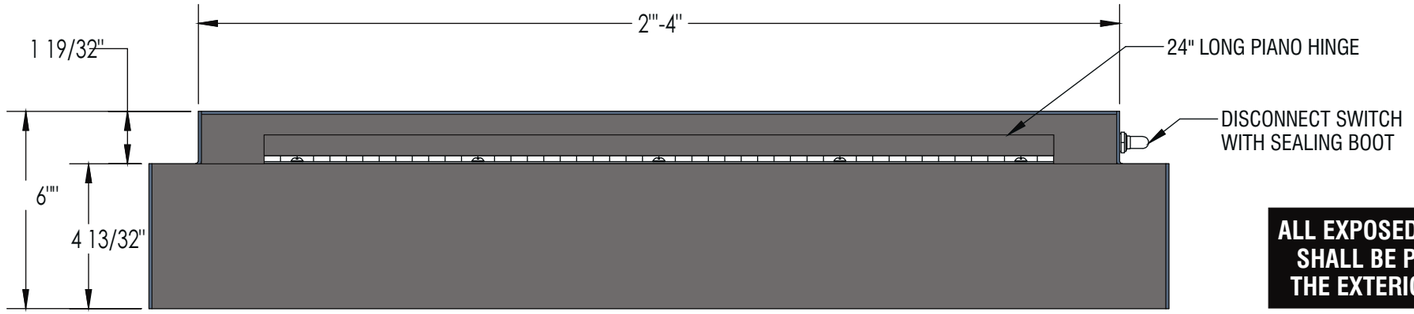
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ADD WEEP HOLES TO THE SIGN



LANE INDICATOR ILLUMINATION GUIDELINES

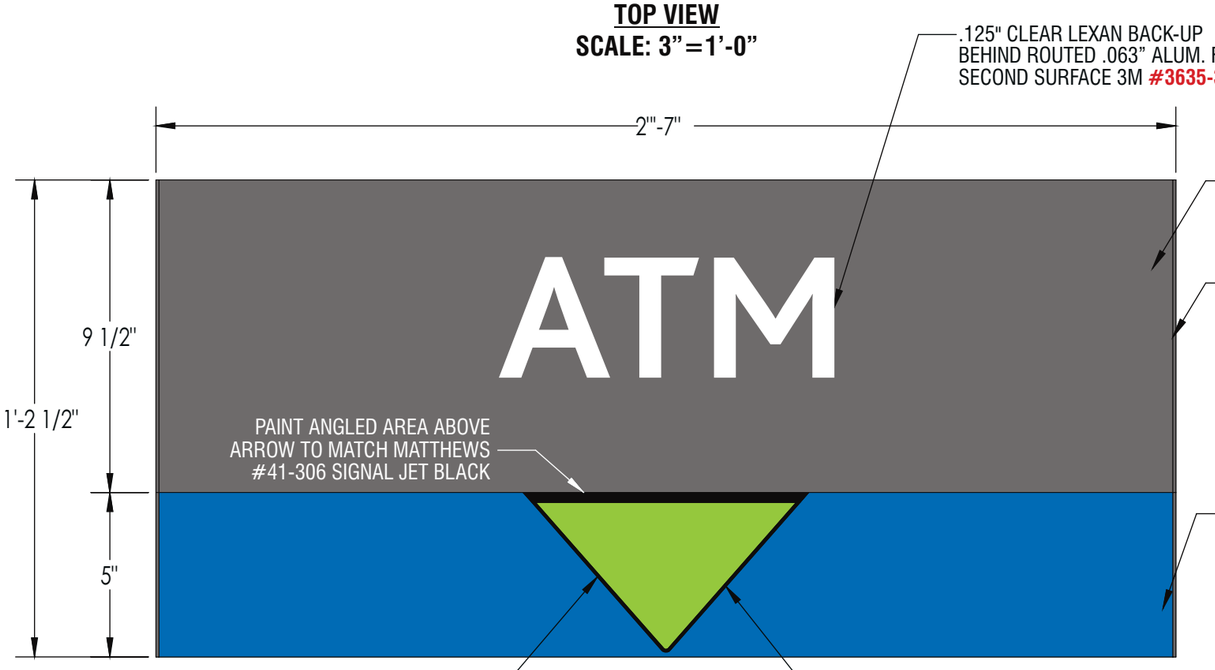
WHITE COPY ("ATM"):
ILLUMINATES 24 HOURS A DAY, 7 DAYS A WEEK

ARROW:
ILLUMINATES 24 HOURS A DAY, 5 DAYS A WEEK,
BRANCH TO SWITCH BETWEEN RED & GREEN
AS NECESSARY

ALL EXPOSED FASTENERS HEADS SHALL BE PAINTED TO MATCH THE EXTERIOR CABINET FINISH

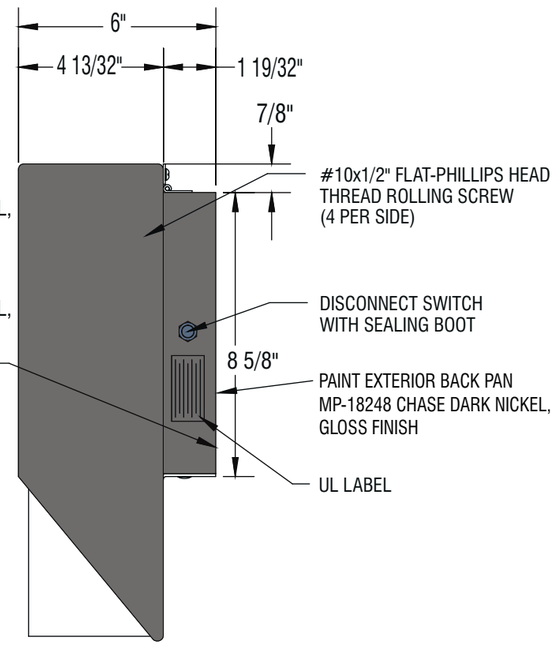
INTERIOR SURFACES SHALL BE PAINTED SPRAYLAT STARBRITE WHITE UNLESS OTHERWISE NOTED

TOP VIEW
SCALE: 3"=1'-0"



FRONT VIEW
SCALE: 3"=1'-0"

.125" #2046 OPTIX LD WHITE PIGMENTED ACRYLIC LENS w/ FIRST SURFACE 3M #3635-222 BLACK PERFORATED VINYL



END VIEW
SCALE: 3"=1'-0"

ALL EXPOSED PAINTED SURFACES SHALL BE COATED WITH MATTHEWS #282-208SP VOC GLOSS CLEAR, WITH MINIMUM 2 MILS DRY FILM THICKNESS (DFT) PER MATTHEWS APPLICATION SPECIFICATIONS.

NOTES:

1. Design is based on 90 mph 3 sec gust design wind speed per IBC 2006. Exposure C. Refer to structural drawings.
2. Aluminum shapes be extruded from 6061-T6 alloy. Aluminum sheet shall be 3003-H14 alloy. Aluminum plate shall be 5052-H34 alloy.
3. Structural bolts shall be zinc coated A325 unless otherwise noted. All other fasteners shall be stainless steel or otherwise coated to prevent corrosion.
4. Welds shall be made a 4000 series for aluminum by persons qualified in accordance with AWS standards within the past two years.
5. This design is prototypical and should not be used for site specific applications unless deemed suitable by a competent Professional Engineer.

E.14 **E.15** **SIGN TYPE** **DU-C**

MANUFACTURE & INSTALL TWO (2) INTERNALLY-ILLUMINATED WALL SIGNS w/ ROUT-OUT FACES

1	10/22/18	REPLACED ADVANCE POWER SUPPLIES WITH AGILIGHT POWER SUPPLIES	TRR	IK

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JP Morgan Chase Bank #730

Willowbrook
730 Plainfield Rd.
Willowbrook, IL 60527

Initial Date: 09/14/18
Salesperson: Arthur Navarro
Coordinator: Tracey Pichierri
Designer: bjones
Scale: As noted

CUSTOMER APPROVAL

Customer Signature Date

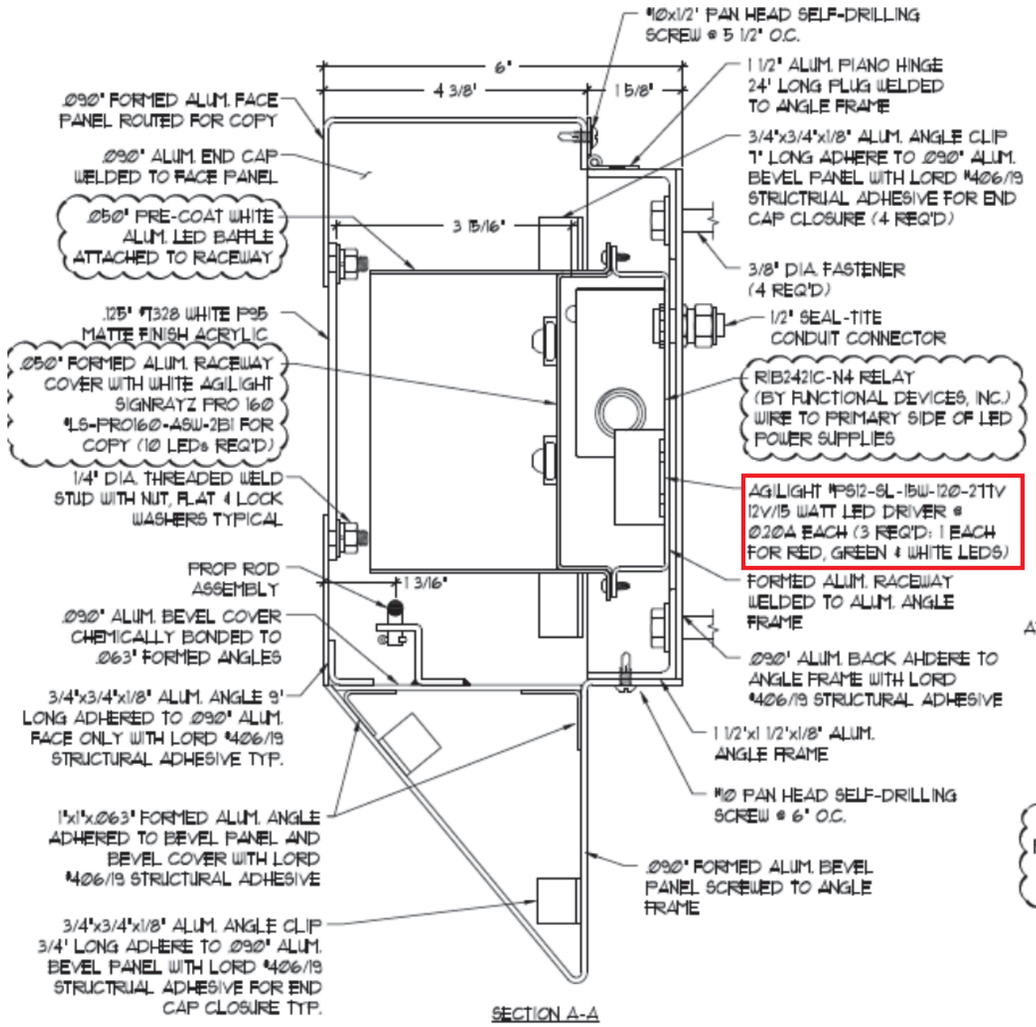
COPY, COLORS & SIZES

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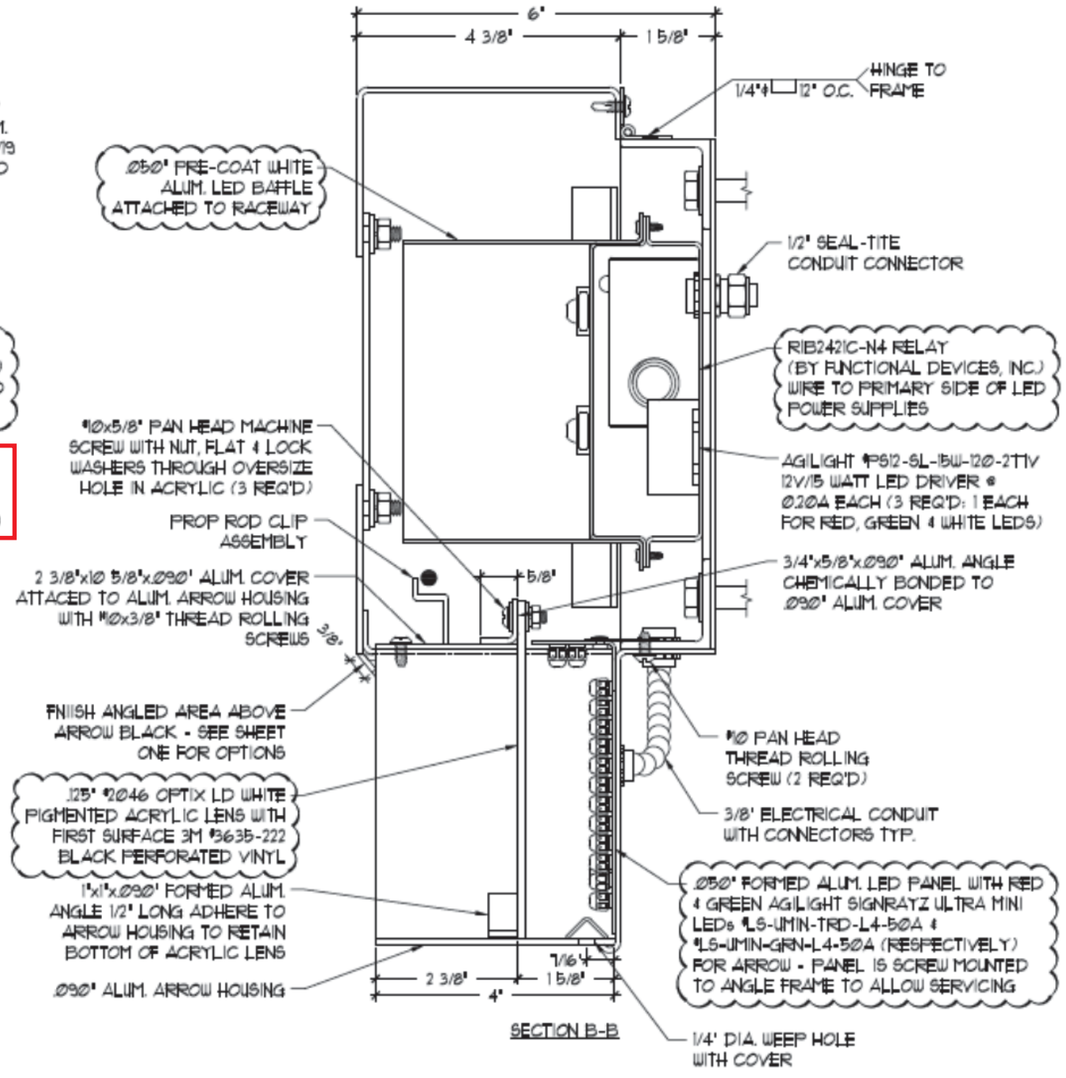
Customer Signature Date

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Drawing Number: 18-01613
Project ID: CHASE_730_1
Revision: R19 - 03.11.21



SECTION A-A



SECTION B-B

1	10/22/18	REPLACED ADVANCE POWER SUPPLIES WITH AGILIGHT POWER SUPPLIES	TRR	IK

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CUSTOMER APPROVAL

Customer Signature Date

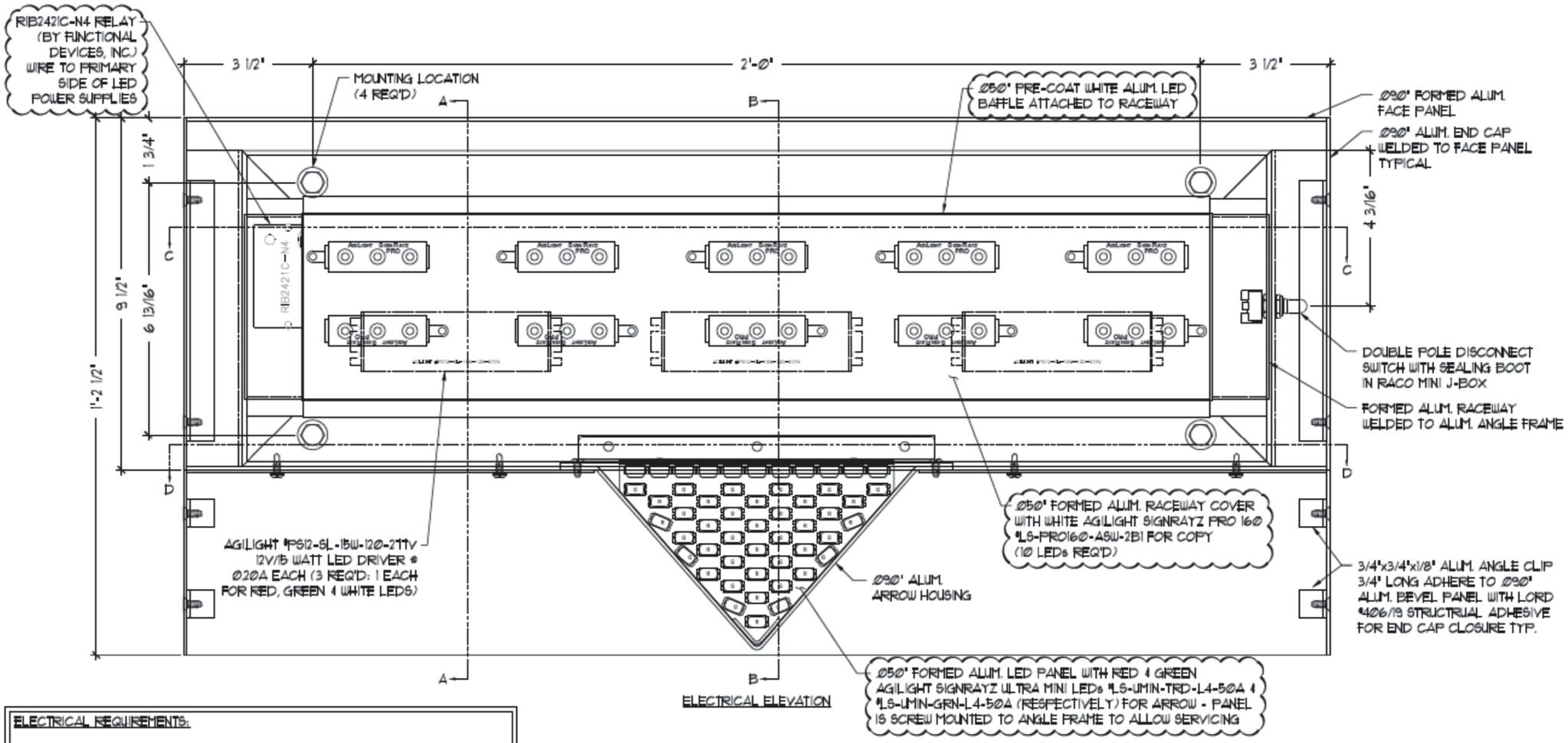
COPY, COLORS & SIZES

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ELECTRICAL ELEVATION

ELECTRICAL REQUIREMENTS:

LEDs COPY: (10) WHITE AGILIGHT SIGNRAYZ PRO 160 #LS-PRO160-ASW-2BI FOR 'ATM', BUSINESS, 'DRIVE-UP', 'NIGHT DROP' & 'EXIT'
LEDs ARROW: (24) AGILIGHT RED SIGNRAYZ ULTRA MINI #LS-UMIN-TRD-L4-50A (27) AGILIGHT GREEN SIGNRAYZ ULTRA MINI #LS-UMIN-GRN-L4-50A
POWER SUPPLY: (3) AGILIGHT #PS12-SL-15W-120-2T1V @ Ø20A
TOTAL LOAD: Ø60 AMPS
CIRCUITS: (1) 20 AMP REQ'D.

ALL PRIMARY & SECONDARY WIRING & ELECTRICAL CONNECTIONS SHALL BE IN ACCORDANCE WITH ALL NEC, UL, FEDERAL, STATE & LOCAL CODES.

INTERIOR SURFACES SHALL BE PAINTED SPRAYLAT STARBRITE WHITE UNLESS OTHERWISE NOTED.

1	10/22/18	REPLACED ADVANCE POWER SUPPLIES WITH AGILIGHT POWER SUPPLIES	TRR	IK

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Customer Signature Date

COPY, COLORS & SIZES

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Customer Signature Date

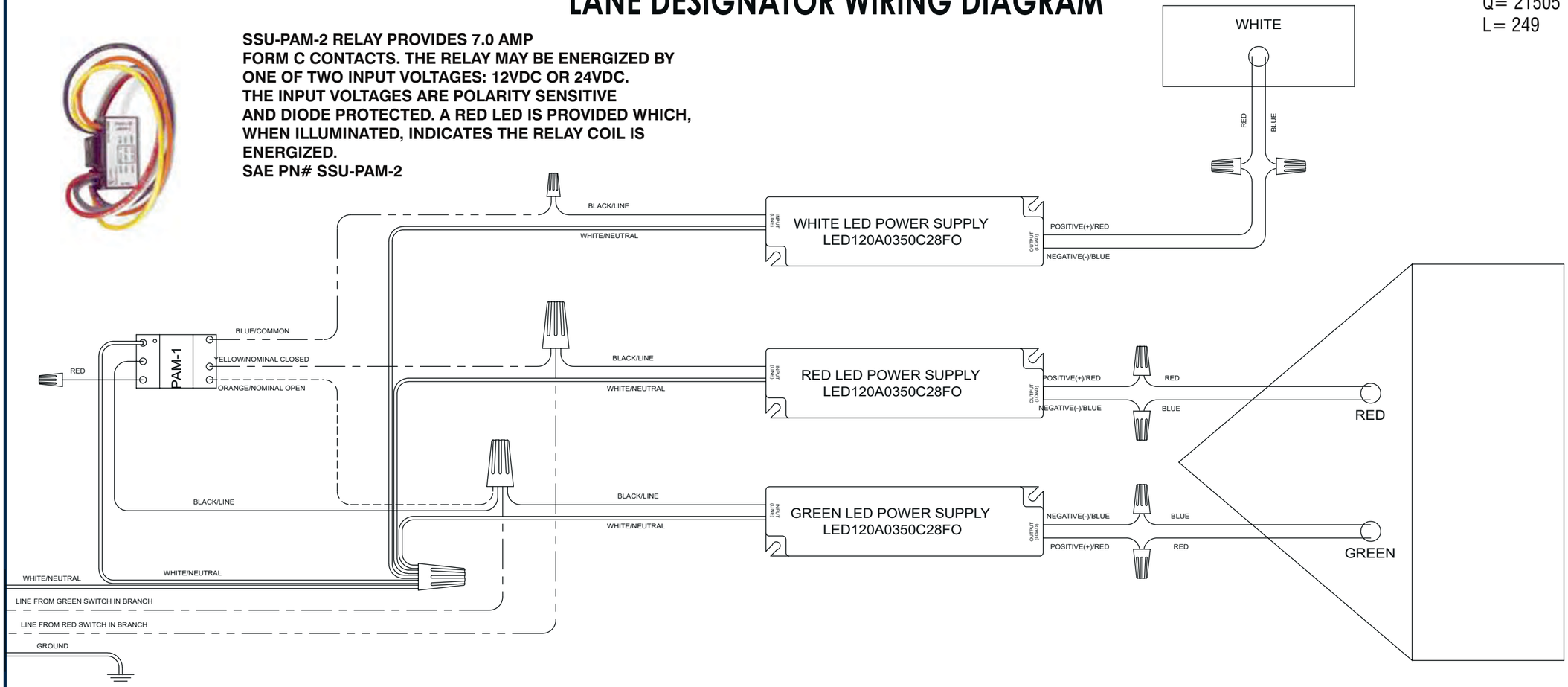
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Revision: R19 - 03.11.21

LANE DESIGNATOR WIRING DIAGRAM

Q= 21505
L= 249

SSU-PAM-2 RELAY PROVIDES 7.0 AMP FORM C CONTACTS. THE RELAY MAY BE ENERGIZED BY ONE OF TWO INPUT VOLTAGES: 12VDC OR 24VDC. THE INPUT VOLTAGES ARE POLARITY SENSITIVE AND DIODE PROTECTED. A RED LED IS PROVIDED WHICH, WHEN ILLUMINATED, INDICATES THE RELAY COIL IS ENERGIZED.
SAE PN# SSU-PAM-2



AGILIGHT Light It Up

SLIMLINE 15W 12V Power Supply

12V DC
UL CLASS 2



Product Information

Part Number	PS12-SL-15W-120-277V

ELECTRICAL REQUIREMENTS

LEDS COPY: (1) AGILIGHT LED PANEL PRE-POPULATED WITH WHITE LEDS FOR "ATM", "BUSINESS", & "DRIVE-UP"
LED ARROW: (1) AGILIGHT LED PANEL PRE-POPULATED WITH RED & GREEN LEDS
POWER SUPPLY: (3) AGILIGHT SLIM-LINE PS12-SL-15W-120-277V @ 0.20A
RELAY: (1) PAM-1 RELAY @ 0.015 AMPS PER POSITION
SWITCH: (1) TOGGLE SWITCH
TOTAL LOAD: 2.1 AMPS
CIRCUITS: (1) 20 AMP REQ'D.

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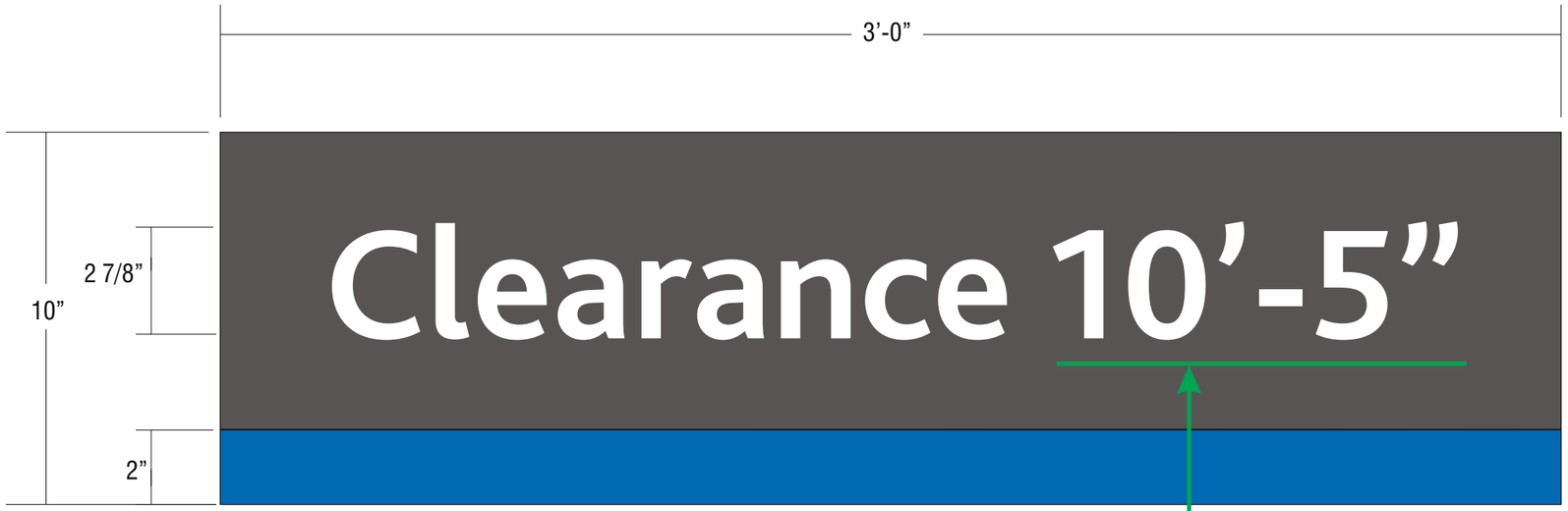
Customer Signature Date

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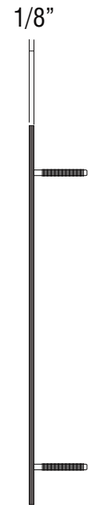
Drawing Number: 18-01613
Project ID: CHASE_730_1
Revision: R19 - 03.11.21



TOP VIEW SCALE: 3”=1’-0”



FRONT VIEW SCALE: 3”=1’-0”



END VIEW
SCALE: 3”=1’-0”

VERIFY HEIGHT DIMENSION PER SITE SURVEY

E.16

SIGN TYPE TC-CL-W

MANUFACTURE AND INSTALL ONE (1) NON-ILLUMINATED S/F CLEARANCE SIGN
FACE: .125” ALUMINUM PAINTED CHASE DARK NICKEL MATTHEWS MP#18248, GLOSS FINISH.
PAINT ACCENT BAND ACROSS BOTTOM CHASE BLUE MP#00366 BLUE (OR PMS #300 BLUE).
“CLEARANCE”: COPY TO BE 3M SCOTCHLITE #680-10 WHITE.
INSTALL: PROVIDE NELSON STUDS OFF BACK SIDE OF ALUM. TO ANCHOR TO WALL SURFACE

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E.17

SIGN TYPE **CHA-TEMP-CS-48X96-SKID**

MANUFACTURE ONE (1) D/F CONSTRUCTION / TEMPORARY SITE SIGN

FACE: 4' x 8' x ½" MDO PLYWOOD, PRIMED AND PAINTED CHASE DARK NICKEL #MP18248 OVERLAY WITH DIGITALLY PRINTED GRAPHIC.

FRAME: 2" x 4" D.F. WOOD FRAMEWORK WITH 3/8" DEEP 9/16 DADO GROOVES FOR FOR FACE TO LOCK INTO. SEE DRAWING ON FOLLOWING PAGES FOR WHICH PARTS. PAINT CHASE DARK NICKEL #MP18248

FRAME ATTACHMENT: USE 3/8" DIA. S.S. MACHINE BOLT FOR BASE ATTACHMENT USE LAG SCREWS TO ATTACH FRAMING TOGETHER.

SAND BAGS: (4) ±40LB SAND BAGS AT EACH BASE CORNER AS SHOWN SIGN INSTALLER TO SUPPLY SAND BAGS.

ARTWORK PATH: P:\Design\2k20\C\Chase Bank\~Typicals\COMING SOON - WE'RE OPEN Construction Sign\Final CSS 8x4.cdr

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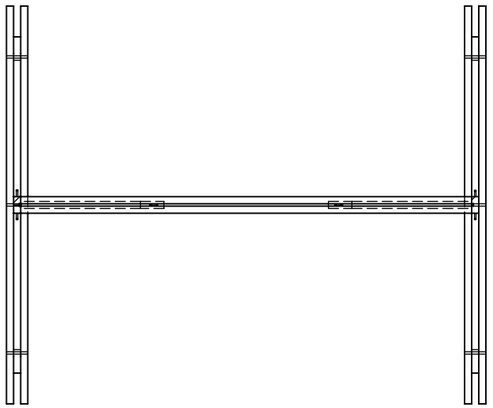
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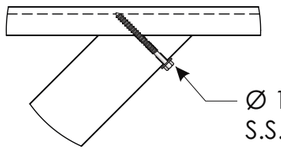
Drawing Number: 18-01613
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ITEM NO.	QTY.	DESCRIPTION	LENGTH
1	4	2x4	84
2	2	2x4	84
3	2	2x4	95.25
4	2	2x4 R	42.78
5	4	2x4 R	47.73

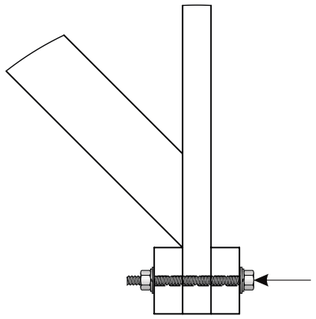
SIGN TYPE **COMING SOON TEMP SIGN**



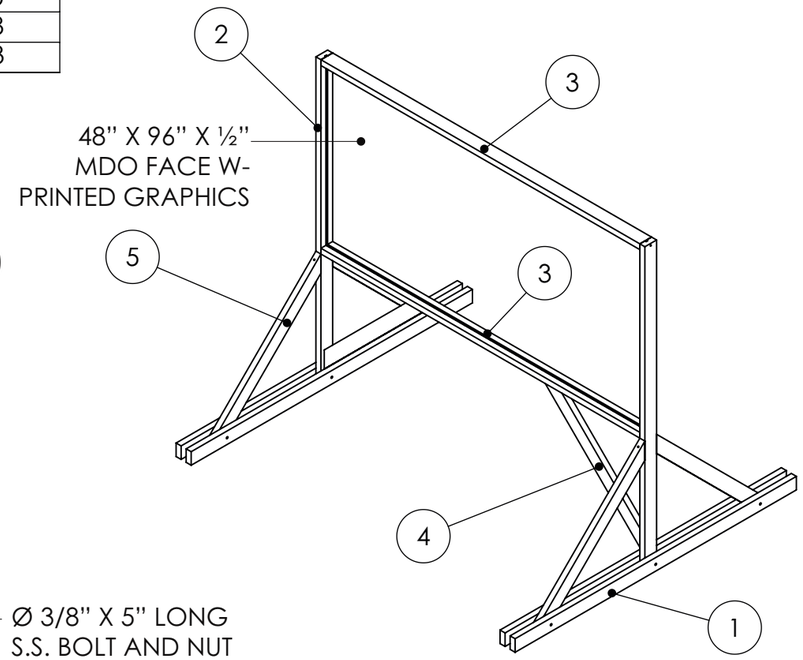
SECTION A-A

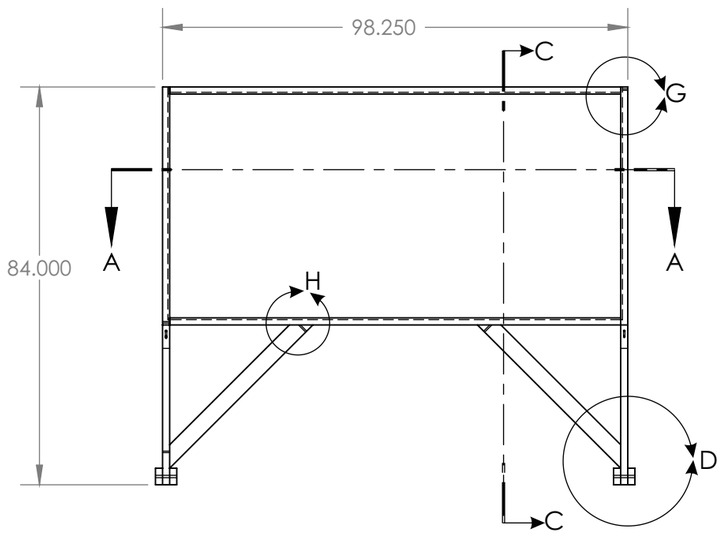


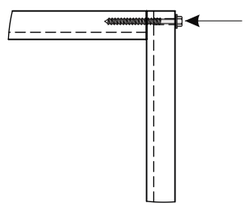
DETAIL H
SCALE 1 : 8



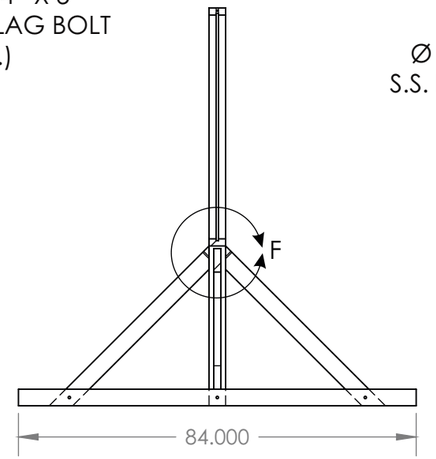
DETAIL D
SCALE 1 : 8



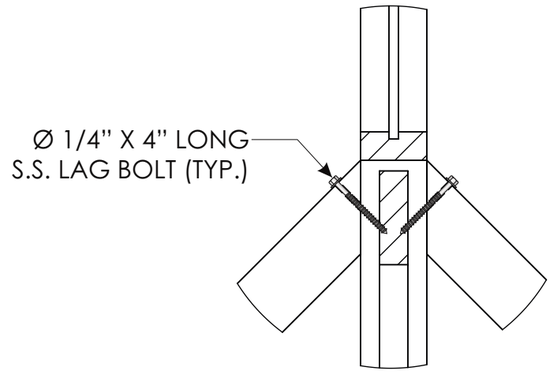




DETAIL G
SCALE 1 : 8



SECTION C-C



DETAIL F
SCALE 1 : 8

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JP Morgan Chase Bank #730

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Initial Date: 09/14/18
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Coordinator: Tracey Pichierri
Designer: bjones
Scale: As noted

CUSTOMER APPROVAL

Customer Signature Date

COPY, COLORS & SIZES

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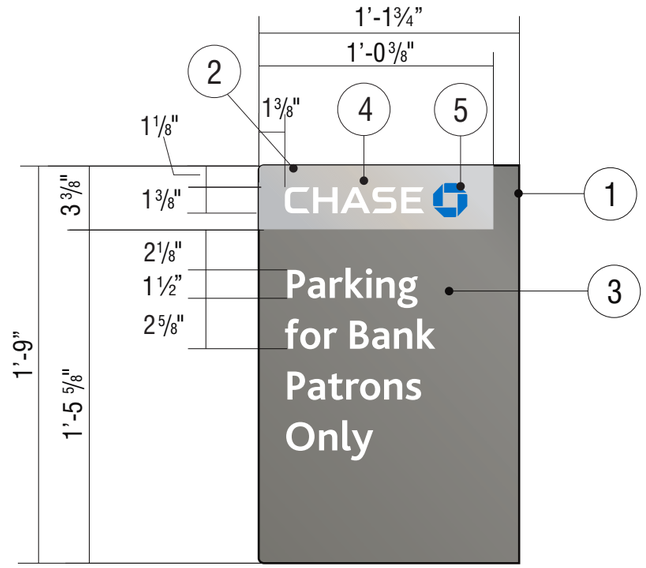
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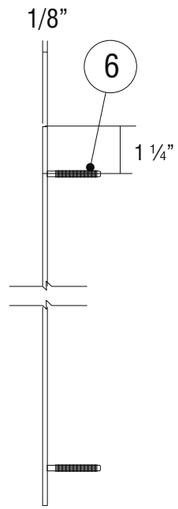
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Project ID: CHASE_730_1
Revision: R19 - 03.11.21



TOP VIEW SCALE: 1 ½”=1’-0”





FRONT VIEW SCALE: 1½”=1’-0”

END VIEW SCALE: 3”=1’-0”

E.18 **E.19** **E.20**

SIGN TYPE TC-W-A-RE **PARKING FOR BANK PATRONS ONLY**

MANUFACTURE AND INSTALL THREE (3) NON-ILLUMINATED CUSTOM MESSAGE SIGNS

1. .125” ALUMINUM SIGN FACE.
   PAINT FINISH ALL EXPOSED SURFACES MATTHEWS MP#18248, DARK NICKEL GLOSS FINISH.
2. TOP BAND TO BE FIRST SURFACE APPLIED
   3M #180C-220 LIGHT SILVER METALLIC VINYL.
3. SUPPORT COPY TO BE 3M SCOTCHLITE #680-10 WHITE.
4. ”CHASE” TO BE 3M FILM #7725-10 WHITE.
5. OCTAGON TO BE 3M FILM #3632-127 BLUE OVER
   3M FILM #7725-10 WHITE.
6. PROVIDE NELSON STUDS OFF BACK SIDE OF ALUM. TO ANCHOR TO COLUMN.

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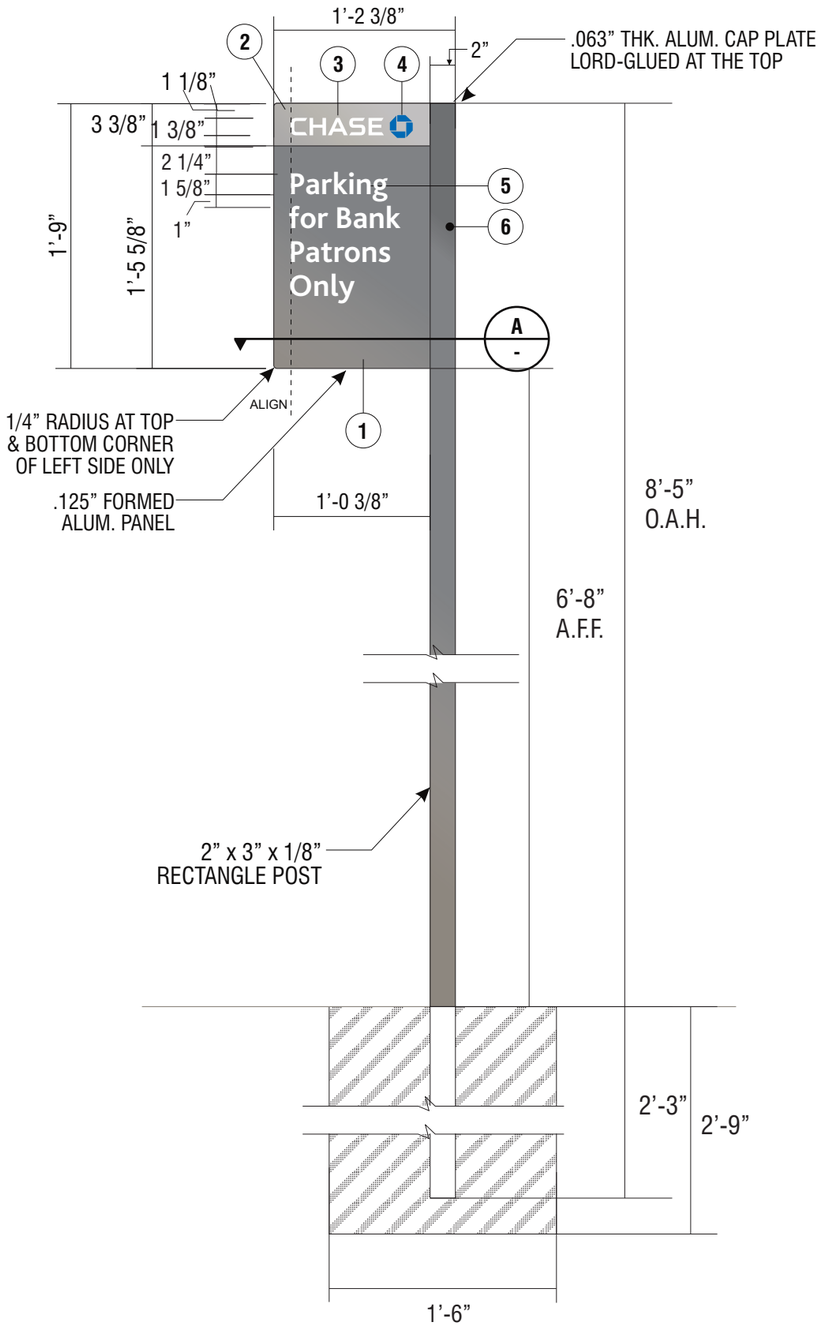
COPY, COLORS & SIZES

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FRONT VIEW
SCALE: 1”=1’-0”

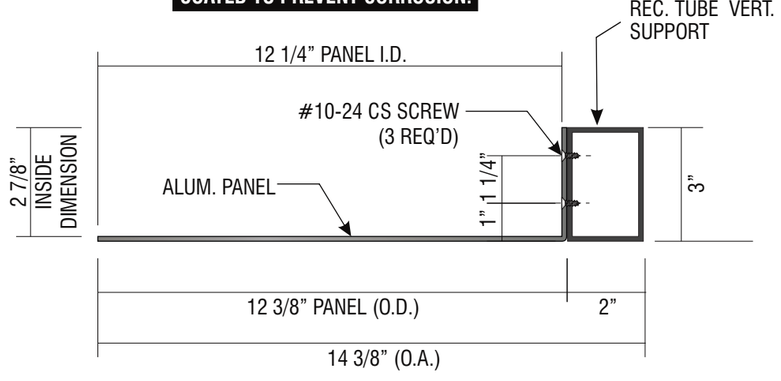
E.21	E.22	E.23	E.24
E.25	E.26	E.27	E.28

SIGN TYPE TC-P-A-RE

MANUFACTURE AND INSTALL EIGHT (8) NON-ILLUMINATED PARKING SIGNS

1. .125” BREAK-FORMED ALUMINUM SIGN FACE.
   PAINT FINISH ALL EXPOSED SURFACES DARK NICKEL MATTHEWS MP #18248, GLOSS FINISH .
   FORM AS SHOWN.
2. TOP BAND - FIRST SURFACE APPLIED - 3M #180C-220 LIGHT SILVER METALLIC VINYL.
3. ”CHASE” - 3M FILM #7725-10 WHITE VINYL.
4. OCTAGON - **3M FILM #3632-127 CHASE BLUE VINYL.**
5. SUPPORT COPY TO BE 3M SCOTCHLITE #680-10 REFLECTIVE WHITE.
6. **2” X 3” X 1/8” X 128”** LONG RECTANGLE ALUM. POST
   W/ .063” THICK ALUM. CAP PLATE @ TOP.

ALL FASTENERS SHALL BE STAINLESS STEEL OR OTHERWISE COATED TO PREVENT CORROSION.



A / - **HORIZONTAL SECTION**
SCALE: 3”=1’-0”

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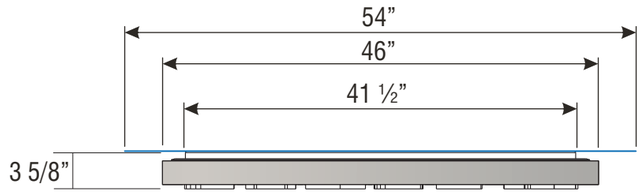
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TOP VIEW SUR-TTW-U-4
SCALE: 3/4" = 1'-0"

STIPPLE FINISH PAINT PROCESS FOR MATTHEWS #MP-18101 CHASE NICKEL:
BASE COAT:* 3-4 MEDIUM COATS OF MAP SVOC2471 FOR BASE COAT.
ALLOW TO AIR DRY 12-24 HRS OR FORCE DRY AT 200 DEG. F. FOR 15MIN.
STIPPLE FINISH COAT:* MIX MAP SVOC1761 WITH CATALYST BUT_*NO*_REDUCER;
SET PRESSURE POT AT 18-20 PSI TANK PRESSURE AND
20-25 PSI ATOMIZING AIR AT THE PAINT GUN -
USE 1.0 TO 1.2 FLUID NOZZLE.
APPLY 5-6 PASSES OF A FINE TIGHT STIPPLE

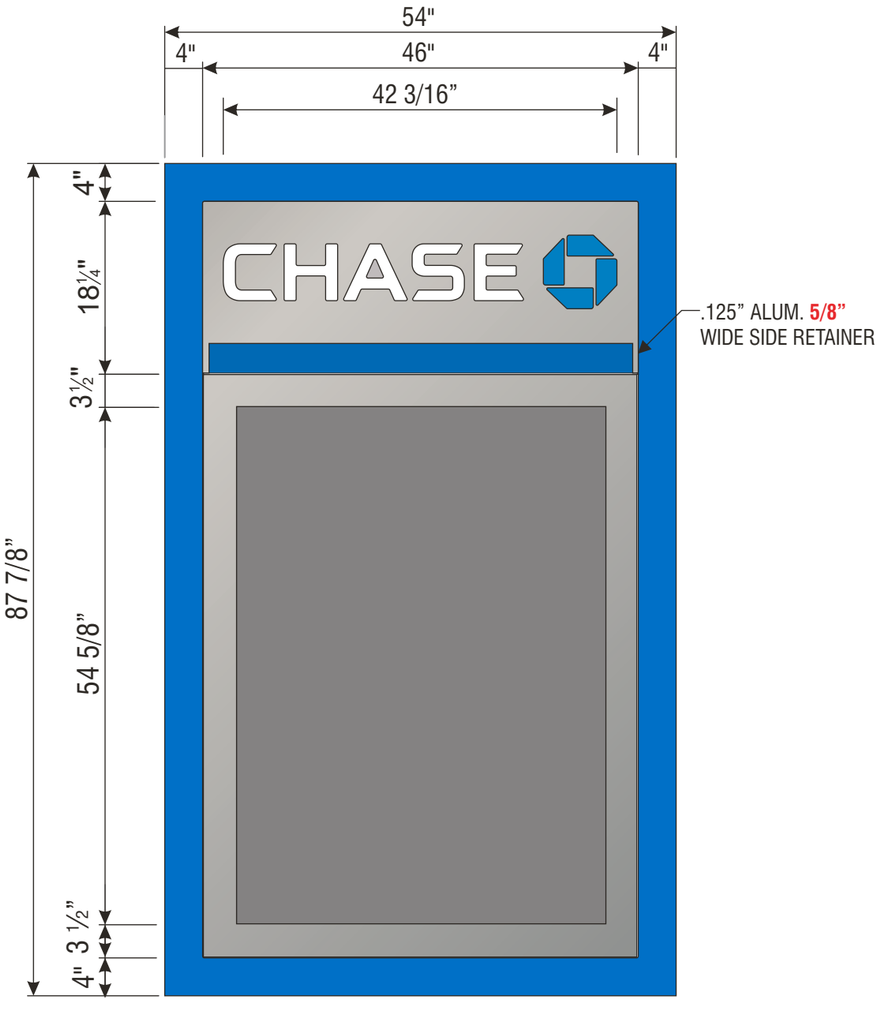
STIPPLE FINISH PAINT PROCESS FOR MATTHEWS #MP-49353 CHASE BLUE METALLIC:
BASE COAT:* 3-4 MEDIUM COATS OF SVOC2472 SP FOR BASE COAT.
ALLOW TO AIR DRY 12-24 HRS OR FORCE DRY AT 200 DEG. F. FOR 15MIN.
STIPPLE FINISH COAT:* MIX MAP SVOC2049 SP WITH CATALYST BUT_*NO*_REDUCER;
SET PRESSURE POT AT 18-20 PSI TANK PRESSURE AND
20-25 PSI ATOMIZING AIR AT THE PAINT GUN -
USE 1.0 TO 1.2 FLUID NOZZLE.
APPLY 5-6 PASSES OF A FINE TIGHT STIPPLE

NOTE: PUSH-THRU ACRYLIC SHALL HAVE A MILL FINISH ON ALL ROUTED EDGES

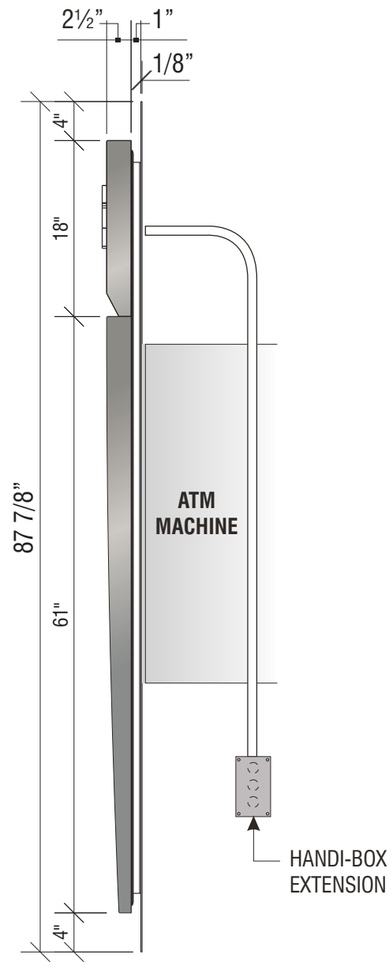
ALL EXPOSED FASTENER HEADS SHALL BE PAINTED TO MATCH THE EXTERIOR CABINET FINISH

SLOAN BLUE LED STRIPE AROUND PERIMETER TO PROVIDE HALO-LIT EFFECT AGAINST BACK PANEL

GRAPHICS DEPICTED ARE FOR ILLUSTRATIVE PURPOSES ONLY! USE ONLY APPROVED ARTWORK FOR PRODUCTION.



FRONT VIEW SCALE: 3/4”=1’-0”



SIDE VIEW



PERSPECTIVE VIEW

E.29 | I.30 | SIGN TYPE | SUR-TTW-U-4-TP

MANUFACTURE AND INSTALL TWO (2) INTERNALLY ILLUMINATED THIN PROFILE ATM SURROUNDS

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Customer Signature Date

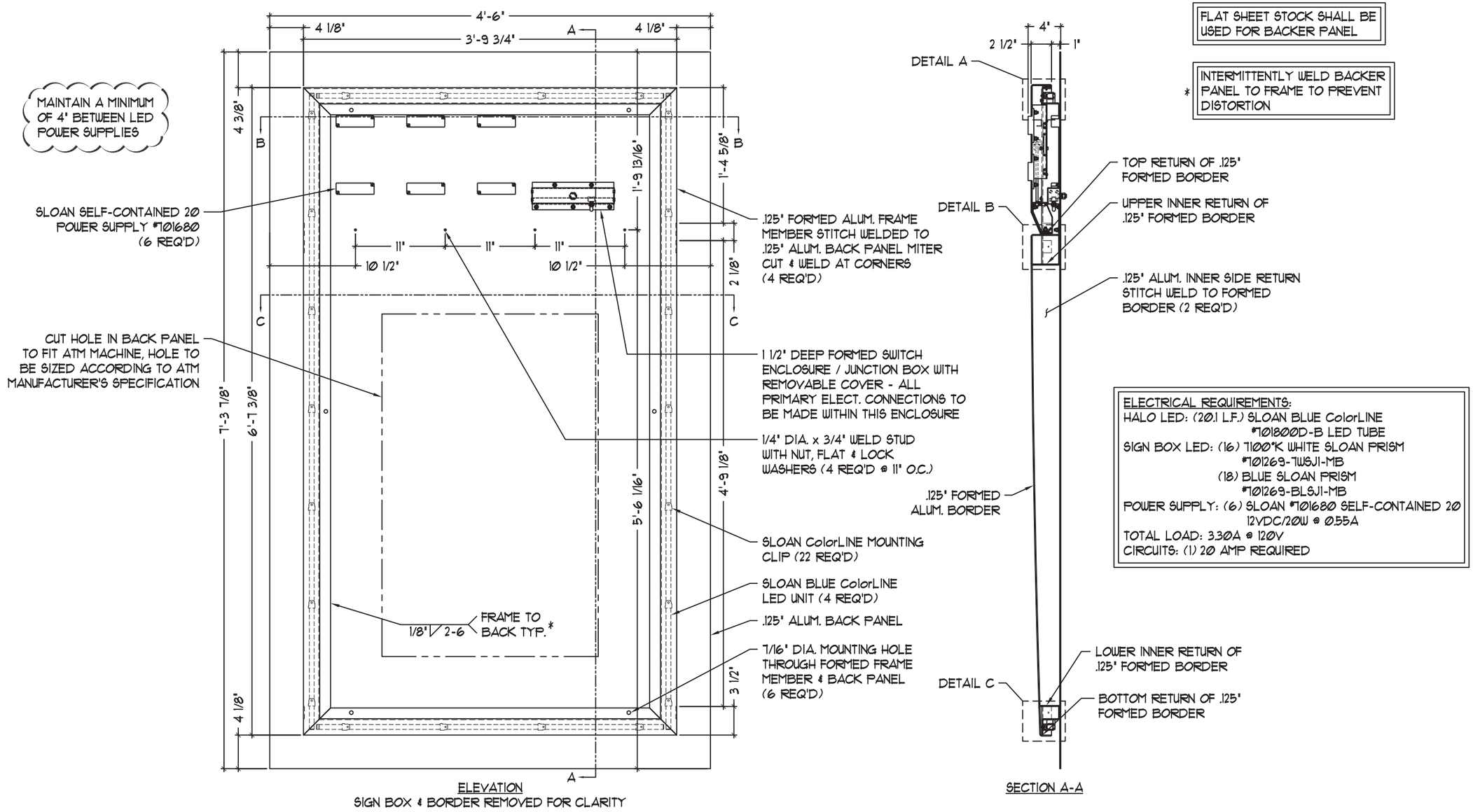
COPY, COLORS & SIZES

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Drawing Number: 18-01613
Project ID: CHASE_730_1
Revision: R19 - 03.11.21



ELEVATION
SIGN BOX & BORDER REMOVED FOR CLARITY

SECTION A-A

FLAT SHEET STOCK SHALL BE USED FOR BACKER PANEL

* INTERMITTENTLY WELD BACKER PANEL TO FRAME TO PREVENT DISTORTION

ELECTRICAL REQUIREMENTS:
HALO LED: (20.1 L.F.) SLOAN BLUE ColorLINE
#101800D-B LED TUBE
SIGN BOX LED: (16) 7100°K WHITE SLOAN PRISM
#101269-7W5J1-MB
(18) BLUE SLOAN PRISM
#101269-BL5J1-MB
POWER SUPPLY: (6) SLOAN #101680 SELF-CONTAINED 20
12VDC/20W @ 0.55A
TOTAL LOAD: 3.30A @ 120V
CIRCUITS: (1) 20 AMP REQUIRED

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JP Morgan Chase Bank #730

Willowbrook
730 Plainfield Rd.
Willowbrook, IL 60527

Initial Date: 09/14/18
Salesperson: Arthur Navarro
Coordinator: Tracey Pichierri
Designer: bjones
Scale: As noted

CUSTOMER APPROVAL

Customer Signature Date

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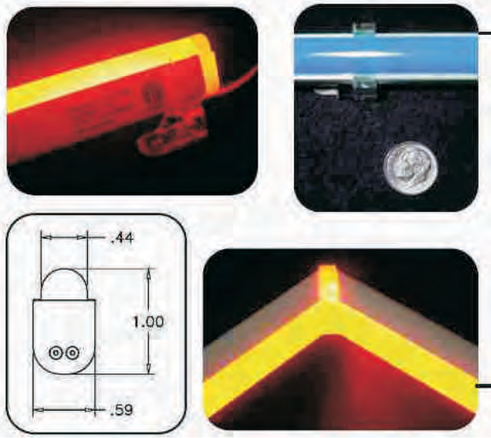
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ColorLINE

The Ultimate LED Border Tube



- Super Bright
- Profile Similar to Neon
- Lit, Mitered Corners
- Fully Compatible with All SloanLED 12 VDC Products

COLORLINE SIZES AND CUT LENGTHS:

- (3) EA. #701800-COLOR-8 (96 ½" LONG)
- MAKE VERTICAL TUBES FROM (2) 96 ½" PARTS.
- MAKE HORIZONTAL TUBES FROM (1) 96 ½" PART.
- EACH PART MUST HAVE A FACTORY RUBBER END.
- ONCE PLASTIC CAP IS ATTACHED TO THE CUT SIDE, THE TUBE WILL FINISH AT **77 5/32"** FOR VERTICAL IN LENGTH INCLUDING CAP.
  THE TUBE WILL FINISH AT **45 3/16"** FOR HORIZONTAL IN LENGTH INCLUDING CAP.

Item Description	Part # (Tube)	Actual Tube Length	Cut Increments	Power per Foot (Meter)	LEDs per Foot (Meter)	Limited Warranty
2' Tube	701800-Color-2	24 1/2" (62cm)	2.4" (6cm)	2.28W (7.5W)	20 (66)	Warm Colors: 5 Year
4' Tube	701800-Color-4	48 1/2" (123cm)	2.4" (6cm)	2.28W (7.5W)	20 (66)	
6' Tube	701800-Color-6	72 1/2" (184cm)	2.4" (6cm)	2.28W (7.5W)	20 (66)	Cool Colors: 3 Year
8' Tube	701800-Color-8	96 1/2" (245cm)	2.4" (6cm)	2.28W (7.5W)	20 (66)	
Warm Colors: Red, Orange, Yellow			Cool Colors: Blue, Green, White			

Feet (Meter) per 12VDC Power Supply

SloanLED Power Supply	Self Contained 20	Modular 60	Quad 240
ColorLINE # Feet (Meters)	8 (2.5)	24 (7.5)	96 (30) 24 (7.5) per leg

SLOAN 12V POWER UNIT



MODULAR 60 SPEC'S P/N 701507-MOD



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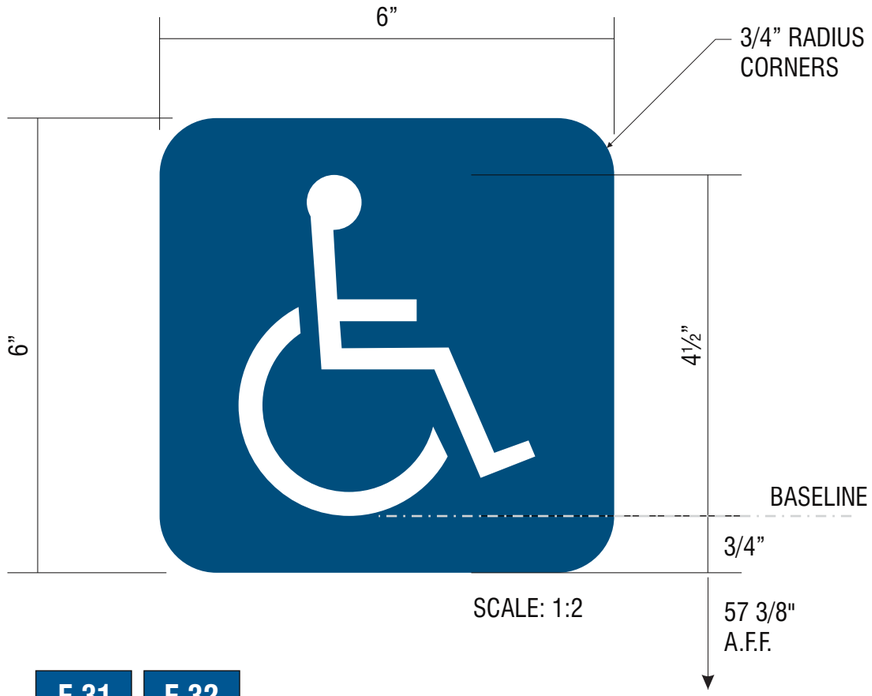
COPY, COLORS & SIZES

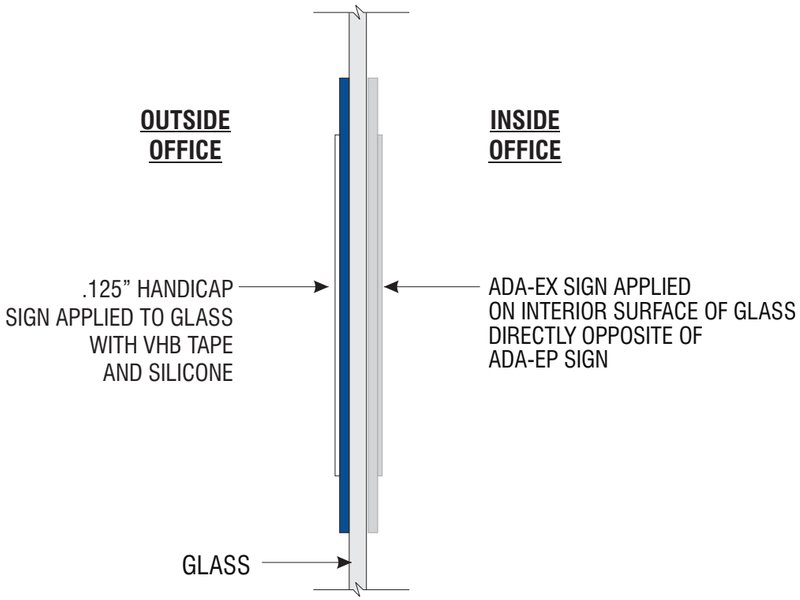
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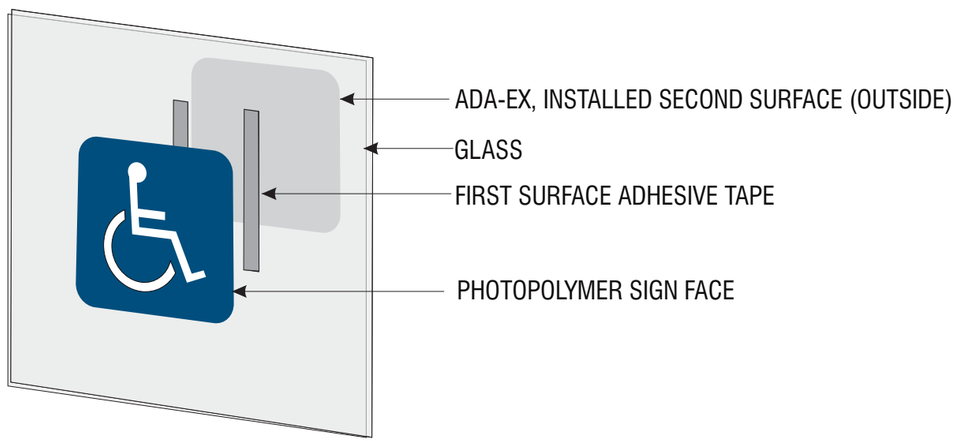


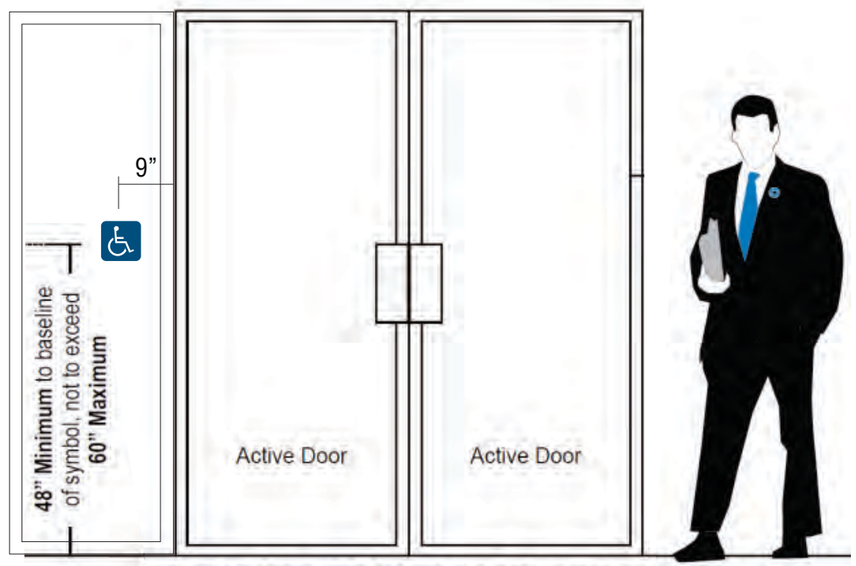
E.31 **E.32**

SIGN TYPE **ADA-EP** ***ACCESSIBLE BUILDING ENTRANCE - A02***

MANUFACTURE AND INSTALL TWO (2) ADA STANDARD ENTRANCE PLAQUES

FACE: 1/8” BLUE GRAVOTAC #341-501V, SATIN NON-GLARE FINISH.
ISA SYMBOL: 1/32” RAISED, BRIGHT WHITE GRAVOTAC.
BRAILLE: 1/32” RAISED CLEAR BEAD, MAXIMUM 1/16" DIA.
INSTALL: MOUNT TO LATCH SIDE OF DOOR WITH VHB TAPE AND SILCONE.





Double door with both doors active, sign is mounted to the left of the left side door

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Willowbrook
730 Plainfield Rd.
Willowbrook, IL 60527

Initial Date: 09/14/18
Salesperson: Arthur Navarro
Coordinator: Tracey Pichierri
Designer: bjones
Scale: As noted

CUSTOMER APPROVAL

Customer Signature Date

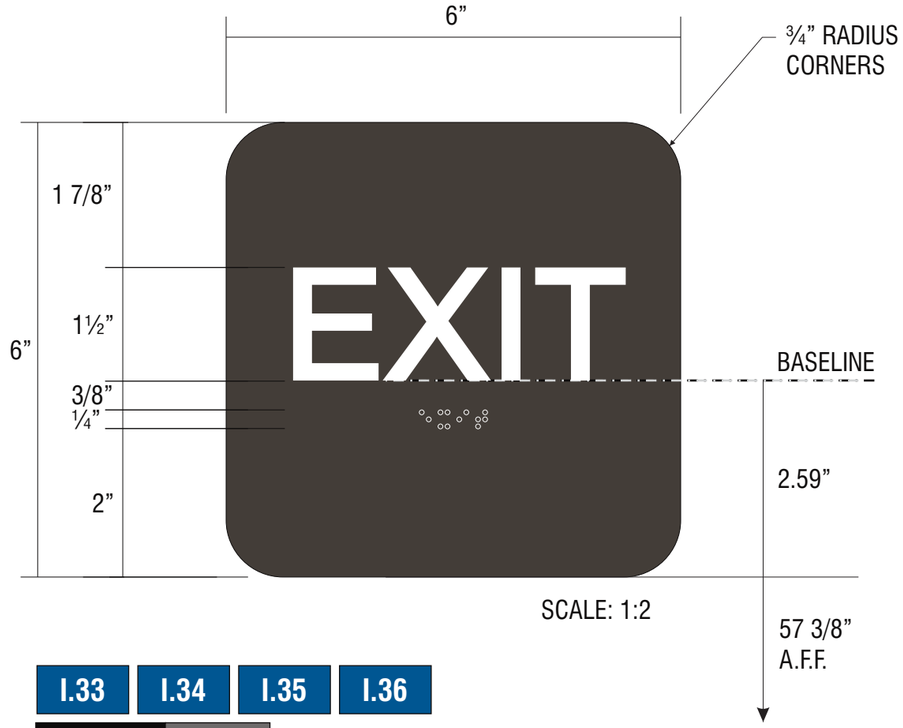
COPY, COLORS & SIZES

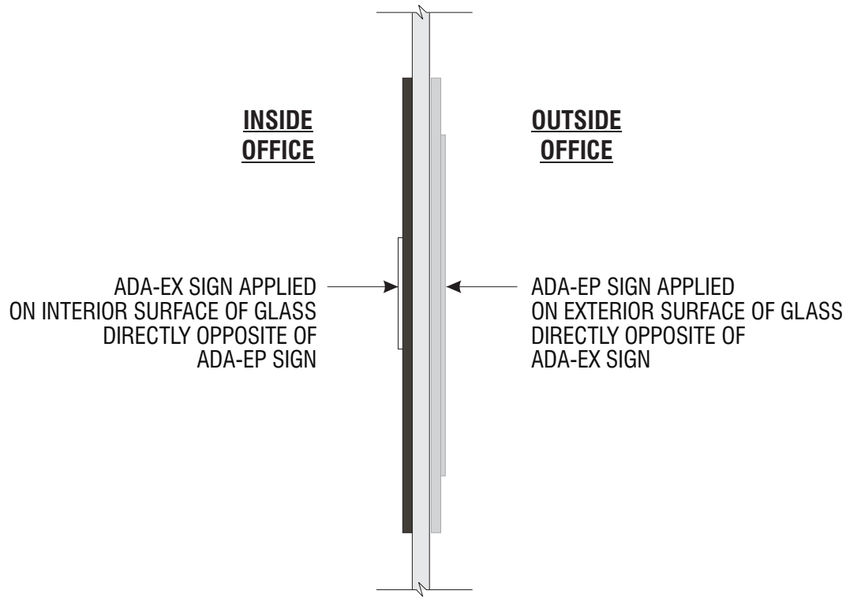
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Customer Signature Date

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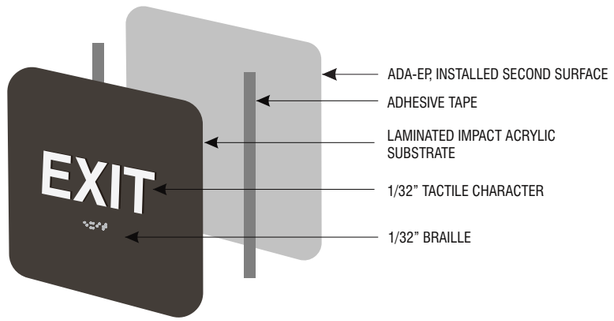


I.33 **I.34** **I.35** **I.36**

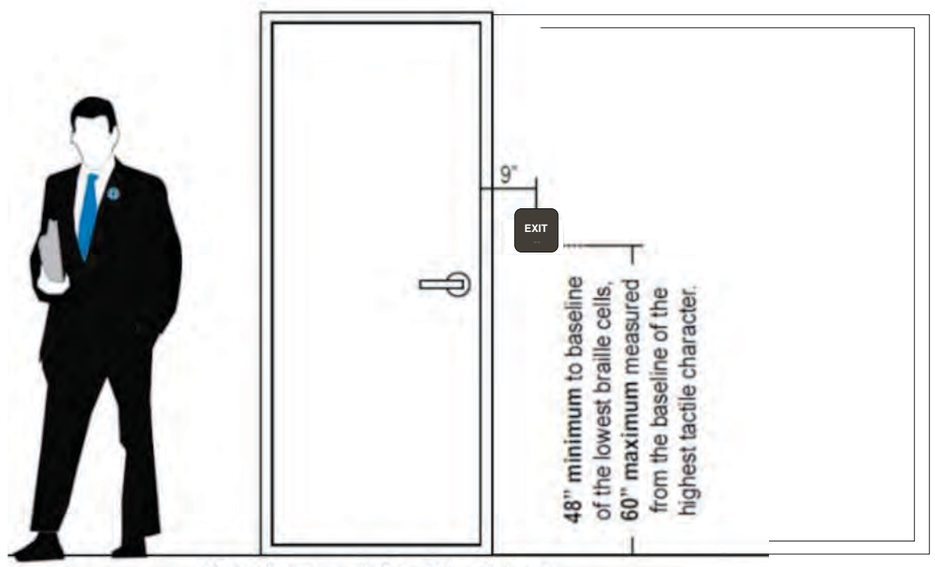
SIGN TYPE **ADA-EX** ***EXIT DOOR SIGNAGE - A13***

MANUFACTURE AND INSTALL FOUR (4) ADA STANDARD EXIT PLAQUES

FACE: 1/8” GRAVOTAC CHARCOAL GREY, SATIN NON-GLARE FINISH.
COPY: 1/32” RAISED, BRIGHT WHITE GRAVOTAC. HELVETICA REGULAR TT FONT.
BRAILLE: 1/32” RAISED CLEAR BEAD, MAXIMUM 1/16" DIA.
INSTALL: MOUNT TO LATCH SIDE OF DOOR WITH VHB TAPE AND SILCONE.



TYPICAL FABRICATION DETAIL NTS



If latch is on right side of door, sign installed on right side

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Willowbrook
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Initial Date: 09/14/18
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Coordinator: Tracey Pichierri
Designer: bjones
Scale: As noted

CUSTOMER APPROVAL

Customer Signature Date

COPY, COLORS & SIZES

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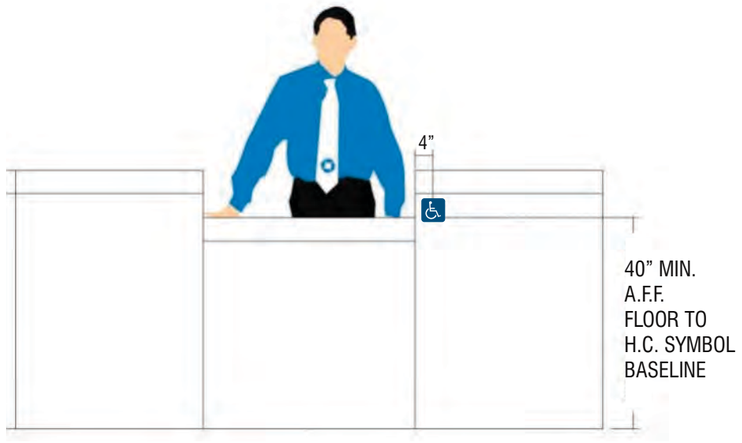
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FRONT VIEW SCALE: 3/8”=1”



TYPICAL INSTALLATION - NO BULLET-RESISTANT GLASS SCALE: 1/2”=1’-0”

I.37

SIGN TYPE **ADA-TW** ***ACCESSIBLE TELLER WINDOW - A14***

MANUFACTURE AND INSTALL ONE (1) ADA ACCESSIBILITY PLAQUE

FACE: 1/8” BLUE GRAVOTAC #341-501V, SATIN NON-GLARE FINISH.
ISA SYMBOL: 1/32” RAISED, BRIGHT WHITE GRAVOTAC.
INSTALL: MOUNT AT ACCESSIBLE TELLER LINE, AS SHOWN, WITH VHB TAPE AND SILCONE.

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Customer Signature Date

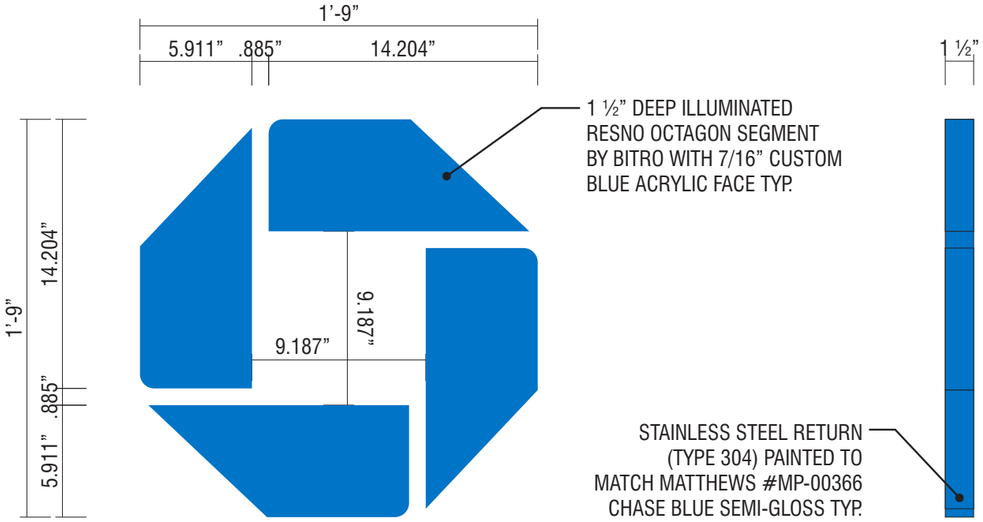
COPY, COLORS & SIZES

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FRONT VIEW SCALE: 1 1/2"=1'-0"

SIDE VIEW
SCALE: 1 1/2"=1'-0"

I.38

SIGN TYPE OCT-21-INT **BLUE BITRO**

MANUFACTURE AND INSTALL ONE (1) INTERNALLY-ILLUMINATED OCTAGON

GENERAL NOTES:

1. DESIGN IS BASED ON A 5 PSF LATERAL LOAD FOR INTERIOR APPLICATIONS PER IBC 2015. SEISMIC DESIGN CATEGORY D.
2. THE CUSTOMER'S BUILDING ENGINEER IS TO DETERMINE THE ADEQUACY OF THE SUPPORTING STRUCTURE.
3. ALL FASTENERS SHALL BE STAINLESS STEEL OR ZINC COATED TO PREVENT CORROSION.
4. J.P. MORGAN CHASE WILL NOT BE RESPONSIBLE FOR THE SAFETY ON THIS JOB SITE BEFORE, DURING OR AFTER INSTALLATION OF THIS STRUCTURE. IT IS THE RESPONSIBILITY OF THE CONTRACTORS AND INSTALLERS TO ENSURE THAT THE INSTALLATION AND ERECTION OF THIS STRUCTURE IS PERFORMED USING METHODS THAT ARE IN FULL COMPLIANCE WITH OSHA REGULATIONS.
5. ANY DEVIATION FROM THIS DESIGN OR FROM ANY PART OF THIS DRAWING, INCLUDING THE GENERAL NOTES, WITHOUT PRIOR WRITTEN CONSENT FROM J.P. MORGAN CHASE VOIDS THIS DRAWING IN ITS ENTIRETY.
6. THE STRUCTURE DESIGNED ON THIS DRAWING IS PROTOTYPICAL AND SHOULD NOT BE USED FOR SITE SPECIFIC APPLICATIONS UNLESS DEEMED SUITABLE BY A COMPETENT PROFESSIONAL ENGINEER.



TYPICAL INTERIOR ELEVATION NOT TO SCALE

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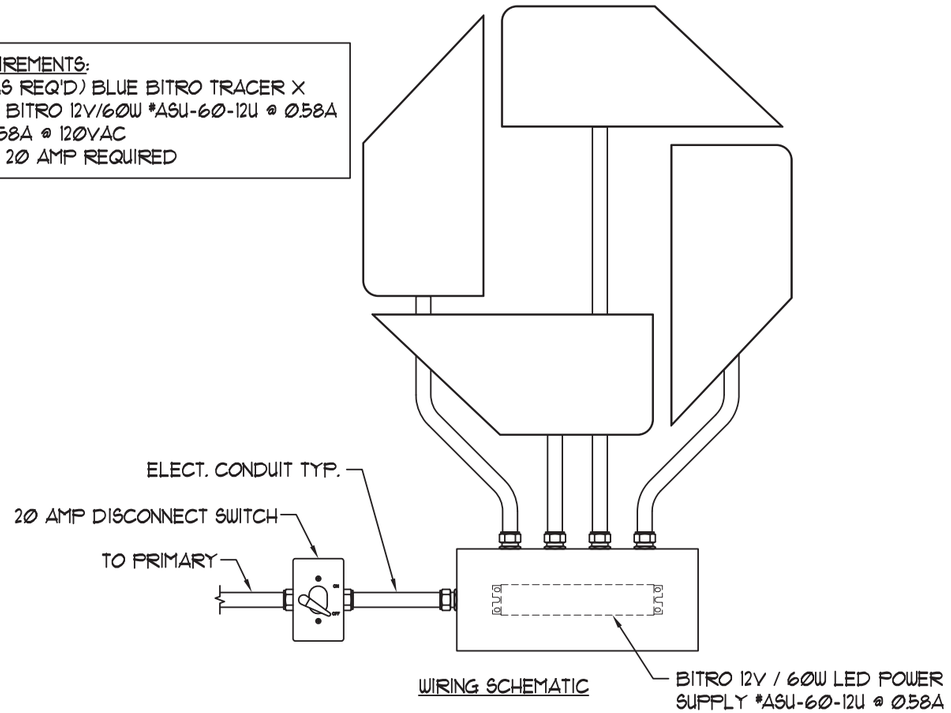
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ELECTRICAL REQUIREMENTS:

LED:	(AS REQ'D) BLUE BITRO TRACER X
POWER SUPPLY:	(1) BITRO 12V/60W #ASU-60-12U @ 0.58A
TOTAL LOAD:	0.58A @ 120VAC
CIRCUITS:	(1) 20 AMP REQUIRED

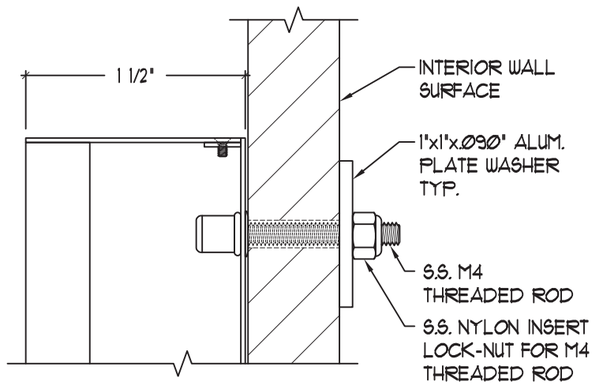


WIRING SCHEMATIC

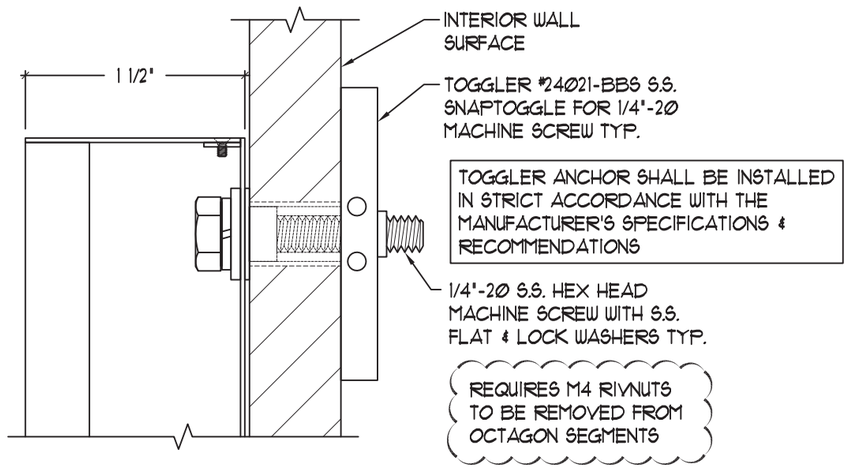
INTERIOR APPLICATION ONLY

ALL EXPOSED FASTENER HEADS SHALL BE PAINTED TO MATCH THE EXTERIOR CABINET FINISH

OCTAGON SHALL BE WIRED TO A REMOTELY MOUNTED POWER SUPPLY



INSTALLATION DETAIL - HAVING REAR ACCESS



INSTALLATION DETAIL - NO REAR ACCESS

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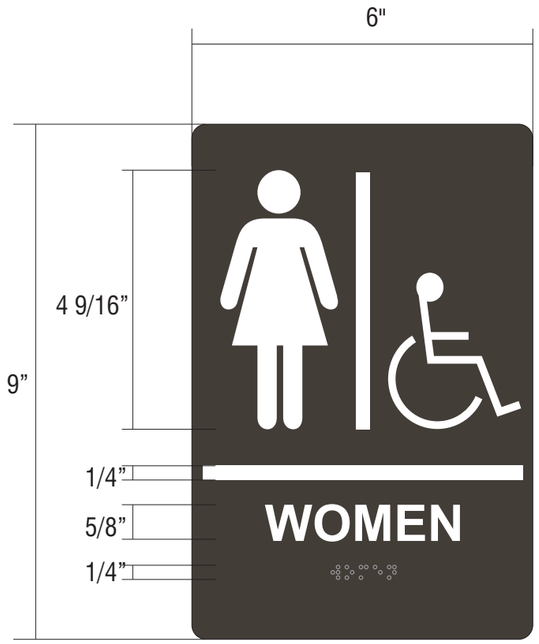
COPY, COLORS & SIZES

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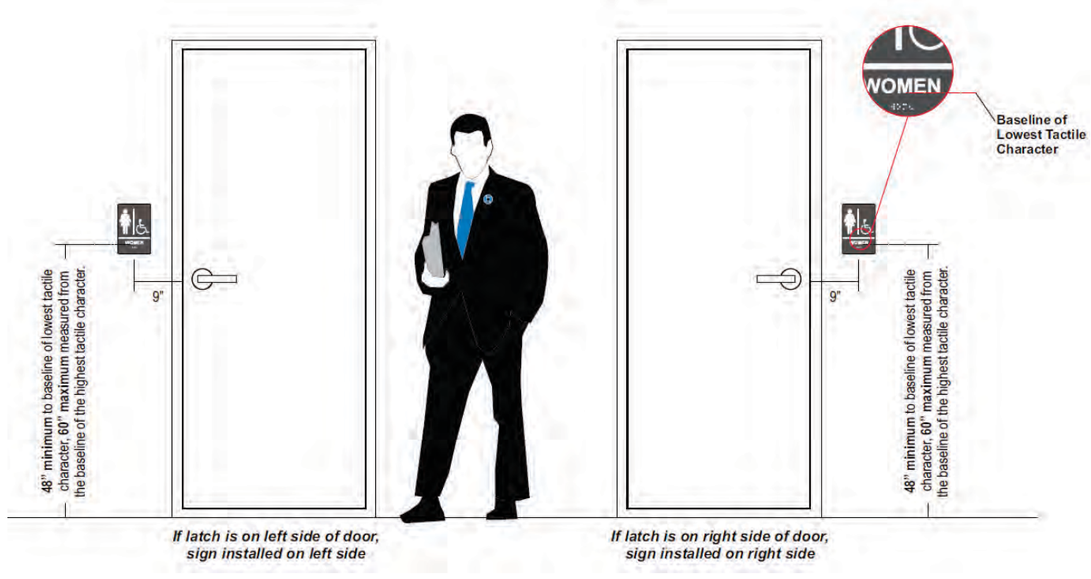
FRONT VIEW SCALE: 3/8”=1”

I.42

SIGN TYPE **ADA-RRW-A-G** ***FOR RESTROOMS THAT ARE ACCESSIBLE - A09***

MANUFACTURE AND INSTALL ONE (1) ADA WOMEN RESTROOM SIGN

FACE: 1/8” GRAVOTAC CHARCOAL GREY, SATIN NON-GLARE FINISH.
COPY: 1/32” RAISED, BRIGHT WHITE GRAVOTAC. HELVETICA REGULAR TT FONT.
BRAILLE: 1/32” RAISED CLEAR BEAD, MAXIMUM 1/16" DIA.
INSTALL: MOUNT TO LATCH SIDE OF DOOR WITH VHB TAPE AND SILCONE.



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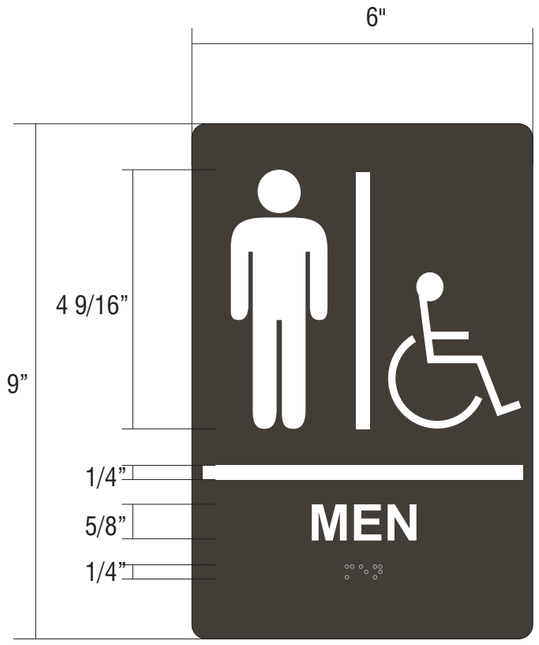
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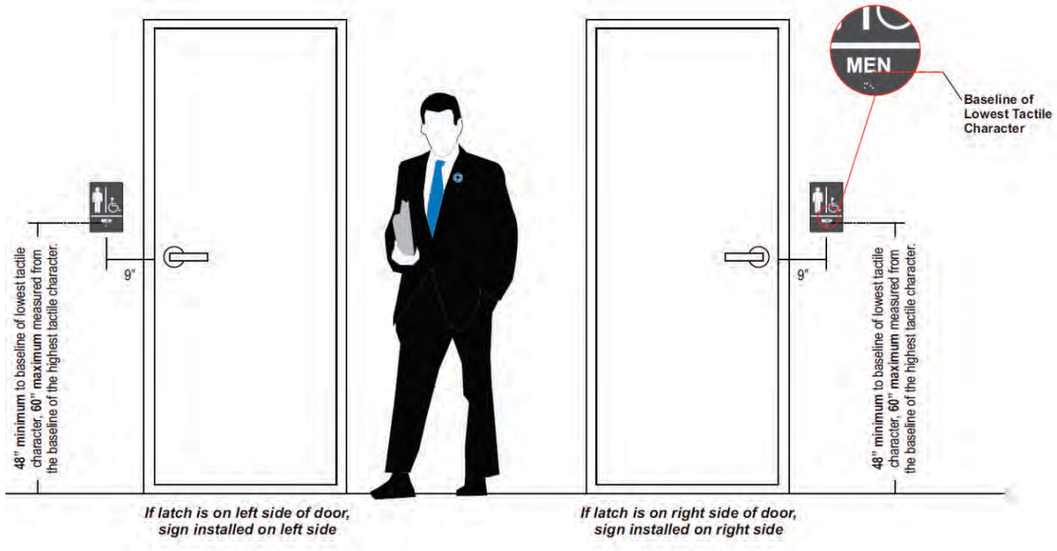
FRONT VIEW SCALE: 3/8”=1”

I.43

SIGN TYPE **ADA-RRM-A-G** ***FOR RESTROOMS THAT ARE ACCESSIBLE - A09***

MANUFACTURE AND INSTALL ONE (1) ADA MEN RESTROOM SIGN

FACE: 1/8” GRAVOTAC CHARCOAL GREY, SATIN NON-GLARE FINISH.
COPY: 1/32” RAISED, BRIGHT WHITE GRAVOTAC. HELVETICA REGULAR TT FONT.
BRAILLE: 1/32” RAISED CLEAR BEAD, MAXIMUM 1/16" DIA.
INSTALL: MOUNT TO LATCH SIDE OF DOOR WITH VHB TAPE AND SILCONE.



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Coordinator: Tracey Pichierri
Designer: bjones
Scale: As noted

CUSTOMER APPROVAL

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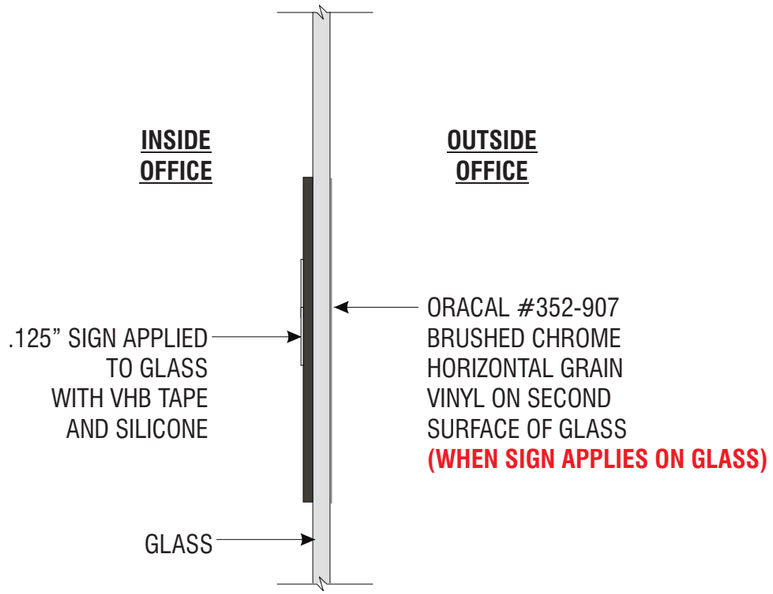
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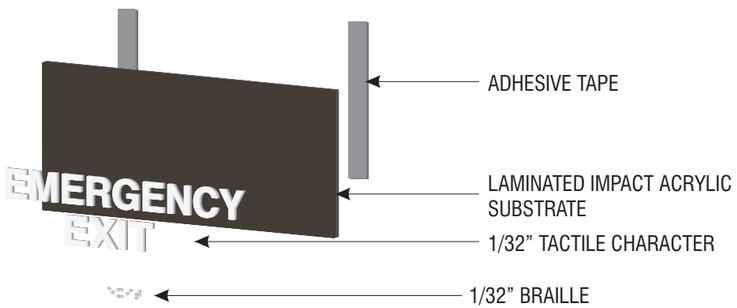
I.44

SIGN TYPE ADA-EEX EMERGENCY EXIT ***PERMANENT EMERGENCY EXIT DOOR SIGNAGE - A13E***

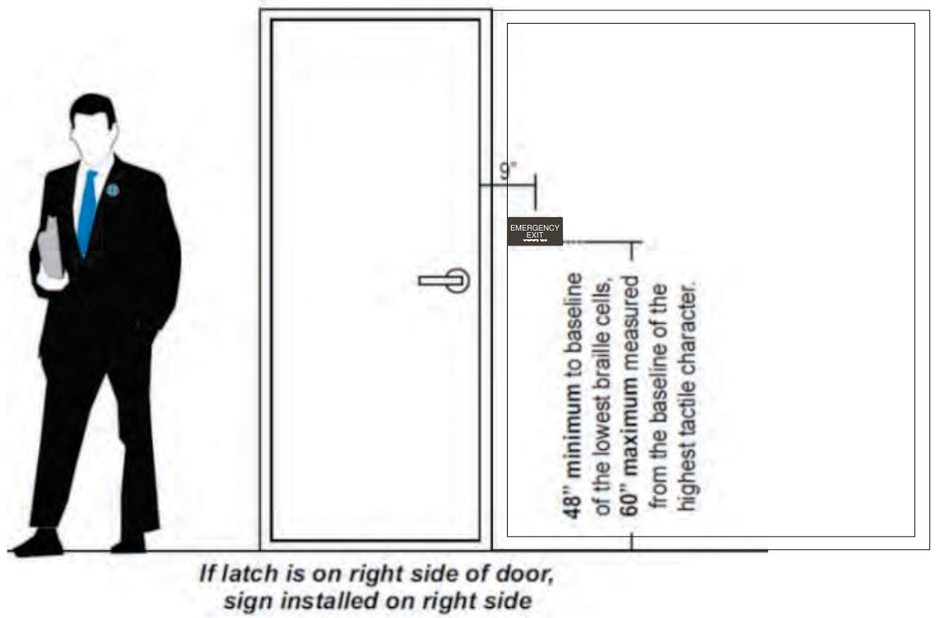
MANUFACTURE AND INSTALL ONE (1) DOOR IDENTIFICATION PLAQUE

FACE: 1/8” GRAVOTAC CHARCOAL GREY, SATIN NON-GLARE FINISH.
COPY: 1/32” RAISED, BRIGHT WHITE GRAVOTAC. HELVETICA REGULAR TT FONT.
BRAILLE: GRADE II STANDARD, 1/32” RAISED CLEAR BEAD, MAXIMUM 1/16" DIA.
INSTALL: MOUNT TO LATCH SIDE OF DOOR WITH VHB TAPE AND SILCONE.

WHEN SIGN APPLIES ON GLASS: APPLY LAYER OF 6” X 6” ORACAL #352-907 BRUSHED CHROME HORIZONTAL GRAIN VINYL ON SECOND SURFACE OF GLASS (CUT SHAPE TO MATCH FRONT PLAQUE)



TYPICAL FABRICATION DETAIL NTS



If latch is on right side of door, sign installed on right side

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MEMBER MEMBER OF

JP Morgan Chase Bank #730

Willowbrook
730 Plainfield Rd.
Willowbrook, IL 60527

Initial Date: 09/14/18
Salesperson: Arthur Navarro
Coordinator: Tracey Pichierri
Designer: bjones
Scale: As noted

CUSTOMER APPROVAL

Customer Signature Date

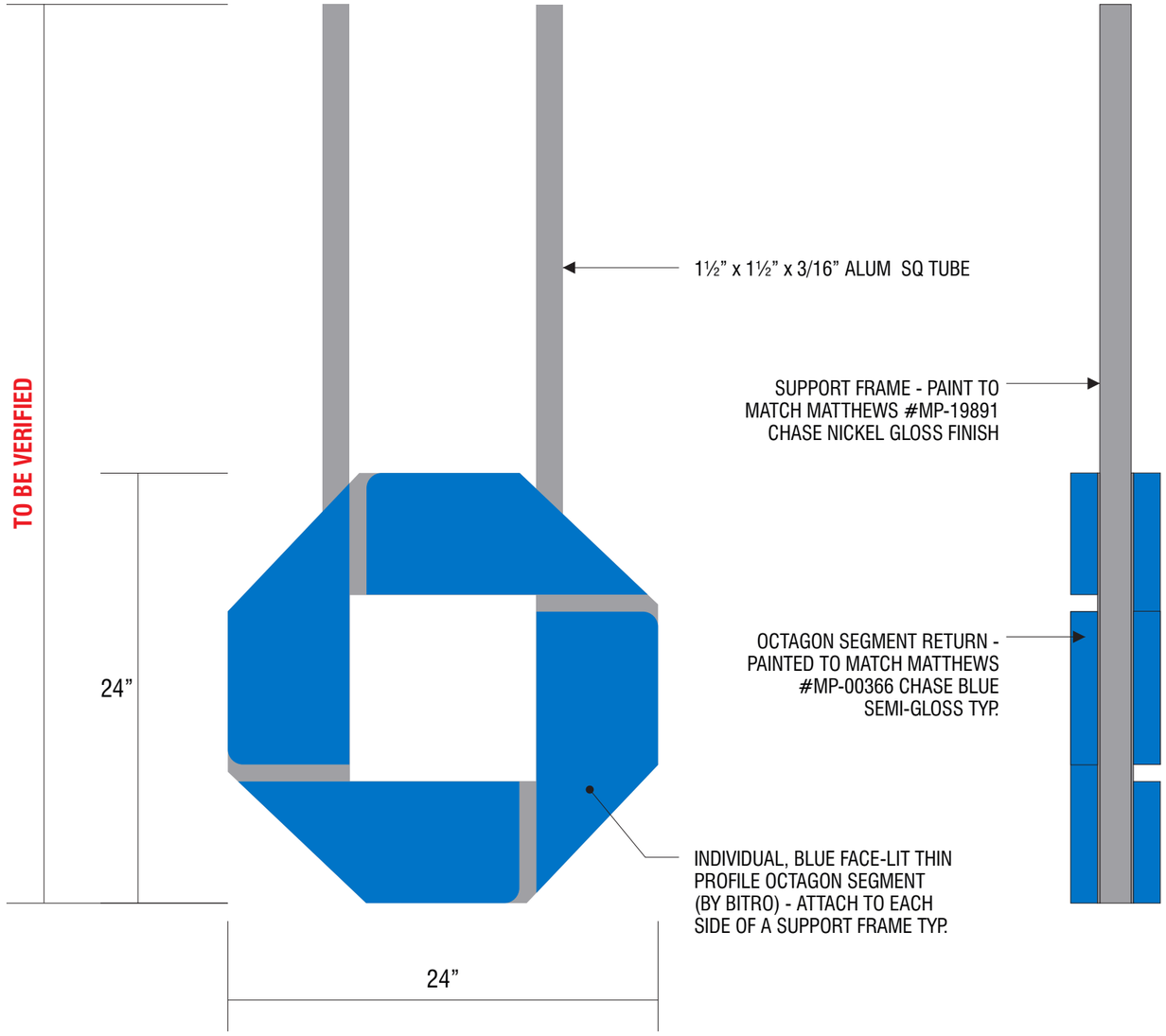
COPY, COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - ***RESPONSIBILITY OF OTHERS!***

Customer Signature Date

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Drawing Number: 18-01613
Project ID: CHASE_730_1
Revision: R19 - 03.11.21



ELEVATION SCALE: 1 1/2” = 1’-0”

I.45 **SIGN TYPE** **OCT-TP-H-24** **ATTACHMENTS TO BE VERIFIED**

MANUFACTURE AND INSTALL ONE (1) INTERNALLY-ILLUMINATED CEILING-HUNG BLUE BITRO OCTAGON

General Notes:

1. Design is based on a 5 psf lateral load for interior applications per IBC 2015. Seismic Design Category D.
2. The customer's building engineer is to determine the adequacy of the supporting structure.
3. Extruded aluminum shapes shall be 6061-T6 alloy. Aluminum sheet shall be 3003-H14 alloy. Aluminum plate shall be 5052-H34 alloy.
4. All welds shall be made using 5356 filler for aluminum by persons qualified in accordance with AWS standards within the past two years.
5. All fasteners shall be stainless steel or zinc coated to prevent corrosion.
6. J.P. Morgan Chase will not be responsible for the safety on this job site before, during or after installation of this structure. It is the responsibility of the contractors and installers to ensure that the installation and erection of this structure is performed using methods that are in full compliance with OSHA regulations.
7. Any deviation from this design or from any part of this drawing, including the General Notes, without prior written consent from J.P. Morgan Chase voids this drawing in its entirety.
8. The structure designed on this drawing is prototypical and should not be used for site specific applications unless deemed suitable by a Competent Professional Engineer.

INTERIOR APPLICATION ONLY

ALL EXPOSED FASTENER HEADS SHALL BE PAINTED TO MATCH THE EXTERIOR CABINET FINISH

- ILLUMINATED OCTAGON SEGMENTS SHALL BE WIRED TO A REMOTELY MOUNTED 12V / 60W POWER SUPPLY
- 12V / 60W POWER SUPPLY & QUANTITY SHALL BE AS SPECIFIED BY BITRO GROUP

Signtech™
4444 Federal Blvd. San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
signtech.com
MEMBER
MEMBER OF CESA

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Drawing Number: 18-01613
Project ID: CHASE_730_1
Revision: R19 - 03.11.21

Return Recorded Document to:

Brian Pabst
Village Administrator
Village of Willowbrook
835 Midway Drive
Willowbrook, IL 60527

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TRAFFIC REGULATION AGREEMENT

THIS TRAFFIC REGULATION AND ENFORCEMENTAGREEMENT (the "Agreement") is made as of this 16th day of December, 2020, by and between GW Property Group LLC (or its designee), a 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 735 Plainfield Road, situated in the Village of Willowbrook, DuPage County, Illinois, and legally described in the attached Exhibit "A".

1.2 Permanent Index Numbers (PINs): 09-23-406-003

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: GW Property Group, LLC (or its designee).

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

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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 Control Plan for GW Properties Willowbrook as prepared by Kimley-Horn, 4201 Winfield Road, Warrenville IL, 60555, referenced as Project No. 168726009, consisting of one sheet, dated December 15th, 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.

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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.

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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 2211 N Elston, Suite 304, Chicago, IL 60614 and, if to the Village, at the Office of the Village Administrator of Willowbrook, 7760 Quincy Street, Willowbrook, Illinois 60527.

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IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed, as of the date and year first above mentioned.

OWNER

_____

BY: 
_____
(Managing Agent or Owner)

VILLAGE OF WILLOWBROOK

BY. _____
President

ATTEST: _____
Village Clerk

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EXHIBIT "A"

LEGAL DESCRIPTION OF COMPLEX

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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.

_____ _____

Owners’ Representative Chief of Police

[ATTACH PLAN]

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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Call Before You Dig
JULIE
1-800-892-0123

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.

4201 WINFIELD RD, SUITE 600,
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: INS
CHECKED BY: EJT

TRAFFIC CONTROL PLAN

GW PROPERTIES PUD PLANS

735 PLAINFIELD ROAD
WILLOWBROOK, IL 60527

ORIGINAL ISSUE: 12/15/2020
KHA PROJECT NO. 168726009
SHEET NUMBER
1 OF 1

Drawing name: K:\CHS_LDEV\168726009_GW Properties_735_Plainfield_Willowbrook_IL\2 Design\CAD\Exhibits\2020_1215 Signage Plan.dwg C2.0 Dec 16, 2020 8:16am by Ian.Spence
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

EXHIBIT "C"

CERTIFICATE OF INSURANCE

DRAFT

SPACE ABOVE RESERVED FOR RECORDER' S USE

After recording, return to:
Northstone Law LLC
1016 W. Jackson Blvd., Suite 509
Chicago, IL 60607
Attn: Animesh K. Ravani, Esq.

DECLARATION OF OPERATING AND RECIPROCAL EASEMENT AGREEMENT

THIS DECLARATION OF OPERATING AND RECIPROCAL EASEMENT AGREEMENT ("Agreement"), entered into as of the _____ day of _____, 2020 (the "Effective Date"), by **735 PLAINFIELD PROPERTY LLC**, an Illinois limited liability company, **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**, a national banking association, and **ENCORE CW, LLC**, a Delaware limited liability company.

R E C I T A L S

A. Encore CW, LLC is the fee simple owner of land located in the Village of Willowbrook, DuPage County, Illinois, which parcel of land is hereinafter referred to as the "Lot 1" (the "Lot 1 Owner"). Lot 1 is legally described on **Exhibit A-1** attached hereto and is depicted on **Exhibit B** (the "Site Plan").

B. 735 Plainfield Property LLC is the fee simple owner of land located in the Village of Willowbrook, DuPage County, Illinois, which parcel of land is hereinafter referred to as the "Lot 2" (the "Lot 2 Owner"). Lot 2 is legally described on **Exhibit A-2** attached hereto and is depicted on the Site Plan.

C. JPMorgan Chase Bank is the fee simple owner of land located in the Village of Willowbrook, DuPage County, Illinois, which parcel of land is hereinafter referred to as the "Lot 3" (the "Lot 3 Owner"). Lot 3 is legally described on **Exhibit A-3** attached hereto and is depicted on the Site Plan.

D. Lot 1, Lot 2, and Lot 3 are sometimes together referred to as the "Overall Development" and individually as a "Lot" or "Parcel" and collectively, as the "Lots" or the "Parcels." The fee simple owner(s) of Lots are sometimes together referred to as the "Lot Owners" or "Parties" or singularly as a "Lot Owner" or "Party." The Overall Development is located south of that public right of way currently known as 735 Plainfield Road, Willowbrook, Illinois (collectively, the "Adjacent Public Rights of Way").

E. Lot 2 Owner intends to develop the Overall Development in accordance with the Site Plan, with common roads, common entry drives and certain common utilities although nothing in this Agreement shall constitute an express or implied obligation on the part of either Owner to make any improvements to their respective Lot, except as expressly provided in this Agreement. The Overall Development shall contain (i) driveways to allow for the ingress and egress of persons and vehicles to and from the Overall Development and _____ and to and from the Overall Development and _____ (collectively, the "Interior Drives"), (ii) designated paved areas for the parking of vehicles (the "Interior Parking Areas"). Together the Interior Drives and the Interior Parking Areas are referred to herein as the "Common Areas." The Common Areas are depicted on the Site Plan.

NOW, THEREFORE, in consideration of the foregoing, subject to the conditions, covenants and agreements set forth herein, each Lot Owner hereby declares, grants and imposes the following easements, rights, obligations and conditions as to the Overall Development:

ARTICLE I
EASEMENTS

1.1 **Project Signs**.

a. Each Lot Owner shall have the right to signage on the common monument signs ("Project Signs") located on the Overall Development, and easement rights associated therewith, including, without limitation, access and maintenance right ("Project Sign Easement Areas"). Each Lot Owner hereby grants to the other Lot Owners, perpetual, nonexclusive easements within the Project Sign Easement Areas for the installation, operation, maintenance, repair and replacement of the Project Signs.

b. The Project Signs shall be operated, controlled and maintained in good condition and repair by the Lot 2 Owner, at the Lot 2 Owner's sole cost and expense, in conformity with all governmental regulations. Each Lot Owner granted an easement to a Project Sign shall pay to the Lot 2 Owner, on an annual basis, its allocable share of the Lot 2 Owner's reasonable and documented maintenance costs for the respective Project Signs. Each Lot Owner's allocable share of such maintenance costs shall be based on the square footage of the Lot Owner's sign panels on a Project Sign, in relation to the total square footage of all the sign panels on the applicable Project Sign (but excluding such portions of the sign used for the identification of the Overall Development). Each request for payment shall be in writing, shall be accompanied by paid receipts and bills and a calculation showing how the respective Lot Owner's allocable share was determined. Each such reimbursement shall be due and payable within twenty (20) days after receipt of such items.

c. Notwithstanding the foregoing, each Lot Owner having panel space on a Project Sign shall, at its sole cost and expense, (i) obtain all permits and approvals required for the installation of its individual sign panels, (ii) fabricate its identification panels, install the panels, and (iii) maintain and/or replace its individual sign panels pursuant to all governmental regulations, and in a safe condition and good state of repair.

d. If a Project Sign is no longer available for freestanding sign purposes because of a condemnation or any governmental requirements, the respective owners of the "Project Sign Easement Areas", shall designate a replacement Project Sign area with comparable visibility as close to the original location as is reasonably possible and all signage rights granted herein shall transfer to such replacement Project Sign.

1.2 **Interior Drives; Interior Parking Areas (Common Areas)**

a. The Lot 1 Owner hereby grants for the benefit of each Lot, each Lot Owner, and each Lot Owner's respective successors, assigns, tenants, licensees, invitees, customers and employees, a perpetual, reciprocal and non-exclusive easements over and across the (i) Interior Drives, as they exist from time to time, for the ingress and egress of persons and vehicles between the Overall Development and the Adjacent Public Rights of Way; and (ii) the Interior Parking Areas, to the extent located on any Lot as they exist from time to time, for the parking of vehicles in connection with business operations conducted on the Lots.

b. The Lot 2 Owner hereby grants for the benefit of each Lot, each Lot Owner, and each Lot Owner's respective successors, assigns, tenants, licensees, invitees, customers and employees, a perpetual, reciprocal and non-exclusive easements over and across the (i) Interior Drives, as they exist from time to time, for the ingress and egress of persons and vehicles between the Overall Development and the Adjacent Public Rights of Way; and (ii) the Interior Parking Areas, to the extent located on any Lot as they exist from time to time, for the parking of vehicles in connection with business operations conducted on the Lots.

c. The Lot 3 Owner hereby grants for the benefit of each Lot, each Lot Owner, and each Lot Owner's respective successors, assigns, tenants, licensees, invitees, customers and employees, a perpetual, reciprocal and non-exclusive easements over and across the (i) Interior Drives, as they exist from time to time, for the ingress and egress of persons and vehicles between the Overall Development and the Adjacent Public Rights of Way; and (ii) the Interior Parking Areas, to the extent located on any Lot as they exist from time to time, for the parking of vehicles in connection with business operations conducted on the Lots.

1.3 **Utilities**.

a. The term "Utility Lines" shall mean those facilities and systems providing for the transmission of water, sanitary sewer, storm sewer, gas, electric and telecommunications, excluding public utility lines, existing as of the date of this Agreement. The term "Common Utility Lines" shall mean those Utility Lines, which are installed to provide the applicable service to more than one parcel, excluding public utility lines. The term "Separate Utility Lines" shall mean those Utility Lines, which are installed to provide the applicable service to one

particular Parcel. For the purpose of this Agreement, the portion of a Utility Line extending between a Common Utility Line and a building or the termination of the line shall be considered a Separate Utility Line.

b. Each Lot Owner hereby grants for the benefit of each Lot, each Lot Owner, and each Lot Owner's respective successors and assigns, a perpetual, nonexclusive easement under, through and across such portions of the Overall Development for the operation, flow, passage, use, maintenance, connection, repair, removal and replacement the Utility Lines.

c. The Lot Owners shall maintain, repair, and replace the Separate Utility Lines serving their respective Parcel, at such Lot Owner's sole cost and expense, in good order, appearance and repair in full compliance with the applicable laws and regulations and in such a manner to minimize any interference with utility services. The Lot Owners shall use commercially reasonable efforts to complete any maintenance, repair, or replacement to any Separate Utility Lines that are located on another Party's Parcel, expeditiously, in order to minimize any interference with business operations at the repair site and shall promptly restore such Party's Parcel to the condition immediately prior to completing said maintenance, repair, or replacement.

d. The Utility Lines shall not be removed, reconstructed or reconfigured without first obtaining the prior written approval of the Lot 2 Owner, which the Lot 2 Owner may withhold in its sole discretion.

1.4 **Common Areas.**

a. The Lot 2 Owner shall maintain the Common Areas, at its initial cost, in good order, appearance and repair in full compliance with the applicable laws at a standard that is at least comparable to the standard of other first-class shopping centers in the metropolitan area where the Overall Development is located. The Lot 2 Owner shall use commercially reasonable efforts to complete any maintenance, repair, or replacement to any Commo Areas that are located on another Party's Parcel, expeditiously, in order to minimize any interference with business operations at the repair site and shall promptly restore such Party's Parcel to the condition immediately prior to completing said maintenance, repair, or replacement.

b. The Lot Owners shall pay the Lot 2 Owner, on an annual basis, its allocable share of the Lot 2 Owner's out-of-pocket maintenance costs for the Common Areas. The Lot Owner's allocable share of such maintenance costs shall be based on the acreage of the respective Parcel in relation to the acreage of the Overall Development utilizing the respective Common Areas. Each request for payment shall be in writing, shall be accompanied by paid receipts and bills and a calculation showing how each Party's allocable share was determined. Each such reimbursement shall be due and payable within thirty (30) days after receipt of such items. In the event a Lot Owner fails to pay the Lot 2 Owner within the specified time period, (a) the Lot Owner shall be responsible for interest on such amount computed at the rate of the smaller of (i) ten (10%) percent per annum and (ii) the highest interest rate allowed by law, calculated monthly, from the date of any such claim by the Lot 2 Owner to the date of payment; (b) the Lot 2 Owner shall be entitled to pursue whatever remedies it may have in law or equity; and (c) the Lot 2 Owner shall have the right to file a lien against such Lot in the amount of the claim. Any

such lien shall be considered to be akin to a mortgage lien and the Lot 2 Owner may foreclose upon it in the same manner as a mortgage lien. In no event shall any lien filed under this paragraph be superior to any lien of any construction mortgage utilized to facilitate the initial development of a Lot from its current status as a vacant parcel and recorded in the real property records prior to the date such Lot Owner has completed such initial development. The provisions and requirements of the Illinois Construction Lien Act shall not apply to this lien.

ARTICLE II
PARCEL RESTRICTIONS & STANDARDS

2.1 **Restricted Uses**.

a. During the Term, no part of Lot 1 or Lot 2 shall be used, directly or indirectly, for the operation a full service financial institution, including, without limitation, the provision of banking, mortgage lending, insurance and securities services, as well as to operate drive-through banking facilities or exterior automatic teller machines ("ATM"). In addition, there shall be no ATMs from operating within the interior of any improvements located on the Lot 1 or Lot 2 that is visible from the exterior or for which there is signage that is visible from the exterior of the any structure located within the Overall Development which advertises or otherwise indicates the presence of an ATM.

2.2 **Applicable Definitions**. As used in this Article II, the following terms have the meaning provided herein:

a. The term "operation" shall include not only the store building but also, the parking areas, drives, entries, truck docks, or any other improvements used in connection with or to support such a store or to support a shopping center of which such a store is a part.

b. The term "gross building floor area" shall mean the gross interior dimensions of the main floor of the building, excluding shelving, racks, decks, mezzanines, basements, and second story areas.

2.3 **Tenant-Specific Restricted Uses**.

a. Pursuant to the terms and conditioned contained within that certain lease by and between the Lot 2 Owner, as landlord, and Guzman Y Gomez, as tenant ("Guzman"), dated _____, 2020 (the "Guzman Lease"), Lot 1, Lot 2, and Lot 3 shall be subject to the restrictions as described on **Exhibit D** attached hereto (the "Guzman Restrictions"). The Guzman Restrictions shall continue during the term of the Guzman Lease, which shall be confirmed by the Lot 2 Owner pursuant to Section 6.12.

2.4 **Maintenance Standard**. Each Lot Owner shall maintain their respective Parcel, including all landscaping and improvements thereon, in a sightly, safe condition and in a good state of repair at a standard that is at least comparable to the standard of other first-class shopping centers in the metropolitan area where the Overall Development is located.

ARTICLE III
INSURANCE & INDEMNITY

3.1 **Property Insurance**. During the Term of this Agreement and subject to the right to self-insure set forth in Section 3.1(g), each Lot Owner shall, at its sole cost and expense, obtain and keep in force:

a. Commercial general liability insurance, including premises/operations, products/completed operations, blanket contractual liability, broad form property damage, independent contractors and personal/advertising injury coverage, fire and explosion legal liability, explosion/collapse/and underground hazard coverage in an amount not less than Three Million Dollars ($3,000,000) per occurrence; such policy shall be an occurrence policy and not a claims-made policy.

b. Each Party may satisfy its obligation under this Section 3.1(a) by appropriate endorsement of its blanket insurance policies. Such insurance shall name the other Parties (and their parent and affiliated companies) as additional insureds on an endorsement acceptable to the other Parties. The additional insured endorsement shall extend coverage to the contractual liability and completed operations coverage. All liability policies maintained by a Party shall be written as primary policies, not contributing with and not in excess of coverage that any other Party may carry.

c. Automobile liability insurance including coverage for owned, hired, and non-owned automobiles. The limits of liability shall not be less than $1,000,000 combined single limit each accident for bodily injury and property damage combined.

d. Workers' Compensation coverage for its employees or contractors with statutory limits.

e. All insurance required in this Agreement and all renewals of it shall be issued by companies authorized to transact business within the state in which the Overall Development is located.

f. Subject to the right to self-insure set forth in Section 3.1(g), each Party shall, upon the written request of another Party, promptly furnish the other Party with one (1) or more certificates of insurance evidencing the existence of the insurance required to be carried pursuant to this Agreement. No Party shall be required during any given 180-day period or term of the policy, whichever is shorter, to honor more than one (1) such request from another Party.

g. The Owners each hereby waive any rights one may have against the other on account of any loss or damage occurring to an individual Owner, or its respective property, either real or personal, arising from any risk generally covered by the Owner's property insurance, from any risk covered by standard forms of special form property insurance policies then in effect and from any risk covered by any other property insurance which is actually carried by said Owner. Said Owners shall use reasonable efforts to obtain, if needed, appropriate endorsements to the Owner's property insurance with respect to the foregoing waiver; provided, however, that failure to obtain such endorsements shall not affect the waiver hereinabove given. In addition, said Owners shall cause the insurance companies issuing the Owner's property

insurance to waive any right of subrogation that said insurance companies may have against the Owners. It is the intent of the Parties that with respect to any loss from a peril required to be covered under a policy of Owner's property insurance, the Parties shall look solely to their respective insurance company for recovery.

h. If a Party elects to self-insure all or a part of the insurance required in Section 3.1(a), then Section 3.1(b), 3.1(e) and 3.1(f) hereof shall not apply to any Party or such Party's successors or assigns so long as such Party, or its parent company, maintains a net worth in excess of One Hundred Million Dollars ($100,000,000) as certified by an officer of such Party.

3.2 **Indemnification**. Each Lot Owner, for itself and its successors and assigns (each an "Indemnifying Party"), agrees to indemnify and hold the other Lot Owners (each an "Indemnified Party") harmless from and against any loss or damage of any type or nature to the extent caused by the act or omission of an employee, agent or contractor of an Indemnifying Party while performing any construction, maintenance or repair activities on the Indemnified Party's Parcel for the benefit of the Indemnifying Party's Parcel or the Overall Development, including, without limitation, attorneys' fees and costs; provided, however that such indemnification shall not extend to an Owner's negligence or the negligence of such Owner's tenants or invitees. Subject to the provisions of Section 3.1(g) hereof regarding waiver of subrogation with respect to damage to property, each Owner shall defend, indemnify, protect and hold the other Owners harmless for, from and against any and all claims in connection with the loss of life, personal injury and/or damage to property (i) arising from or out of any occurrence in or upon the indemnifying Owner's Lot, including an Owner's own negligence; (ii) occasioned wholly by any negligent or willful act or omission of the indemnifying Owner, its tenants, its invitees or their respective its agents, contractors, servants or employees; or (iii) in connection with the failure to comply with the provisions of this Agreement. An Owner shall have the right to engage its own attorneys in connection with any of the provisions of this Section 3.2 or any of the provisions of this Agreement, including, but not limited to, any defense of an Owner, notwithstanding any contrary provisions of the laws or court decisions of the state in which the Overall Development is located.

ARTICLE IV
TERM AND TERMINATION

4.1 **Term and Termination**. This Agreement shall be effective as of the date first above written and shall continue in full force and effect until 11:59 p.m. on the date that is forty (40) years after the date that this Agreement is recorded in the county and state where the Overall Development is located (the "Term"); provided, however, that (i) the easements referred to in Article I hereof which are specified as being perpetual or as continuing beyond the Term of this Agreement shall continue in full force and effect as provided herein, (ii) the Guzman Restrictions set forth in Section 2.4 of Article II shall continue for the term described in the Guzman Lease and (iii) other time limits shall be as specifically provided in this Agreement. Except as provided in the preceding sentence, upon the termination of this Agreement, all rights and privileges derived from and all duties and obligations created and imposed by the provisions of this Agreement shall terminate and have no further force or effect; provided, however, that the termination of this Agreement shall not limit or affect any remedy at law or in equity that a Party

may have against any other Party with respect to any liability or obligation arising or to be performed under this Agreement prior to the date of such termination.

ARTICLE V
ENFORCEMENT

5.2 **Defaults; Self-Help**. If a Lot Owner shall default in the performance of an obligation of such Lot Owner under this Agreement (a "Defaulting Party"), the other Lot Owners (the "Nondefaulting Party"), in addition to all other remedies provided at law or equity, after thirty (30) days' prior written notice to the Defaulting Party, shall have the right of "self-help" to perform such obligation on behalf of the Defaulting Party; provided, however, that in the event of an emergency, the Nondefaulting Party may exercise the right of self-help if such failure is not cured within a period reasonable for the nature and circumstances of such emergency. In such event, the Defaulting Party shall promptly reimburse the Nondefaulting Party the reasonable, actual out-of-pocket cost thereof, together with interest thereon from the date of outlay at a rate equal to ten percent (10%) in excess of the prime interest rate published in the money rates section of the Wall Street Journal (the "Interest Rate"). The Parties agree that to the extent that the Nondefaulting Party must enter upon the property of the Defaulting Party in order to exercise such right of "self-help", the Defaulting Party hereby grants the Nondefaulting Party a license to enter and perform such obligation.

ARTICLE VI
TAXES AND ASSESSMENTS

6.1 **Taxes and Assessments.**

a. Lot Owners 1 and 3 shall have the right to pay any taxes due with regard to the Overall Development that includes its Lot if the Lot 2 Owner shall fail to pay such taxes on or prior to the due date, which date may be extended to the extent permitted by law if Lot 2 Owner is contesting such taxes. In the event Lot Owner 1 or Lot Owner 3 pays the taxes for the Overall Development within the specified time period, (a) Lot 2 Owner shall reimburse the Lot Owner 1 or Lot Owner 3 for the amount paid on its behalf, less the amount of such taxes applicable to its Lot within fifteen (15) days after Lot 2 Owner's receipt of written demand therefor from either Lot Owner 1 or Lot Owner 3; (b) Lot Owner 1 or Lot Owner 3 shall be entitled to pursue whatever remedies it may have in law or equity; and (c) Lot Owner 1 or Lot Owner 3 shall have the right to file a lien against such Lot 2 in the amount of the claim. Any such lien shall be considered to be akin to a mortgage lien and the Lot Owner 1 or Lot Owner 3 may foreclose upon it in the same manner as a mortgage lien. In no event shall any lien filed under this paragraph be superior to any lien of any construction mortgage utilized to facilitate the initial development of Lot 2 from its current status as a vacant parcel and recorded in the real property records prior to the date Lot 2 Owner has completed such initial development. The provisions and requirements of the Illinois Construction Lien Act shall not apply to this lien.

b. Each Owner shall on or before the due date therefor all taxes, assessments, or charges of any type levied or made by any governmental body or agency with respect to its Lot.

ARTICLE VII
GENERAL

7.1 **No Covenant to Build.** This Agreement shall not create or impose any obligation on any Lot Owner to build, open, operate, or continuously operate, a business or any particular business on its respective Parcel(s).

7.2 **Easements and Covenants Running With the Land**.

a. Each of the easements granted by this Agreement shall constitute a servitude on the property of the grantor and an appurtenance to the property of the grantee for the Term of this Agreement (unless otherwise stated to be perpetual), shall survive the total or partial destruction of the subject matter of the easement and/or the servient tenement of such grant, and shall run with the land. The grantee of any such easement may extend the benefits thereof to each of its tenants and/or occupants of the benefitted property. An estate for whose benefit an easement is established hereunder shall for the purposes of this Section 6.2 be deemed to be the grantee of such easement.

b. It is intended that during the Term each and all of the covenants and agreements in this Agreement to be performed by or on the part of a Party, whether affirmative or negative in nature, shall be construed as covenants and not as conditions. To the fullest extent legally possible, all such covenants by a Party shall run with the land to the end that (i) the covenants of a Party undertaking a burden on its Parcel shall be appurtenant to the benefitted Parcels, except as otherwise provided, and shall constitute covenants running with the land as between the respective Parcels, with the benefitted Parcel as the dominant tenement, and the burdened Parcel as the servient tenement.

7.3 **Exhibits**. All exhibits and schedules to this Agreement are by this reference made a part of this Agreement to the same extent as if the same had been written directly within the body of this Agreement.

7.4 **Rights Cumulative**. All rights, powers and privileges conferred hereunder shall be cumulative and not restricted to those given by law.

7.5 **Partial Invalidity**. If any covenant, term or condition of this Agreement or any application thereof shall be invalid or unenforceable, the remainder of this Agreement and any other application of such covenant, term or condition shall not be affected thereby.

7.6 **Governing Law**. This Agreement shall be construed according to, and be governed by, the laws of the state in which the Overall Development is located.

7.7 **Waiver of Performance by Any Party**. One or more waivers of any covenant, term or condition of this Agreement by any Party shall not be construed as a waiver of a subsequent breach of the same or any other covenant, term or condition; nor shall any delay or omission by any Party to seek a remedy for any breach of this Agreement or to exercise a right accruing to such Party by reason of such breach be deemed a waiver by such Party of its remedies or rights with respect to such breach. The consent or approval by any Party to or of any act by another

Party requiring such consent or approval shall not be deemed to waive or render unnecessary consent to or approval of any similar act.

7.8 **Counterparts**. This Agreement may be executed in any number of counterparts, each of which shall be an original, but all of which shall together constitute one and the same instrument.

7.9 **Modification**. There shall be one approving Party representing each Parcel (individually an "Approving Party" and together the "Approving Parties"). Each Approving Party shall have absolute authority to make the decisions and/or give the approvals expressly designated to be made and/or given on behalf of the real estate represented by such position regardless of whether the Approving Party then owns all or less than all of the particular Parcel. As to any Parcel, the holder of the Approving Party position shall have the right to assign such position to any other entity having a fee interest in land within that Parcel. If an Approving Party transfers all of its fee interest in a Parcel, and does not assign its Approving Party position, then such Approving Party position shall automatically be deemed assigned to the entity acquiring fee title to the land owned by the transferring Approving Party. The signatories hereto shall be the initial Approving Party for their respective Parcels as herein identified.

7.10 **Notice**. Any notice, demand, consent, approval, request, statement, document or other communication required or permitted to be given to or served upon either Party hereto pursuant to this Agreement or applicable law shall be in writing and shall be sent by certified mail, or by a recognized national courier service, such as, but not limited to, Federal Express or United Parcel Service, postage prepaid, addressed and shall be deemed to have been given on the day after the date on which the notice was delivered to the overnight courier for delivery, or two days after the date the notice was postmarked if the notice was sent by certified mail. The Parties may, by ten (10) days prior notice to the other Parties as aforesaid, designate a different address or different addresses to which communications intended for it are to be sent. Each Party's initial address for notices pursuant to this Sectoin 6.10 are:

If to The Lot 1 Owner: Encore CW, LLC
12137 W. 159th Street
Homer Glen, IL 60491

With a copy to: Sosin, Arnold & Schoenbeck, Ltd.
9501 W. 144th Place, Suite 205
Orland Park, IL 60462
Attn: George J. Arnold

If to The Lot 2 Owner: 735 Plainfield Property LLC
2211 N. Elston Avenue, Suite 304
Chicago, IL 60614
Attn: Mitchell Goltz

With a copy to: Northstone Law LLC
1016 W. Jackson Blvd., Suite 509
Chicago, IL 60607

Attn: Animesh K. Ravani, Esq.

If to The Lot 3 Owner: JPMorgan Chase Bank, National Association
1111 Polaris Parkway, Suite 2A
Mail Code OH1-0274
Columbus, OH 43240

With copies to: JPMorgan Chase Bank, National Association
Legal Department
1111 Polaris Parkway, Suite 4P
Mail Code OH1-0152
Columbus, OH 43240
Attn: Real Estate Counsel

Freeborn & Peters, LLP
311 South Wacker Drive, Suite 3000
Chicago, IL 60606
Attn: Michael A. Moynihan

7.11 **Time of Essence**. Time is of the essence in the performance of the terms and conditions of this Agreement.

7.12 **Estoppel Certificate**. Each Party severally covenants that within 15 business days after written request of the other Party, it will from time to time, but not more than twice in any twelve (12) month period, issue to another Party, to a prospective purchaser or lender or to any mortgagee of such Party, an estoppel certificate stating: (i) whether to the best knowledge of the Party to whom the request has been directed, any default of the requesting Party exists under this Agreement and, if there are known defaults, specifying the nature thereof; (ii) whether to its knowledge this Agreement has been modified or amended in any way (or if it has, then stating the nature thereof); (iii) that to the Party's knowledge this Agreement is, as of that date, in full force and effect; and (iv) to the extent a parcel is subject to any of the use restrictions set forth in Section 2.4, whether or not the lease creating such use restrictions remain in full force and effect.

7.13 **Rule of Construction**. The Parties and their counsel have reviewed and negotiated this Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting Party shall not be employed in the interpretation of this Agreement, or any portion hereof, or any exhibits or amendments or agreements supplementary hereto.

7.14 **No Joint Venture**. Nothing contained in this Agreement shall be construed to make the Parties hereto partners or joint venturers or to render any Party liable for the debts or obligations of any other Party, except as this Agreement may expressly provide.

7.15 **Agreement for Benefit of Parties Only**. This Agreement is not intended to and shall not be construed to dedicate any rights or easements to the general public, nor to benefit any third parties which are not either Parties hereto nor their successors or assigns.

7.16 **Right to Enjoin**. In the event of any violation or threatened violation by any Party or occupant of any term, restriction, condition or covenant of the terms of this Agreement, the Party not in violation shall have the right, to seek actual damages or to enjoin such violation or threatened violation in a court of competent jurisdiction.

7.17 **Attorneys Fees**. In the event a Party commences or engages in any legal action or proceeding against the other (including, without limitation, litigation or arbitration, whether in contract, tort or both) arising out of or in connection with this Agreement or the Overall Development or any other aspect of the Overall Development or the development on the Overall Development (including, without limitation, (a) the enforcement or interpretation of either Party's rights or obligations under this Agreement or (b) the declaration of any rights or obligations under this Agreement), the prevailing Party shall be entitled to recover from the non-prevailing Party, the prevailing Party's reasonable attorney's fees, together with any costs and expenses, incurred in any such action or proceeding, including any reasonable attorney's fees, costs, and expenses incurred on collection and on appeal.

7.18 **Arbitration**. Except where another dispute resolution procedure has been specifically provided for in this Agreement (unless such dispute is not resolved using such procedure), any and all disputes, claims, or other controversy arising out of or relating to this Agreement, or the breach thereof, shall be settled by arbitration administered by the American Arbitration Association, and judgment on the award rendered by the arbitrator(s) may be entered in any court of competent jurisdiction. Within fifteen (15) days after any of the Parties hereto shall have notified another that it desires arbitration, the Parties hereto shall attempt to agree upon one arbitrator to conduct the arbitration; if the Parties cannot agree upon one arbitrator within said fifteen-day period, each Party shall select one arbitrator, and the two arbitrators so selected shall select a third arbitrator; and if they cannot agree, the procedures set forth in this Section 6.18 with respect to completing the panel of arbitrators shall apply.

a. If any of the Parties shall fail to make a choice within the time herein provided, then the Party not in default in selecting an arbitrator, may upon five days' notice to the other Party request the presiding judge of the District Court of the United States for the district in which the Overall Development is located acting in his private and non-judicial capacity to choose an arbitrator or arbitrators to fill the vacancy or vacancies. Such judge may thereupon appoint an arbitrator or arbitrators, as the case may be, to complete the panel of three arbitrators. If such judge shall fail or refuse to make such appointment, the arbitrator or arbitrators needed to complete the panel shall be named or appointed in accordance with the prevailing laws applicable to this Agreement.

b. Either the one arbitrator, or the three arbitrators, as the case may be, upon being duly appointed shall investigate the facts and hold hearings at which the Parties hereto may present their evidence and arguments. A decision by the one, or a majority vote of the three arbitrators shall be rendered within sixty (60) days after the date upon which the last arbitrator is appointed. Such decision shall be final and binding on the Parties. If the arbitrator(s) shall fail to render a decision within said period of sixty (60) days, then either Party shall have the right to institute such action or proceeding in such court as such Party shall deem appropriate in the circumstances. Judgment upon the award rendered in such arbitration may be entered by any court having jurisdiction thereof. In determining any question, matter or dispute before them, the

arbitrators shall apply the provisions of this Agreement, without varying therefrom in any respect and shall be without power to add to, modify or change any of said provisions.

c. No Party shall be considered in default hereunder during the pending of arbitration proceedings relating to such default.

d. The arbitrator(s) shall determine in what proportion the Parties hereto shall bear the cost of such arbitration, except that each Party thereto shall pay the fees and expenses of the arbitrator appointed by or on behalf of such Party and one-half of the fees and expenses of the third arbitrator, if any.

7.19 **Waiver of Jury Trial**. Each Party hereby waives trial by jury, to the extent permitted by law, in any action, proceeding or counterclaim brought by a Party against any other Party hereto or any matter whatsoever arising out of or in any way connected with this Agreement, the relationship of the Parties, the use or occupancy of the Parties' respective parcels or any person claiming through or under a Party, any claim of injury or damage, and any emergency or other statutory remedy; provided, however, the foregoing waiver shall not apply to any action for personal injury or property damage.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed and delivered in multiple counterparts, each counterpart being deemed an original, to be effective on the date signed by the last Party to sign hereunder.

[Signature Pages Follow]

Signature Page For The Lot 1 Owner
To Declaration of Operating and Reciprocal Easement Agreement

ENCORE CW, LLC,
a Delaware limited liability company

By:_____

Name:_____

Title:_____

STATE OF _____)
)SS.:
COUNTY OF _____)

On this the _____ day of _____, 20_____, before me, a Notary Public duly authorized in and for the said County in the State aforesaid to take acknowledgments, personally appeared _____, known to me to be the person(s) whose name(s) (is) (are) subscribed to the foregoing instrument and acknowledged having executed the same as a free and voluntary act for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:

_____ _____

Notary Public

Signature Page For The Lot 2 Owner
To Declaration of Operating and Reciprocal Easement Agreement

735 PLAINFIELD PROPERTY LLC,
an Illinois limited liability company

By:_____

Name:_____

Title:_____

STATE OF _____)
)SS.:
COUNTY OF _____)

On this the _____ day of _____, 20_____, before me, a Notary Public duly authorized in and for the said County in the State aforesaid to take acknowledgments, personally appeared _____, known to me to be the person(s) whose name(s) (is) (are) subscribed to the foregoing instrument and acknowledged having executed the same as a free and voluntary act for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:

_____ _____

Notary Public

Signature Page For The Lot 3 Owner
To Declaration of Operating and Reciprocal Easement Agreement

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,
a national banking association

By:_____

Name:_____

Title:_____

STATE OF _____)
)SS.:
COUNTY OF _____)

On this the _____ day of _____, 20_____, before me, a Notary Public duly authorized in and for the said County in the State aforesaid to take acknowledgments, personally appeared _____, known to me to be the person(s) whose name(s) (is) (are) subscribed to the foregoing instrument and acknowledged having executed the same as a free and voluntary act for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:

_____ _____

Notary Public

EXHIBIT A-1
To Declaration of Operating and Reciprocal Easement Agreement
(Legal Description of Lot 1)

EXHIBIT A-2
To Declaration of Operating and Reciprocal Easement Agreement
(Legal Description of Lot 2)

EXHIBIT A-3
To Declaration of Operating and Reciprocal Easement Agreement
(Legal Description of Lot 3)

EXHIBIT B

To Declaration of Operating and Reciprocal Easement Agreement

(Site Plan depicting: (i) Lots, (v) Common Areas [including Interior Drives and Interior Parking Areas], and (vi) Project Sign Easement Areas)

[Site Plan Attached]

EXHIBIT C
To Declaration of Operating and Reciprocal Easement Agreement
(Sign Exhibit)

EXHIBIT D
To Declaration of Operating and Reciprocal Easement Agreement
(Guzman Use Restrictions)

(a) Exclusive Use. Guzman shall have the exclusive right to sell Mexican and Latin cuisine (the "Exclusive Use").

(b) Other Prohibited Uses. theatre, bowling alley, billiard parlor, funeral parlor, night club, or other place of recreation or amusement (such as laser tag or paint ball facilities; miniature or putt-putt golf facilities; go-cart tracks; rock climbing facilities; party, dance, cheer, tumbling, or gymnastics facilities; flea market, industrial manufacturing facility, skating rink, bar, exercise facility; massage parlor (but therapeutic massage is permitted), modeling studio, adult bookstore or other establishment primarily engaged in the business of selling, exhibiting or distributing pornographic or obscene materials or live models or dancers, an amusement arcade or facility providing coin-operated amusement devices, rides, pinball machines, mechanical or electronic games, and/or similar types of equipment or devices, car repair facility, central laundry or dry cleaning plant (other than a dry cleaning drop-off facility which does not use dry cleaning fluids or similar chemicals or substances on site in connection with the dry cleaning of clothes) or any business which creates unreasonably or unusually strong or offensive odors, fumes, emissions or sounds (the "Prohibited Uses")

Village of Willowbrook
Staff Report to the Village Board

Plan Commission Original Public Hearing Dates	February 3, 2021 and March 3, 2021
Village Board Receive Date:	March 22, 2021
Village Board Vote Date:	April 12, 2021
Prepared By:	Ann Choi, Village Planning Consultant
Case Title:	**Zoning Hearing Case No. 21-03:** "735 Plainfield Road PUD" – Planned Unit Development for a car wash, bank with drive-through, and fast food restaurant with drive-through.
Applicant:	GW Property Group, LLC
Property Owner:	Viren-Gill Ltd. (Louis Viren)
Action Requested:	Consideration of a petition requesting approval of a special use permit for a planned unit development, including a financial institution with drive through, fast-food establishment with drive through, and an automobile washing and cleaning facility, including certain relief, exceptions and variations from Title 9 and Title 10 of the Village Code; approval of a Preliminary Plat of Subdivision; and approval of a Preliminary Plat of PUD.
Applicable Regulations:	Comprehensive Plan, Zoning Ordinance, Subdivision Regulations
Location:	735 Plainfield Road, Willowbrook IL 60527
PINs:	09-23-406-003
Existing Zoning:	B-2 Community Shopping
Proposed Zoning:	B-2 Community Shopping with a Special Use for a PUD
Existing Land Use:	Willowbrook Bowl (not currently operational)
Property Size:	2.79 Acres

Surrounding Land Use:

	Use	**Zoning**
North	Chase Bank/Office Buildings	LOP
South	WB Town Center/Lock-Up Storage	B-2
East	TCF Bank & WB Orthodontics	OR
West	WB Town Center	B-2

Necessary Action by Village Board: Consideration of Attached Ordinance.

Documents Attached:

Attachment 1: **"Legal Description"**

Attachment 2: **"Public Hearing Discussion and Summary"** from March 3, 2021 – 12 pages.

Attachment 3: **"Public Hearing Discussion and Summary"** from February 3, 2021 – 6 pages.

Attachment 4: **"Letters in Opposition"** – 2 pages, received after Second Plan Commission/Public Hearing on March 3, 2021.

Attachment 5: **"Public Hearing Notice"** – 3 pages

Attachment 6: **"Preliminary Plat of Subdivision"** as prepared by Compass Surveying Group Ltd., Project No. 20.0006, Sheet 1 of 1, bearing an original date of 01/31/20, and bearing the latest revision date of 03/15/21.

Attachment 7: **"Preliminary Plat of PUD"** as prepared by Kimley-Horn and Associates, Inc., KHA Project No. 168726009, Sheet No. C1.0, bearing an original issue date of 12/15/2020, and bearing the latest revision date of 03/08/21.

Attachment 8: **"Preliminary Engineering Drawings"** as prepared by Kimley-Horn and Associates, Inc., KHA Project No. 168726009, 7 Sheets, bearing an original issue date of 12/15/2020, and bearing the latest revision date of 03/08/21.

Attachment 9: **"Tree Preservation Plan, Landscape Plan and Landscape Notes & Details"** as prepared by Kimley-Horn and Associates, Inc., KHA Project No. 168726009, 3 Sheets, Sheet Nos. L1.0, L2.0 and L3.0, bearing an original issue date of 12/15/2020 and bearing the latest revision date of 03/08/2021.

Attachment 10: **"Photometric Plan"** as prepared by Kimley-Horn and Associates, Inc., KHA Project No. 168726009, Sheet No. E1.0, bearing an original issue date of 12/15/2020, and bearing the latest revision date of 01/21/2021.

Attachment 11: (Car Wash – 18 pages)
"Vacuum Canopy Plans, Elevations, Sections" as prepared by Mark Shively Architecture, Sheet No. A1.1, and bearing a plot date of 03.11.2021.
"Vacuum Canopy Plan Diagram" as prepared by Mark Shively Architecture, Sheet No. A1.2, and bearing a plot date of 03.11.2021.
"Vacuum Vending Enclosure Plans" as prepared by Mark Shively Architecture, Sheet No. A1.3, and bearing a plot date of 03.11.2021.
"Pay Station Elevations" as prepared by Mark Shively Architecture, Sheet No. A1.4, and bearing a plot date of 03.11.2021.
"Car Wash First Floor Plan" as prepared by Mark Shively Architecture, Sheet No. A2.1, and bearing a plot date of 03.11.2021.
"Car Wash Exterior Elevations" as prepared by Mark Shively Architecture, Sheet No. A4.0, and bearing a plot date of 03.11.2021.
"Car Wash Rendering" 1 page, untitled, undated, and provided by GW Properties.
"Sign Package" for Encore Car Wash as prepared by Aurora Sign Co., Drawing No. 210073, 11 pages, and bearing the latest revision date of 03/10/2021.

Attachment 12: (Fast-Food – 5 pages)
"Preliminary Floor Plan" for Fast Food Establishment as prepared by Interplan LLC, Project No. 2020.0919, 1 page, Sheet PFP, and dated 01.20.21.
"Architectural Elevations with Signs" for Fast Food Establishment as prepared by Interplan LLC, 2 pages, and dated 01.20.21.

"Master Sign Key Plan" for Fast Food Establishment – 1 page, undated and provided by GW Properties on January 24, 2021.
"Exterior Perspective" for Fast Food Establishment as prepared by Interplan LLC, 1 page, and dated 01.20.21.

Attachment 13: (Bank – 44 pages)
"Floor Plan" for Chase Bank as prepared by The Architects Partnership, TAP Project No. 17073, 1 page, and dated 01.22.2021.
"Architectural Elevations" for Chase Bank as prepared by The Architects Partnership, TAP Project No. 19108, 2 pages, and dated 1.18.2021.
"Sign Package" for Chase Bank as prepared by Signtech, Drawing No. 18-01613, Project No. CHASE_730_1, 41 pages, bearing an original issue date of 09/14/18, and bearing the latest revision date of 03.11.2021.

Attachment 14: **"Stacking Exhibit"** as prepared by Kimley-Horn and Associates, Inc., KHA Project No. 168726009, 1 Sheet, Sheet EXH, bearing an original issue date of 12/15/2020, and bearing the latest revision date of 01/21/21.

Attachment 15: **"Plainfield Access Exhibit"** as prepared by Kimley-Horn and Associates, Inc., KHA Project No. 168726009, 1 Sheet, Sheet EXH, bearing an original issue date of 12/15/2020, and bearing the latest revision date of 01/21/21.

Attachment 16: **"Traffic Regulation Agreement"** – 10 pages.
Includes **"Traffic Control Plan"** as prepared by Kimley-Horn and Associates, Inc., KHA Project No. 168726009, 9 Sheets, Sheet No. 1 of 1, and bearing an original issue date of 12/15/2020.

Attachment 17: **"Traffic Impact Study"** as prepared by KLOA, 30 pages out of 130 pages, and dated January 20, 2021.

Attachment 18: **"Draft Declaration of Covenants"** – 20 pages.

Attachment 19: (3 pages)
"Market Study Memo" as prepared by GW Properties, 2 pages, dated January 29, 2021.
"Encore Car Wash Market Study Letter" as prepared by encore Car Wash, 1 page, dated 02-24-2021.

Attachment 20: **"Tax Impact Study Memo"** as prepared by GW Properties, 2 pages, dated January 29, 2021.

Attachment 21: **"Standards for Special Use"** – 1 page.

Attachment 22: **"Standards for Planned Unit Developments"** – 2 pages.

Attachment 23: **"Findings of Fact for Planned Unit Developments"** – 1 page.

Attachment 24: **"Village of Willowbrook Review Letter(s)"** – 38 pages (various dates).

Attachment 25: **"GW Properties – Village of Willowbrook Response Letter"** – 8 pages.

Development Proposal

Location & Zoning Request

The subject property is located on the south side of Plainfield Road, between Illinois Route 83 to the west and Adams Street to the east. The site contains about 2.79 acres and is currently improved with one vacant building, formerly occupied by the Willowbrook Bowling Alley. Adjacent developments include Pete's Fresh Market/Willows Shopping Center to the northwest, the existing Chase Bank to the north, Willowbrook Kindercare to the northeast, TCF Bank to the east, and the Willowbrook Town Center ("Town Center") to the west and south. The existing bowling alley building on the subject property has non-conforming setbacks as it is situated at the far southeast end of the lot, proximate to the south and east property lines.

Existing access to the subject property includes one driveway on Plainfield Road and one cross-access driveway along the western property line that connects to the Town Center. Nearly all of the lot is paved with a parking lot. Immediately east of the subject property line is TCF Bank and currently, there is no direct access from the subject property to TCF Bank or to Adams Street, which has a higher elevation than the subject property.

GW Properties, LLC, (the "Applicant") proposes to demolish the existing building and is requesting approval of a special use for the proposed Planned Unit Development (PUD) that includes a car wash, fast-food establishment with drive-through, and a bank with drive-through. The PUD proposal also requests approval of certain relief, exceptions and variations from Title 9 and Title 10 of the Village Code; a Preliminary and Final Plat of Subdivision; and a Preliminary Plat of PUD. The Applicant intends to redevelop the subject property into a three-tenant mixed use development that will include a 5,850 square foot automobile washing and cleaning facility (Encore Car Wash) on the southern portion of the property, a 6,660 square foot financial institution (Chase Bank) with drive-through on the northwest portion of the property, and a 2,830 square foot fast food establishment with drive-through (Guzman Y Gomez) on the northeast portion of the property.

Exhibit 1: Location Map



Exhibit 2: Street View of Subject Property

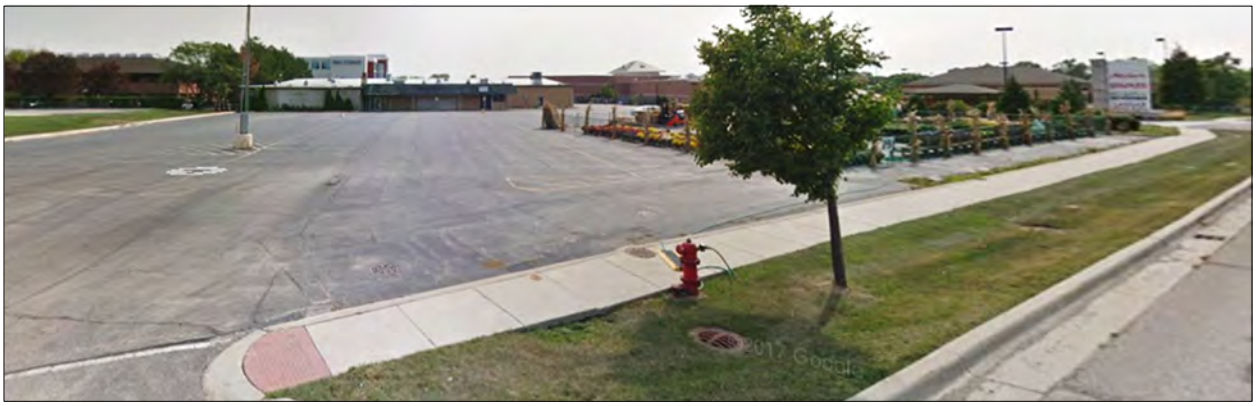
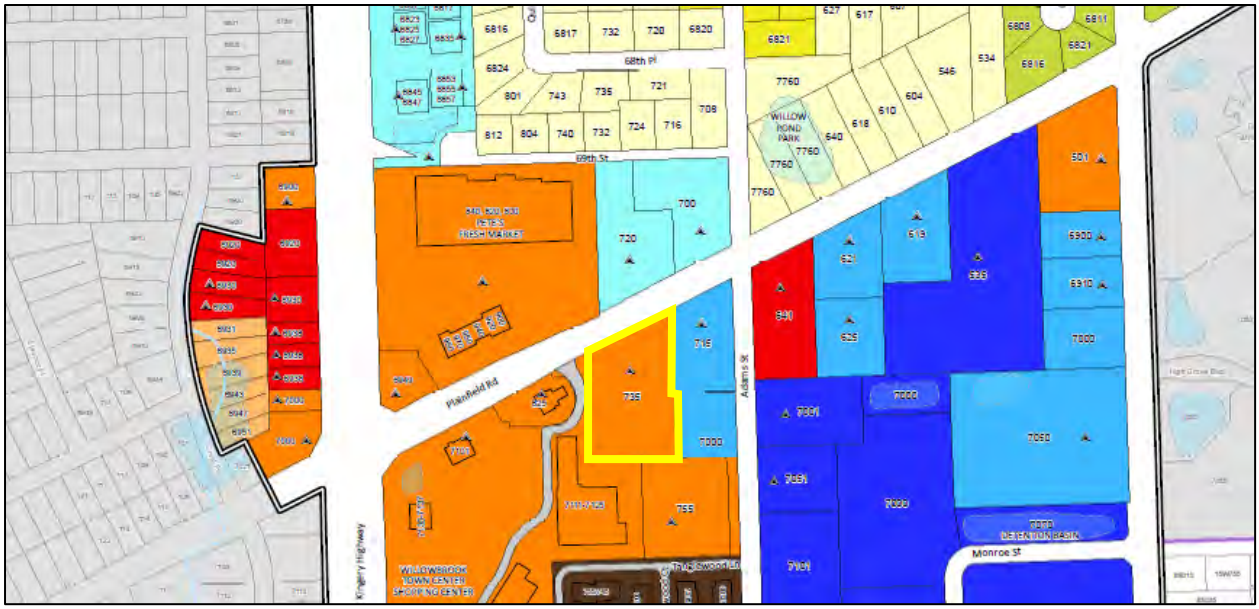


Exhibit 3: Zoning Map (B-2 Community Shopping)



Summary of Requests:

1. Special Use Permit for a Planned Unit Development with an automobile washing and cleaning facility, fast food establishment with drive-through, and a financial institution with drive-through including certain relief, exceptions and waivers from Title 9 and Title 10 of the Village Code.
2. Subdivision of the subject property into three lots.

History/Background

The subject property was developed in 1963 by Louis Viren's Father, Lou Senior, as a bowling alley and restaurant. In 1973, ten years later, eight (8) additional bowling lanes were added towards the west. The property owner, Lou Viren, took over the ownership and operational management in 2003 and has run the business since. The Applicant, GW Properties, has been working with the property owner and the Village on potential redevelopment concepts for the property. The Plan Commission first saw concepts for the subject property in September 2018 for the reuse and repurposing of the existing bowling alley building (now vacant) for an entertainment venue consisting of boutique bowling, laser tag, video arcade and a restaurant bar. The previous concept also included a Chase Bank as an outlot.

Business Narrative

Car Wash

GW Property Group, LLC will be selling Lot 1, the 1.20-acre lot located on the southern end of the subject property, to Encore Car Wash who will be developing the property and operating the car wash. Encore Car Wash is marketed as a high-end, self-service automatic car wash. The owners of Encore Car Wash have experience primarily in the landscape architecture industry, predominantly for single-family homes throughout the country, but are currently developing two other car wash facilities in the Midwest (Plainfield, Illinois and Hammond, Indiana) since they first ventured into the car wash industry approximately two years ago.





Rendering of Encore Car Wash (left) and Photo of Guzman Y Gomez in Naperville, IL (right)

Restaurant with Drive-through

On the northeast corner of the subject property, GW Property Group will own and develop a one-story, approximately 2,830 square-foot, free-standing restaurant with one drive-through lane on the 0.795-acre northeast lot (Lot 2). The fast casual restaurant operator is Guzman Y Gomez, an Australian-licensed, casual-dining restaurant chain that also operates internationally. The franchise specializes in Mexican cuisine dishes such as burritos, fires, nachos, tacos, and other specialty items. The franchise operates internationally in Singapore, Japan, and in January of 2020, opened their first location in the United States in Naperville, Illinois (1519 North Naper Boulevard). An aggressive expansion is currently taking place in the United States, especially in Illinois. Currently there are 135 locations globally. The typical hours of operation at the Naperville location are Mondays – Thursdays from 6am to 10pm, and Fridays – Sundays from 6am to 11pm.

Financial Institution with Drive-Through

Chase Bank wishes to purchase Lot 3, the 0.792-acre parcel located at the northwest portion of the subject property. Chase Bank will be relocating from across the street into a brand new 6,660 square-foot property with three drive-through lanes. Chase Bank will be purchasing their portion of the property from GW Property Group, LLC and self-developing their new branch. The Chase Bank located across the street is currently open on Mondays – Fridays from 9am to 5pm, on Saturdays from 9am to 2pm, and are closed on Sundays.

Staff Analysis

Comprehensive Plan/Appropriateness of Use

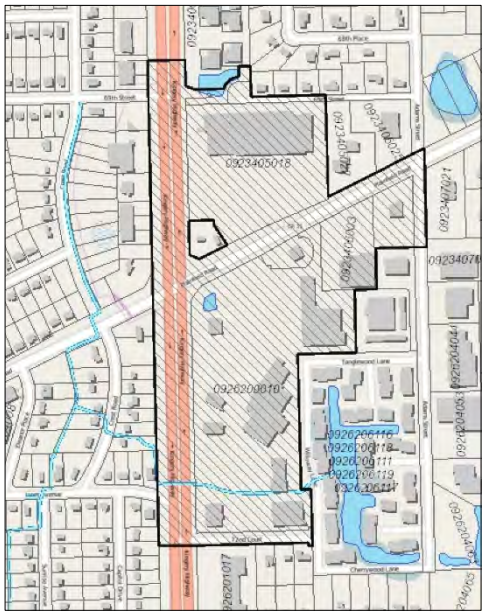
Adjacent to one of the major commercial intersections in the Village, the Comprehensive Plan designates this property as “Community Commercial”. The Comprehensive Plan includes several pages of development objectives and design guidelines that have been incorporated into the proposed project including the attention to landscaping, signage, pedestrian connection, and façade materials. Conformance with relevant development and design policies and parameters are listed below. Community Commercial areas are intended to provide a full range of retail and service uses in the community with emphasis on community

convenience related goods and services. The proposed development presents some challenges as the site will need to accommodate three high intensity uses on less than three acres. A traffic study has been provided and is discussed in more detail in the Traffic and Circulation section of this staff report. The subject property is zoned B-2 Community Shopping and is within the Route 83/Plainfield Road Business District. The proposed B-2 zoning complies with the Comprehensive Plan. The financial institution is a permitted use, the fast food establishment and automobile washing and cleaning facility are permitted as special uses in the B-2 Community Shopping District. There are also two drive-throughs proposed which are also allowed as special uses for permitted uses, in the B-2 Community Shopping District. Although the B-2 Community Shopping District is typically geared more towards retail uses and the three proposed uses will not generate retail sales tax revenue for the Village, the Village will benefit from a places of eating tax from the proposed fast food establishment with drive-through. The proposed uses will also occupy a key vacancy along Plainfield Road. The bank and the car wash may bring additional foot traffic and consumers to the adjacent shopping center and surrounding area.

Commercial Development Policies

The proposed redevelopment of the Willowbrook Bowling Alley into a planned unit development is consistent with the development policies set forth in the Comprehensive Plan. The existing site will be improved and upgraded with a bank, a fast food establishment and a car wash. Improvements to overall access, parking and landscaping are proposed through the relocation of the existing driveway long Plainfield Road, the proposed relocation of the shared access driveway between the subject property and the Town Center, and the incorporation of a dedicated left-turn lane into the subject property within the existing Town Center drive. A future shared access drive is also proposed between the subject property and the lot to the east. These measures have been taken to reduce the negative impacts on adjacent land uses. The proposed uses have also been sized and located to serve specific needs within the community and are clustered in small groupings with some shared parking areas, and an internal access drive serving all three proposed lots. The overall image and appearance of the now vacant lot will be upgraded and improved through new commercial area lighting, landscaping, signage, and new pedestrian connections.

Route 83/Plainfield Road Business District



The Route 83/Plainfield Road Business District Plan is generally bounded by 69th Street to the north, 72nd Court to the south, Illinois Route 83 to the west, and Adams Street and Willow Way Lane to the east. The Route 83/Plainfield Road Business District Plan was created in 2016 to serve as a funding mechanism for required off-site improvements, including necessary traffic improvements, for commercial properties located near Illinois Route 83 and Plainfield Road. These commercial properties were faced with challenges in finalizing their re-development project plans given the high cost of these off-site improvements. It was agreed that a public subsidy was warranted and resulted in the creation of a new Business District Sales Tax to fund these subsidies. The sales tax rate within the boundaries of the Route 83/Plainfield Road Business District was established at a 1% increase over those properties located beyond the boundaries of the Business District Plan. This 1% sales tax increment is collected from the state, forwarded to the Village, and deposited into a separate Village fund. Eligible project expenses are reimbursed to the developers from this fund to offset extraordinary development costs. The development may be subject to the 1% Business District Tax of 1%. A more detailed discussion of the taxes that would be generated in included in the Tax Impact Study Memo, **Attachment 20**, and is included in the Market and Tax Impact Studies Section

of the staff report. It should also be noted that the Applicant has not requested any assistance to offset their development costs.

Relief and Waivers Requested

PUDs may depart from the strict conformance with the required density, dimension, area, height, bulk and other regulations for the underlying zoning district and other provisions of the Zoning Ordinance to the extent specified in the preliminary plat and document authorizing the PUD so long as it will not be detrimental to or endanger the public health, safety, and general welfare, except that there are no exceptions for complying with seven (7) of the twelve (12) PUD Standards. The departures are identified as "waivers" and outlined in any approving ordinance. In order to maintain compliance with the Village Zoning Code, this PUD amendment and plat of subdivision require certain relief, exceptions, and waivers as outlined in the "Certain Relief Waivers Requested" in the last section of the staff report. The project as proposed includes nearly 60 waivers, which may be an indication that the site may not accommodate a combination of uses of this intensity.

Bulk Regulations

The subject property is zoned B-2; however, PUDs can allow for flexibility to the bulk requirements if authorized by the Village. A detailed discussion of important bulk exceptions and variations is provided below.

Table 1: B-2 Zoning District Bulk Regulations

Item	Code Section	Code Requirement	Proposed Lot 1 Car Wash	Proposed Lot 2 Restaurant	Proposed Lot 3 Bank	Departure
Min. Lot Area	**9-6B-3(A)**	**Lot 1 – 1 acre Lot 2 – 2 acres Lot 3 – 2 acres**	1.2 acres	**0.795 acres**	**0.792 acres**	**Yes – Lots 2 and 3**
Min. Lot Width	**9-6B-3(C)2**	Restaurants: 200' (Lot 2) Other uses: 150' (Lots 1 & 3)	289.86'	**122.7'**	161.3'	**Yes – Lot 2**
Min. Lot Depth	**9-6B-3(D)**	**200'**	**180.3'**	279.8'	212.7'	**Yes – Lot 1**
Min. Front Yard Setback (Plainfield Road)	**9-6B-3(E)1**	**60'**	**9.7' (detached canopy) 13' (vertical canopy support)**	116.6'	71.8'	**Yes – Lot 1**
Min. Interior Side Yard Setback	**9-6B-3(E)2**	**30'**	54.4' (west) 70.5' (east)	55.9' (west) **15.5' (east)**	74.5' (west) **7' (east)**	**Yes – Lot 2 and 3**
Min. Rear Yard Setback (south lot line)	**9-6B-3(E)4**	40'	**0.8' (detached canopy) 2.2' (vertical canopy support)**	82.4'	62.7'	**Yes – Lot 1**
Max. Lot Coverage	**9-6B-3(F)**	**50%**	14.3%	9.2%	20.9%	None
Max. Height	**9-6B-3(G)**	**30'**	**40'**	28'	21'-6"	**Yes – Lot 1**
Max. Floor Area Ratio	9-6B-3(H)	0.30	0.112	0.082	0.193	None

1. **Height**. Maximum height in a B-2 district is thirty feet (30'). The proposed car wash building on Lot 1 has a maximum height of forty feet (40'), which is to the peak of the proposed water tower architectural feature. The proposed fast food establishment on Lot 2 has a maximum height of twenty-eight feet (28') and the proposed bank on Lot 3 has a maximum height of twenty-one feet six inches (21'-6").
2. **Yards.** Per Section 9-13-6(F) Standards for a PUD, Yards, building setbacks are required to be equal to the required setback of the adjoining zoning district, and not less than the height of the building (shown in the 4th column in the table below). The required and proposed minimum setbacks are shown in the table below. The number of building proposed on the overall site limits the placements of buildings on the subject property, so setback relief from the interior side yard requirements are being requested for Lots 2 and 3.

Table 2

Yard	Description	Zoning Ordinance	Based on Height	Minimum Provided*			Departure
				Lot 1	Lot 2	Lot 3	
Front	Varies	60' front yard setback (and 100' specific setback)	Lot 1 is 40' Lot 2 is 28' Lot 3 is 21'-6"	85.4'	116.6'	71.8	None
Interior Side (east)	OR district to the east	20'		70.5'	**15.5'**	**7'**	**Yes – Lots 2 & 3**
Interior Side (west)	B-2 district to the west	30'		54.4'	59.9'	74.5'	None
Rear	B-2 district to the west	30'		58.9'	82.4'	62.7'	None

** Numbers represent minimums based on proposed design, not "build to" setbacks.*

3. **Parking Area/Pavement Setbacks.** Parking area/pavement setbacks are regulated in the Off-Street Parking Section of the Zoning Ordinance under Section 9-10-5(G). The required and proposed minimum setbacks are shown in the table below.

Table 3

Yard	Description	Zoning Ordinance	Minimum Provided*			Departure
			Lot 1	Lot 2	Lot 3	
Front	From Plainfield Road	25'	NA	**24'**	**24'**	**Yes – Lots 2 & 3**
Front	Between Lot 1 and Lots 2 & 3	15'	**Zero feet**	NA	NA	**Yes – Lot 1**
Interior Side	Varies	10'	**4.4' (west) 5' (east)**	**Zero feet (west) 2.4' (east)**	**8.5' (west) Zero feet (east)**	**Yes**
Rear	Varies	10'	**5'**	**Zero feet**	**Zero feet**	**Yes**

4. **Foundation Setbacks.** Section 9-14-2(D)2(c)4 of the Zoning Ordinance requires a minimum foundation landscape width of seven feet (7'). A few areas meet this requirement around the buildings, excluding areas along the north building facade of the car wash where a detached canopy is located close to the building's north wall and would therefore hinder the growth of any foundation plantings in that area; along the south and west building facades of the proposed fast food

establishment; and along the west, north and east building facades of the proposed bank. **Waivers from the code section are being requested as part of the PUD.**

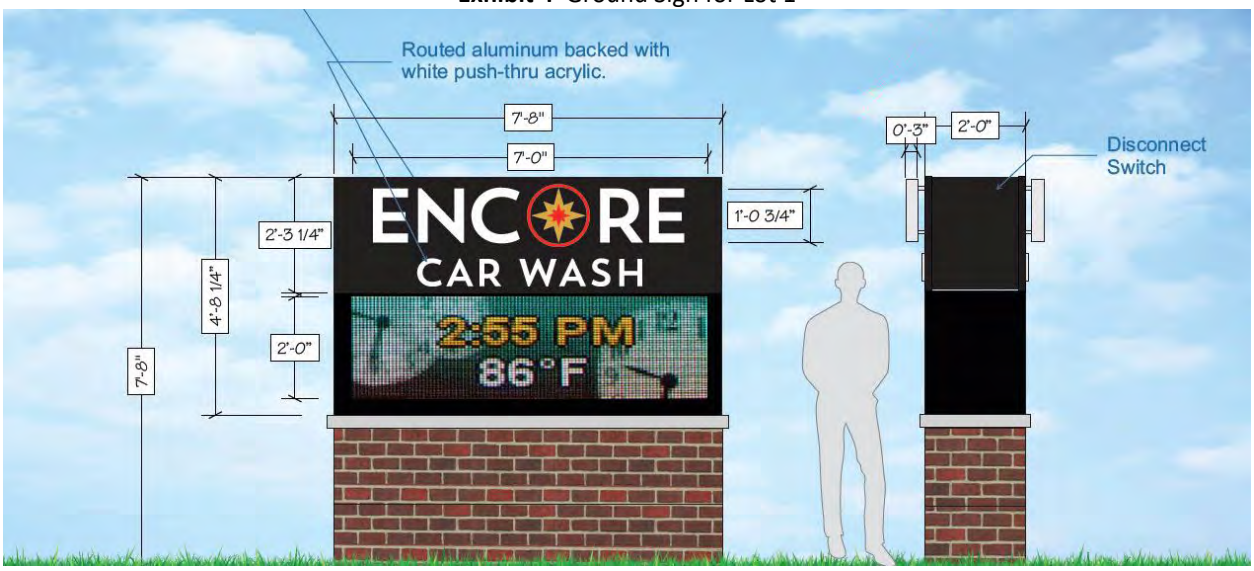
Signage
Signage variations are not allowed under the existing B-2 zoning district, and although relief is possible through a PUD, it is generally supported only to the extent needed to adequately promote the proposed business. On-going discussions about signage on this property have resulted in improvements. The requested waivers to allow the prohibited roof signs, digital sign, as well as the number of waivers from the total permitted sign surface area, location, and number of signs, were evaluated by the Plan Commission.

Wall Signs
Wall signs are generally limited by the sum of all gross square foot measurements; meaning the height and width dimensions used are to the farthest edges of the sign, which includes "dead" space. The use of capital letters in signs or graphics (such as the Encore Car Wash roof signs) that extend beyond letters can limit overall signage based on the "gross square footage" calculation. As part of a PUD, however, signage can be evaluated as to the quality of its design and whether it is effectively incorporated into the building's architecture. Staff has evaluated wall signage as can be seen in the elevation drawings and generally finds the appearance to be acceptable; however, a number of waivers are requested because the sign surface area of the proposed signs do not meet the code requirements.



<u>Lot 1 Encore Car Wash</u>
Lot 1 is permitted to have a maximum sign surface area of three hundred fifty square feet (350 SF). Since roof signs and digital signs are prohibited by code, the Applicant is requesting waivers to permit a total of three (3) roof signs, which will be composed of individual illuminated channel letters mounted to the top of the pay canopy and the raceways of the vacuum station canopies. The Applicant is also requesting a waiver from the Sign Ordinance to allow digital messaging on the proposed freestanding sign located near the shared driveway with the Town Center. The proposed freestanding sign incorporates digital technology, which is currently not allowed by the Zoning Ordinance. The Applicant would like to incorporate this technology as part of their PUD consideration, much like the Willowbrook Square shopping center, approved for a digital sign on 63rd Street west of Route 83 and for Pete's Fresh Market. Similar to these approvals, language will be incorporated into the ordinance that will restrict brightness, how messages are displayed, and the length of time required between changing messages. These include restrictions that permit only static messages (no animation of any kind), and dwell time that will be consistent with whatever provision is in place at the time a recommendation is forwarded to the Village Board.

Exhibit 4 Ground Sign for Lot 1



As part of their recommendation to the Village Board during the March 3, 2021 Plan Commission meeting, the Plan Commission added a condition that requires the Applicant to incorporate brick in keeping with the principal structure as part of the proposed ground sign. **Exhibit 4** reflects the modification of the proposed ground sign for Lot 1.

The following waivers from the Sign Ordinance are requested for Lot 1:

1. That Section 9-11-4(R), Prohibited Signs, Multiple Message, Digital, Dynamic and/or Video Display Signs, be varied to permit the digital displays on the ground sign located near the shared access driveway with the Willowbrook Town Center, as shown in the elevations.
2. That Section 9-11-6(L), Signs, Exemptions, be varied to permit in increase in the permitted sign surface area for private traffic direction signs from four (4) square feet to eleven and eleven hundredths square feet (11.11 SF) for the private traffic direction sign (illuminated exit indicator sign) located at the end of the car wash tunnel and to twelve square feet (12 SF) for each of the three private traffic direction signs located at the entrance and exits of the vacuum station parking lot.
3. That Section 9-11-12(B)1(a), Sign Surface Area, Number and Height Limitations, Business Districts, be varied to permit an increase in the maximum total sign surface area from three hundred fifty square feet (350 SF) to three hundred ninety-nine and one tenths square feet (399.11 SF) for the following signs: one (1) freestanding sign proposed at the northwest corner of the lot, one (1) wall sign proposed on the north building facade, and three (3) roof signs proposed on each of the three detached canopies, as shown in the sign package.
4. ~~That Section 9-11-12(B)1(d)1, Freestanding Sign Or Ground Sign Permitted, be varied to eliminate the requirement that signs must contain brick or other similar material in keeping with the design of the principal structure.~~
5. That Section 9-11-11(B)2 “Sign Location”, be varied to allow building mounted sign to extend higher than one foot (1') below the top line of the face of the building and exceed a height of twenty feet (20’) for the signage on the north elevation of the automobile washing and cleaning facility.

Exhibit 5 Wall Sign

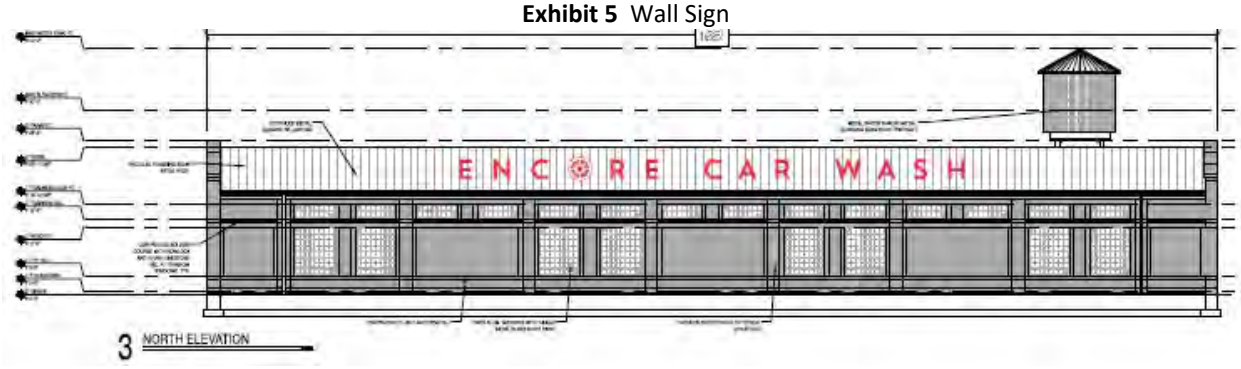
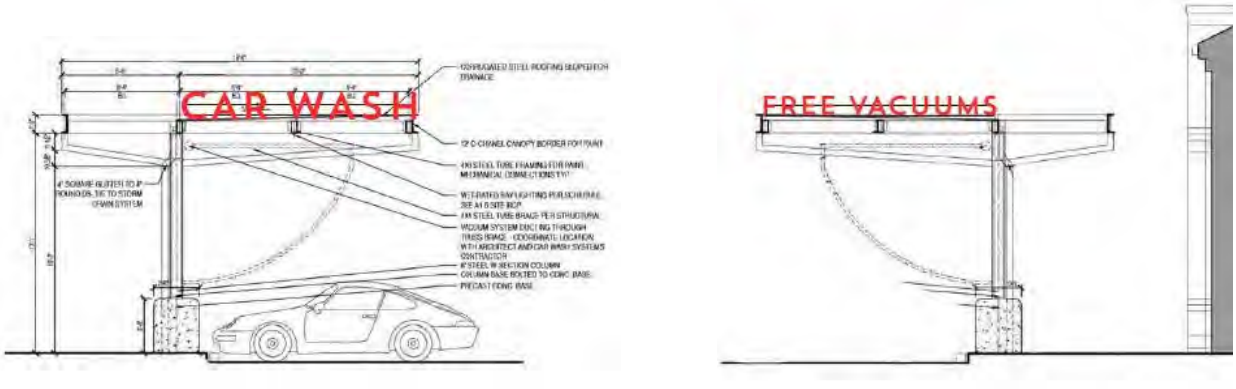


Exhibit 6 Proposed Roof Signs





Three (3) roof signs are proposed. From left to right: Sign E.3, Sign E.4 and Sign E.2.

Table 4 Signage Summary for Lot 1

Proposed Signs for Lot 1 (Encore Car Wash)				
Sign	**Description**	**Location**	**Size**	**Comments**
Sign E.1 Wall Sign (1)	Individual illuminated channel letters flush mounted to wall.	Along the lower pitch of roof on the north building façade.	262.83 SF	• Waiver reasonable given location – rear of the site and not highly visible from Plainfield Rd.
Signs E.2, E.3, E.4 Roof Signs (3)	Individual illuminated channel letters flush mounted to raceway.	On detached canopies over the vacuum stations and pay canopy.	E.2: 29.81 SF E.3: 20.31 SF E.4: 14.22 SF	• Roof signs are prohibited by code. • Waiver is reasonable given location – rear of the site and not highly visible from Plainfield Rd.
Sign E.5 Freestanding Sign (1)	Double faced illuminated sign with digital messaging.	Near Town Center Drive; proximate to existing ground sign for The Lock Up storage facility.	71.84 SF	• Digital signs are prohibited by code. • Waiver required – sign does not contain brick or material in keeping with principal structure. • Waiver is reasonable given other PUDs were granted digital signs.
Total Sign Surface Area Requested		399.10 SF		
Total Sign Surface Area Allowed		350 SF		
Excess Wall Signage		**49.1 SF**		

In the previous proposal, the Applicant had requested a total sign surface area of six hundred ninety-four square feet (694.1 SF). The Applicant has eliminated the two painted signs on the east and west building facades, reduced the height of the freestanding ground sign from ten feet (10') to eight feet (8'), and has reduced the sign surface area to three hundred ninety-nine and one tenths square feet (394.1 SF), which is an excess of forty-nine and one tenths (49.1 SF) over the maximum sign surface area allowed for Lot 1, or a 14% increase over the maximum allowable sign surface area. The waiver for sign surface area appears reasonable given the car wash's location at the rear of the site and its reduced visibility from Plainfield Road.

Lot 2 Guzman Y Gomez

Staff reassessed how the total sign surface area was calculated to align more closely with how sign surface area was calculated in other planned unit developments (PUDs) in Willowbrook. Staff consulted with the building department and it was determined that Lot 2 could be considered an outlot within a three-lot PUD. Therefore, the sign surface area was calculated based on the definition of "Business Site Frontage" per Section 9-2-2, under "(B) Shopping centers, outparcels and single-story multi-tenant commercial building". Under this definition, if the primary facade is visible from a public or private street, customer parking area or site access, not including service drives or areas meant for deliveries or loading/unloading facilities, then that length of facade may also be counted towards business site frontage. Under this definition, Staff has determined that Lot 2 is permitted to have a maximum sign surface area of three hundred two and five tenths square feet (302.5 SF). Under Section 9-11-12(B)1(b), one wall sign is permitted indicating only the business name and address, the major enterprise or the principal product offered for sale on the premises or a combination of these. Under 9-11-12(B)1(b)2, one wall sign shall be permitted for each facade with "business site frontage", such signs to be distributed such that no more than three (3) signs are erected on any one facade and have a minimum separation distance upon the building facade equal to or greater than twenty percent (20%) of the linear dimension of the business site frontage and further provided that the total sign surface area of all signs shall not exceed the total sign surface area permitted under subsection (B)1(a) of this section. Staff has determined that Lot 2 is permitted to have a maximum of four (4) wall signs. The

Applicant is proposing a total of five (5) wall signs, which will be composed of a combination of UL listed channel letters and circular logos mounted to each building façade with the exception of the south building façade.

Exhibit 7 Wall Signs on West Elevation



Exhibit 8 Wall Sign on East Elevation

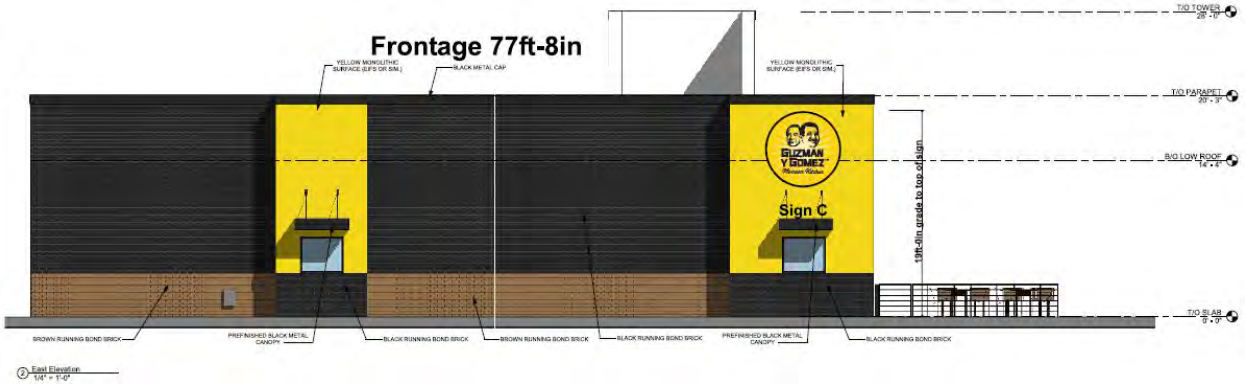
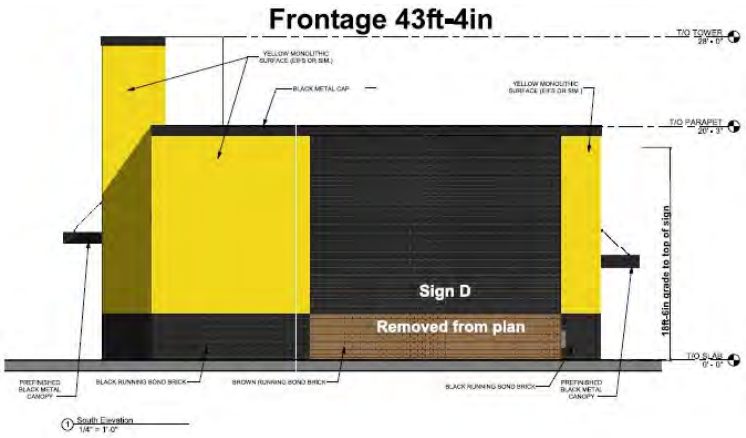


Exhibit 9 Wall Sign on North Elevation

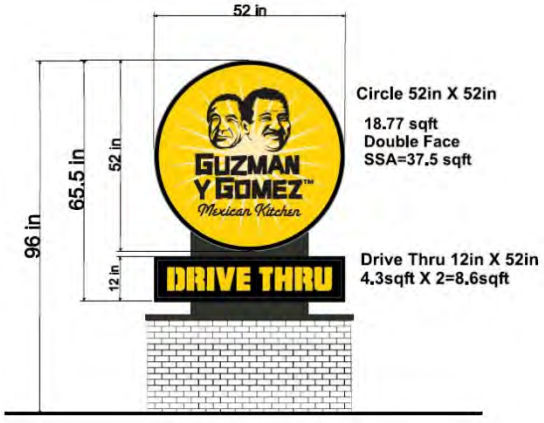


Exhibit 10 Wall Sign on South Elevation



Under Section 9-11-12(B)1(d)4, freestanding or ground signs cannot contain any advertisement other than the identity of the business located therein. Therefore the freestanding sign is required to be on its own lot, and Staff had previously suggested a location closer to the Plainfield Road access drive. In response, the Applicant has relocated the freestanding sign to the west of the Plainfield Road driveway. The Applicant has also reduced the height of the freestanding sign to eight feet (8'). The total sign surface area of the freestanding sign is forty-seven and thirty-one tenths square feet (47.31 SF) including both faces and the "Drive-Thru" copy. Because the proposed ground sign no longer exceeds eight feet (8') in height, there was no deduction taken from the total sign surface area for the excess height.

Exhibit 11 Freestanding Sign for Lot 2



The following waivers from the Sign Ordinance are requested for Lot 2:

1. That Section 9-11-12(B)1, Sign Surface Area, Number and Height Limitations, Business Districts, be varied to permit an increase in the total sign surface area from three hundred two and five tenths square feet (302.5 SF) to three hundred seven and forty-three hundredths square feet (307.43 SF), to permit an increase in the maximum number of wall signs from four (4) wall signs to five (5) wall signs, to permit building mounted signage to exceed a height of twenty feet (20') for the wall signs on the north and west building elevations, and to permit a reduction in the minimum separation distance between wall signs on the north building facade to less than 20% of the linear dimension of the business site frontage, in accordance with the building elevations.

Table 5 Signage Summary for Lot 2

Proposed Signs for Lot 2 (Guzman Y Gomez)				
Sign	**Description**	**Location**	**Size**	**Comments**
Signs A and F Wall Sign (2)	UL Listed channel letters.	On north and west building facades.	A: 44.72 SF F: 71.88 SF	• Min. separation distance lower than permitted by code.
Signs B, C & E Wall Signs (3)	Illuminated logo plex face/LED internal illumination	On north, east, and west building facades.	B: 47.84 SF C: 47.84 SF E: 47.84 SF	• B & E are located at a height higher than allowed by code. • Waiver reasonable given they are located on the taller "tower" elements.
Sign G Freestanding Sign (1)	8' tall, double-faced with a brick base.	On west side of Plainfield Road driveway	G: 47.31 SF	• "Drive-Thru" copy is counted towards the total SSA (not SSA for private traffic direction signs.)
Total Sign Surface Area Requested		307.43 SF		
Total Sign Surface Area Allowed		302.5 SF		
Excess Wall Signage		**4.93 SF**		
Number of Wall Signs Requested		5		
Number of Wall Signs Allowed		4		

The Applicant has since revised the sign package for Lot 2 and reduced the proposed total sign surface area from three hundred eighty-four and four tenths square feet (383.4 SF) to three hundred seven and forty-three hundredths square feet (307.43 SF). The Applicant has also eliminated one (1) wall sign from the south elevation and reduced the height of the ground sign to eight feet (8').

Lot 3 Chase Bank

Under the same logic applicable to Lot 2, Staff reassessed how the total sign surface area was calculated to align more closely with how sign surface area was calculated in other planned unit developments (PUDs) in Willowbrook. Based on "Business Site Frontage" of three hundred twenty-eight and eighty-two hundredths linear feet (328.82'), the sign surface area is four hundred eleven and three hundredths square feet (411.03 SF). However, under Section 9-11-12(B)1(a), the total sign surface area has a cap of three hundred fifty square feet (350 SF). Staff has also determined that Lot 3 is permitted to have a maximum of four (4) wall signs. The Applicant is proposing a total of three (3) wall signs, which will be composed of a combination of illuminated letters and Chase logos mounted to each building façade with the exception of the south building façade. The following elevations are included as **Attachment 13** of the staff report.

Exhibit 12 Wall Sign on West Elevation

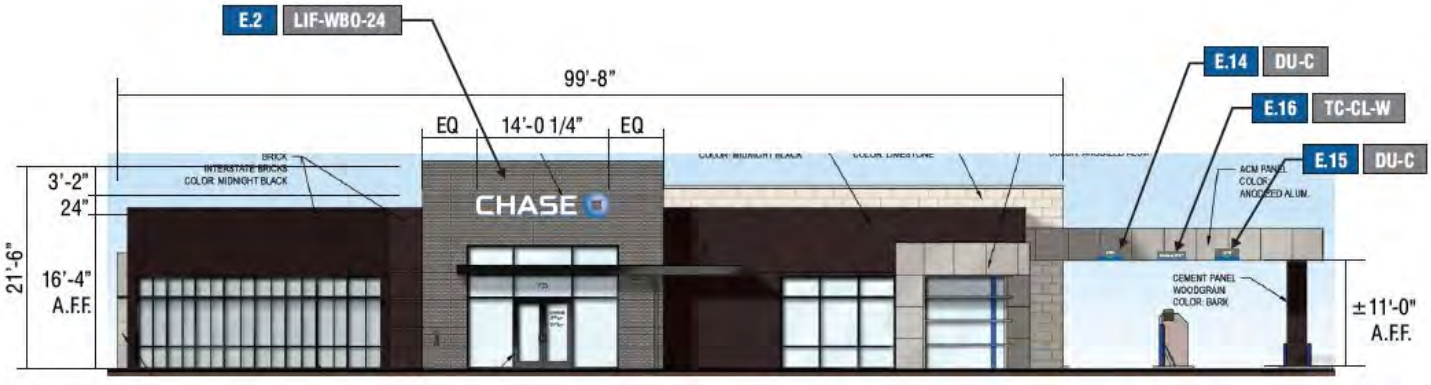


Exhibit 13 Wall Sign on East, North and South Elevations

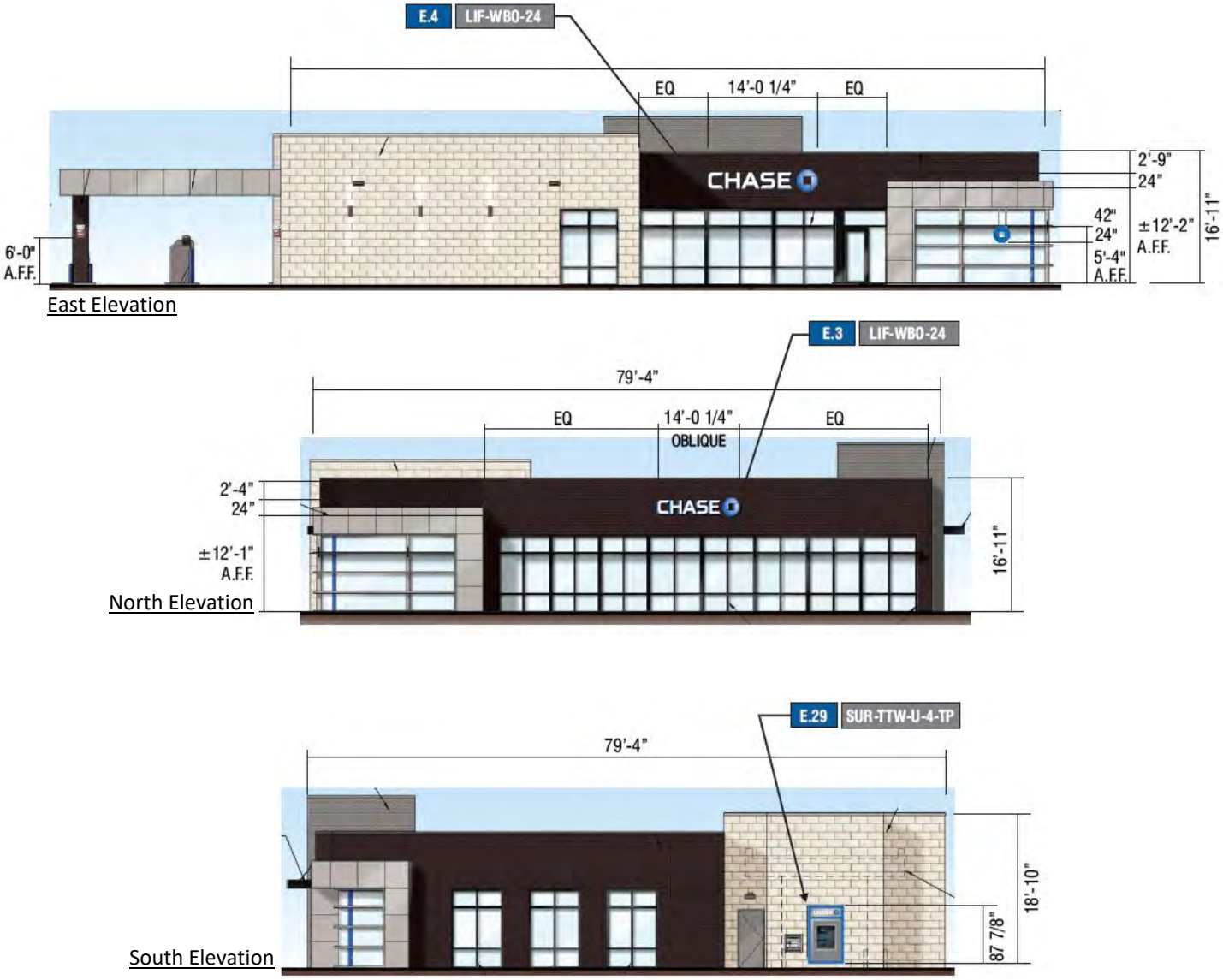
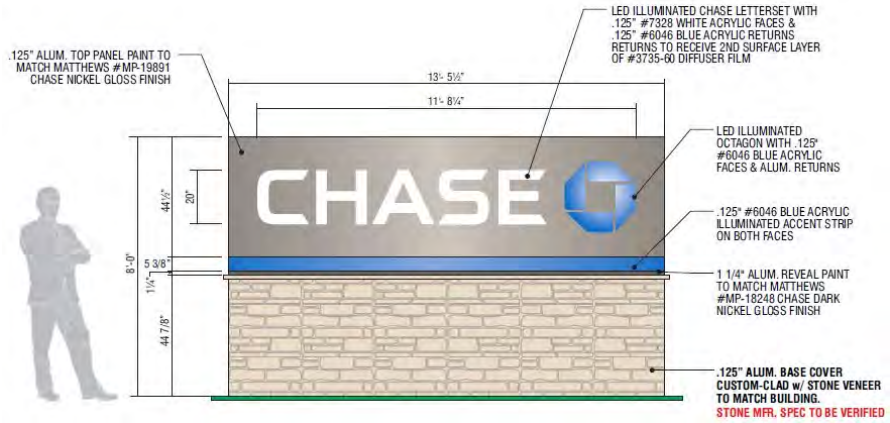


Exhibit 14 Freestanding Sign for Lot 3



The Applicant is proposing a total sign surface area of two hundred twenty-five and thirty-eight hundredths square feet (225.38 SF) and is proposing one less wall sign than is permitted. The Applicant has therefore met the requirements of total sign surface area from the proposed freestanding sign and wall signs, but is requesting the following waivers from the Sign Ordinance for the ATM signs, illuminated window sign, and private traffic direction signs:

1. That Section 9-11-6(L), Signs, Exemptions, be varied to permit in increase in the permitted sign surface area for private traffic direction signs from four (4) square feet to four and sixty-two hundredths square feet (4.62 SF) for the private traffic direction sign located to the southwest of the building.
2. That Section 9-11-5(E)2, Illuminated Window Signs, be varied to permit an increase in the maximum sign surface area for an illuminated window sign for the Chase ATM located in the vestibule of the west building facade from four square feet (4 SF) to eight and thirty-four hundredths square feet (8.34 SF).
3. That Section 9-11-6(M), Exemptions, ATM Signs, be varied to permit an increase in the maximum sign surface area from four square feet (4 SF) to eight and thirty-four hundredths square feet (8.34 SF).

Table 6 Signage Summary for Lot 3

Proposed Signs for Lot 3 (Chase Bank)				
Sign	**Description**	**Location**	**Size**	**Comments**
Signs E.2, E.3 and E.4 Wall Signs (3)	24" White Channel Letters and Logo	On north, east, and west building facades.	E.2: 36.9 SF E.3: 36.9 SF E.4: 36.9 SF	
Signs I.30 and I.45 Window Signs (2)	Universal Thin-Profile ATM Surround and Illuminated Interior Blue Octagon Ceiling-Hung	In vestibule of west building façade and in window of east building façade.	I.30: 8.34 SF I.45: 4 SF	• Waiver for Sign I.30 reasonable given they are located within the building and serves as an ATM sign.
Sign E.1 Freestanding Sign (1)	8' tall, double-faced with a brick base.	Proposed on northwest corner of Lot 3	E.1 114.68 SF	
Total Sign Surface Area Requested		225.38 SF		
Total Sign Surface Area Allowed		350 SF		
Balance of Wall Signage		**124.62 SF**		
Number of Wall Signs Requested		3		
Number of Wall Signs Allowed		4		

As part of their recommendation to the Village Board during the March 3, 2021 Plan Commission meeting, the Plan Commission added a condition that requires the Applicant to relocate the proposed pylon/ground sign five to ten feet (5'-10') further into the site to improve sight lines. The site plan reflects the modification of the proposed ground sign for Lot 3. Please note that Staff anticipates that the Applicant will propose a total sign surface are closer to the total allowable sign surface area of three hundred square feet (350 SF).

Parking, Site Access & Circulation

The subject property is currently served by an existing eastbound right-in, right-out only access along Plainfield Road. The proposed development proposes constructing a new access driveway in the approximate location of the existing access driveway and to maintain this right-in/right-out access. This access has been shifted approximately twenty feet to the east to better align with the flow of traffic from the fast food establishment's drive-through.

A two-way internal driveway runs between each of the three proposed lots and provides the main circulation through the subject property. There is also a shared driveway between the subject property and the Town Center along the western portion of the subject property. The proposed site plan requires the relocation of

this existing driveway between the two properties to be shifted slightly to the south more than twenty feet (20'). The proposed site plan also incorporates a dedicated left turn lane from the existing Town Center drive aisle for vehicles turning into the subject property from Plainfield Road. The proposed site plan as included in **Attachment 7** indicates sufficient parking with a total of one hundred five (102) parking spaces, including five (5) parallel employee parking spaces and six (6) accessible spaces. The parking requirement is fifty-four (54) parking spaces.

Bank

The bank is located on Lot 3 towards the northwest portion of the site. Two drive-through lanes are proposed along the south wall of the bank building and an additional bypass lane. The bank provides a total of thirty (30) parking spaces (including two handicap accessible spaces) and is accessible via the right-in/right-out driveway on Plainfield Road, where vehicles would travel in a clockwise rotation around the bank building. The bank is also accessible via the existing shared driveway between the Town Center and the subject property. The Traffic Impact Study (TIS) has indicated that approximately three to four vehicles will be accommodated within each of the drive-through lanes without blocking the access drives or internal circulation, and that this should be sufficient to accommodate the peak demand of the proposed bank. The TIS also included a recommendation that exiting movements from the drive-throughs should be under stop sign control, which has been included as a condition of approval.

Fast Food Establishment

The proposed restaurant and drive-through is located on Lot 2 and the drive-through facility for the proposed quick-serve restaurant will extend along the west side of the building. Vehicles will enter through the Plainfield Road driveway and make an immediate right turn and then an immediate left turn to either park the car in the restaurant's parking lot or drive through the parking lot to enter the single-lane drive-through. A separate by-pass lane is not proposed. A secondary path of travel is provided by the existing cross access driveway between the Town Center and the subject property, and via the internal drive aisle between all three uses. Vehicles will approach the menu/order board to place their order and then pick up items before exiting the drive-through. After exiting the drive-through, the vehicles will resume straight out to the Plainfield Road driveway. The restaurant provides a total of thirty-one (31) parking spaces including two (2) handicap accessible spaces. (Three of the bank's parking spaces will be donated to the restaurant to meet the parking requirement.) Approximately eleven (11) vehicles can be accommodated within the drive-through lane without blocking the access drives or internal circulations. The TIS has determined that the stacking area will be sufficient to accommodate the peak demand of the proposed fast food establishment.

Car Wash

The single-lane automatic car wash tunnel will be an exterior-only car wash system and will have a clockwise rotation around Lot 3. The entrance to the car wash drive-through system is located at the southeast portion of Lot 1. Patrons to the car wash will enter from the Town Center driveway and vehicles will proceed east through the internal driveway that runs between each of the three proposed lots. Vehicles will then make two right turns (south) to enter the car wash drive aisle that leads patrons directly to the vacuum stations/parking lot that provide a total of forty-one (41) parking spaces (includes two (2) handicap accessible spaces and five (5) parallel employee parking spaces), or vehicles can proceed forward to three queue lanes that lead to the entrance of the car wash tunnel. At the entrance to the car wash tunnel, the driver will remain in the vehicle and the car wash will automatically pull the vehicle through the tunnel.

After exiting the tunnel, the vehicles will turn west and then either proceed straight to the vacuum positions and then exit the car wash by making a left-turn back to the Town Center driveway. If patrons of the car wash wish to use the bank or the restaurant, vehicles can make a right-turn out into the internal driveway.

There is stacking for approximately thirty (30) vehicles to queue before cars exit onto the internal drive aisle. Based on the experience with similar car washes, the TIS has determined that the proposed site plan provides for efficient circulation and adequate stacking for the proposed car wash.

Willowbrook Town Center with Internal Access Drive
The TIS has revealed that when a southbound exclusive left-turn lane is not provided at the access drive, the results of a simulation that was conducted indicate that vehicles are queueing back toward Plainfield Road, especially during the weekday evening and Saturday midday peak hours. Therefore, the TIS recommends the provision of an exclusive southbound left-turn lane to keep the southbound through lane clear and minimize the queueing back toward Plainfield Road. In addition, "Do Not Block Intersection" signage was recommended to prevent vehicles from blocking the access drive. The proposed site plan incorporates both of these recommendations.

Cross Access Agreements and Amendment to the Town Center PUD
The relocation of the existing driveway between the subject property and the Town center will require an amendment of the recorded plat for the Town Center PUD. The Applicant would be required to seek authorization from the Town Center to amend the Town Center PUD and the existing development agreement between the Town Center and the Village of Willowbrook as a condition of approval. Representatives of GW Properties indicated they had met with the Harlem Irving Group to discuss the amendment to the Town Center PUD. The response from Harlem Irving appears to have been positive and it appears as if full cooperation will be achieved.

The subject property also has an existing cross access agreement in place with the Town Center along the western portion of the lot. The proposed development will further require an additional cross access agreement since interior vehicular circulation is dependent upon shared access between all three lots. The proposed development also proposes an access drive between Lot 2 and the lot to the east of the property. The topography needs further study to see if this cross access is feasible and has included a condition of approval that this be further studied, and if feasible, to be incorporated as part of the Final PUD and Final Plat of Subdivision processes. Staff notes that Lot 3 will be landlocked due to the subdivision of the three lots and will not have frontage along a public street. Lot 3 will only be accessible via the existing drive aisle that is part of the Town Center. A waiver from the subdivision regulations that require lots to front on a public street will be required.

Pedestrian Access
Sidewalks along Plainfield are being added and/or reconstructed and additional sidewalks within the subject property are proposed to increase pedestrian connectivity between the proposed lots.

Parking Requirements
Parking for the proposed uses is regulated by the Zoning Ordinance as the sum of the individual uses planned. The following table summarizes the proposed uses and the associated parking requirements. Note that there appears to be a parking surplus of forty-eight (48) parking spaces and can be attributed to the number of parking spaces in Lot 1. Lot 1 also does not provide the minimum required number of stacking spaces and this is noted as a waiver as part of the PUD.

Table 7

Item	Code Section	Code Requirement	Proposed			Departure
			Lot 1	Lot 2	Lot 3	
Required Spaces	9-10-5(K)	Car Wash: 1/1.5 employees = 2 spaces Stacking for 50 vehicles required Restaurant: 1/100 SF= 29 spaces Bank: 1/300 SF = 22 spaces	2 spaces **Stacking for 30 vehicles**	31 spaces (include 2 accessible spaces) Shared parking of 3 spaces from bank	30 spaces (include. 2 accessible spaces)	**Yes – Lot 1**

Loading Requirements
No loading berths are proposed within the planned unit development. Since only businesses with a gross floor area of over 5,000 square feet are required to provide one loading berth, only the proposed car wash and bank are each required to provide one loading berth. However, since the automated car wash operations and the proposed bank do not anticipate any loading requirements to operate, Village staff considers the waivers from Section 9-10-4(H) to reduce the loading requirement to zero berths as reasonable requests.

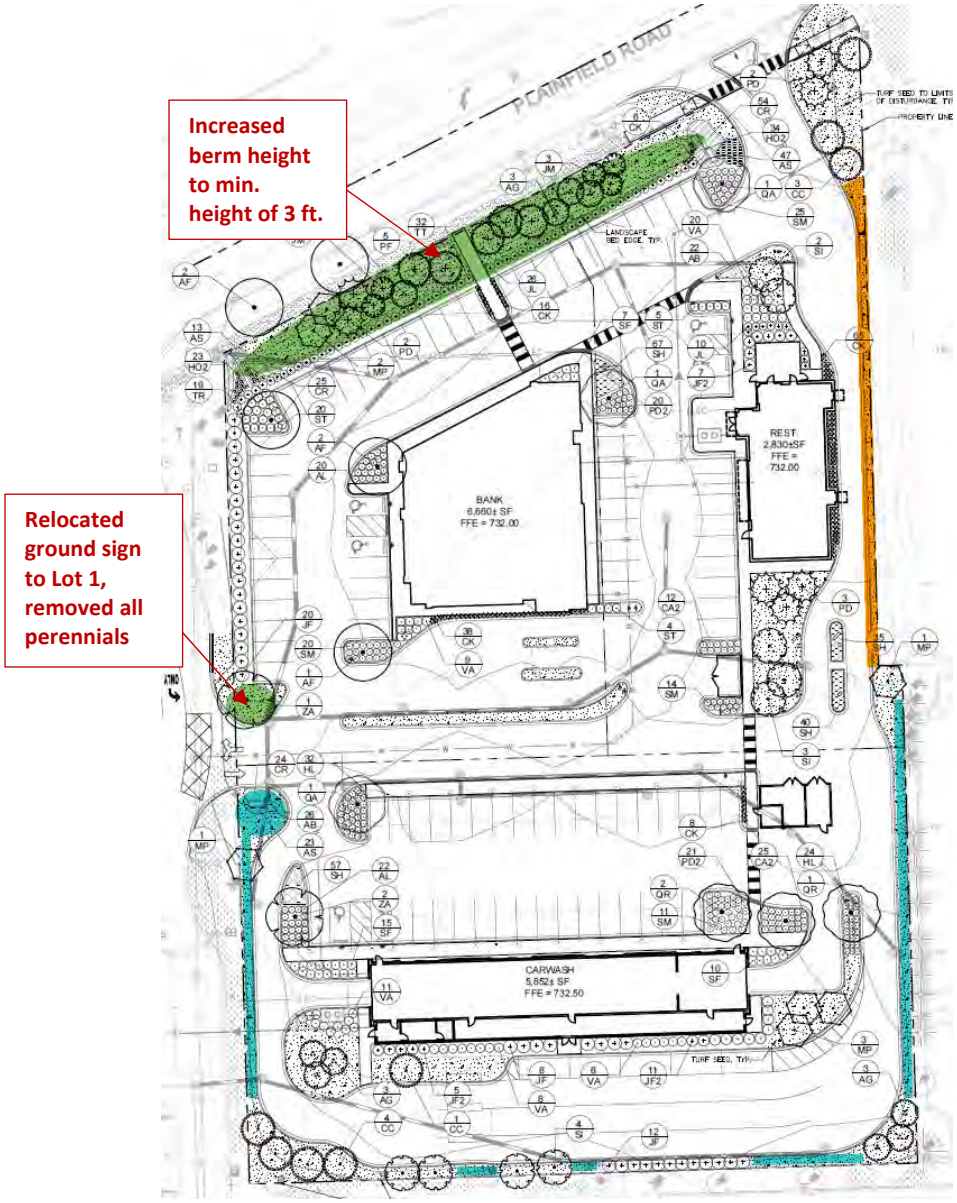
Landscape Plan
Staff requested that a landscape berm of a minimum of three feet (3') in height be added along the Plainfield Road frontage on Lots 2 and 3 in accordance with Section 9-10-5(G) of the Zoning Ordinance. Staff also noted that certain plantings were incorrectly labeled and misnumbered. In response, the Applicant has updated the Landscape Plan and Grading Plan to include the 3-foot tall berm along the site's frontage on Plainfield Road, and removed the perennial plantings near the shared access driveway with Town Center, as these were unnecessary without the ground sign originally proposed on Lot 3.

As noted in the third planning review letter, and included as **Attachment 24** of the staff report, additional landscape plantings are recommended for the areas along the west and east lot lines of Lot 1, additional evergreen shrubs/trees are recommended to fill in the gaps for the areas along the south lot line of Lot 1, and along the east lot line of Lot 2, in accordance with Section 9-10-5(G)2 of the Zoning Ordinance. The areas that have been revised are highlighted in green, and the areas that require additional plantings are highlighted in cyan.

The Applicant has addressed Staff's comments and has provided a revised Landscape Plan, included as **Attachment 9** of the staff report.

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Exhibit 15 Revisions, Additional Landscape Plantings and Waivers Required



Trash Enclosure

To comply with the current zoning ordinance, the Applicant has proposed two areas for trash enclosures on Lots 2 and 3. One trash enclosure would serve the car wash exclusively, and the other trash enclosure would be shared between the bank and the restaurant. Staff raised concerns that the location of the enclosure located on Lot 3 could be problematic as trash vehicles might block access to the restaurant's drive-through or to the drive aisle leading up to the car wash. The Applicant explained that the trash bins would be on rollers and trash pickup would be scheduled off hours to avoid conflicts in circulation.

Stormwater Management/Engineering

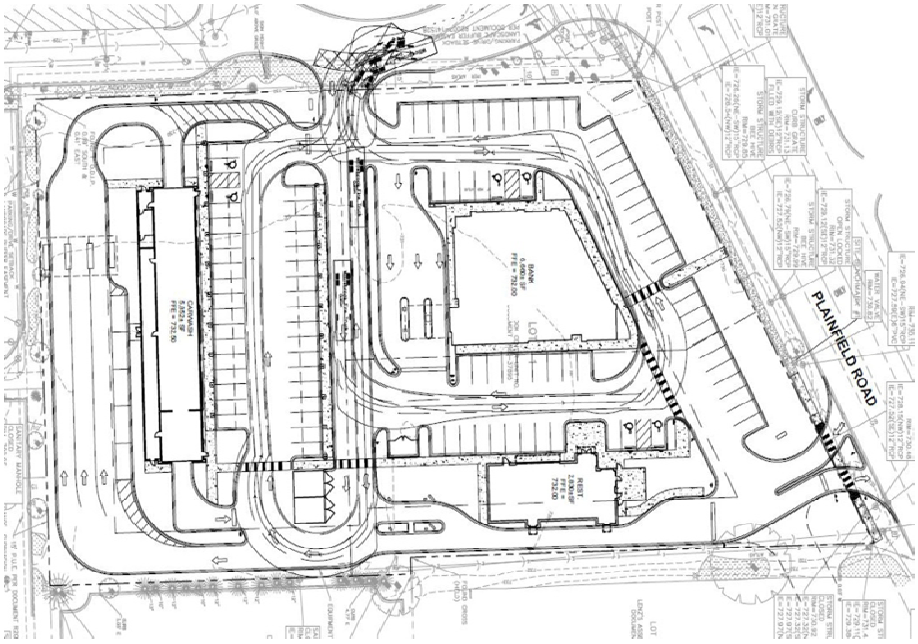
Stormwater control on redevelopment sites is not required if the net new impervious area is less than 25,000 square feet. The threshold for Best Management Practices (BMPs) is 2,500 square feet of net new impervious

surface. As the subject property is nearly one hundred percent impervious, and the proposed redevelopment would provide more pervious area, stormwater control is not anticipated.

Tri-State Fire Protection District Comments

Staff requested that a revised site plan include all comments issued by Tri-State Fire Protection District regarding the width of drive aisles, location of trash enclosures, radii of curbs, and clear heights to Tri-State's satisfaction. In response, the Applicant provided a Fire Truck Turn Exhibit, included under "Sheet EXH" in **Attachment 8** of the staff report, and illustrated as **Exhibit 16** below. Tri-State has reviewed the site plans and turn exhibits for the subject property. Tri-State has found the plans to be in apparent compliance with applicable standards relative to fire prevention and life safety.

Exhibit 16 Fire Truck Exhibit



Police Department Comments

For the previous Plan Commission meeting held on February 3, 2021, Police Chief Robert Schaller reviewed the proposed Traffic Regulation Agreement and Site Plan and identified the following three main areas of concern that could impact police/fire, to which the Applicant has provided responses:

1. To the west of the development is the entrance/exit into the shared Town Center drive which is heavily congested at times and will lead to traffic backing up in all directions. Currently at the Chase bank location across the street, the teller lanes often are 5-6 vehicles deep during peak times. Similar queues at the proposed bank location may lead to vehicles stacking up impacting the west entrance/exit and creating an even greater traffic bottleneck.

   Applicant Response: Chase does not expect anywhere near the drive-up (DU) queueing at the new location. The drive-up scope has been reduced from the old branch to the new branch. The new branch only has two ATMs and one by-pass lane. The ATMs are much faster per transaction than the manned teller windows (30 second transaction time vs. 2+ minutes).

2. To the east at the restaurant drive through, Chief Schaller agrees with the concerns raised at the November 4th planning commission concept review. If the drive-through restaurant is in any way

close to the volume of traffic Chick-fil-A produces, this will no doubt impact the ability to access the car wash.

Applicant Response: Guzman Y Gomez does not expect similar volume to Chick-Fil-A. They expect a maximum of stacking of 6 cars which can be accommodated in the current plan without impacting the car wash.

3. Lastly, the northeast entrance/exit onto Plainfield could present an issue. During peak rush hour times there are occurrences where westbound Plainfield traffic is backed up past the northeast entrance/exit. Regardless, if there is right turn only lane, it is inevitable that traffic will turn left from that lane.

   Applicant Response: We are modifying the existing full access to be a right-in/right-out access. The access has been designed to meet DUDOT standards. The site has been designed to discourage traffic from turning left as much as possible.

Engineering Comments
As requested by email on March 12, 2021, the Village Engineer has reviewed the Preliminary PUD (dated March 8, 2021), Preliminary Plat of Subdivision (dated March 15, 2021) and supporting documents. The Preliminary Plats and Preliminary Engineering were prepared by Kimley-Horn. Previous comments have been addressed, and there was no objection to the Village approving the Preliminary PUD subject to the following:

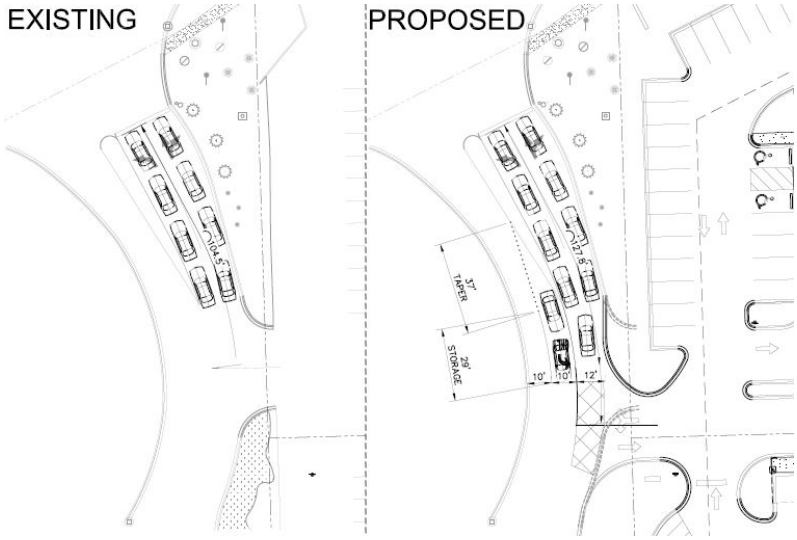
1. It is our understanding that cross access easements will be included in separate documents to be recorded, which have been provided to the Village for review.
2. It is our understanding that the Village may require roadway lighting of Plainfield Road. If required, this will be reviewed by the Du Page County Department of Transportation (DuDOT).
3. A permit for the driveway access and other right of way improvements will be required from DuDOT.
4. Approval of the sanitary sewer will be required from Du Page County Public Works.
5. It is our understanding that an amendment to the Town Center PUD will be required for the relocation of the cross access between the two properties.
6. We presume the fire protection district has or will review the plan with respect to their ability to maneuver their equipment and placement of hydrants and building connections.

We presume the above items can be addressed during the final PUD stage if the Preliminary PUD is approved.

Traffic & Circulation Comments
Gewalt Hamilton Associates, Inc. (GHA) has reviewed the response letter and supporting information prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA) dated February 8, 2021 and found it to adequately address traffic comments, questions, and concerns. No further response is needed.

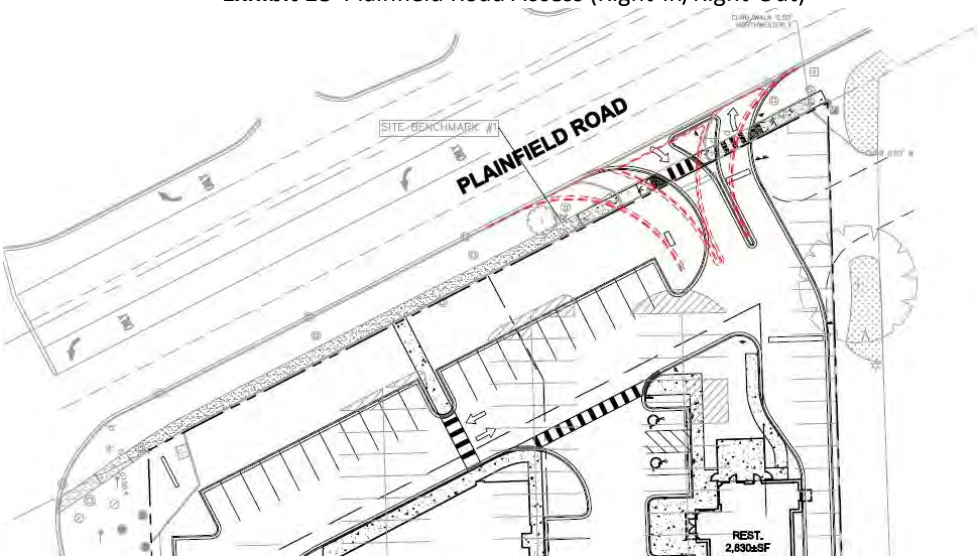
<u>Requested Information on Traffic</u>
The Plan Commission also requested more detail regarding the shared access drive between the subject property and the Town Center. The Applicant has provided a stacking exhibit included as **Attachment 14** that illustrates the existing conditions of the shared access driveway between the subject property and the Town Center, with a driveway storage that accommodates approximately four (4) cars in the north-bound lane and suggests approximately four (4) cars in the south bound lane. The stacking exhibit also illustrates the proposed conditions, in a side-by-side comparison, of the relocated driveway (approximately 20 feet to the south) and the incorporation of a dedicated left-turn lane into the subject property. The proposed conditions show the relocated driveway increases the driveway storage to five (5) cars with approximately two (2) cars within the left-turn lane.

Exhibit 17 Stacking Exhibit



The Plan Commission also asked the Applicant about the possibility of extending the east curb of the Plainfield Road "pork chop" to discourage vehicles from making a left-turn onto Plainfield Road. The Applicant provided the following exhibit, included as **Attachment 15** of the staff report.

Exhibit 18 Plainfield Road Access (Right-In/Right-Out)



In order for the "flare" of the curb radius to avoid any intrusion into the neighbor's right-of-way area to the east, the driveway access has been shifted to the west. The exhibit depicts a larger radius for the pork chop at the Plainfield Road access. While ultimately the access will be reviewed and approved by DUDOT, the Applicant provides the following reasons for maintaining the originally proposed geometry and not the alternative for the following reasons:

- The alternate access would result in the access being shifted closer to the signalized intersection.
- The alternate access does not align with the site plan configuration for the exit of the drive-through and creates geometric challenges.

- A vehicle will still be able to turn left out of the alternate access.

The Village traffic consultant concurred that the alternative driveway would require review and approval by DuDOT and indicated that the original design does appear to be consistent with typical DuDOT/IDOT standards for RIRO access. The Village traffic consultant further concurred that the alternative driveway concept, as presented, would create additional on-site circulation challenges.

Market and Tax Impact Studies

The Market and Tax Impact Studies are included as **Attachments 19 and 20** of the staff report.

Market Study Memo

A memo in place of a full Market Study was provided and was acceptable to the Village as long as the requirements under Section 9-13-5(B)17 were met. The Village had requested that the Applicant elaborate on what makes the proposed car wash "unique" with the inclusion of specific price points. Based on the submitted Market Study memo, the following questions were posed by Village Administration:

1. Does the car wash use heat to dry the vehicles?
2. Can this tight site hold enough "free vacuum stalls"?
3. How many stalls equals a "large" number? What is the definition of "self-service"?
4. How large is the "queuing area" and how does this site work with the drive-through and the adjacent drive-throughs?

Most of this detail has been shown on the site plan, but the Village requested confirmation that the statements in the memo correspond to the site plan.

Tax Impact Study Memo

A memo in place of a full Tax Impact Study was acceptable to the Village. The Village requested that the memo highlight the economic impact, property tax, number of employees and income tax, sales tax, places of eating tax, etc. According to the memo provided by the Applicant, the following statements were made:

1. The redevelopment of the vacant bowling alley will produce increased sales tax and employment for the Village or Willowbrook.

2. The proposed Guzman Y Gomez restaurant estimates its revenue to be $3,000,000.00. Since this property is located within the Route 83 / Plainfield Road Business district, a tax totaling 10% will be levied against it. The approximate revenue that will be generated by the restaurant would produce $300,000.00 in total taxes annually, of which the projected amount that would go to the Village would be $120,000.00 (See below breakdown):

    - 7% State Sale Tax (1% to Village, 0.75% to Regional Transportation Authority, and the rest to the state)
    - 1% Home Rule Tax
    - 1% Business District Tax
    - 1% Places of Eating Tax (for restaurants with indoor seating)

3. Additionally, between Guzman & Gomez and Encore Carwash, these businesses will bring in roughly 50 new jobs into the community.

4. The stabilized value of this property, after completing the project is projected to be $5,100,000.00, which would result in approximately $86,000.00 in property taxes for the school districts and other taxing bodies (see below breakdown):
    - Chase Bank: Market Value - $2,040,000.00
    - Estimated Property Taxes - $35,000.00
    - Restaurant: Market Value - $960,000.00
    - Estimated Property Taxes - $16,500.00
    - Encore: Market Value - $2,100,000.00
    - Estimated Property Taxes - $34,500.00

5. As the property stands today, the value is $870,220.00 with property taxes being $42,162.16. This project would be a major generator of new sales tax revenue to the Village as well as generate property taxes for the school districts and other taxing bodies. The development of this property will create hundreds of new jobs between construction, and employees of the businesses. It is expected that some of the jobs would be filled by local residents and will utilize nearby business for various needs of the project throughout time. In total, the project would encompass approximately $8 million of new investment into Willowbrook.

The Village's Director of Finance has reviewed and confirmed these initial tax figures.

Certain Relief/Waivers Requested

To maintain compliance with the Village Zoning Code, the proposed development will require certain relief, exceptions, and waivers. Staff recommends that the Applicant work with planning staff to minimize the number of waivers and variations, as feasible.

Zoning Ordinance

Pursuant to Section 9-13-6 of the Village Code, the following waivers from the provisions of the Zoning Ordinance include but are not limited to:

Overall Site

1. That Section 9-3-3(B), Division of Lots, be varied to permit the division of the SUBJECT REALTY into more than two (2) lots that do not conform with all the applicable bulk regulations of the B-2 zoning district.
2. That Section 9-3-3(C), Multiple Uses on a Lot, be varied to permit a reduction in the minimum lot area for two (2) or more permitted or special uses from five acres (5 AC) to two and 79/100ths acres (2.79 AC).
3. That Section 9-10-5(G) Off-Street Parking, In Yards, be varied to permit a reduction in the minimum required front yard parking area setback from twenty-five feet (25') to twenty-four feet (24') along Plainfield Road.
4. ~~That Section 9-10-5(G) Off-Street Parking, In Yards, be varied to permit a reduction in the minimum required height of a landscaped earth berm along the Plainfield Road frontage from three feet (3') to two feet (2').~~
5. That Section 9-10-5(L)2(d), Driveway Location On Lots For All Uses Other Than Single- Family Residential, be varied to permit a reduction in the minimum separation requirement between an access driveway entrance and an adjoining lot line from seventy feet (70') to fifty-five point four feet (55.4').
6. That Section 9-10-5(L)2(e), Spacing Between Separate Driveway Entrances On All Lots Other Than In Single-Family Attached Districts, be varied to permit a reduction in the minimum access driveway spacing for separate driveways from four hundred feet (400') to one hundred fifty-three and eight tenths feet (153.8') between the Plainfield Road driveway and the driveway to the east, to three hundred thirty-two and one tenths feet (332.1') between the Plainfield Road driveway and the Town Center driveway to the

west, and to sixty-four and four tenths feet (64.4') between the shared access driveway with Town Center and the driveway to the south (Lock-Up Storage driveway).

7. That Section 9-10-5(L)2(g), Access Driveways From Arterial Streets For All Uses Other Than Single-Family Residential, be varied to permit a reduction in the driveway storage area from one hundred feet (100') to thirty-eight feet (38').

LOT 1 (Automobile Washing and Cleaning Facility)

8. That Section 9-6-1(E)2, General Conditions, Building Façade Materials, be varied to permit metal siding and metal panels as building façade materials, as shown on the architectural elevations.
9. That Section 9-6B-3(D), Minimum Lot Depth, be varied to permit a reduction in the minimum required lot depth from two hundred feet (200') to one hundred eighty and three tenths feet (180.3').
10. That Section 9-6B-3(E)1, Required Setbacks, Front Yard, be varied to permit a reduction in the minimum required front yard setback from sixty feet (60') to nine and seven tenths feet (9.7') for the detached canopy and to thirteen feet (13'-0") for the vertical canopy support/column for the detached canopy and the vacuum station equipment along the north side of the proposed car wash building.
11. That Section 9-6B-3(E)4, Required Setbacks, Rear Yard, be varied to permit a reduction in the minimum required rear yard setback from forty feet (40') to eight tenths feet (0.8') for the detached canopy and to two and two tenths feet (2.2') for the vertical canopy support/column along the south side of the proposed car wash building.
12. That Section 9-6B-3(G), Maximum Height, be varied to permit an increase in the maximum building height from thirty feet (30') to forty feet (40') to the top of the proposed water tank.
13. That Section 9-10-4(H) Off-Street Loading, Required Berths, be varied to permit a reduction of the minimum number of required loading berths from one (1) loading berth to zero (0) loading berths.
14. That Section 9-10-5(G) Off-Street Parking, In Yards, be varied to permit a reduction in the minimum required interior side and rear yard parking area setbacks from ten feet (10') to four and four tenths feet (4.4') along the west lot line, to five feet (5') along the east and south lot lines.
15. That Section 9-10-5(G) Off-Street Parking, In Yards, be varied to permit a reduction in the minimum required front yard parking area setback from fifteen feet (15') to zero feet along the north lot line.
16. That Section 9-10-5(K), Off-Street Parking, Required Spaces, be varied to permit a reduction in the minimum number of stacking spaces for automobile laundries from fifty (50) spaces to thirty (30) spaces for the automobile washing and cleaning facility.
17. That Section 9-10-5(L)1, Off-Street Parking, Minimum Parking Space And Aisle Dimensions, be varied to permit five (5) parallel parking spaces for employee parking along the southern building façade.
18. That Section 9-11-4(C), Prohibited Signs, Roof Signs, be varied to permit the roof signs on top of the pay canopy and vacuum station canopies, as shown in the elevations.
19. ~~That Section 9-11-4(K), Prohibited Signs, Painted Signs, be varied to permit painted signs on the east and west building facades~~.
20. That Section 9-11-4(R), Prohibited Signs, Multiple Message, Digital, Dynamic and/or Video Display Signs, be varied to permit the digital displays on the ground sign located near the shared access driveway with the Willowbrook Town Center, as shown in the elevations.
21. That Section 9-11-6(L), Signs, Exemptions, be varied to permit in increase in the permitted sign surface area for private traffic direction signs from four (4) square feet to eleven and eleven hundredths square feet (11.11 SF) for the private traffic direction sign (illuminated exit indicator sign) located at the end of the car wash tunnel and to twelve square feet (12 SF) for each of the three private traffic direction signs located at the entrance and exits of the vacuum station parking lot.
22. That Section 9-11-12(B)1(a), Sign Surface Area, Number and Height Limitations, Business Districts, be varied to permit an increase in the maximum total sign surface area from three hundred fifty square feet (350 SF) to three hundred ninety-nine and one tenths square feet (399.11 SF) for the following signs: one (1) freestanding sign proposed at the northwest corner of the lot, one (1) wall sign proposed on the north

building facade, and three (3) roof signs proposed on each of the three detached canopies, as shown in the sign package.

~~23. That Section 9-11-12(B)1(d)1, Freestanding Sign Or Ground Sign Permitted, be varied to eliminate the requirement that signs must contain brick or other similar material in keeping with the design of the principal structure.~~

24. That Section 9-11-11(B)2 “Sign Location”, be varied to allow building mounted sign to extend higher than one foot (1') below the top line of the face of the building and exceed a height of twenty feet (20’) for the signage on the north building facade.
25. That Section 9-12-2, Permitted Accessory Buildings, Structures and Uses, Awning/Canopies/Marquees, be varied to permit an increase in the permitted encroachment from 1/3 bulk district standard to allow the detached canopy and vertical canopy support/column located to the south of the building to be set back eight tenths feet (0.8’) and two and two tenths feet (2.2’) from the south lot line, and to allow the northernmost detached canopy and vertical canopy support/column located to the north of the building to be set back nine and seven tenths feet (9.7’) and thirteen feet (13’-0”) from the north lot line.
26. That Section 9-12-4(C)3, Bulk Regulations, Detached Accessory Structures, be varied to permit a reduction in the minimum clearance above grade from fourteen feet (14') to twelve feet six inches (12’-6”) for the detached pay canopy located to the south of the building and to twelve feet one inch (12’-1”) for the detached canopies over the vacuum stations.
27. That Sections 9-12-11, Refuse Disposal Areas and Recycling Containers - Location and Screening, be varied to permit an increase in the height of the refuse enclosure from a maximum of seven feet (7’) to nine feet six inches (9’-6”).
28. That Section 9-14-2(D)2(c)4, Border Plantings and Foundation Plantings, be varied to permit a reduction in the minimum foundation landscape area width to zero feet along the north, east and west building facades.

<u>LOT 2 (Fast Food Establishment and Drive-Through)</u>

29. That Section 9-3-3(C), Multiple Uses on a Lot, be varied to permit a reduction in the minimum lot area for two (2) or more special uses from two acres (2 AC) to seven hundred ninety-five thousandths acre (0.795 AC).
30. That Section 9-6-1(A), Minimum Lot Area; Two Or More Uses On A Lot, be varied to permit a reduction in the minimum lot area for two (2) or more permitted uses or special uses (fast food establishment and drive-through) from two acres (2 AC) to seven hundred ninety-five thousandths acre (0.795 AC).
31. That Section 9-6-1(E)2, General Conditions, Building Façade Materials, be varied to permit the black metal cap as building façade materials, as shown on the architectural elevations.
32. That Section 9-6B-3(A), Minimum Lot Area, be varied to permit a reduction in the minimum lot area for the fast food establishment and drive-through from two acres (2 AC) to seven hundred ninety-five thousandths acre (0.795 AC).
33. That Section 9-6B-3(C)1, Minimum Lot Width, be varied to permit a reduction in the minimum lot width for restaurants from two hundred feet (200’) to one hundred twenty-two and seven tenths feet (122.7’).
34. That Section 9-6B-3(E)2, Minimum Interior Side Yard Setback, be varied to permit a reduction in the minimum interior side yard setback along the east lot line from thirty feet (30’) to fifteen and five tenths feet (15.5’) for the proposed fast food establishment, to eleven and four tenths feet (11.4’) for the proposed attached canopies, to sixteen and one tenths feet (16.1’) and to twenty-six and two tenths feet (26.2’) for the menu/order boards closest to the east lot line.
35. That Section 9-6B-3(E)4, Required Setbacks, Rear Yard, be varied to permit a reduction in the minimum required rear yard setback from forty feet (40’) to twenty-two and nine tenths feet (22.9’) and twenty-three feet (23’) for the menu/order boards located closest to the south lot line.
36. That Section 9-10-5(G) Off-Street Parking, In Yards, be varied to permit a reduction in the minimum required interior side and rear yard parking area setbacks from ten feet (10’) to two and four tenths feet (2.4’) along the east lot line and to zero feet along the west and south lot lines.

~~37. That Section 9-10-5(G)2 Off-Street Parking, Interior Side and Rear Yards, be varied to eliminate the requirement for permanent peripheral screening at least five feet (5') high in the interior side yard along the east lot line adjacent to the drive-through.~~

38. That Section 9-10-5(G)3 Off-Street Parking, Interior Parking Lot Landscaping, be varied to permit a reduction in the minimum end parking island width from nine feet (9') to five feet (5') and six and eight tenths feet (6.8') for two end parking islands.
39. That Section 9-10-5(G)3 Off-Street Parking, Interior Parking Lot Landscaping, be varied to eliminate the requirement for one (1) shade tree and nine (9) dwarf variety shrubs required within the three parking islands.
40. ~~That Section 9-11-6(L), Signs, Exemptions, be varied to permit in increase in the permitted sign surface area for private traffic direction signs from four (4) square feet to eight and one tenths square feet (8.1 SF) for each of the three private traffic direction signs and fifteen and six tenths square feet (15.6 SF) for the private traffic direction sign located underneath the freestanding sign~~.
41. That Section 9-11-12(B)1, Sign Surface Area, Number and Height Limitations, Business Districts, be varied to permit an increase in the total sign surface area from three hundred two and five tenths square feet (302.5 SF) to three hundred seven and forty-three hundredths square feet (307.43 SF), to permit an increase in the maximum number of wall signs from four (4) wall signs to five (5) wall signs, to permit building mounted signage to exceed a height of twenty feet (20') for the wall signs on the north and west building elevations, and to permit a reduction in the minimum separation distance between wall signs on the north building facade to less than 20% of the linear dimension of the business site frontage, in accordance with the building elevations.
42. That Section 9-12-2, Permitted Accessory Buildings, Structures and Uses, Awning/Canopies/Marquees, be varied to permit an increase in the permitted encroachment from 1/3 bulk district standard to eleven and four tenths feet (11.4') from the east lot line for the two attached canopies located along the east building façade.
43. That Section 9-14-2(D)2(c)4, Border Plantings and Foundation Plantings, be varied to permit a reduction in the minimum foundation landscape area width from seven feet (7') to zero feet along the north, west and south building facades, and to less than seven feet (7') along the east building façade.

<u>LOT 3 (Financial Institution and Drive-Through)</u>

44. That Section 9-3-3(C), Multiple Uses on a Lot, be varied to permit a reduction in the minimum lot area for two (2) or more permitted or special uses from two acres (2 AC) to seven hundred ninety-two thousandths acre (0.792 AC).
45. That Section 9-3-7(A)4, Specific Setbacks, Plainfield Road, be varied to permit a reduction in the minimum special setback from for one hundred feet (100') to seventy-one and 8/10ths feet (71.8') for the proposed building.
46. That Section 9-6-1(A), Minimum Lot Area; Two Or More Uses On A Lot, be varied to permit reduction in the minimum lot area for two (2) or more permitted uses or special uses (financial institution and drive-through) from two acres (2 AC) to seven hundred ninety-two thousandths acre (0.792 AC).
47. That Section 9-6-1(E)2, General Conditions, Building Façade Materials, be varied to allow aluminum composite panels as building façade materials, as shown on the architectural elevations.
48. That Section 9-6B-3(A), Minimum Lot Area, be varied to permit a reduction in the minimum lot area for the financial institution and drive-through from two acres (2 AC) to seven hundred ninety-two thousandths acre (0.792 AC).
49. That Section 9-6B-3(E)2, Minimum Interior Side Yard Setback, be varied to permit a reduction in the minimum interior side yard setback along the east lot line from thirty feet (30') to seven feet (7') for the proposed building.
50. That Section 9-6B-3(E)4, Required Setbacks, Rear Yard, be varied to permit a reduction in the minimum required rear yard setback from forty feet (40') to thirty-six and two tenths feet (36.2') for the attached canopy along the south side of the building.

51. That Section 9-10-4(H) Off-Street Loading, Required Berths, be varied to permit a reduction of the minimum number of required loading berths from one (1) loading berth to zero (0) loading berths.
52. That Section 9-10-5(G) Off-Street Parking, In Yards, be varied to permit a reduction in the minimum required interior side and rear yard parking area setbacks from ten feet (10') to eight and five tenths feet (8.5') along the west lot line and to zero feet along the east and south lot lines.
53. That Section 9-11-6(L), Signs, Exemptions, be varied to permit in increase in the permitted sign surface area for private traffic direction signs from four (4) square feet to four and sixty-two hundredths square feet (4.62 SF) for the private traffic direction sign located to the southwest of the building.
54. That Section 9-11-5(E)2, Illuminated Window Signs, be varied to permit an increase in the maximum sign surface area for an illuminated window sign for the Chase ATM located in the vestibule of the west building facade from four square feet (4 SF) to eight and thirty-four hundredths square feet (8.34 SF).
55. That Section 9-11-6(M), Exemptions, ATM Signs, be varied to permit an increase in the maximum sign surface area from four square feet (4 SF) to eight and thirty-four hundredths square feet (8.34 SF).
56. ~~That Section 9-11-12(B)1(a), Sign Surface Area, Number and Height Limitations, Business Districts, be varied to permit an increase in the maximum total sign surface area from one hundred ninety-seven and eighty-five hundredths square feet (197.85 SF) to three hundred forty-four square feet (344 SF) for the one (1) freestanding sign proposed at the northwest corner of the lot and for each wall sign proposed on the north, east and west building facades for a total of three wall signs, as shown in the sign package.~~
57. ~~That Section 9-11-12(B), Sign Surface Area, Number and Height Limitations, Business Districts, be varied to permit the signs for the financial institution in accordance with the building elevations.~~
58. That Section 9-12-2, Permitted Accessory Buildings, Structures and Uses, Awning/Canopies/Marquees, be varied to permit an increase in the permitted encroachment from 1/3 bulk district standard to allow the attached canopy located to the south of the building to be set back eleven and five tenths feet (11.5') from the east lot line.
59. That Section 9-14-2(D)2(c)4, Border Plantings and Foundation Plantings, be varied to permit a reduction in the minimum foundation landscape area width from seven feet (7') to zero feet along the north, east, west and south building facades, as shown in the Landscape Plan.

PUD Standards
Pursuant to Section 9-13-6 of the Village Code, the following variations from the provisions of the Planned Unit Development Regulations include but are not limited to:

60. That Section 9-13-6(B) PUD Standards, Size and Ownership, be varied to waive the requirement that the subject realty be under single ownership and/or unified control.
61. That Section 9-13-6(F) PUD Standards, Yards, be varied to waive the requirement that the required yards or setbacks along the periphery of the planned unit development be at least equal in width or depth to that of the applicable required yard within the adjacent zoning district.
62. That Section 9-13-6(L) PUD Standards, Other Standards, be varied to waive the requirement that the planned unit development must comply with the minimum standards set forth in subsections (A), (B), (C), (D), (H), (I) and (K) of this section.

Subdivision Ordinance
Pursuant to Section 10-8-7 of the Village Code, the following variations from the provisions of the Subdivision Regulations be and the same are requested:

63. That Section 10-4-3(A)2, Lots, Sizes and Shapes, be varied to waive the requirement that the lot areas and lot widths conform to at least the minimum requirements of the zoning ordinance for the district in which the subdivision is proposed for Lots 2 and 3.
64. That Section 10-4-3(A)3, Lots, Sizes and Shapes, be varied to waive the requirement that building setback lines conform to at least the minimum requirements of the zoning ordinance for the district.

65. That Section 10-4-3(B), Lots, Arrangement, be varied to waive the requirement that Lot 1 front on a public street.

Applicable Findings

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. The applicant must meet all standards and draft responses to these standards if they wish to proceed with a petition for special use approval.

Additionally, the Plan Commission and Village Board shall not recommend or grant variations from the regulations of the Village's Zoning Ordinance unless affirmative findings of fact are made as to all of the standards set forth in Section 9-14-4(E) of the Willowbrook Zoning Ordinance. The applicant is also applying for a Planned Unit Development, and therefore the applicant must also draft responses to each of the Standards for Planned Unit Developments.

Summary

The Plan Commission last saw concepts for a Planned Unit Development (PUD) proposal at 735 Plainfield Road at the February 5, 2020 meeting, November 4, 2020 meeting and then again at the February 3, 2021 meeting. The previous proposal included a ninety (90) room hotel and a coffee shop with drive-through. Due to the economic downturn caused by the Covid-19 pandemic, the hotel operator has since withdrawn, and the Applicant has since replaced the hotel use with a car wash and has found a fast food/drive-through operator for the previous coffee shop use. These two uses are anticipated to bring additional foot traffic to the area and will support surrounding commercial uses.

Although the proposed uses are allowed in the underlying zoning district as a combination of permitted and special uses, the proposed uses may not be the highest and best use for the site. Chase Bank will be relocated from its existing location across the street, and there will be a concentration of banks along the south side of Plainfield Road (TCF, Chase and PNC). Although the proposed car wash offers a different type of service, there are several car washes associated with gas stations in town, including a car wash expansion that was approved early last year at the northwest intersection of Kingery and Plainfield Road. The proposed development also presents some challenges as the site will need to accommodate, at a minimum, two high-intensity uses on less than three acres, and the project as proposed includes nearly 60 waivers, which may be an indication that the site may not accommodate a combination of uses of this intensity. However, as the site has sat vacant for some time, the proposed development will bring increased foot traffic, some additional tax revenue to the Village, and additional traffic calming measures on Town Center Drive and Plainfield Road.

Staff has provided the following sample motions and will defer to the Plan Commission for their recommendation. If the Plan Commission wishes to continue the public hearing, staff recommends approval of the following sample motion:

Sample Motion to Continue the Public Hearing

Based on the submitted petition, the testimony provided by the Applicant, and the staff report for PC 21-03 at the March 3, 2021 Plan Commission meeting, I move that the Plan Commission continue the public hearing to April 21, 2021 (or to another date to be determined) to allow Village Staff and the Applicant time to address the various issues raised by the Plan Commission and Village staff.

If the Plan Commission wishes to support the project, staff recommends approval of the following sample motion:

Sample Motion to Recommend Approval

Based on the submitted petition, the testimony provided by the Applicant, and the staff report prepared for PC 21-03 at the February 3, 2021 and March 3, 2021 Plan Commission meetings, I move that the Plan Commission recommend and forward to the Village Board the Findings of Fact presented and discussed by the Plan Commission at the February 3, 2021 and March 3, 2021 meetings, and further recommend that the Village Board approve the following:

1. A special use for a planned unit development associated with PC 21-03, including the "proposed waivers" outlined in the staff report.
2. Special uses for one 5,582 square foot automobile washing and cleaning facility, one 2,830 square foot fast food establishment with drive-through, and one 6,660 square foot financial institution with drive-though.
3. Approval of the Preliminary Plat of Subdivision and Preliminary Plat of PUD for "735 Plainfield Road Subdivision", except for revisions required by the Village Engineer to be revised prior to forwarding to the Village Board for consideration.

Subject to the following conditions:

1. 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 March 3, 2021 meeting and approved by staff prior to being forwarded to the Village Board for final consideration.
2. Approval of Preliminary Plat of PUD is expressly conditioned on the approval of an amendment of the Town Center PUD with respect to changes in the ingress, egress and incorporation of a dedicated left-turn lane as shown on 735 Plainfield Road Plat of PUD. An exclusive southbound left-turn lane shall be provided at the proposed full movement access drive in order to keep the southbound through lane clear and minimize the queueing back toward Plainfield Road.
3. That as part of the approval of a Preliminary Plat of Subdivision and Preliminary Plat of PUD, the Applicant shall submit a Market Study and Tax Impact Study or related studies to the satisfaction of the Village, prior to Village Board consideration.
4. That as part of the approval of a Preliminary Plat of Subdivision and Preliminary Plat of PUD, the Applicant shall submit a Cross Access Agreement and indicate the required easements on their preliminary plats.
5. That as part of the approval of a Preliminary Plat of Subdivision and Preliminary Plat of PUD, a parking agreement shall be executed to allow three of the parking spaces located on Lot 3 to satisfy the parking requirement on Lot 2.
6. That as part of the Final PUD and Final Plat of Subdivision processes, the Applicant shall investigate the feasibility of proposing an Ingress and Egress Easement on the northeast end of the subject property to allow vehicular access between the subject realty and the TCF Bank property.
7. Prior to approval of a Final Plat of Subdivision and Final Plat of PUD, the Applicant shall provide a photometric/lighting study that demonstrates compliance with DuDOT standards for any required off-street lighting.
8. Prior to approval of a Final Plat of Subdivision and Final Plat of PUD, the Applicant shall submit all required executed Traffic Regulation, Improvement and Redevelopment Agreements in a form acceptable to the Village Board, approved by Village staff and subject to review by the Village attorney.
9. That as part of the Final PUD and Final Plat of Subdivision processes, the Applicant shall submit the Declaration of Covenants, which is subject to the approval by the Village.
10. The Applicant shall provide documentation of the DuDOT approval of Traffic Impact Study and Plainfield Road access, upon receipt.

11. The completion of all County of DuPage and Village traffic improvements shall be made prior to the issuance of the first permanent occupancy permit for the subject realty.
12. Outdoor dining and restaurant seating shall not be allowed on the subject realty except where identified as "Outdoor Dining" on the fast food establishment architectural plans.
13. Off-site improvements shall include a sidewalk to be constructed in accordance with the PUD plans. The sidewalk shall be installed along Plainfield Road and is subject to the County of DuPage permitting, inspection and approval.
14. That the digital signs on the SUBJECT REALTY shall be at all times subject to the following requirements:
    a. Operational Limitations: Display shall contain static messages only, and shall not have movement of any kind, or the appearance or optical illusion of movement, of any part of the sign.
    b. Minimum Display Time: Each message on the sign must be displayed for a minimum of 8 seconds or such longer duration as is hereafter enacted in the Village Sign Ordinance for comparable signs.
    c. Message Change Sequence: The change between static messages must be accomplished immediately, with no use of any transitions.
    d. Illumination: The sign must include light sensors and dimmer controls that automatically adjust to outdoor lighting levels so that illumination levels are dimmer at night and on cloudy days than during sunny days; but in no instance shall illumination and lighting not be in compliance with Section 9-11-13 of the Willowbrook Zoning Ordinance.
    e. Only one freestanding or ground sign shall be constructed or erected on Lot 1.
    f. The sign shall not contain any other advertising other than the identity of the car wash, the address; and the promotion of related business products for Lot 1.
    g. A separate sign permit shall be obtained pursuant to Village Code.
15. All freestanding or ground signs shall not contain any advertisement other than the identity of the business located therein; therefore, the freestanding sign proposed for each business shall be located on its own lot.
16. The multi-tenant sign located north of the shared access drive with the Town Center shall be removed from all plans prior to consideration before the Village Board.
17. No deliveries or other loading and unloading activities shall be allowed on the subject realty between the hours of 7:00 pm to 10:00 am.
18. No trucks shall be permitted to sit idling on the subject realty.
19. No outside loudspeakers shall be permitted other than businesses with approved drive-through windows and then only for the operation of the drive-through service.
20. Outside refuse compactors shall only be operated between the hours of 9:00 a.m. and 6:00 p.m. and shall be screened by a masonry wall large enough to visually large enough to visually screen the compactor dumpster and buffer any noise created by the compactor unit.
21. The earthen berms located along the Plainfield Road frontage shall be constructed prior to the issuance of the first temporary or permanent occupancy permit for the subject realty, or such earlier time as is reasonably practical. All exiting movements from the drive-throughs shall be under stop sign control.
22. Exiting movements from the bank drive-through shall be under stop sign control.
23. "Do Not Enter" signs shall be placed at the exit of each drive-through lane to deter opposing traffic from entering the drive-throughs from the one-way exit direction.
24. The Applicant shall provide an analysis of the traffic operations at the site access from Town Center after the opening of the development to determine if modifications or adjustments are needed (i.e., supplemental signing, pavement markings or restrictions to access).
25. A permit will shall be required from Du Page County Division of Transportation for work within the Plainfield Road right of way.

26. A permit shall be required from Du Page County Public Works for the proposed sanitary sewer and connections.
27. Prior to final approval, the plans will be provided to the fire district for comment on both the geometrics and the location of hydrants and fire department connections on each building.

Sample Motion to Recommend Denial

If the Plan Commission wishes to ***deny*** the petition, staff recommends the following sample motion:

Based on the submitted petition, the testimony provided by the Applicant, and the staff report prepared for PC 21-03 at the February 3, 2021 and March 3, 2021 Plan Commission meetings, I move that the Plan Commission forward a negative recommendation to the Village Board for PC Case No. 21-03 as discussed by the Plan Commission at the February 3, 2021 and March 3, 2021 meetings, and further recommend that the Village Board deny the following:

1. A special use for a planned unit development associated with PC 21-03, including the "proposed waivers" outlined in the staff report.
2. Special uses for one 5,582 square foot automobile washing and cleaning facility, one 2,830 square foot fast food establishment with drive-through, and one 6,660 square foot financial institution with drive-though.
3. The Preliminary Plat of Subdivision and Preliminary Plat of PUD for "735 Plainfield Road Subdivision", except for revisions required by the Village Engineer to be revised prior to forwarding to the Village Board for consideration.

Motion

The following motion made by Kaucky was seconded by Remkus and approved unanimously, a 5-0 roll call vote of the members present:

Based on the submitted petition, the testimony provided by the Applicant, and the staff report prepared for PC 21-03 at the February 3, 2021 and March 3, 2021 Plan Commission meetings, I move that the Plan Commission recommend and forward to the Village Board the Findings of Fact presented and discussed by the Plan Commission at the February 3, 2021 and March 3, 2021 meetings, and further recommend that the Village Board approve the following:

1. A special use for a planned unit development associated with PC 21-03, including the "proposed waivers" outlined in the staff report.
2. Special uses for one 5,582 square foot automobile washing and cleaning facility, one 2,830 square foot fast food establishment with drive-through, and one 6,660 square foot financial institution with drive-though.
3. Approval of the Preliminary Plat of Subdivision and Preliminary Plat of PUD for "735 Plainfield Road Subdivision", except for revisions required by the Village Engineer to be revised prior to forwarding to the Village Board for consideration.

Subject to the following conditions:

1. 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 March 3, 2021 meeting and approved by staff prior to being forwarded to the Village Board for final consideration.
2. Approval of Preliminary Plat of PUD is expressly conditioned on the approval of an amendment of the Town Center PUD with respect to changes in the ingress, egress and incorporation of a dedicated left-turn lane as shown on 735 Plainfield Road Plat of PUD. An exclusive southbound left-turn lane

shall be provided at the proposed full movement access drive in order to keep the southbound through lane clear and minimize the queueing back toward Plainfield Road.

3. That as part of the approval of a Preliminary Plat of Subdivision and Preliminary Plat of PUD, the Applicant shall submit a Market Study and Tax Impact Study or related studies to the satisfaction of the Village, prior to Village Board consideration.
4. That as part of the approval of a Preliminary Plat of Subdivision and Preliminary Plat of PUD, the Applicant shall submit a Cross Access Agreement and indicate the required easements on their preliminary plats.
5. That as part of the approval of a Preliminary Plat of Subdivision and Preliminary Plat of PUD, a parking agreement shall be executed to allow three of the parking spaces located on Lot 3 to satisfy the parking requirement on Lot 2.
6. That as part of the Final PUD and Final Plat of Subdivision processes, the Applicant shall investigate the feasibility of proposing an Ingress and Egress Easement on the northeast end of the subject property to allow vehicular access between the subject realty and the TCF Bank property.
7. Prior to approval of a Final Plat of Subdivision and Final Plat of PUD, the Applicant shall provide a photometric/lighting study that demonstrates compliance with DuDOT standards for any required off-street lighting.
8. Prior to approval of a Final Plat of Subdivision and Final Plat of PUD, the Applicant shall submit all required executed Traffic Regulation, Improvement and Redevelopment Agreements in a form acceptable to the Village Board, approved by Village staff and subject to review by the Village attorney.
9. That as part of the Final PUD and Final Plat of Subdivision processes, the Applicant shall submit the Declaration of Covenants, which is subject to the approval by the Village.
10. The Applicant shall provide documentation of the DuDOT approval of Traffic Impact Study and Plainfield Road access, upon receipt.
11. The completion of all County of DuPage and Village traffic improvements shall be made prior to the issuance of the first permanent occupancy permit for the subject realty.
12. Outdoor dining and restaurant seating shall not be allowed on the subject realty except where identified as “Outdoor Dining” on the fast food establishment architectural plans.
13. Off-site improvements shall include a sidewalk to be constructed in accordance with the PUD plans. The sidewalk shall be installed along Plainfield Road and is subject to the County of DuPage permitting, inspection and approval.
14. That the digital signs on the SUBJECT REALTY shall be at all times subject to the following requirements:
    a. Operational Limitations: Display shall contain static messages only, and shall not have movement of any kind, or the appearance or optical illusion of movement, of any part of the sign.
    b. Minimum Display Time: Each message on the sign must be displayed for a minimum of 8 seconds or such longer duration as is hereafter enacted in the Village Sign Ordinance for comparable signs.
    c. Message Change Sequence: The change between static messages must be accomplished immediately, with no use of any transitions.
    d. Illumination: The sign must include light sensors and dimmer controls that automatically adjust to outdoor lighting levels so that illumination levels are dimmer at night and on cloudy days than during sunny days; but in no instance shall illumination and lighting not be in compliance with Section 9-11-13 of the Willowbrook Zoning Ordinance.
    e. Only one freestanding or ground sign shall be constructed or erected on Lot 1.
    f. The sign shall not contain any other advertising other than the identity of the car wash, the address; and the promotion of related business products for Lot 1.
    g. A separate sign permit shall be obtained pursuant to Village Code.

15. All freestanding or ground signs shall not contain any advertisement other than the identity of the business located therein; therefore, the freestanding sign proposed for each business shall be located on its own lot.
16. The multi-tenant sign located north of the shared access drive with the Town Center shall be removed from all plans prior to consideration before the Village Board.
17. No deliveries or other loading and unloading activities shall be allowed on the subject realty between the hours of 7:00 pm to 10:00 am.
18. No trucks shall be permitted to sit idling on the subject realty.
19. No outside loudspeakers shall be permitted other than businesses with approved drive-through windows and then only for the operation of the drive-through service.
20. Outside refuse compactors shall only be operated between the hours of 9:00 a.m. and 6:00 p.m. and shall be screened by a masonry wall large enough to visually screen the compactor dumpster and buffer any noise created by the compactor unit.
21. The earthen berms located along the Plainfield Road frontage shall be constructed prior to the issuance of the first temporary or permanent occupancy permit for the subject realty, or such earlier time as is reasonably practical. All exiting movements from the drive-throughs shall be under stop sign control.
22. Exiting movements from the bank drive-through shall be under stop sign control.
23. "Do Not Enter" signs shall be placed at the exit of each drive-through lane to deter opposing traffic from entering the drive-throughs from the one-way exit direction.
24. The Applicant shall provide an analysis of the traffic operations at the site access from Town Center after the opening of the development to determine if modifications or adjustments are needed (i.e., supplemental signing, pavement markings or restrictions to access).
25. A permit will shall be required from Du Page County Division of Transportation for work within the Plainfield Road right of way.
26. A permit shall be required from Du Page County Public Works for the proposed sanitary sewer and connections.
27. Prior to final approval, the plans will be provided to the fire district for comment on both the geometrics and the location of hydrants and fire department connections on each building.

Added by the Plan Commission at the March 3, 2021 Plan Commission meeting (public hearing):

28. The motion shall include the four modifications to the waivers discussed at the meeting and the revised finding of fact that were discussed at the meeting. The four modifications are as follows:

    6. That Section 9-10-5(L)2(e), Spacing Between Separate Driveway Entrances On All Lots Other Than In Single-Family Attached Districts, be varied to permit a reduction in the minimum access driveway spacing for separate driveways from four hundred feet (400') to one hundred fifty-three and eight tenths feet (153.8') between the Plainfield Road driveway and the driveway to the east, to three hundred thirty-two and one tenths feet (332.1') between the Plainfield Road driveway and the Town Center driveway to the west, and to sixty-four and four tenths feet (64.4') between the shared access driveway with Town Center and the driveway to the south (Lock-Up Storage driveway).
    10. That Section 9-6B-3(E)1, Required Setbacks, Front Yard, be varied to permit a reduction in the minimum required front yard setback from sixty feet (60') to nine and seven tenths feet (9.7') for the detached canopy and to thirteen feet (13'-0") for the vertical canopy support/column for the detached canopy and the vacuum station equipment along the north side of the proposed car wash building.

28. That Section 9-14-2(D)2(c)4, Border Plantings and Foundation Plantings, be varied to permit a reduction in the minimum foundation landscape area width to zero feet along the north, east and west building facades.
52. That Section 9-10-5(G) Off-Street Parking, In Yards, be varied to permit a reduction in the minimum required interior side and rear yard parking area setbacks from ten feet (10') to eight and five tenths feet (8.5') along the west lot line and to zero feet along the east and south lot lines.

29. The pylon/ground sign on Lot 3 shall be relocated approximately 5 to 10 feet further away from the lot lines to improve sight visibility for vehicles.
30. The ground sign proposed for Lot 1 shall contain brick in keeping with the design of the principal structure.

Attachment 1
Legal Description

LOT 1 IN WILLOWBROOK CENTER UNIT NO. 1, OF PART OF LOT 7 IN OWNER'S SUBDIVISION IN SECTIONS 23 AND 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 1963, AS DOCUMENT R63-37895, IN DUPAGE COUNTY, ILLINOIS.

PIN: 09-23-406-003

ADDRESS: 735 Plainfield Road, Willowbrook IL 60527.

Attachment 2
March 3, 2021 Public Hearing Discussion and Summary
(12 pages)

Public Hearing and Communications

The Plan Commission conducted a public hearing on this petition at a regular meeting of the Plan Commission on March 3, 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
Seven (7) individuals from the public were sworn in at the public hearing.

1. Present: Approximately forty-one (41) individuals were present. The following members of the Plan Commission were in attendance: Chairman Dan Kopp, Vice Chairman John Wagner, Commissioners Leonard Kaucky, William Remkus, and Maciej Walec. Commissioners Kaczmarek and Soukup were not in attendance. The following Village staff members were present: Planning Consultant Ann Choi, Building Official Roy Giuntoli, Village's Legal Counsel/Attorney Matt Holmes and Building and Zoning Secretary Lisa Shemroske. Court Reporter Annette Moriarty was also in attendance.
2. Speakers: Eight (8) individuals presented testimony.
3. There were three (3) members of the Applicant team that provided testimony in support of the petition.
4. There were five members (5) of the public, that provided testimony in opposition of the petition.

Speakers Supporting the Petition
A total of three (3) speakers supported the petition.

- Alex Katz, the Applicant with GW Properties.
- Jonathan Krissoff, Market Director of Chase Bank Real Estate for Illinois and Northwest Indiana.
- Mitch Goltz, Managing Partner with GW Properties.

Speakers Opposing the Petition
A total of five (5) speakers opposed the petition.

- Eugene Murphy, attorney for Maqpoon Management (Shell gas station and the car wash located at 7000 S. Kingery Highway).
- Sharafat Ali, resident on 68th Street.
- Hani Atassi, current property owner 720-730 Plainfield Road and current landlord of Chase Bank.
- Sal Lababidy, resident/owner for a property in Willowbrook, whose family owns ten properties within a one mile radius of the subject property.
- Omar Dweydari, representing 720-730 Plainfield Road.

Communications Received
The Village received one (1) letter in opposition to the proposed petition.

Public Hearing Testimony Notes
Village of Willowbrook Planning & Development Department

Planning Consultant Choi gave an overview and a brief timeline of the proposed project. Planning Consultant Choi explained that at the February 3, 2021 public hearing, the Plan Commission requested a number of follow-up items before the Plan Commission could make a recommendation to the Village Board. The follow-up items included:

1. Outstanding Submittal Items: Staff requested that the petitioner submit revised engineering drawings including a revised Preliminary Plat of PUD and a Preliminary Plat of Subdivision for review by the Village Engineer.
2. Landscape Plan Revisions: Staff requested minor revisions to the Landscape Plan. Staff has requested that additional landscape plantings be added in the area along the subject property's west, east and south lot lines.
3. Site Plan Revisions: Staff requested that a revised site plan include all comments issued by Tri-State Fire Protection District regarding the width of drive aisles, location of trash enclosures, radii of curbs, and clear heights to Tri-State's satisfaction.
4. Signage Revisions: The Plan Commission requested that signs be revised to align more closely with what has been approved in other planned unit developments in Willowbrook. The proposed number of signs and sign surface area proposed for Lot 1 (Encore Car Wash) was considered too excessive. Staff therefore requested that all sign packages be re-reviewed and assessed before presenting these to the Plan Commission. Staff has also requested that a master sign plan be prepared to give the Plan Commission a comprehensive picture of the signs proposed for the overall development.
5. Market and Tax Impact Studies: The requirements of the Village Code for Preliminary PUD Approval under Section 9-13-5(B)15 and Section 9-13-5(B)17 include submission of a Market Study and a Tax Impact Study.
6. Requested Information on Traffic: Vice Chairman Wagner requested that more detailed information be provided on the existing conditions near the shared Town Center Drive access, and how this would be impacted based on the shifting of the driveway to the south and incorporating a dedicated left-turn lane into the subject property. Vice Chairman Wagner also suggested that the Applicant explore the possibility of an extension on the "porkchop" proposed on the Plainfield Road driveway to further discourage left-turn movement onto Plainfield Road.
7. Responses to Police Department Concerns: The Applicant provided a list of responses to address Police Schaller's concerns.

Planning Consultant presented the changes made to the signage packages for all three proposed lots. Planning Consultant Choi explained the changes made by the Applicant for each lot. These changes included the total sign surface area proposed for each lot, the waivers requested under the Sign Ordinance, and how much total sign surface area was reduced from the previous proposal.

Planning Consultant Choi also presented two new exhibits (Stacking Exhibit and Plainfield Road Access Exhibit) provided by the Applicant to address the Plan Commission's request for more information on the existing conditions near the shared Town Center Drive access. During the last public hearing, the Plan Commission inquired how the relocation and the incorporation of a dedicated left-turn lane into the subject property would impact the traffic from and onto Plainfield Road.

Planning Consultant Choi restated that the Traffic Impact Study (TIS) revealed that when a southbound exclusive left-turn lane is not provided at the access drive, the results of the traffic simulation indicated that vehicles would queue back toward Plainfield Road, especially during the weekday evening and Saturday midday peak hours. The TIS recommended the provision of an exclusive southbound left-turn lane to keep

the southbound through lane clear and minimize the queueing back toward Plainfield Road. In addition, "Do Not Block Intersection" signage was recommended to prevent vehicles from blocking the access drive. The conclusion of the TIS was confirmed by the Village's traffic consultant, Lynn Means with Bollinger & Lach, that the proposed supplemental pavement markings with signage was the best solution. Per Ms. Means' suggestion, Condition of Approval #24 had also been added to require that the Applicant provide an analysis of the traffic operations at the site access from Town Center after the opening of the development to determine if modifications or adjustments are needed (i.e., supplemental signing, pavement markings or restrictions to access).

Planning Consultant Choi indicated that per the Plan Commission's suggestion, the Applicant also explored the possibility of an extension to the "porkchop" median proposed on the Plainfield Road driveway to further discourage left-turn movement onto Plainfield Road. The Applicant provided the following reasons for maintaining the originally proposed geometry and not the alternative:

1. The alternate access would result in the access being shifted closer to the signalized intersection.
2. The alternate access does not align with the site plan configuration for the exit of the drive-through and creates geometric challenges.
3. A vehicle will still be able to turn left out of the alternate access.

Planning Consultant Choi noted that the Village's traffic consultant concurred that the alternative driveway would require review and approval by DuDOT and indicated that the original design appeared to be consistent with typical DuDOT/IDOT standards for right-in/right-out access. Planning Consultant Choi also noted that the Village's traffic consultant concurred that the alternative driveway concept, as presented, would create additional on-site circulation challenges.

Planning Consultant Choi brought to the attention of the Plan Commission that modifications needed to be made to four of the waivers requested. The modifications included specific distances between the proposed relocation driveway from the Lock-Up Storage driveway, the inclusion of vacuum station equipment on Lot 1, the minimum foundation landscape area width proposed for Lot 2, and reduction of the interior side parking area setback on Lot 3.

Planning Consultant Choi also noted that the Applicant provided two items that were not included in the Plan Commission's agenda packets as they were provided to the Village after the agenda packets were uploaded to the Village's website and delivered to the Plan Commission. One of the items included a revision to Section 9-13-7(F) Findings of Fact for Planned Unit Developments to include a discussion on the desirability of the proposed plan with respect to the tax base and economic well-being of the Village. The second item was a one-page supplement to the Market Study Memo information for the Car Wash. Planning Consultant Choi read these items into the public record.

Planning Consultant Choi reminded the Plan Commission that three sample motions had been provided in the staff report and deferred to the Plan Commission for a recommendation. Planning Consultant Choi requested that the sample motion include the four modifications to the waivers, and that the Plan Commission accept the revised Findings for the Planned Unit Development, as was discussed. Planning Consultant Choi concluded her presentation.

Chairman Kopp asked if the Plan Commission had any questions of the Applicant. As there were no questions posed by the Plan Commission, Chairman Kopp opened up the discussion to the public. Chairman Kopp stated this was the opportunity for anyone from the public to ask questions of the Applicant, make statements and provide their opinion on the proposed project.

PUBLIC COMMENT AND DISCUSSION

The Applicant, Alex Katz of GW Properties, spoke in support of the project. Mr. Katz thanked the Plan Commission for the feedback that was provided at the February 3, 2021 Plan Commission meeting. Mr. Katz stated that significant changes were made based on the feedback that was received and accomplished what the Plan Commission was looking for. Mr. Katz introduced his team: Mitch Goltz (partner at GW Properties), Eric Tracy (civil engineer from Kimley-Horn), Eric Russell (traffic engineer from KLOA), John Krissoff (Chase Bank), John Murlock (Guzman Y Gomez), and Chris Kane ((Encore Car Wash). Mr. Katz indicated that specific questions related to each tenant could be directed to each of the representatives that were in attendance, and the development team was available to answer any questions posed by the Plan Commission.

Eugene Murphy, attorney for Maqpoon Management (Shell gas station and the car wash located at 7000 S. Kingery Highway), spoke in opposition to the proposed petition. Mr. Murphy stated that he represented a landowner and business owner located about a block and a half away from the subject property. Mr. Murphy indicated that his client retained a traffic expert, an economic expert, and a land use expert, and it was only until today that they were able to create their objections. Mr. Murphy stated that they were unable to create a report until they had the final changes from the petitioner which were not seen until today. According to Mr. Murphy, the second report was a bit more concerning because there was significant, unsubstantiated economic data suggested in that report, with absolutely no back-up, and his client was not given the opportunity to rebut. Mr. Murphy requested that his client be given an extension of a minimum of thirty days to provide to the Board at least three expert reports as well as additional testimony of the neighbors to show the impact on traffic, land use and economics. Mr. Murphy emphasized that this was the first time they have had the information to make meaningful objections and retained the experts to do so. At this time, Mr. Murphy was not asking to depose any of the experts of the petitioner or any of the Village personnel that the Village had used as experts.

Planning Consultant Choi clarified and stated for the record that the Market Study Memo and Tax Impact Study memo were included in the staff report ahead of the public hearing for March 3, 2021 and clarified that what was presented as new exhibits was supplemental to one of the existing exhibits per the Village's request (the Village had additional questions).

Mr. Murphy stated that he understood that the petitioner is seeking approval and has invested time, energy, and money into the project, but it was only fair to allow the neighbors and surrounding businesses to retain their own experts to provide expert examination and rebuttal and additional objections to what has now been finalized. Mr. Murphy concluded.

Chairman Kopp asked if there was anyone else in the audience that wanted to speak on the matter or ask any questions of the Applicant.

Sharafat Ali, resident of 68th Street, stated that he and his neighbors were just notified of this project yesterday, and "everyone else" could not find the Zoom log-in info and the passwords. Mr. Ali stated that he was able to find this information on the Village's website but did not have time to get this information to his neighbors. Mr. Ali requested more time to review this information since they have paid a premium price on their properties and asked what the impact would be on their property values because of the proposed car wash, the drive-through restaurant, and the associated traffic and noise. Mr. Ali expressed concern since he lives one block away from the subject property. Mr. Ali and his neighbors requested time to evaluate the impacts on their property values, and the possibility of hiring an expert/attorney to do so. Mr. Ali also stated that additional time would also allow his neighbors to be part of the next meeting.

The next speaker, Hani Atassi, current property owner 720-730 Plainfield Road and current landlord of Chase Bank, spoke in opposition to the proposed petition. Mr. Atassi highlighted some statements made by other speakers during the February 3, 2021 public hearing and indicated these statements only added to his serious concerns and strong opposition to the proposed project. Mr. Atassi made the following three points:

1. Negative traffic impacts to his property. Although a traffic study was submitted, Mr. Atassi referred the commissioners to page 59, line 13 of the transcript of the February 3, 2021 Plan Commission meeting. Mr. Atassi quoted Mr. Krissoff, Chase Bank representative, "as you're trying to get into the branch from the eastbound on Plainfield, you have to make a very dangerous, maybe illegal maneuver to get into the branch. Also, the stacking from the new light goes past the branch of getting in from the right turn lane is pretty difficult as well." Mr. Atassi claimed that this statement only proved his concerns about the negative traffic impacts caused by the recently Village-approved projects, which would only be exacerbated by approving the "crammed" proposed project. Mr. Atassi asserted that not only was the current tenant looking to leave due to the negative traffic impacts, but also pointed to the diminishing prospects of backfilling his space. Mr. Atassi stated that it would be ironic and hypocritical for the Plan Commission to consider Chase Bank's reason to relocate and dismiss his concerns about the negative traffic impacts.
2. Diminishing prospects of backfilling. Mr. Atassi again quoted Mr. Krissoff on page 59, line 19 from the transcript of the February 3, 2021 public hearing. Mr. Atassi confirmed the diminishing prospects of backfilling the Chase bank space with another financial institution. Mr. Atassi stated that given Mr. Krissoff's background, this was highly credible and realistic. Mr. Atassi quoted Mr. Krissoff on page 60, line 3, "So I think you can help steer him towards another retail use, potentially a tax revenue for us." Mr. Atassi asserted that the proposed project would only endanger and do financial hardship to Mr. Atassi as an owner that would require a costly and lengthy rezoning process. Mr. Atassi quoted Mr. Tarshis, representative of the current property owner of 735 Plainfield Road, on page 62, line 8, "have spent two years looking for tenants only to propose to move Chase Bank from across the street." Mr. Atassi stated that this again proved his point of diminishing prospects of backfilling even with a retail use.
3. Neutrality is essential in making a recommendation for the Plan Commission. Mr. Atassi again referred to page 65, line 4, of the transcript from the February 3, 2021 Plan Commission meeting, where Chairman Kopp stated "Every time we've looked at something for this property, it's always like there's one too many things on it, but I understand that this -- that you have to get a return, the seller has to get a return, the buyer has to get a return, so everything is always crammed in on this property. That's fine. We gave you positive feedback on the site plan before." Mr. Atassi stated that as the owner of 720 Plainfield, he was flabbergasted by the Chairman's statement. Mr. Atassi asserted that not only did Chairman Kopp dismiss his earlier stated serious concerns about the negative economic impacts this project would have on Mr. Atassi's property but asserted that Chairman Kopp also dismissed Ms. Ann Choi's earlier statement made on page 46, line 12 "the proposed uses may not be the highest and best use of the site." Mr. Atassi also pointed out that Planning Consultant Choi also cited the concentration of financial uses and car washes. Mr. Atassi emphasized there were sixty waivers required and two high-intensity uses proposed on less than three acres. Mr. Atassi quoted Planning Consultant Choi who stated in the earlier meeting "which may be an indication that the site may not accommodate accommodation of these uses of this intensity."

Mr. Atassi invited and urged all the commissioners to remain impartial when considering this project and to have a holistic perspective on the negative impact this project would have on the surrounding small businesses.

Jonathan Krissoff introduced himself as the Market Director of Chase Bank Real Estate for Illinois and Northwest Indiana for twelve years and spoke in support of the project. Mr. Krissoff stated that for the majority of his time at Chase Bank, he has been looking to fix the issues with their current facility in Willowbrook. Mr. Krissoff indicated that the Willowbrook branch has been an extremely important branch for Chase Bank because of its high deposits and high transactions and considered Willowbrook an important community that Chase Bank would like to serve well. Mr. Krissoff noted that their current facility has not been kept up, and they have tried to fix these issues in the current facility, and they had tried to work it out with the current landlord without success. Mr. Krissoff stated that he probably had about a hundred different presentations to communities like Willowbrook and he has never had an existing landlord talk and object to a proposed relocation like tonight. Mr. Krissoff stated that he hoped that everyone sees that Mr. Atassi's objection was not in the interest of the community and not in the interest of the project, but it was in the self-interest of the landlord. Mr. Krissoff indicated that Chase Bank is very excited about the project and would like to invest millions into the Willowbrook community. Mr. Krissoff stated that Chase Bank thinks this is a great solution, although not perfect, but it is close, and stated that he believes it will be a huge improvement to what exists there now. Mr. Krissoff stated that "All the conversations and asks for more time is to try to kill the deal. That time kills deals in real estate". Mr. Krissoff stated that the project has been out there for a long time, and if there are requests for more time, the deal will die. Mr. Krissoff stated that it was time to seriously consider the proposal and move forward. Mr. Krissoff stated that he would happily respond to any direct questions about the Chase Bank facility or its operations.

Sal Lababidy, resident/owner for a property in Willowbrook, whose family owns ten properties within a one mile radius of the subject property. Mr. Lababidy stated that he shares concerns with other residents about the project's impacts on traffic congestion and the negative effects on nearby properties. Mr. Lababidy indicated that he needed to know more and have more details as one of the earlier commenters raised some concerns which made him more concerned. Mr. Lababidy stated that he just learned about the petition on March 3, 2021 and admitted that he did not know much about the proposal. Mr. Lababidy repeated that the gentleman from Chase Bank was concerned that this area was not well developed, and he would like to see the area well developed but expressed reservations about the way the proposed project has been progressing. Mr. Lababidy asserted that the area is terribly congested and did not know how adding more projects "this heavy" will not affect the traffic and will not increase risks for Mr. Lababidy and his family. Mr. Lababidy restated that he is heavily invested and lives in the Willowbrook community and would like to maintain the value of their properties.

Mr. Ali shared the same concerns as Mr. Lababidy and stated that he takes his kids every day to school at Gower West. Mr. Ali indicated that he is convinced that the proposed uses will pose a danger to his family within a one mile radius of where they live. Mr. Ali expressed a desire to educate himself more on the proposed project. Mr. Ali spoke with ten to fifteen of his neighbors who did not have enough information. Mr. Ali stated that he was able to retrieve this information from the Village' website but his neighbors did not receive this information. Mr. Ali requested more time to prepare a study and evaluate the proposed project.

Mr. Murphy addressed Mr. Krissoff's earlier statement that Mr. Murphy had made repeated attempts to delay or continue this matter and Mr. Murphy stated this was his and his client's first appearance before the Board [Plan Commission] and wanted to remind Mr. Krissoff and everyone else on the call that it was only today [March 3, 2021] that they had the final information from petitioners. Mr. Murphy argued that his client had very little information and certainly not as much as they were given today [March 3, 2021] to rebut. Mr. Murphy stated that he understands and appreciates that the Applicant wishes to move forward but not at the expense of his client's due process rights. Mr. Murphy further stated that he and his client are not willing to sacrifice or forgo the right to meaningfully object since they were given the information tonight [March 3, 2021], especially with the last two reports from Planning Consultant Choi. Mr. Murphy emphasized that there

is a significant prejudice to those who are not allowed the rights to object and the weight significantly falls onto the people and their ability to make a meaningful objection.

Chairman Kopp asked the Applicant if they have now submitted everything. Mr. Katz deferred to Mitch Goltz to respond to that question.

Mitch Goltz responded that yes, they have submitted everything for the prior Plan Commission which was a public hearing with notice provided and the reason the public hearing was continued was that there were a couple of clarifications and changes requested by the Plan Commission. Mr. Goltz stated that the application was complete. Mr. Goltz also stated that their experts have been through various reviews both within the Village of Willowbrook and outside agencies. Mr. Goltz indicated that multiple traffic engineers have weighed in and have worked very diligently with staff and other agencies to make sure the plan is designed in the most safe and successful manner possible.

Chairman Kopp then asked the public and the Plan Commission if there are any other questions.

Omar Dwedari, representing 720 Plainfield Road, spoke in opposition to the proposed petition. Mr. Dwedari indicated that the lease that they have in place with Chase Bank is a triple net lease and indicated that Chase Bank never approached them for any requested modifications to the current facility at 720-30 Plainfield Road. Mr. Dwedari disputed Mr. Krissoff's earlier statements about approaching the landlord about improving the property and stated that Mr. Krissoff's statement was absolutely wrong.

Chairman Kopp gave Mr. Krissoff the opportunity to rebut but also indicated that the Plan Commission appeared to be in the middle of a landlord-tenant dispute.

Mr. Krissoff agreed and indicated that this is a landlord-tenant dispute and claiming that Chase Bank never raised any concerns over the facility was absolutely incorrect. Mr. Krissoff indicated that there have been so many issues in their current facility including a building that does not work, that is on two levels, that is not ADA compliant, and keeping the facility clean. Mr. Krissoff stated that they did not need to get into all the issues and argues that the landlord has been aware of all the issues, but that it was not relevant to the petition discussed tonight and requested that the discussion continue around the project.

Vice Chairman Wagner said that if the public was finished with comments. Vice Chairman Wagner thanked the developer for producing the stacking capacity on the entry and the left-turn bay. Vice Chairman Wagner stated that the stacking exhibit cleared up his earlier concerns since the exhibit clearly shows how the traffic will be stacked. Vice Chairman Wagner also agreed with the developer and the traffic report [Plainfield Road exhibit] that enlarging the pork chop and realigning the drive did not appear to be advantageous to the site. Vice Chairman Wagner had one additional question that perhaps Planning Consultant Choi would be able to answer. Vice Chairman Wagner asked for clarification on one of the recommended conditions of approval regarding traffic monitoring. Vice Chairman Wagner asked who would be responsible and what authority the Village would have to act on any traffic concerns.

Planning Consultant Choi asked Vice Chairman Wagner if he was referring to Condition No. 24 and indicated that with the Village's traffic consultant it was decided that this condition was included in case the traffic would become difficult at the shared access with Town Center. Planning Consultant Choi responded that the Village would require the developer to prepare an analysis if traffic congestion became an issue at that location and determine if additional signage or pavement markings would be required. The Village may even to consider restricting that driveway access if traffic congestion became too problematic.

Vice Chairman Kopp expressed one additional concern and referred to the site plan, Sheet C1.0. Vice Chairman Kopp indicated that the monument sign for the Encore Car wash is roughly 5 feet wide and 8 feet tall, the monument sign for the restaurant is approximately 8 feet tall and 52 inches wide, and the Chase monument sign is approximately 13 feet wide and 8 feet tall. Vice Chairman Kopp was concerned that the Chase Bank monument sign appeared rather large and appeared too close to the right-of-way. Vice Chairman Kopp asked if this would be appropriate to relocate the ground sign back an additional 5 to 10 feet to reduce visual obstructions for vehicles traveling eastbound onto Plainfield Road within the right turn lane at the traffic light.

Planning Consultant Choi asked Vice Chairman Wagner to clarify that he wished the Chase Bank monument sign to move back 5 to 10 feet from the north lot line. Vice Chairman Wagner responded that when compared to the fast food restaurant's ground sign, a smaller monument sign, is set back 16'-9" from the north property line. Moving Chase Bank's sign an additional 5 to 10 feet would allow better sight distance around that corner.

Mr. Goltz did not have an objection to Vice Chairman's and stated he would be happy to work with staff to determine the appropriate location. Mr. Krissoff expressed that he would be happy to make that change as a condition of approval.

Chairman Kopp gave the Applicant the chance to have the last word.

Mr. Goltz expressed appreciation for the opportunity and indicated that his Applicant team had worked very closely with staff and the various agencies and consultants. Mr. Goltz stated that a lot of care and time was put into putting together the proposal and believed that the end result was a nice collaboration of users that balanced the site nicely. Mr. Goltz stated that the site has challenges, but a solution was found to take advantage of the full site and to find users who have different peak hours of operation. Mr. Goltz stated the project would bring in different businesses and people into the community. Mr. Goltz also stated that the project would improve off-site access. Mr. Goltz stated that access is not a first come first serve measure in Illinois and that the proposed project would not solve all traffic concerns in the community, but that the project has adequately addressed traffic concerns to ensure a project that is well designed, safe, and a nice benefit to the community. Mr. Goltz reiterated that competition is out there in American society, but that competition should not a basis for denying something to go forward. Mr. Goltz concluded by stating that the proposed project will be a big improvement both to the property and the community and will bring a lot of great things to Willowbrook, and Mr. Goltz hoped to have that opportunity to work with the Village to move the project through.

Chairman Kopp closed the public comment.

Chairman Kopp acknowledged that he was the most vigorous questioner about the proposed signage and appreciated that all the signage was reduced. Chairman Kopp believed that the increases above the standard for Lot 2 were and not significant. Chairman Kopp stated that the proposed roof signs for Lot 1 did not appear to be as imposing as they would be if they were against a background. Chairman Kopp did express concern for the materials for the pylon sign on Lot 1. Chairman Kopp stated that the Village has required everyone else to use the same building materials as the building and acknowledged that the car wash was a cool, retro looking building, but that the proposed ground sign was garish, and Chairman Kopp was not in favor of the ground sign. Chairman Kopp acknowledge that it probably was meant to be eye catching on purpose but that the proposed materials were not in keeping with the other signs proposed on the subject property. Chairman Kopp indicated that the purpose of the Plan Commission, in his personal opinion, was not to stifle competition, because he believed that was not America works. That being said, Chairman Kopp stated that he does agree that it is important that everyone have the opportunity to make a case and if Mr. Murphy's client,

Mr. Ali, and the other speakers would like more time because some of the materials were submitted late, Chairman Kopp stated he would be in favor of continuing the meeting for another thirty days.

Commissioner Remkus indicated that the public had 60 days to comment on the proposed project, acknowledged there were some items that were raised tonight, but that there is a time period in here. Commissioner Remkus highlighted that the Plan Commission is only a recommending body and if members of the public have issues, those can be brought forward to the Village Board at the Village Board meeting.

Chairman Kopp asserted that the Plan Commission is the fact finding body and Mr. Murphy's argument was that he did not have sufficient information to cross examine the experts for the applicant. Chairman Kopp indicated that Mr. Murphy does not necessarily have the right to rebut once he gets up to the Trustee level.

Commissioner Remkus stated he was okay either way.

Commissioner Wagner tended to agree that there was a public hearing notice for an initial public hearing that was then continued to a second public meeting. Commissioner Wagner asked if there any reason why the gentlemen who have made an objection on record could not submit their additional objections in writing to be made part of the public record. Chairman Wagner asked the Village attorney if he had an opinion on whether the Village is required to continue this public hearing or if adequate time was given for submittals.

Village Attorney Holmes stated that this hearing was conducted pursuant to adequate notice. Village Attorney Holmes stated that the question is whether or not the residents and the public had adequate time, and this is really a fact question for the Chairman or the commissioners whether they had adequate time to prepare and review the materials. Village Attorney Holmes indicated he did not know is how much was new information that was not published for this meeting and deferred back to the Plan Commission. Village Attorney Holmes stated that the witnesses are currently present and available to be cross examined and asked how much of the information was new that was not available to allow the public to prepare to participate meaningfully in the hearing.

Chairman Kopp deferred to Planning Consultant Choi.

Planning Consultant Choi responded to say that the new information [that Mr. Murphy was referring to] included the supplemental information to the Market Study memo for the car wash. The revised finding for the planned unit development that was included in the Tax Impact Study memo was provided in the staff report and was available to the public prior to the March 3, 2021 Plan Commission meeting. Planning Consultant Choi indicated the information in the revised finding was not new information.

Chairman Kopp then asked Commissioner Kaucky if he wished to add anything.

Commissioner Kaucky stated that he was very impressed with the project. Commissioner Kaucky acknowledged that the Plan Commission asked the applicant to make a second go and stated that the Applicant has done a lot of legwork to answer many of the questions that were brought up during the February 3, 2021 public hearing. Commissioner Kaucky expressed concern that if the Plan Commission continued to delay the project, that the Village might end up losing the project because of time sensitivities. Commissioner Kaucky stated that he was comfortable on voting on the item tonight but certainly he would defer to the Plan Commission and the other commissioners to make that decision.

Chairman Kopp asked the Plan Commission the commissioners would be in favor of not continuing the public hearing and would like to vote on the item tonight. Chairman Kopp noted that it would be three commissioners in favor of voting tonight and one commissioner in favor of continuing the public hearing, and

then corrected it to 4 commissioners to include Commissioner Walec in favor of voting on the item that night. At the March 3, 2021 Plan Commission meeting, the Plan Commission voted to forward a positive recommendation on the petition to the Village Board.

The following motion made by Kaucky was seconded by Remkus and approved unanimously, a 5-0 roll call vote of the members present:

Based on the submitted petition, the testimony provided by the Applicant, and the staff report prepared for PC 21-03 at the February 3, 2021 and March 3, 2021 Plan Commission meetings, I move that the Plan Commission recommend and forward to the Village Board the Findings of Fact presented and discussed by the Plan Commission at the February 3, 2021 and March 3, 2021 meetings, and further recommend that the Village Board approve the following:

1. A special use for a planned unit development associated with PC 21-03, including the "proposed waivers" outlined in the staff report.
2. Special uses for one 5,582 square foot automobile washing and cleaning facility, one 2,830 square foot fast food establishment with drive-through, and one 6,660 square foot financial institution with drive-though.
3. Approval of the Preliminary Plat of Subdivision and Preliminary Plat of PUD for "735 Plainfield Road Subdivision", except for revisions required by the Village Engineer to be revised prior to forwarding to the Village Board for consideration.

Subject to the following conditions:

1. 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 March 3, 2021 meeting and approved by staff prior to being forwarded to the Village Board for final consideration.
2. Approval of Preliminary Plat of PUD is expressly conditioned on the approval of an amendment of the Town Center PUD with respect to changes in the ingress, egress and incorporation of a dedicated left-turn lane as shown on 735 Plainfield Road Plat of PUD. An exclusive southbound left-turn lane shall be provided at the proposed full movement access drive in order to keep the southbound through lane clear and minimize the queueing back toward Plainfield Road.
3. That as part of the approval of a Preliminary Plat of Subdivision and Preliminary Plat of PUD, the Applicant shall submit a Market Study and Tax Impact Study or related studies to the satisfaction of the Village, prior to Village Board consideration.
4. That as part of the approval of a Preliminary Plat of Subdivision and Preliminary Plat of PUD, the Applicant shall submit a Cross Access Agreement and indicate the required easements on their preliminary plats.
5. That as part of the approval of a Preliminary Plat of Subdivision and Preliminary Plat of PUD, a parking agreement shall be executed to allow three of the parking spaces located on Lot 3 to satisfy the parking requirement on Lot 2.
6. That as part of the Final PUD and Final Plat of Subdivision processes, the Applicant shall investigate the feasibility of proposing an Ingress and Egress Easement on the northeast end of the subject property to allow vehicular access between the subject realty and the TCF Bank property.
7. Prior to approval of a Final Plat of Subdivision and Final Plat of PUD, the Applicant shall provide a photometric/lighting study that demonstrates compliance with DuDOT standards for any required off-street lighting.
8. Prior to approval of a Final Plat of Subdivision and Final Plat of PUD, the Applicant shall submit all required executed Traffic Regulation, Improvement and Redevelopment Agreements in a form acceptable to the Village Board, approved by Village staff and subject to review by the Village attorney.

9. That as part of the Final PUD and Final Plat of Subdivision processes, the Applicant shall submit the Declaration of Covenants, which is subject to the approval by the Village.
10. The Applicant shall provide documentation of the DuDOT approval of Traffic Impact Study and Plainfield Road access, upon receipt.
11. The completion of all County of DuPage and Village traffic improvements shall be made prior to the issuance of the first permanent occupancy permit for the subject realty.
12. Outdoor dining and restaurant seating shall not be allowed on the subject realty except where identified as "Outdoor Dining" on the fast food establishment architectural plans.
13. Off-site improvements shall include a sidewalk to be constructed in accordance with the PUD plans. The sidewalk shall be installed along Plainfield Road and is subject to the County of DuPage permitting, inspection and approval.
14. That the digital signs on the SUBJECT REALTY shall be at all times subject to the following requirements:
    a. Operational Limitations: Display shall contain static messages only, and shall not have movement of any kind, or the appearance or optical illusion of movement, of any part of the sign.
    b. Minimum Display Time: Each message on the sign must be displayed for a minimum of 8 seconds or such longer duration as is hereafter enacted in the Village Sign Ordinance for comparable signs.
    c. Message Change Sequence: The change between static messages must be accomplished immediately, with no use of any transitions.
    d. Illumination: The sign must include light sensors and dimmer controls that automatically adjust to outdoor lighting levels so that illumination levels are dimmer at night and on cloudy days than during sunny days; but in no instance shall illumination and lighting not be in compliance with Section 9-11-13 of the Willowbrook Zoning Ordinance.
    e. Only one freestanding or ground sign shall be constructed or erected on Lot 1.
    f. The sign shall not contain any other advertising other than the identity of the car wash, the address; and the promotion of related business products for Lot 1.
    g. A separate sign permit shall be obtained pursuant to Village Code.
15. All freestanding or ground signs shall not contain any advertisement other than the identity of the business located therein; therefore, the freestanding sign proposed for each business shall be located on its own lot.
16. The multi-tenant sign located north of the shared access drive with the Town Center shall be removed from all plans prior to consideration before the Village Board.
17. No deliveries or other loading and unloading activities shall be allowed on the subject realty between the hours of 7:00 pm to 10:00 am.
18. No trucks shall be permitted to sit idling on the subject realty.
19. No outside loudspeakers shall be permitted other than businesses with approved drive-through windows and then only for the operation of the drive-through service.
20. Outside refuse compactors shall only be operated between the hours of 9:00 a.m. and 6:00 p.m. and shall be screened by a masonry wall large enough to visually screen the compactor dumpster and buffer any noise created by the compactor unit.
21. The earthen berms located along the Plainfield Road frontage shall be constructed prior to the issuance of the first temporary or permanent occupancy permit for the subject realty, or such earlier time as is reasonably practical. All exiting movements from the drive-throughs shall be under stop sign control.
22. Exiting movements from the bank drive-through shall be under stop sign control.
23. "Do Not Enter" signs shall be placed at the exit of each drive-through lane to deter opposing traffic from entering the drive-throughs from the one-way exit direction.

24. The Applicant shall provide an analysis of the traffic operations at the site access from Town Center after the opening of the development to determine if modifications or adjustments are needed (i.e., supplemental signing, pavement markings or restrictions to access).
25. A permit will shall be required from Du Page County Division of Transportation for work within the Plainfield Road right of way.
26. A permit shall be required from Du Page County Public Works for the proposed sanitary sewer and connections.
27. Prior to final approval, the plans will be provided to the fire district for comment on both the geometrics and the location of hydrants and fire department connections on each building.

    Added by the Plan Commission:

28. The motion shall include the four modifications to the waivers discussed at the meeting and the revised finding of fact that was discussed at the meeting. The four modifications are as follows:

    6. That Section 9-10-5(L)2(e), Spacing Between Separate Driveway Entrances On All Lots Other Than In Single-Family Attached Districts, be varied to permit a reduction in the minimum access driveway spacing for separate driveways from four hundred feet (400') to one hundred fifty-three and eight tenths feet (153.8') between the Plainfield Road driveway and the driveway to the east, to three hundred thirty-two and one tenths feet (332.1') between the Plainfield Road driveway and the Town Center driveway to the west, and to sixty-four and four tenths feet (64.4') between the shared access driveway with Town Center and the driveway to the south (Lock-Up Storage driveway).
    10. That Section 9-6B-3(E)1, Required Setbacks, Front Yard, be varied to permit a reduction in the minimum required front yard setback from sixty feet (60') to nine and seven tenths feet (9.7') for the detached canopy and to thirteen feet (13'-0") for the vertical canopy support/column for the detached canopy and the vacuum station equipment along the north side of the proposed car wash building.
    28. That Section 9-14-2(D)2(c)4, Border Plantings and Foundation Plantings, be varied to permit a reduction in the minimum foundation landscape area width to zero feet along the north, east and west building facades.
    52. That Section 9-10-5(G) Off-Street Parking, In Yards, be varied to permit a reduction in the minimum required interior side and rear yard parking area setbacks from ten feet (10') to eight and five tenths feet (8.5') along the west lot line and to zero feet along the east and south lot lines.

29. Relocate the ground sign on Lot 3 approximately 5 to 10 feet further away from the lot lines to improve sight visibility for vehicles.
30. The ground sign proposed for Lot 1 shall contain brick in keeping with the design of the principal structure.

Attachment 3
February 3, 2021 Public Hearing Discussion and Summary
(6 pages)

Public Hearing and Communications

The Plan Commission conducted a public hearing on this petition at a regular meeting of the Plan Commission on February 3, 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
Six (6) individuals from the public were sworn in at the public hearing.

5. Present: Approximately thirty-nine (39) 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, James Soukup, William Remkus, and Maciej Walec. The following Village staff members were present: Planning Consultant Ann Choi, Building Official Roy Giuntoli, and Building and Zoning Secretary Lisa Shemroske. Court Reporter Robin Hejnar was also in attendance.
6. Speakers: Six (6) individuals presented testimony.
7. The project owner's representatives provided testimony in support of the petition.
8. There were two members (2) of the public, that provided testimony in opposition of the petition.

Public Hearing Testimony Notes

Village of Willowbrook Planning & Development Department

Planning Consultant Choi gave an overview of the proposed project and discussed the proposal for a three-lot subdivision as part of the proposed planned unit development proposed for the 735 Plainfield Road site. Planning Consultant Choi described the uses proposed for the site, the overall circulation, the existing traffic conditions, the proposed parking, bulk regulations, building and parking area setbacks, trash enclosure, signage, and landscaping. Planning Consultant Choi noted that there were outstanding issues related to traffic circulation based on Tri-State's latest review comments and signage issues that still needed to be addressed. Planning Consultant Choi indicated that although the proposed uses are allowed in the underlying zoning district as a combination of permitted and special uses, the proposed uses may not be the highest and best use for the site. Planning Consultant Choi indicated that the relocation of Chase Bank from its existing location across the street would result in a concentration of banks along the south side of Plainfield Road (TCF, Chase and PNC). Planning Consultant Choi also stated that while the proposed car wash offers a different type of car wash service from the existing car washes in Willowbrook, Willowbrook already has several car washes associated with gas stations in town, including a car wash expansion that was approved early last year at the northwest intersection of Kingery and Plainfield Road. The proposed development also could present some challenges as the site will need to accommodate, at a minimum, two high-intensity uses on less than three acres, and the project as proposed includes nearly 60 waivers, which may be an indication that the site may not accommodate a combination of uses of the proposed intensity. Planning Consultant Choi did acknowledge some positive aspects of the proposed development and pointed to the site's vacancy for quite some time. Planning Consultant Choi recognized that the proposed development would fill this key vacancy, bring increased foot traffic to the area, produce some additional tax revenue to the Village, and that

the developer was proposing much needed traffic calming measures on Town Center Drive and Plainfield Road.

SPEAKERS COMMENTS SUPPORTING THE PETITION

A total of four (4) speakers supported the petition.

- The Applicant, Alex Katz of GW Properties, spoke in support of the project. Mr. Katz indicated they had worked with the Village for a long time and have implemented all comments/thoughts/concerns into an improved plan that works better than what was originally proposed. Mr. Katz stated that the proposed planned unit development offers two type of tenants that the Village of Willowbrook currently does not have and clarified that the proposed fast food establishment would be leasing their lot, not buying, from GW Properties. Mr. Katz indicated they are thrilled with the tenants they have in place to move the project forward. Mr. Katz acknowledged that a number of different tenants had been vetted, and that the intention was to secure tenants that did not currently exist in the community to make the proposed development a better project. Mr. Katz assured the Plan Commission that they would continue to work with the Village to ensure that the Village obtains the best achievable outcome.

- Eric Tracy of Kimley-Horn, civil engineer for the Applicant, spoke in support of the project, and testified that the proposed development is an improvement over the existing conditions. As it currently exists today, Mr. Tracy indicated that the site is a "sea of asphalt" and that a significant amount of landscaping and infrastructure/utility improvements have been proposed for the site. Mr. Tracy also highlighted the improvements made to the access driveway on Plainfield Road. The relocated driveway access on Plainfield Road has been restricted to a right-in/right-out only access and would be a safety improvement to the existing condition that is currently a right-in/left- and right-out.

- John Krissoff, representing Chase Bank, spoke in support of the project, and indicated that their bank has been looking at a relocation of their existing branch in Willowbrook for a long time. Mr. Krissoff indicated that Willowbrook is an extremely important and strong branch for Chase Bank and is considered a long-time keeper. Mr. Krissoff admitted there have been a number of existing facility issues at their current location, so the proposed relocation would help to solve many of those issues. Mr. Krissoff indicated that the issues were related to access and maintenance of the current property. Mr. Krissoff noted that the approval of the proposed planned unit development would finally allow Chase Bank to make an investment into the community, to refresh their existing branch, and solidify their presence in Willowbrook for the future. The proposed development would also allow Chase Bank to own as opposed to leasing. Mr. Krissoff also noted that the current access issue is difficult for customers going eastbound on Plainfield Road trying to get to the bank. Mr. Krissoff stated that customers are forced to make a dangerous, illegal maneuver to get to the branch, and that stacking from the new traffic light goes past the branch so getting in from the right turn lane is difficult as well. Mr. Krissoff contradicted the statement that their current landlord made about being forced to find another financial institution as a new tenant that would add to the concentration of banks along Plainfield Road in that area. (See Speakers Comments Opposing the Petition.) Mr. Krissoff stated that their current landlord could backfill the vacancy with any other permitted use such as retail and would not be restricted to just bank uses. Mr. Krissoff also testified that he was not aware of any other banks that were looking to expand and found it difficult to believe that the current landlord would be able to find another bank tenant to fill that vacancy. Mr. Krissoff reiterated his excitement to reinvest money into the community and solidify their future in Willowbrook.

- Matthew Tarshis of Frontline Real Estate Partners, representing the current property owner, also spoke in support of the proposed petition. Mr. Tarshis testified that he had been working on behalf of ownership for over two years and acknowledged the difficulty of the process. Mr. Tarshis indicated that he had attended the last meeting that reviewed concepts for the site back in February 2020. Mr. Tarshis shared his thoughts on the marketing of the site, and the overall state of the retail marketplace. Mr. Tarshis testified that he has engaged with prolific developers throughout the Chicagoland area, many who are responsible for significant developments in all of the suburban areas around Willowbrook and within Willowbrook. Mr. Tarshis testified that he vetted a number of different developers, each with different plans for the site. Mr. Tarshis stated that a significant amount of time was spent to determine who could execute on the right plan in conjunction with the best developer to work with the Village, the community, and neighbors to come up with a comprehensive plan that could be executed properly. Mr. Tarshis acknowledged that the site has remained underutilized and how this was a big part of their marketing efforts. Mr. Tarshis assured the Plan Commission that they have done their best as the property owner to get the right plan in place with the right tenants, to move the project forward. Mr. Tarshis reiterated that they have done their best to work with everyone involved and is very excited about what the proposed plan can ultimately bring to the Village of Willowbrook.

SPEAKERS COMMENTS OPPOSING THE PETITION

A total of two (2) speakers opposed the petition.

- Hani Atassi, current property owner 720 Plainfield Road and landlord of Chase Bank, spoke in opposition to the proposed petition. Mr. Atassi expressed serious concerns and strong opposition to the proposed plans. As the current property owner of 720 Plainfield Road, Mr. Atassi stated that allowing this plan to move forward would be detrimental to the value of his property. Since Chase would be relocating across the street, Mr. Atassi claimed that they would be forced to look for a fourth financial institution to replace Chase Bank as their tenant. Mr. Atassi also stated that it would be impossible to find another bank tenant due to the concentration of bank across Plainfield Road. Due to Covid-19, Mr. Atassi stated that it would take a significant amount of time to find this fourth financial institution, and this would also pose a risk to losing the special use permit that they have always been entitled to on their property. Mr. Atassi requested that his objection be added to the Plan Commission's consideration and requested that the commissioner consider how much the area will actually improve when an existing financial institution would be relocated across the street and leave behind an empty building.

- Omar Dweydari, representing 720 Plainfield Road, also spoke in opposition to the proposed petition. Mr. Dweydari stated that he tried to do business at the 735 Plainfield Road site and was turned down by the Village of Willowbrook, because the Village was looking for tax revenue income. Mr. Dweydari expressed support for the development of the proposed restaurant and car wash as improvements to the area but pointed out that if they were lucky to get a fourth financial institution, the area would be heavily congested with banks. Mr. Dweydari also pointed out that the access issue raised by Chase Bank was approved by the Village during the Pete's Fresh Market and Harlem-Irving developments. The Village at the time did not oppose or mention any difficulties of the entrance from going east-bound or west-bound.

Communications Received
The Village did not receive any letters or emails in support or in opposition to the proposed petition.

QUESTIONS POSED BY THE PLAN COMMISSION

Chairman Kopp voiced the following concerns:

1. Each time the Plan Commission has reviewed concepts for this project, it seems that one too many uses seem to be proposed for this property. Chairman Kopp understands the reason behind this, however, since the seller and buyer both need to get a return on their investment and believed that nothing could be done about this.
2. Chairman Kopp expressed concerns regarding the signage. Normally, the Village is fairly accommodating to signage relief and pointed to the Town Center as an example. Chairman Kopp noted that if the Town Center was given certain signage rights, these are rights that should theoretically be given to all of the retailers, existing and new. Chairman Kopp stated there was some work done on the sign ordinance a few years ago to make it more modern, flexible, and accommodating. Chairman Kopp expressed alarm that the car wash tenant was requesting literally double of what would be allowed under the existing sign ordinance. Chairman Kopp acknowledged that he realized that the car wash is located to the rear of the site and wants to be seen, but that the signage proposed is double what has been given to the other retailers and personally, he did not believe this was appropriate.
3. Chairman Kopp also wanted to make sure that Tri-State's comments were accommodated since the Village would not approve a plan that Tri-State does not approve.

Chairman Kopp also stated he was inclined to continue the public hearing, but if the majority of the plan commissioners wanted to vote, Chairman Kopp was open to voting on the item in the same evening.

Vice Chairman Wagner asked Planning Consultant Choi what the Village traffic consultant's position was on the proposed left-turn lane. Vice Chairman Wagner expressed skepticism about the shared entrance crossing with the Town Center and the number of cars out of the Harlem-Irving development. Vice Chairman Wagner referred to this area as a major bottleneck. Vice Chairman Wagner thought the proposal was a good project; however, he was skeptical because of the existing traffic problems and requested clarification from the traffic consultant to gain a better understanding on how the site would accommodate this level of business with the number of parking and drive-throughs associated with the proposed development. Vice Chairman Wagner believed that a maximum of two to three cars would be accommodated in the left-turn lane and he felt this was completely inadequate. Vice Chairman was in favor of continuing the public hearing to allow this information to be provided.

Commissioner Remkus also requested more information related to how the development was planning on bringing vehicles into the site. If these businesses are successful, and Commissioner Remkus expressed a desire for these businesses to be successful, this would mean the area would be busy and cars would be backed up onto Town Center Drive and Plainfield Road. Commissioner Remkus stated that they would need to figure out if the amount of traffic that would be generated could be accommodated. If the amount of new traffic could not be accommodated, then vehicles would be stuck on Plainfield Road, and this would not work. Commissioner Remkus stated he was not too concerned about Tri-State's comments because he knew those would be accommodated, even if the car wash would lose a vacuum station or two. Commissioner Remkus indicated that his concerns mainly had to do with the cars coming off Plainfield Road making that left turn into the development.

Planning Consultant Choi explained that the Village traffic consultant did request more data, and this was included in the comment letter to the Applicant, but that the traffic impact study provided by the Applicant adequately addressed the concerns of the Village traffic consultant. Planning Consultant Choi referenced the most recent comment letter issued by the Village traffic consultant and indicated that this letter stated that

any new information requested would not materially impact the findings and recommendations of the Traffic Impact Study submitted by the Applicant. Chairman Kopp then asked if the Village traffic consultant specifically addressed the concerns raised by Vice Chairman Wagner and Commissioner Remkus. Planning Consultant Choi responded that the Village traffic consultant agreed with the findings of the Traffic Impact Study that the incorporation of a left-turn lane on Town Center Drive would improve the traffic conditions.

Vice Chairman Wagner referenced page 18 of the staff report and highlighted the concerns raised by the Willowbrook Police Department. One of the concerns raised by the Police Department involved the Plainfield Road access driveway. Although a "porkchop" was proposed there to deter vehicles from making a left-turn onto Plainfield Road, Vice Chairman Wagner suggested that the east portion of the porkchop could be extended further to the east to further deter cars from making a left turn onto Plainfield Road.

Vice Chairman Wagner also voiced concern over the striped area proposed at the access driveway shared with the Town Center. Vice Chairman Wagner was concerned that vehicles would block the entrance to the development and expressed his skepticism that the striping area was not sufficient to deter vehicles from blocking the intersection into the subject property. Vice Chairman Wagner proposed additional signage, perhaps flashing lights, and pointed out that people no longer follow traffic rules. Vice Chairman Wagner expressed his hopes that the issues he raised would be addressed and the development is successful.

Mr. Katz stated that the development proposes signs deterring vehicles from blocking the intersection. If the Plan Commission wanted these signs lighted, Mr. Katz was open to lighting these signs. Mr. Katz assured the Plan Commission that they were open to doing what is needed to make that work. Mr. Katz further explained that the proposed cross hatching is similar to what is proposed at fire stations. Mr. Katz further stated that the right-in/right-out access driveway on Plainfield Road would be modified to magnify the driveway as a right-in/right-out only. Mr. Tracy added that this would also need DuDOT's input to ensure that vehicles would turn right out of that driveway. Mr. Tracy assured the Plan Commission that DuDOT's standards would be met, and that the driveway access would be permitted through the DuDOT agency, and that they would do all they could to deter the left-turn movement.

PLAN COMMISSION DISCUSSION

Chairman Kopp recommended that the Plan Commission continue the public hearing to March 3, 2021 or to a later date. The following motion made by Wagner was seconded by Kaczmarek and approved unanimously, a 7-0 roll call vote of the members present:

Based on the submitted petition, the testimony provided by the Applicant, and the staff report for PC 21-03 at the February 3, 2021 Plan Commission meeting, I move that the Plan Commission continue the public hearing to March 3, 2021 (or to another date to be determined) to allow Village Staff and the Applicant time to address the various issues raised by the Plan Commission and Village staff.

Commissioner Kopp indicated to the Applicant that although the Plan Commission was in favor of the project, the Plan Commission was not yet ready to make a recommendation.

Planning Consultant Choi asked the Plan Commission if they could offer more specific direction and guidance to the Applicant before the next meeting. Chairman Kopp recommended that the Applicant scale the proposed signage down to what is consistent with the sign ordinance and to be consistent with the signage that was approved for the Town Center and other developments in Willowbrook. Mr. Katz asked the Plan Commission if there was anything else, they could address. Chairman Kopp stated that the traffic concerns raised by Vice Chairman Wagner and Commissioner Remkus should be addressed.

Vice Chairman Wagner added that he agreed with Chairman Kopp regarding the signage and reiterated that extensive changes were made to the sign ordinance to allow for greater signage than what was allowed in the past. Vice Chairman Wagner added that there might be some accommodation made but as was already mentioned, the car wash was requesting double than what the sign ordinance recommends. Vice Chairman Wagner also added that he was unsure if this were an issue that the Applicant could address, but he thought it would be short-sighted for the Plan Commission to look at this project in its approval stage and also not look at the consequence of redevelopment of the property across the street (720 Plainfield Road) which has large traffic issues. Vice Chairman Wagner wondered what the Village would do at that point.

Planning Consultant Choi asked how the Plan Commission felt about the digital, roof and painted signs proposed by the car wash. Chairman Kopp responded that the painted signs appeared very subtle and that digital signs have been allowed in at least two other locations in the Village so there would be no reason to prohibit a digital sign in the proposed development. The concern is over the volume. Chairman Kopp stated that the sign surface area is large because the individual standalone letters on the detached canopy are treated as a "box" and the sign surface area is not calculated based on the area of the individual letters. Mr. Katz asked whether the signage proposed for the other two tenants were an issue. Chairman Kopp stated that Planning Consultant Choi focused on the signage for the car wash and asked if there was a comparison prepared for the other two tenants. Planning Consultant Choi pointed to page 14 of the staff report to review what was proposed for Lots 2 and 3.

Chairman Kopp indicated that he did not have an issue with the heights of the signs proposed but emphasized there was quite a bit of excess signage for the bank. Chairman Kopp reiterated that the Plan Commission wanted to be fair to all other retailers in the community, so if the Plan Commission were to set a standard, that this standard should be applied for the rest of the community. Chairman Kopp acknowledged that there is room for some excess but the signage for the bank and car wash seemed severe but added that he was just one vote. Mr. Katz acknowledged the Plan Commission's concerns and stated that they would take everything that was discussed into consideration.

Planning Consultant Choi summarized that the following would be addressed prior to the next Plan Commission meeting:

1. Signage for the overall site should be reviewed and reduced.
2. All comments from Tri-State need to be addressed.
3. Traffic issues need a second look. The proposed left-turn lane from Town Center Drive needs more detail to understand.
4. The porkchop proposed on Plainfield Road should be reviewed to extend the curb further to the east to deter vehicles from making a left-turn movement out of the site.

Attachment 4
Letters in Opposition (2 pages)

Village of WillowBrook

7760 S. Quincy Street
Willowbrook, IL 60527

This letter is addressed to the Honorable Mayor and the respected Trustees.

The purpose of this letter is to express our serious concerns and strong opposition to the proposed Development Plan of 735 Plainfield, Known as The Bowling Alley.

As the owners of 720-730 Plainfield Rd., currently the landlord for Chase Bank, we believe approving and proceeding with the proposed development plan will be detrimental to the economic value of our property. Not only, we lose a long-time corporate tenant but also, it would be generating undue financial hardship. Chase Bank had expressed multiple times their interest in purchasing our property.

The Proposed Plan will add a fourth Banking site to the area. The concertation of banking sites and carwashes, which was noted by Ann Choi during her presentation to the Plan Commission, will deprive our property from any opportunity to backfill the space that Chase may leave behind. Moreover, it would lead to a costly and lengthy re-zoning process.

During the first Plan Commission review meeting on February 3rd. Refer to pages 46- 65.

There was no mention to the traffic impact on the surrounding properties and the proposed traffic lane.

Coincidently, Chase Bank representative, Jon Krissoff, cited the negative traffic impact the surrounding development has had on 730 Plainfield, the current location, and how they are looking to move. This proves the adverse implications this development will have on our property and the diminishing prospects to backfill the space or attract new tenants. Mr. Krissoff. confirmed the low probability of backfilling the space with banking institution and suggested to look for a retail opportunity!

Ironically, the developer, or the applicant, has also confirmed the low prospects of finding retailers. As he has been diligently working for 2 years trying to attract retailers. The applicant ended up chasing Chase Bank from across the street.

Furthermore, to add insult to injury, Mr. Chairman, was very sensitive to the developer, buyer, and seller “of the proposed development “to get a good return”. Conversely, he ignored the negative economic impact on the surrounding properties and small businesses.

As owners of 720- 730 Plainfield, we urge the Trustees to remain impartial, evaluate the proposed development holistically, and consider the negative economic impact on the surrounding properties and the small business.

Sincerely

Hani Atassi

Omar Dweydari.

- Frank A. Trilla, Mayor
- Deborah A. Hahn, Village Clerk
- Sue Berglund, Village Trustee
- Umberto Davi, Village Trustee
- Michael Mistele, Village Trustee
- Gayle Neal, Village Trustee
- Paul Oggerino, Village Trustee
- Gregory Ruffolo, Village Trustee

Attachment 5
Public Hearing Notice (3 pages)

NOTICE OF PUBLIC HEARING
ZONING HEARING CASE NO. 21-03

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 3rd of February, 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 planned unit development, including a financial institution with drive through, fast-food establishment with drive through, an automobile washing and cleaning facility, including certain relief, exceptions and variations from Title 9 and Title 10 of the Village Code; approval of a Preliminary Plat of Subdivision; and approval of a Preliminary Plat of PUD on property legally described as follows on the property legally described as follows:

LOT 1 IN WILLOWBROOK CENTER UNIT NO. 1, OF PART OF LOT 7 IN OWNER'S SUBDIVISION IN SECTIONS 23 AND 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 1963, AS DOCUMENT R63-37895, IN DUPAGE COUNTY, ILLINOIS.

PIN: 09-23-406-003

ADDRESS: 735 Plainfield Road, Willowbrook IL 60527.

The applicant for this petition is Alex Katz of G.W. Property Group LLC, 2211 N. Elston Avenue, Suite 304. The property owner is Louis W. Viren Jr. of Viren-Gill Ltd., LLC, 735 Plainfield 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 February 3, 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 January 14, 2021 edition of *The Doings* Newspaper.

Ad Number: 6857349-1
Insertion Number:
Size: 1 x 7.4500
Color Type: B&W
Client Name: / PO# ZONING HEARING C
Advertiser: Village of Willowbrook
Section/Page/Zone: Legal Notices/B004/W
Description: NOTICE OF PUBLIC HEARING

ANNOUNCEMENTS

General Announcements

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Judicial Sales - Real Estate

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
COUNTY DEPARTMENT - CHANCERY DIVISION
FREEDOM MORTGAGE CORPORATION;
Plaintiff,
vs.
UNKNOWN HEIRS AND LEGATEES OF LOLITA A. TORRES AKA LOLITA TORRES, DECEASED; UNKNOWN OWNERS AND NON RECORD CLAIMANTS; WILBERT TORRES AKA WILL TORRES; LILIAN PEREZ; LORNA TAM; CMSC 2017-2 TRUST C/O WILMINGTON SAVINGS FUND SOCIETY, FSB DBA CHRISTIANA TRUST; CARY ROSENTHAL, AS SPECIAL REPRESENTATIVE FOR LOLITA A. TORRES AKA LOLITA TORRES, DECEASED;
Defendants,
19 CH 4256
NOTICE OF SALE
PUBLIC NOTICE IS HEREBY GIVEN that pursuant to a Judgment of Foreclosure and Sale entered in the above entitled cause Intercounty Judicial Sales Corporation will on Monday, February 8, 2021 at the hour of 11 a.m. in their office at 120 West Madison Street, Suite 718A, Chicago, Illinois, sell at public auction to the highest bidder for cash, as set forth below, the following described mortgaged real estate:
P.I.N. 15-03-105-028-0000.
Commonly known as 1829 North 20th Avenue, Melrose Park, IL 60160.
The mortgaged real estate is improved with a single family residence.
If the subject mortgaged real estate is a unit of a common interest community, the purchaser of the unit other than a mortgagee shall pay the assessments required by subsection (g-1) of Section 18.5 of the Condominium Property Act.
Sale terms: 10% down by certified funds, balance, by certified funds, within 24 hours. No refunds. The property will NOT be open for inspection.
For information call Sales Department at Plaintiff's Attorney, Manley Deas Kochalski, LLC, One East Wacker Drive, Chicago, Illinois 60601. (614) 220-5611. 19-008904 F2
INTERCOUNTY JUDICIAL SALES CORPORATION
intercountyjudicialsales.com
I3161985
1/7, 1/14, 1/21/2021 6850625

EQUAL HOUSING OPPORTUNITIES

All real estate advertised in this newspaper is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, in the sale, rental, or financing of housing.

In addition the Illinois Human Rights Act prohibits discrimination based on age, ancestry, marital status, sexual orientation or unfavorable military discharge.

This paper will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.

If you believe you have been discriminated against in connection with the sale, rental or financing of housing, Call:

West City and Suburbs:
HOPE Fair Housing Center
630-690-6500

South City and Suburbs:
South Suburban Housing Center
708-957-4674

North City and Suburbs:
Interfaith Housing Center of the Northern Suburbs
847-501-5760

Judicial Sales - Real Estate

APARTMENT FOR RENT?
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

Judicial Sales - Real Estate

SELL, SELL, SELL
Your Stuff!
Placing an ad in the classifieds is the most cost-effective way to sell your home, car or valuables! Call 866-399-0537 or go online to placeanad.tribunesuburbs.com to place your advertisement.

LEGALS

Bid Notice

ADVERTISEMENT FOR BID
The Board of Education, LaGrange Highlands School District 106, Administrative Offices, 1750 Plainfield Road, LaGrange, Illinois 60525, will receive sealed bids for: BOILER REPLACEMENT WORK AT LaGRANGE HIGHLANDS ELEMENTARY SCHOOL PROJECT NO. 20150
The Bid Opening will be on Thursday, February 4, 2021 at 2:00 PM at the Administrative Offices. At this time the Bids will be publicly opened and read. A Performance and Payment Bond in the full amount of the contract will be required. A Bid Security of 10% of the Bid is required with the proposal. The Contractor must pay the Prevailing Wage Rates for all work per Illinois Law.
It is the policy of LaGrange Highlands School District 106 to provide equal opportunity to all qualified business in the awarding of contracts and accordingly promotes the utilization of diversified businesses to the maximum extent feasible in any contract issued against this solicitation to bid.
There will be a Pre-Bid Meeting of all interested bidders. Any bidder submitting a bid on this project should attend this meeting. Location and time are as follows:
Location: LaGrange Highlands School District 106 Administrative Office
1750 Plainfield Rd
LaGrange, Illinois 60525
Date: Tuesday, January 26, 2021
Time: 10:00 A.M. CST
The Owner reserves the right to reject any or all Bids, to waive irregularities in the bidding procedure, or accept the Bid that in its opinion will serve its best interest. Any such decision shall be considered final. The Owner reserves the right to set aside a Bid from a Contractor who, in the Owner's opinion, does not exhibit past experience equal to the size and scope of this project.
PREVAILING WAGE LAW: This Contract calls for the construction of a "public work," within the meaning of the Illinois Prevailing Wage Act, 820 ILCS 130/.01 et seq. ("the Act"). The Act requires contractors and subcontractors to pay laborers, workers and mechanics performing services on public works projects no less than the current "prevailing rate of wages" (hourly cash wages plus amount for fringe benefits) in the county where the work is performed. The Department publishes the prevailing wage rates on its website at: https://www2.illinois.gov/idol/Laws-Rules/CONMED/Pages/Rates.aspx The Department revises the prevailing wage rates and the contractor/subcontractor has an obligation to check the Department's web site for revisions to prevailing wage rates. For information regarding current prevailing wage rates, please refer to the Illinois Department of Labor's website. All contractors and subcontractors rendering services under this contract must comply with all requirements of the Act, including but not limited to, all wage, notice and record keeping duties.
The bidder shall have a written sexual harassment policy in place in full compliance with Section 2-105 of the Illinois Human Rights Act.
Obtain Bidding Documents (maximum 3 sets) after JANUARY 22, 2021 at:
BHFX, LLC
http://www.bhfxplanroom.com/
Warrenville@bhfx.net
30W250 Butterfield Road
Warrenville, Illinois 60555
P: 630-393-0777
01/14/21 6857299

Public Hearings

NOTICE OF PUBLIC HEARING ZONING HEARING CASE NO. 21-03

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 3rd of February, 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 planned unit development, including a financial institution with drive through, fast-food establishment with drive through, an automobile washing and cleaning facility, including certain relief, exceptions and variations from Title 9 and Title 10 of the Village Code; approval of a Preliminary Plat of Subdivision; and approval of a Preliminary Plat of PUD on property legally described as follows on the property legally described as follows:

LOT 1 IN WILLOWBROOK CENTER UNIT NO. 1, OF PART OF LOT 7 IN OWNER'S SUBDIVISION IN SECTIONS 23 AND 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 1963, AS DOCUMENT R63-37895, IN DUPAGE COUNTY, ILLINOIS.

PIN: 09-23-406-003

ADDRESS: 735 Plainfield Road, Willowbrook IL 60527.

The applicant for this petition is Alex Katz of G.W. Property Group LLC, 2211 N. Elston Avenue, Suite 304. The property owner is Louis W. Viren Jr. of Viren-Gill Ltd., LLC, 735 Plainfield 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 February 3, 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
1/14/2021 6857349

APARTMENT FOR RENT?
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 Notices

PUBLIC NOTICE
December 2020
RECORDS DESTRUCTION NOTICE

In compliance with the Student Records Act, records for the Elmwood Park Community Unit School District #401 students who have received special education services will be destroyed. Records will be destroyed for all students who graduated, transferred, were withdrawn from school, or no longer qualified for special education services at any time during the 1959 and 2013-2014 school years.

All permanent student records, official transcripts and health records will be retained except for the 1959 student records, which will be destroyed. Transcript records include grades, class rank, graduation date, grade level achieved, scores on college entrance exams, attendance records and a record of release of permanent record information. Health records contain information regarding physical and dental examinations.

Persons interested in obtaining copies of their records must submit a written request before January 21, 2021. Requests must include identifying student information (name, month and year of graduation, maiden name when applicable) and should be sent to Nancy Lasselle, Administrative Assistant to the Superintendent, Elmwood Park Community Unit School District #401, 8201 West Fullerton Avenue, Elmwood Park, IL 60707. For further information, please call 708.583.5831.
1/14/2021 6846763

BUSINESS SERVICE DIRECTORY

Caregiver Avail
Experienced Caring Professional Seeking A Caregiver/Companion Position 847-322-5578

Notice of Public Sale
Notice is hereby given that the undersigned will sell, to satisfy lien of the owner, according to (770 ILCS 95/) Self-Service Storage Facility Act. I at public sale by competitive bidding on www.storagetreasures.com ending on, February 3, 2021 at 10:00am or after for units located at:

Compass Self Storage
3000 N River Rd.
River Grove, IL 60171

The personal goods stored therein by the following may include, but are not limited to general household, furniture, boxes clothes and appliances.
Purchases must be made with cash only and paid at the time of sale. All goods are sold as is and must be removed at the time of purchase. Compass Self Storage reserves the right to refuse any bid. Sale is subject to adjournment.

Unit# Tenants Name
125 Kelly Gilbert
521 Ronald Thomas
1304 Bruce Reginald
1/14/2021, 1/21/2021 6856517

APARTMENT FOR RENT?
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

NEW AD PLACEMENT
Call 866-399-0537 or visit placeanad.tribunesuburbs.com

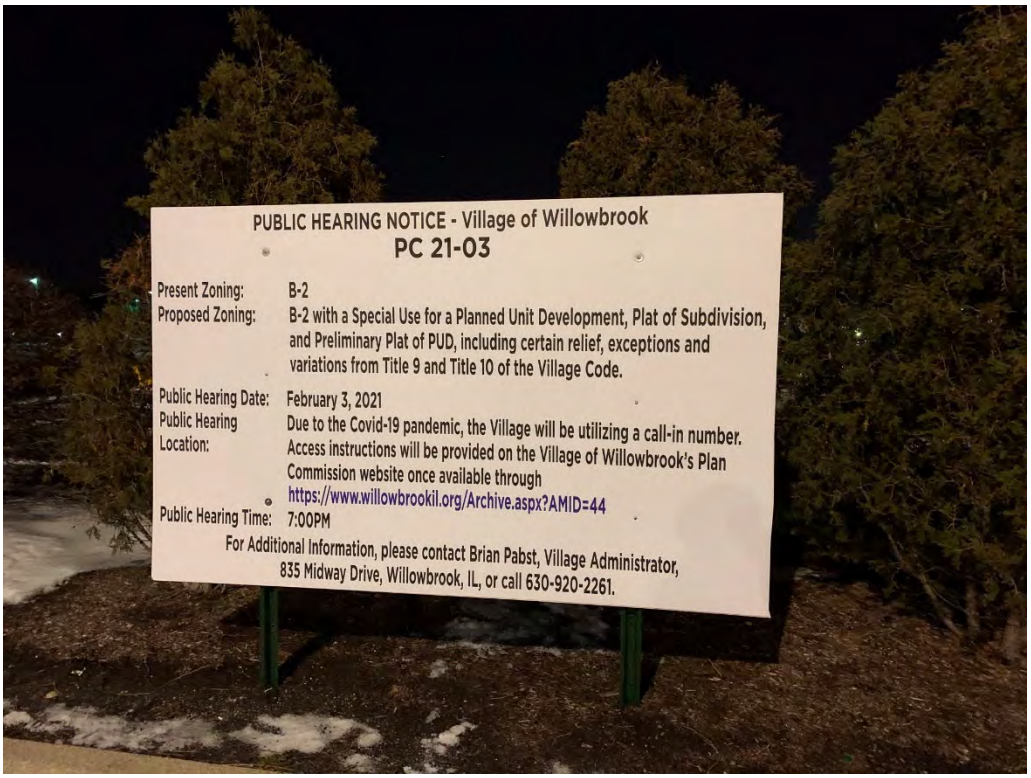
Sell Your Stuff in the Classifieds!

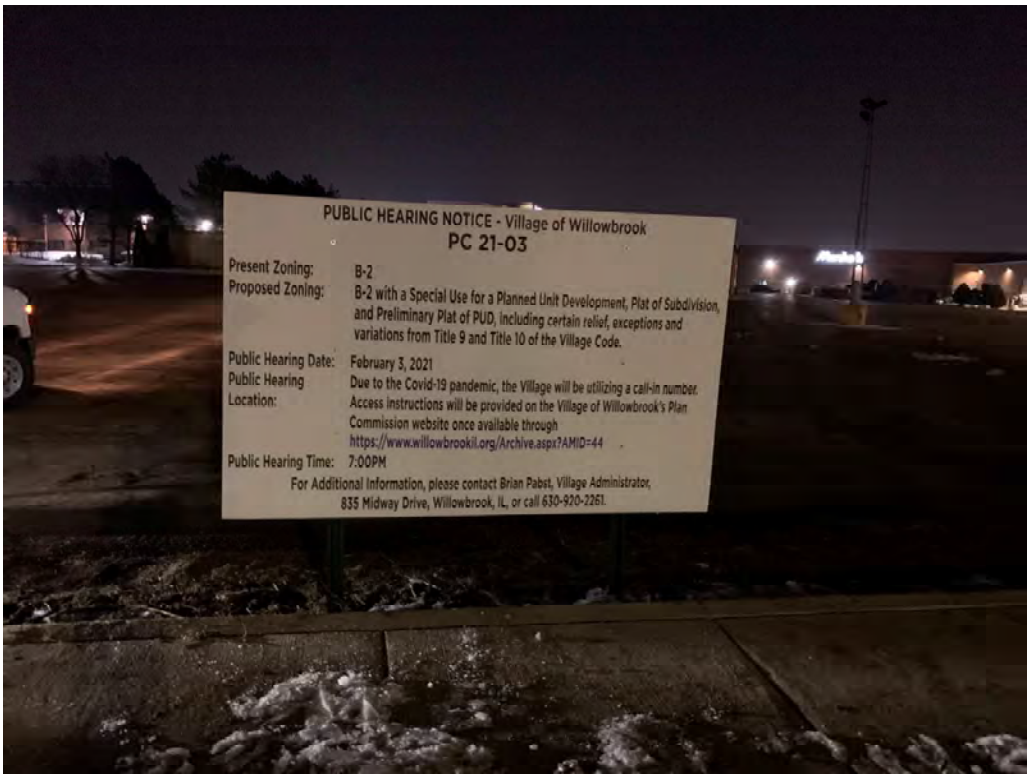


to Place an Ad Call: 866-399-0537

PIONEER PRESS
Publication Date: 01/14/2021

This electronic tearsheet confirms the ad appeared in Pioneer Press Class - West on the date and page indicated. You may not create derivative works, or in any way exploit or repurpose any content..


PUBLIC HEARING NOTICE - Village of Willowbrook
PC 21-03
Present Zoning: B-2
Proposed Zoning: B-2 with a Special Use for a Planned Unit Development, Plat of Subdivision, and Preliminary Plat of PUD, including certain relief, exceptions and variations from Title 9 and Title 10 of the Village Code.
Public Hearing Date: February 3, 2021
Public Hearing Location: Due to the Covid-19 pandemic, the Village will be utilizing a call-in number. Access instructions will be provided on the Village of Willowbrook's Plan Commission website once available through https://www.willowbrookil.org/Archive.aspx?AMID=44
Public Hearing Time: 7:00PM
For Additional Information, please contact Brian Pabst, Village Administrator, 835 Midway Drive, Willowbrook, IL, or call 630-920-2261.


PUBLIC HEARING NOTICE - Village of Willowbrook
PC 21-03
Present Zoning: B-2
Proposed Zoning: B-2 with a Special Use for a Planned Unit Development, Plat of Subdivision, and Preliminary Plat of PUD, including certain relief, exceptions and variations from Title 9 and Title 10 of the Village Code.
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Public Hearing Location: Due to the Covid-19 pandemic, the Village will be utilizing a call-in number. Access instructions will be provided on the Village of Willowbrook's Plan Commission website once available through https://www.willowbrookil.org/Archive.aspx?AMID=44
Public Hearing Time: 7:00PM
For Additional Information, please contact Brian Pabst, Village Administrator, 835 Midway Drive, Willowbrook, IL, or call 630-920-2261.

Attachment 6
Preliminary Plat of Subdivision (1 sheet)

P.I.N. 9-23-406-003

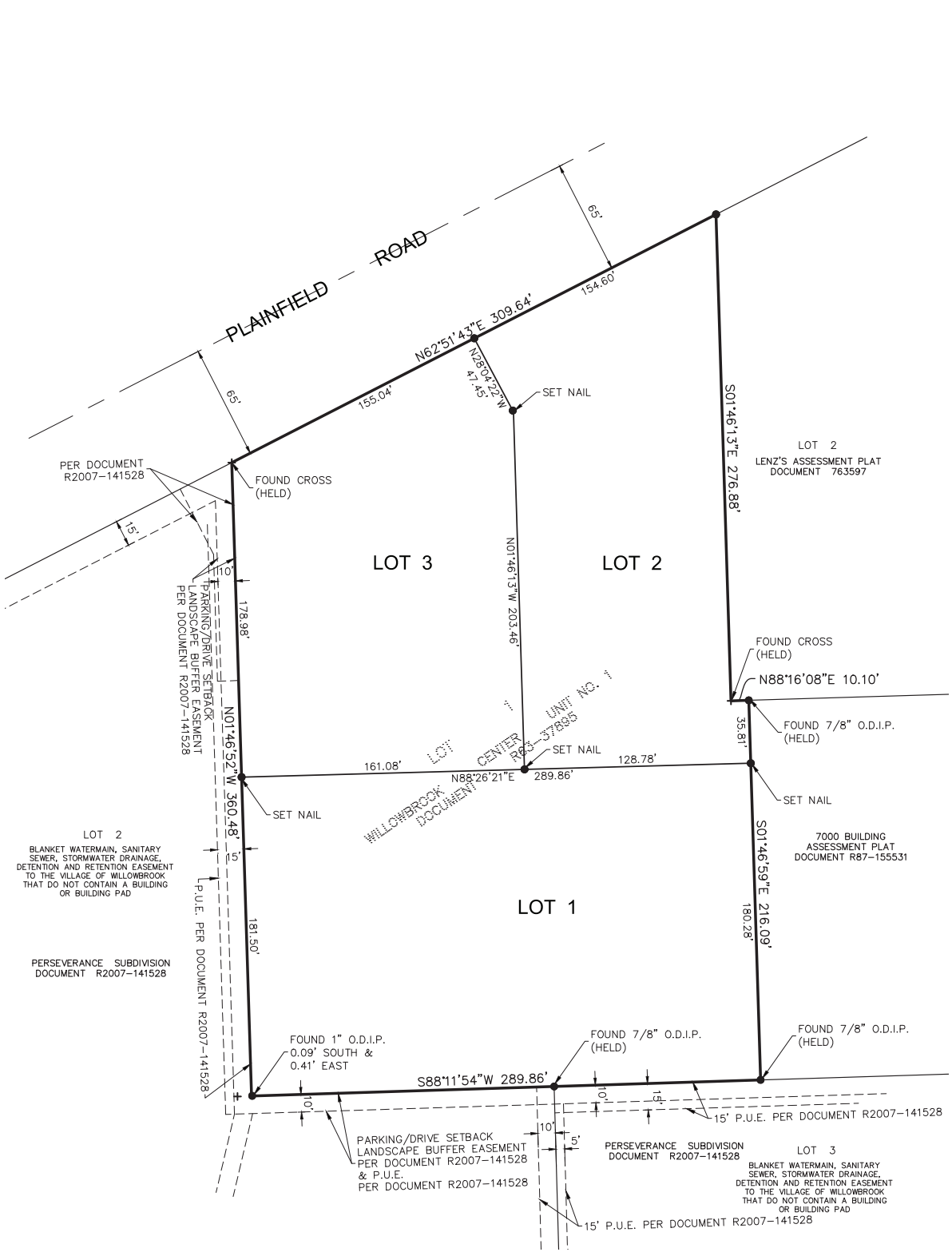
PRELIMINARY PLAT OF SUBDIVISION
735 PLAINFIELD ROAD SUBDIVISION
A PLANNED UNIT DEVELOPMENT

LOT 1 IN WILLOWBROOK CENTER UNIT NO. 1, OF PART OF LOT 7 IN OWNER'S SUBDIVISION IN SECTIONS 23 AND 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 1963, AS DOCUMENT R63–37895, IN DUPAGE COUNTY, ILLINOIS.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



OWNERSHIP AND TAX STATEMENT

THERE ARE CURRENTLY NO DELINQUENT PROPERTY TAXES OR TAX LIENS AGAINST THE WHOLE OR ANY PART OF THE PROPERTY.

735 PLAINFIELD ROAD
WILLOWBROOK, IL 60521
P.I.N. 09–23–406–003

CURRENT OWNER:
VIREN–GILL LTD.

PROPOSED OWNER:
735 PLAINFIELD PROPERTY LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY

BY: BCL–GW WILLOWBROOK JV LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY
ITS: SOLE MEMBER AND MANAGINGMEMBER OF THE COMPANY

BY: GW WILLOWBROOK LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY
ITS: MANAGER

BY: GW PROPERTY GROUP, LLC – SERIES 121,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS: MANAGER

BY: THE MITCHELL GOLTZ LIVING TRUST U/T/A
DATED JUNE 11, 2014, A MEMBER

BY: _____
MITCHELL GOLTZ, TRUSTEE

EASEMENT NOTE

A BLANKET EASEMENT FOR ACCESS, PUBLIC UTILITY AND DRAINAGE IS TO BE GRANTED OVER THE SUBJECT SITE, EXCLUDING BUILDING AREAS.

LEGEND

- ● SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
- ■ SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
- \+ SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

LINE LEGEND

- SUBDIVISION BOUNDARY LINE
- ADJACENT LAND PARCEL LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
N = NORTH
S = SOUTH
E = EAST
W = WEST
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

AREA SUMMARY

LOT 1	52,432 SQUARE FEET	OR	1.204 ACRES
LOT 2	34,652 SQUARE FEET	OR	0.795 ACRES
LOT 3	34483 SQUARE FEET	OR	0.792 ACRES
R.O.W. DEDICATION	0 SQUARE FEET	OR	0 ACRES
NET AREA	121,567 SQUARE FEET	OR	2.791 ACRES

(TO HEAVY LINES)
(BASED ON MEASURED VALUES)

J:\Psdata\2020 Projects\20.0006\20.0006 Preliminary POSubd.dwg

PROJ. NO: 20.0006

1 OF 1

SCALE: 1" = 40'

COMPASS SURVEYING LTD
ALTA SURVEYS ● TOPOGRAPHY ● CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

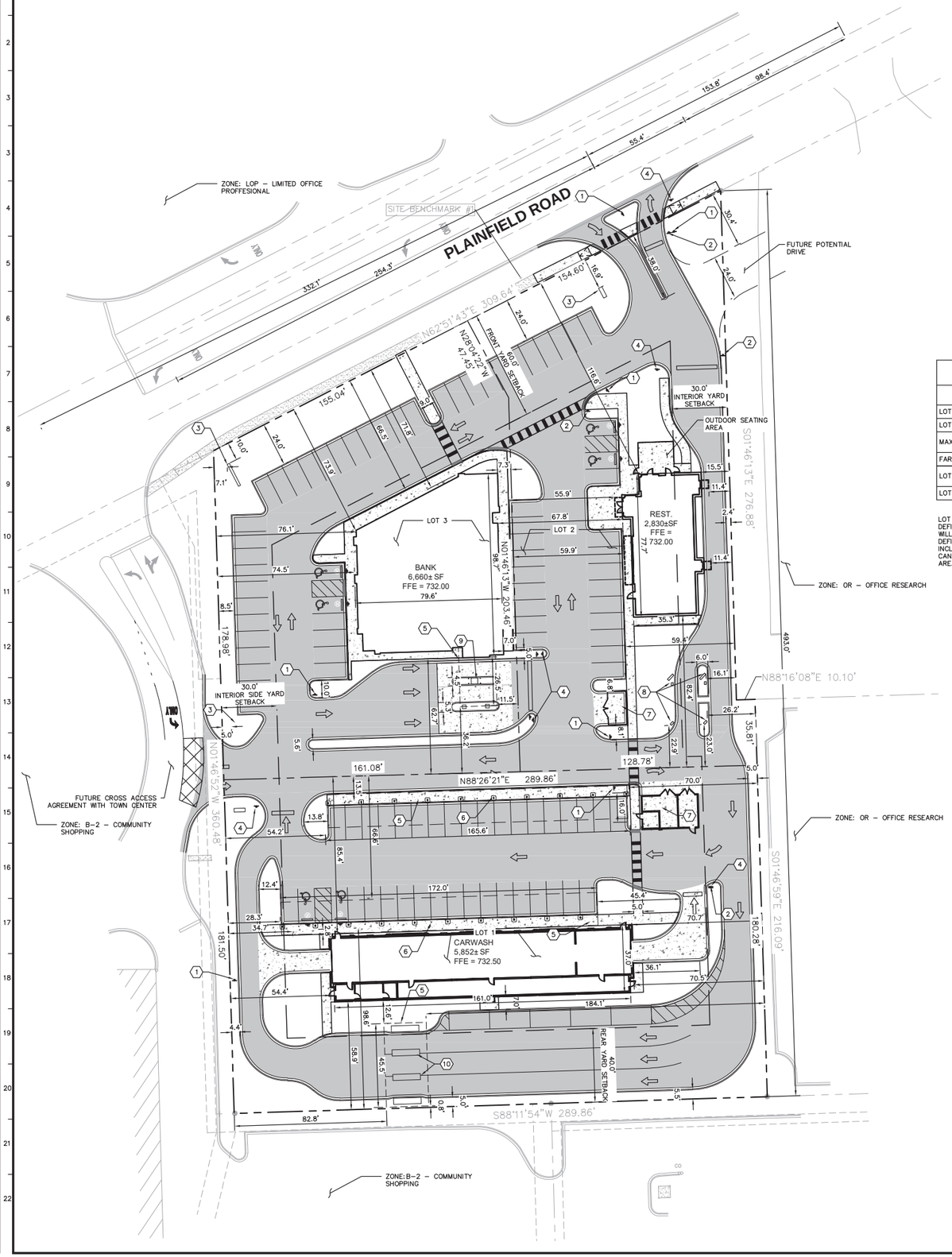
PROJECT
735 PLAINFIELD ROAD SUBDIVISION
735 Plainfield Road
Willowbrook, IL

CLIENT
Kimley»Horn
© 2017 KIMLEY–HORN AND ASSOCIATES, INC.
1001 WARRENVILLE ROAD, SUITE 350,
LISLE, IL 60532
PHONE: 630–487–5550
WWW.KIMLEY–HORN.COM

DATE: 1/31/20 | PC N/A | DRAWN BY MRA | CHECKED BY SK | BOOK N/A PG N/A

NO.	REVISIONS	DATE	BY
1	REVISED LOT LINES	9/2/20	MRA
2	PER CLIENT COMMENTS	11/24/20	MRA
3	PER IN HOUSE REVIEW	12/16/20	RHM
4	ADD CERTS.	01/19/21	MP
5	REMOVE CERTS.	02/12/21	MP
6	PER EMAIL COMMENTS DATED 03–12–21	03/15/21	MP

Attachment 7
Preliminary Plat of PUD (1 sheet)



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Call Before You Dig
JULIE
1-800-892-0123

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR FREESTANDING SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
7. SIDEWALK AT THE PLAINFIELD ROAD ENTRANCE WILL HAVE ADA COMPLIANT CURB RAMPS.

KEY NOTES

1. DIRECTIONAL SIGN (SEE DETAILS)
2. STOP SIGN (SEE DETAILS)
3. FREESTANDING SIGNS (SEE ARCHITECTURAL PLANS FOR DETAILS)
4. DO NOT ENTER SIGN (SEE DETAILS)
5. CANOPY, TYP. (SEE DETAILS)
6. VACUUM, TYP. (SEE DETAILS)
7. TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
8. MENU / ORDER BOARDS (SEE DETAILS)
9. CHASE BANK ATM (SEE DETAILS)
10. CAR WASH PAY STATION, TYP. (SEE DETAILS)

PROPOSED LOT INFORMATION

	LOT 1	LOT 2	LOT 3
LOT AREA (AC.)	1.20	0.80	0.79
LOT COVERAGE (AC)	14.30%	9.20%	20.90%
MAXIMUM BUILDING HEIGHT (FT)	40.00	20.25	21.50
FAR	0.112	0.077	0.192
LOT WIDTH (FT.)	289.9	122.7	161.3
LOT DEPTH (LF.)	180.3	279.8	212.7

LOT COVERAGE TREATED AS DEFIFINED IN VILLAGE OF WILLOWBROOK CODE 9-2-2 DEFINITIONS. IN THIS INSTANCE INCLUDES BUILDINGS, CANOPIES, AND DUMPSTERS AREAS.

EXISTING LOT INFORMATION

	LOT 1
LOT AREA (AC.)	2.79
LOT WIDTH (LF)	285
LOT DEPTH (LF)	423
LOT COVERAGE (AC)	26.20%
MAXIMUM HEIGHT	NA
FAR	0.267

BASIC BUILDING HEIGHTS

LOT 1
- TOP OF WATER TANK HEIGHT: 40'
- TOP OF BUILDING HEIGHT: 25'

LOT 2
- TOP OF BUILDING HEIGHT: 20.25'
- TOP OF TOWER HEIGHT: 28'
- T/O WINDOWS: 12'
- T/O STOREFRONT: 10.25'

LOT 3
- TOP OF BUILDING HEIGHT: 21.5'
- MAX FREESTANDING SIGN HEIGHT 8.5'

PARKING SUMMARY

PARKING SPACES REQUIRED			
BANK (1 SPACE/300SF)	=	23	SPACES
DRIVE-THRU RESTAURANT (1 SPACE/100SF)	=	29	SPACES
CAR LAUNDRY (1/1.5 EMPLOYEES)	=	2	SPACES
TOTAL PARKING SPACES REQUIRED	=	54	SPACES
STANDARD PARKING SPACES PROVIDED			
BANK	=	28	SPACES
DRIVE-THRU RESTAURANT	=	29	SPACES
*(3 PARKING SPOTS FROM LOT 3 DONATED TO LOT 2)			
CAR LAUNDRY	=	39	SPACES
*(5 PARALLEL PARKING EMPLOYEE SPOTS PROVIDED)			
ACCESSIBLE PARKING SPACES REQUIRED	=	5	SPACES
ACCESSIBLE PARKING SPACES PROVIDED	=	6	SPACES
BANK	=	2	SPACES
DRIVE-THRU RESTAURANT	=	2	SPACES
CAR LAUNDRY	=	2	SPACES
TOTAL PARKING SPACES PROVIDED	=	102	SPACES
MAXIMUM CAR STACKING (SEE CAR STACKING EXHIBIT)			
CARWASH	=	30	AUTOMOBILES
BANK	=	7	AUTOMOBILES
DRIVE-THRU RESTARAUNT	=	11	AUTOMOBILES

No.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	03/08/21	INS
2	REVISED PER VILLAGE COMMENTS	01/21/21	INS

Kimley»Horn

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4201 WINFIELD ROAD, SUITE 600,
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: INS
CHECKED BY: EJT

PRELIMINARY PUD

GW PROPERTIES PUD PLANS
735 PLAINFIELD ROAD
WILLOWBROOK, IL 60527

ORIGINAL ISSUE: 12/15/2020
KHA PROJECT NO. 168726009
SHEET NUMBER
C1.0

Drawing name: K:\CHS_LDEV\168726009_GW Properties_735_Plainfield_Willowbrook_IL\2 Design\CAD\Exhibits\2021-0318 PUD Plans.dwg C2.0 Mar 15, 2021 8:13am by: EricTracy
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Attachment 8
Preliminary Engineering Drawings (7 sheets)

PUD PLANS
GW PROPERTIES
735 PLAINFIELD ROAD
WILLOWBROOK, IL 60527

Call Before You Dig
JULIE
1-800-892-0123

UTILITY AND GOVERNING AGENCY CONTACTS

ENGINEERING DEPARTMENT
VILLAGE OF WILLOWBROOK
PUBLIC SERVICES DIVISION
835 MIDWAY DRIVE
WILLOWBROOK, IL 60527
TEL: (847) 823-0500
CONTACT: DAN LYNCH, P.E.

SANITARY SEWER SERVICE
DUPAGE COUNTY PUBLIC WORKS
JACK T. KNUEPFER ADMIN. BUILDING
421 N. COUNTY FARM RD
WHEATON, IL 60187
TEL: (630) 407-6800
CONTACT: NICHOLAS KOTTMEYER

STORM SEWER SERVICE
VILLAGE OF WILLOWBROOK
835 MIDWAY DRIVE
WILLOWBROOK, IL 60527

WATER SERVICE
VILLAGE OF WILLOWBROOK
835 MIDWAY DRIVE
WILLOWBROOK, IL 60527
TEL: (630) 920-2238
CONTACT: VIRGINIA STOLTZ

PLANNING DEPARTMENT
VILLAGE OF WILLOWBROOK
PLANNING & DEVELOPMENT
835 MIDWAY DRIVE
WILLOWBROOK, IL 60527
TEL: (630) 920-2233
CONTACT: ANN CHOI

POWER COMPANY
COMED

NATURAL GAS COMPANY
NICOR GAS

TELEPHONE
AT&T

CABLE
COMCAST CABLE

PROJECT TEAM

DEVELOPER
GW PROPERTIES
2211 N ELSTON AVE, SUITE 304
CHICAGO, IL 60614
TEL: (773) 382-0590
CONTACT: MITCH GOLTZ

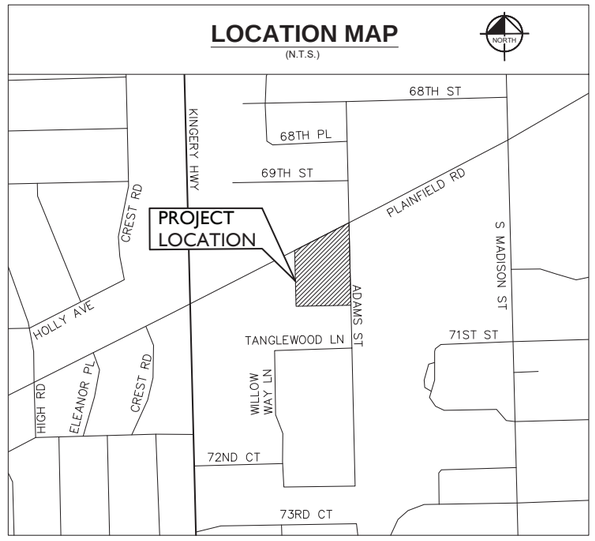
ARCHITECT
DESIGN STUDIO 24 LLC
2211 N ELSTON AVENUE
CHICAGO, IL 60614
TEL: (847) 885-8300
CONTACT: MARK DIGANCI

SURVEYOR
COMPASS SURVEYING LTD.
2631 GINGER WOODS PARKWAY, SUITE 100
AURORA, IL 60502
TEL: (630) 820-9100
CONTACT: SCOTT KREBS, P.L.S.

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487-5550
EMAIL: ERIC.TRACY@KIMLEY-HORN.COM
CONTACT: ERIC TRACY, P.E.

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD RD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487-5550
EMAIL: DANIEL.GROVE@KIMLEY-HORN.COM
CONTACT: DANIEL GROVE, P.L.A.

LOCATION MAP
(N.T.S.)



Sheet List Table	
Sheet Number	Sheet Title
C0.0	TITLE SHEET
V0.0	ALTA & TOPOGRAPHIC SURVEY
C1.0	SITE PLAN
C2.0	GRADING PLAN
C3.0	UTILITY PLAN
C4.0	FIRE TRUCK TURN EXHIBIT
C4.1	DELIVERY TRUCK TURN EXHIBIT
L1.0	TREE PRESERVATION PLAN
L2.0	LANDSCAPE PLAN
L3.0	LANDSCAPE NOTES & DETAILS
E1.0	PHOTOMETRICS PLAN

LEGAL DESCRIPTION

LOT 1 OF WILLOWBROOK CENTER UNIT NO. 1, OF PART OF LOT 7 IN OWNER'S SUBDIVISION IN SECTIONS 23 & 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 1963, AS DOCUMENT R63-37895, IN DUPAGE COUNTY, ILLINOIS.

BENCHMARKS

REFERENCE BENCHMARK:
DUPAGE COUNTY GEODETIC SURVEY MONUMENT #DK3269

BENCHMARK DISK LOCATED 42 FEET WEST OF THE CENTERLINE OF MADISON STREET AND 37.5 FEET NORTH OF THE CENTERLINE OF 83RD STREET

DATUM: NAVD 88
ELEVATION = 732.93

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #1 NORTHEAST BONNET BOLT ON FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF SITE ON SOUTH SIDE OF PLAINFIELD ROAD

ELEVATION=732.28

SBM #2 SOUTHEAST BONNET BOLT ON FIRE HYDRANT NEAR NORTHEAST CORNER OF BUFFALO WILD WINGS ON WEST SIDE OF SITE

ELEVATION=730.46

DRAINAGE CERTIFICATION

I, ERIC TRACY, P.E., HEREBY CERTIFY ADEQUATE STORM WATER STORAGE AND DRAINAGE CAPACITY HAS BEEN PROVIDED FOR THIS DEVELOPMENT, SUCH THAT SURFACE WATER FROM THE DEVELOPMENT WILL NOT BE DIVERTED ONTO AND CAUSE DAMAGE TO ADJACENT PROPERTY FOR STORMS UP TO AND INCLUDING THE ONE HUNDRED (100) YEAR EVENT, AND THAT THE DESIGN PLANS ARE IN COMPLIANCE WITH APPLICABLE STATE, COUNTY, AND VILLAGE ORDINANCES."

DATED THIS 21ST DAY OF JANUARY, A.D., 2021.

Eric Tracy
ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-067482
MY LICENSE EXPIRES ON NOVEMBER 30, 2021

ILLINOIS PROFESSIONAL ENGINEER
ERIC J. TRACY
062-067482
STATE OF ILLINOIS
Date of Expiration: 11-30-21

PROFESSIONAL ENGINEER'S CERTIFICATION

I, ERIC TRACY, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE, WAS PREPARED ON BEHALF OF CORESTATES, INC. BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 21ST DAY OF JANUARY, A.D., 2021.

Eric Tracy
IL LICENSED PROFESSIONAL ENGINEER 062-067482
MY LICENSE EXPIRES ON NOVEMBER 30, 2021

ILLINOIS PROFESSIONAL ENGINEER
ERIC J. TRACY
062-067482
STATE OF ILLINOIS
Date of Expiration: 11-30-21

No.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	03/08/21	INS
2	REVISED PER VILLAGE COMMENTS	01/21/21	INS

Kimley»Horn
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4201 WINFIELD ROAD, SUITE 600,
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: INS
CHECKED BY: EJT

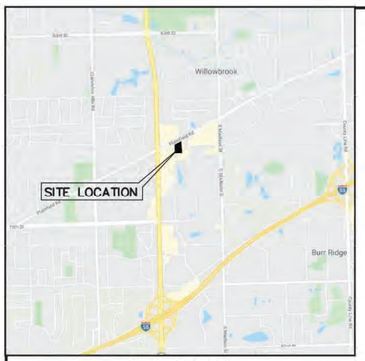
TITLE SHEET

GW PROPERTIES
PUD PLANS
735 PLAINFIELD ROAD
WILLOWBROOK, IL 60527

ORIGINAL ISSUE: 12/15/2020
KHA PROJECT NO. 168726009
SHEET NUMBER
C0.0

Drawing name: K:\CHS_LDEV\168726009_GW Properties_735_Plainfield_Willowbrook_IL\2 Design\CAD\PlanSheets\TITLE SHEET.dwg TITLE SHEET Mar 11, 2021 2:41pm by Eric.Tracy
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ALTA/NSPS LAND TITLE
AND TOPOGRAPHIC SURVEY



VICINITY MAP
NO SCALE

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

GRID NORTH

LEGAL DESCRIPTION

LOT 1 IN WILLOWBROOK CENTER UNIT NO. 1, OF PART OF LOT 7 IN OWNER'S SUBDIVISION IN SECTIONS 23 AND 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 1963, AS DOCUMENT R63-37895, IN DUPAGE COUNTY, ILLINOIS.

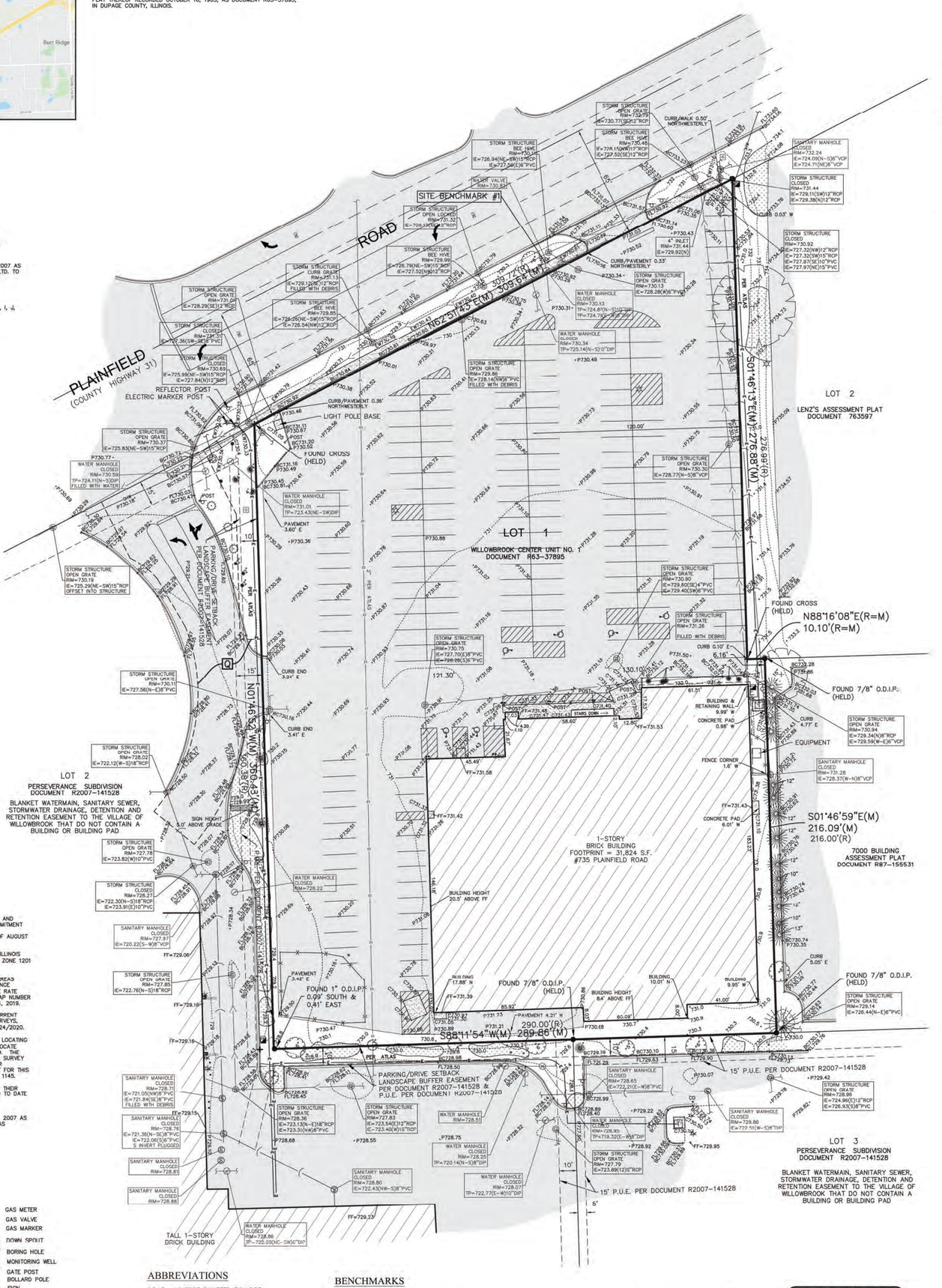
SCHEDULE B EXCEPTIONS

SHOWN OR NOTED HEREON

Q EASEMENT AGREEMENT RECORDED OCTOBER 3, 2007 AS DOCUMENT NO. R2007-181884 BY WREN-GILL, LTD. TO WILLOWBROOK TOWN CENTER LLC.

(FOR FURTHER PARTICULARS, SEE RECORD.)

SCHEDULE B EXCEPTIONS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, R, S AND T ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN



SITE BENCHMARKS

SITE BENCHMARK #1

NORTHEAST BONNET BOLT ON FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF SITE ON SOUTH SIDE OF PLAINFIELD ROAD

ELEVATION = 732.28

SITE BENCHMARK #2

SOUTHEAST BONNET BOLT ON FIRE HYDRANT NEAR NORTHEAST CORNER OF BUFFALO WILD WINGS ON WEST SIDE OF SITE

ELEVATION = 730.46

NOTES

1. THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER 18NW6200792OS ISSUED BY CHICAGO TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF AUGUST 9, 2019.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 (ILLINOIS EAST).
3. THIS SITE FALLS WITHIN "OTHER AREAS ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 17022O 0189 J, MAP NUMBER 17043C0189J HAVING A REVISED DATE OF AUGUST 1, 2019.
4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS, AND IS BASED ON FIELD WORK PERFORMED ON 02/24/2020.
5. THE SURVEYOR CONTACTED J.U.L.I.E. (JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS) FOR AN ON-SITE LOCATE WHICH WAS ASSIGNED A DIG NUMBER OF X052 0799. THE UTILITIES AS MARKED ON-SITE AT THE TIME OF THE SURVEY ARE SHOWN HEREON. ADDITIONALLY, THE SURVEYOR CONTACTED J.U.L.I.E. FOR A DESIGN STAGE REQUEST FOR THIS SITE WHICH WAS ASSIGNED A DIG NUMBER OF X052 1145. INQUIRIES WERE SENT OUT TO THE VARIOUS UTILITY COMPANIES REQUESTING MAPS AND/OR ATLASES OF THEIR RESPECTIVE FACILITIES. THE INFORMATION RECEIVED TO DATE IS SHOWN HEREON.
6. Q EASEMENT AGREEMENT FOR A NON-EXCLUSIVE INGRESS/EGRESS EASEMENT, RECORDED OCTOBER 3, 2007 AS DOCUMENT NO. R2007-181884, IS SHOWN HEREON AS DESCRIBED.

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- CLEANOUT
- FLARED END SECTION
- TRANSFORMER PAD
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC PEDESTAL
- ELECTRIC MARKER
- ELECTRIC METER
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TSF
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- LIGHT
- LIGHT POLE
- HAND HOLE
- VALVE VAULT
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- POST INDICATOR VALVE
- SIAMESE WATER CONNECTION
- WATER MARKER
- WATER METER
- VALVE BOX
- B/BOX
- SPRINKLER CONTROL VALVE
- TELEPHONE MANHOLE
- TELEPHONE NETWORK INTERFACE
- TELEPHONE MARKER
- TELEPHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- GAS METER
- GAS VALVE
- GAS MARKER
- DOWN SPOUT
- BORING HOLE
- MONITORING WELL
- GATE POST
- BOLLARD POLE
- SIGN
- FLAG POLE
- MAILBOX
- SANITARY SEWER — SAN —
- STORM SEWER — STM —
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- OVERHEAD WIRES
- TELEPHONE LINE
- CONIFEROUS TREE W/APPROX. DIAMETER
- DECIDUOUS TREE W/APPROX. DIAMETER MS=MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
- ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- DEPRESSED CURB
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
- BRICK PAVERS
- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE
- METAL GUARDRAIL
- OVERHEAD TRAFFIC ARM

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TP = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
N = NORTH
S = SOUTH
E = EAST
W = WEST
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
BC = BACK OF CURB
BOC = BACK OF DEPRESSED
FL = FLOW LINE
C = CONCRETE
P = PAVEMENT
G = GRAVEL
EW = EDGE OF WALK
TW = TOP OF WALL
TP = TOP OF PIPE
IE = INVERT ELEVATION
PL = PROPERTY LINE
DS = DOWN SPOUT
S.F. = SQUARE FEET
SL = SHORE LINE
TSF = TRANSFORMER
B = PAVERS

BENCHMARKS

REFERENCE BENCHMARK:

DUPAGE COUNTY GEODETIC SURVEY MONUMENT #DK3289

BENCHMARK DISK LOCATED 42 FEET WEST OF THE CENTERLINE OF MADISON STREET AND 37.5 FEET NORTH OF THE CENTERLINE OF 63RD STREET

DATUM: NAVD 88
ELEVATION = 732.93

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND
- PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- EXISTING CONTOUR

UTILITY CONTACTS

CABLE

COMCAST – MARTHA GIERAS
224-229-5862

MARTHA_GIERAS@COMCAST.COM

ELECTRIC

COMED
630-576-7094

GAS

NICOR GAS
GASMAPS@NICOR.COM

BP PIPELINES – DAVID SOMERFELD
832-664-3175
DAVID.SOMMERFELD@BP.COM

BUCKEYE PARTNERS – DAVE JONES
610-904-4409
DAJONES@BUCKEYE.COM
WESTSHORE PIPELINE – DAVE JONES
610-904-4409
DAJONES@BUCKEYE.COM

COMMUNICATIONS

AT&T
011629@ATT.COM

WATER / SANITARY / STORM

DUPAGE COUNTY DOT – WILLIAM EIDSON
630-407-6900
WILLIAM.EIDSON@DUPAGECO.ORG

DUPAGE COUNTY PUBLIC WORKS – DONNA SANDT
630-964-7503
PUBLICWORKS@DUPAGECO.ORG

DUPAGE COUNTY WATER COMMISSION – KEN NILES
630-516-1932
NILES@DPWC.ORG

VILLAGE OF WILLOW BROOK – JOE COONS
630-920-2250
JCOONS@WILLOWBROOK.IL.US

STRIPED PARKING DATA

REGULAR SPACES = 171
ACCESSIBLE SPACES = 6
TOTAL SPACES = 177

AREA SUMMARY

(TO HEAVY LINES)
121,567 SQUARE FEET
OR
2.791 ACRES
(BASED ON MEASURED VALUES)

SURVEYOR'S CERTIFICATION

TO: CHICAGO 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, 7(A), 8, 9 AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 2/24/20.

DATE OF PLAT OR MAP: 2/28/20

BY:

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2021

SCOTT C. KREBS
PROFESSIONAL LAND SURVEYOR NO. 3509
AURORA, ILLINOIS
STATE OF ILLINOIS

SCOTT C. KREBS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509
LICENSE EXPIRES 11/30/20

J:\PSDATA\2020 PROJECTS\20.0006\20.0006-01 LTS TOPO\20.0006-01 LTS TOPO.DWG 3/4/2020 5:06:11 PM Mackland

PROJ. NO. 20.0006-01 | SCALE: 1" = 30' | V0.0

COMPASS SURVEYING LTD
ALTA SURVEYS ● TOPOGRAPHY ● CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT
735 PLAINFIELD ROAD
WILLOWBROOK, IL

CLIENT
Kimley»Horn
© 2017 KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE ROAD, SUITE 350,
LISLE, IL 60532
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

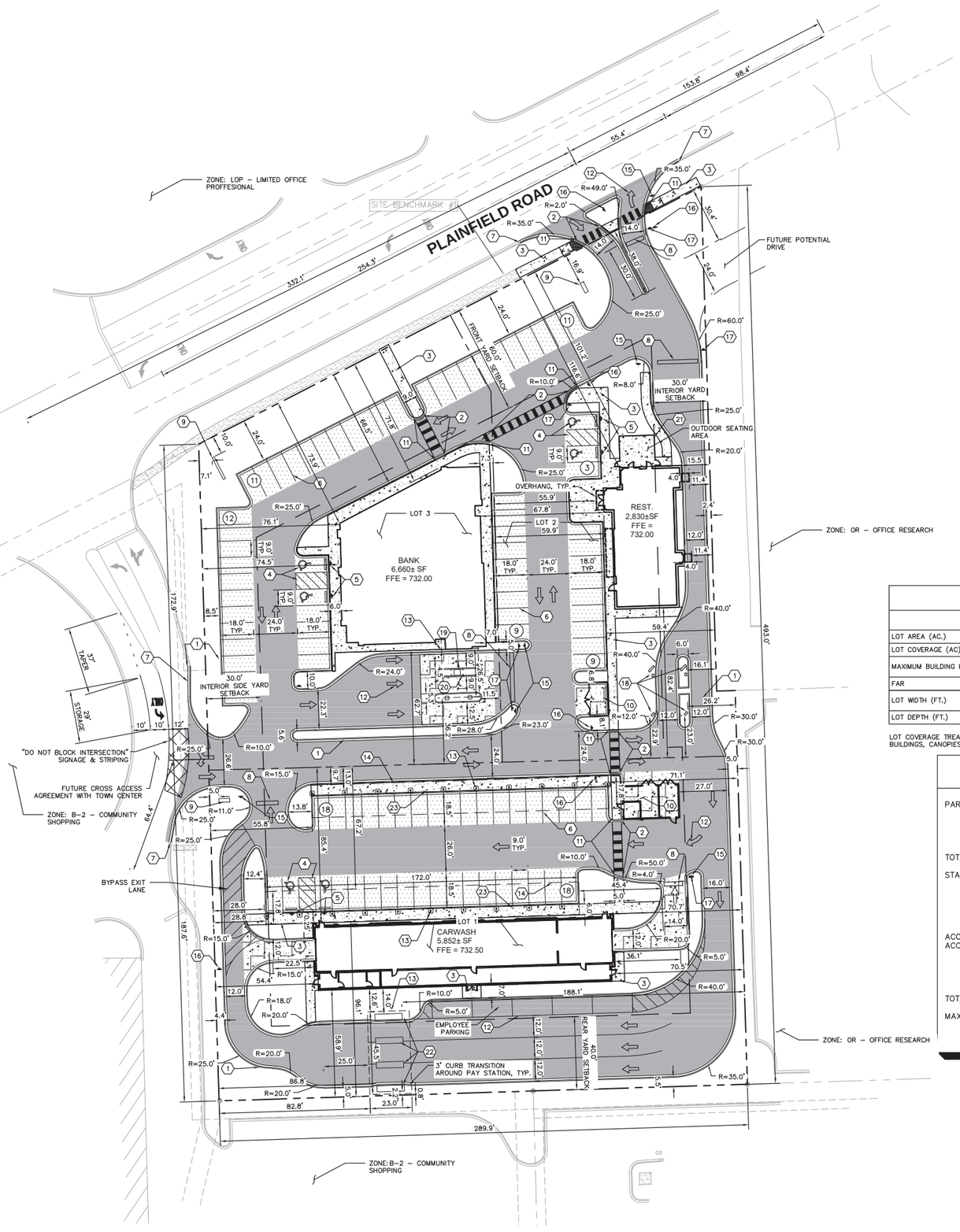
DATE: 2/28/20	PC CS	DRAWN BY MRA	CHECKED BY MRA	BOOK 549 PG 55-57

NO.	REVISIONS	DATE	BY

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE STRUCTURES; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

811 Know what's below. Call before you dig.



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3–FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR FREESTANDING SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON–SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
7. SIDEWALK AT THE PLAINFIELD ROAD ENTRANCE WILL HAVE ADA COMPLIANT CURB RAMPS.

ADDITIONAL NOTES

1. THE TOTAL NUMBER OF CANOPIES ON THE SITE EQUATES TO 4. THERE ARE 3 CANOPIES ON LOT 1 (OVER THE VACUUM STATIONS & STACKING LINES) AND 1 CANOPY ON LOT 3 (OVER THE ATM). THE CANOPIES ARE REPRESENTED BY A DASHED LINE, WHILE BUILDING OVERHANGS ARE REPRESENTED AS THE SAME LINETYPE AS THE BUILDING – SEE "OVERHANG, TYP." CALLOUT ON GYG BUILDING.
2. THERE IS A PROPOSED FREESTANDING SIGN AT THE PLAINFIELD ACCESS KEYNOTED AS 9 – ONE TOTAL FOR LOT 2. THERE IS A PROPOSED FREESTANDING SIGN AT THE WESTERN ACCESS AND AT THE NORTHWESTERN ACCESS KEYNOTED AS 9 – TWO TOTAL FOR LOT 3.
3. REFER TO PUD PLANS FOR SURVEYED DIMENSIONS OF SUB PLOT LOT LINES AND PROPERTY LINES.

KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. DEPRESSED CURB AND GUTTER
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
5. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7–8, SEE DETAILS)
6. 4" WIDE PAINTED SOLID LINE, TYP.
7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
8. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
9. FREESTANDING SIGNS (SEE ARCHITECTURAL PLANS FOR DETAILS)
10. TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
11. ACCESSIBLE RAMP (SEE DETAILS)
12. PAVEMENT STRIPING, TYP.
13. CANOPY STEEL COLUMN, TYP. (SEE DETAILS)
14. CANOPY (SEE DETAILS)
15. DO NOT ENTER SIGN (SEE DETAILS)
16. DIRECTIONAL SIGN (SEE DETAILS)
17. STOP SIGN (SEE DETAILS)
18. MENU / ORDER BOARDS (SEE DETAILS)
19. CHASE BANK ATM (SEE DETAILS)
20. CHASE BANK BOLLARDS, TYP.
21. PATIO FENCE
22. CAR WASH PAY STATION, TYP. (SEE DETAILS)
23. VACUUM HOLSTER, TYP.

IMPERVIOUS AREA SUMMARY

TOTAL AREA OF SITE	=	2.79 AC
PROPOSED IMPERVIOUS AREA	=	2.24 AC
PROPOSED PERVIOUS AREA	=	0.55 AC
EXISTING IMPERVIOUS AREA	=	2.63 AC
EXISTING PERVIOUS AREA	=	0.16 AC

PROPOSED LOT INFORMATION

	LOT 1	LOT 2	LOT 3
LOT AREA (AC.)	1.20	0.80	0.79
LOT COVERAGE (AC)	14.30%	9.20%	20.90%
MAXIMUM BUILDING HEIGHT (FT)	40.00	20.25	21.50
FAR	0.112	0.077	0.192
LOT WIDTH (FT.)	289.9	122.7	161.3
LOT DEPTH (FT.)	180.3	279.8	212.7

LOT COVERAGE TREATED AS DEFIFINED IN VILLAGE OF WILLOWBROOK CODE 9–2–2 DEFINITIONS. IN THIS INSTANCE INCLUDES BUILDINGS, CANOPIES, AND DUMPSTERS AREAS.

PARKING SUMMARY

PARKING SPACES REQUIRED			
BANK (1 SPACE/300SF)	=	23	SPACES
DRIVE–THRU RESTAURANT (1 SPACE/100SF)	=	29	SPACES
CAR LAUNDRY (1/1.5 EMPLOYEES)	=	2	SPACES
TOTAL PARKING SPACES REQUIRED	=	54	SPACES
STANDARD PARKING SPACES PROVIDED			
BANK	=	28	SPACES
DRIVE–THRU RESTAURANT	=	29	SPACES
*(3 PARKING SPOTS FROM LOT 3 DONATED TO LOT 2)			
CAR LAUNDRY	=	39	SPACES
*(5 PARALLEL PARKING EMPLOYEE SPOTS PROVIDED)			
ACCESSIBLE PARKING SPACES REQUIRED	=	5	SPACES
ACCESSIBLE PARKING SPACES PROVIDED	=	6	SPACES
BANK	=	2	SPACES
DRIVE–THRU RESTAURANT	=	2	SPACES
CAR LAUNDRY	=	2	SPACES
TOTAL PARKING SPACES PROVIDED	=	102	SPACES
MAXIMUM CAR STACKING (SEE CAR STACKING EXHIBIT)			
CARWASH	=	30	AUTOMOBILES
BANK	=	7	AUTOMOBILES
DRIVE–THRU RESTARAUNT	=	11	AUTOMOBILES

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER
- REVERSE PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER

No.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	03/08/21	INS
2	REVISED PER VILLAGE COMMENTS	01/21/21	INS

Kimley»Horn

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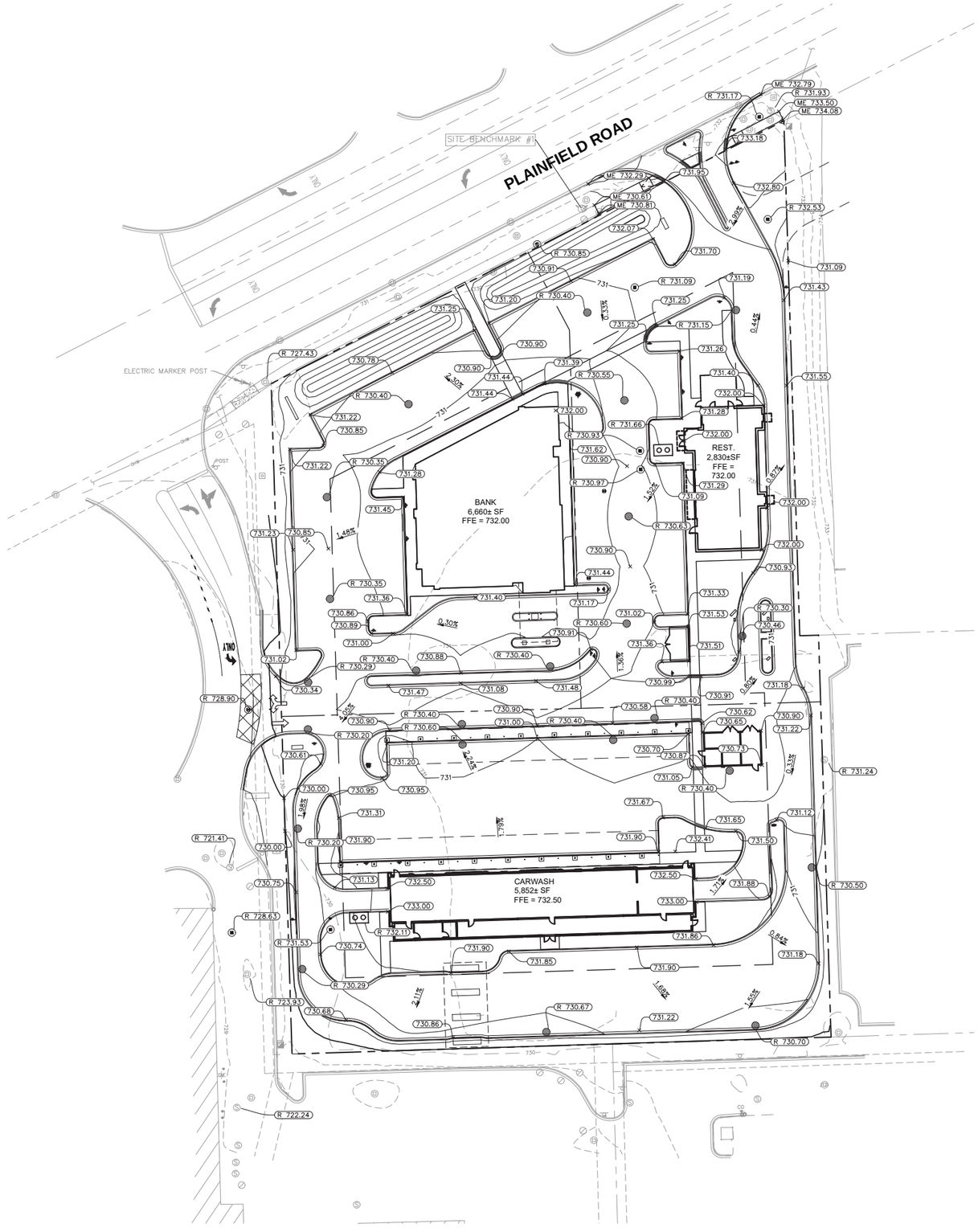
SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: INS
CHECKED BY: EJT

SITE PLAN

GW PROPERTIES
PUD PLANS
735 PLAINFIELD ROAD
WILLOWBROOK, IL 60527

ORIGINAL ISSUE: 12/15/2020
KHA PROJECT NO. 168726009
SHEET NUMBER C1.0

Drawing name: K:\CHS_LDEV\168726009_GW Properties_735_Plainfield_Willowbrook_IL\2 Design\CAD\PlanSheets\SITE PLAN.dwg C2.0 Mar 15, 2021 8:14am by Eric.Tracy
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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

GRADING LEGEND

	TP = TOP OF PAVEMENT
	EP = EDGE OF PAVEMENT
	FL = FLOW LINE
	TC = TOP OF CURB
	ME = MATCH ELEVATION
	TF = TOP OF FOUNDATION
	R = RIM ELEVATION
	TW = TOP OF WALL
	FG = FINISHED GRADE
	TS = TOP OF STAIRS
	BS = BOTTOM OF STAIRS
——XXX——	PROPOSED CONTOUR
– – XXX – –	EXISTING CONTOUR
RIDGE	RIDGE LINE
X.XX%	SLOPE AND FLOW DIRECTION
	100-YEAR OVERLAND OVERFLOW ROUTE
	DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
	PROPOSED SWALE
	PROPOSED RETAINING WALL
	REVERSED PITCH CURB AND GUTTER
AR	ACCESSIBLE ROUTE
	RIP RAP (SEE DETAILS)

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2	REVISED PER VILLAGE COMMENTS	01/21/21	INS

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GRADING PLAN

GW PROPERTIES PUD PLANS

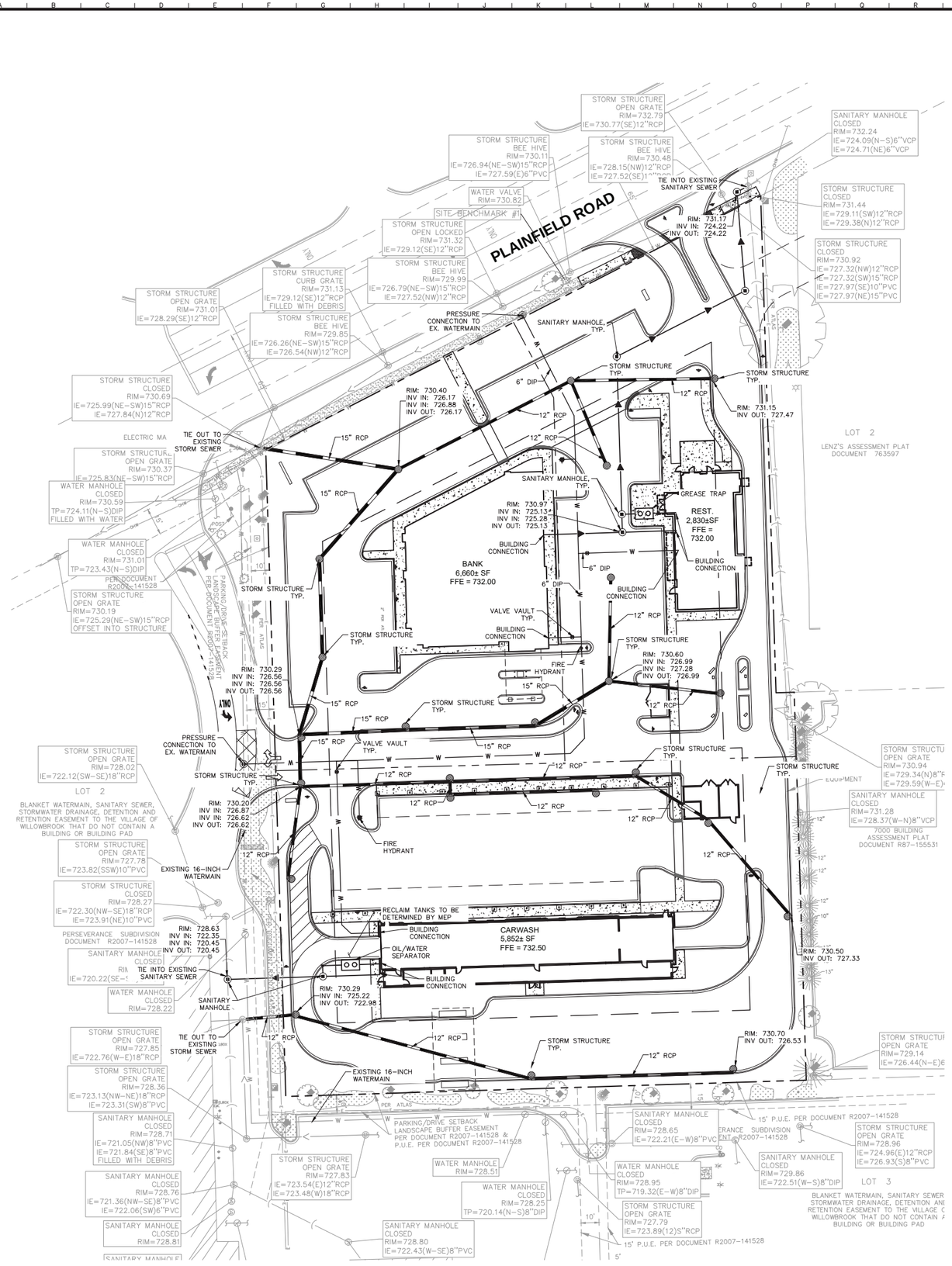
735 PLAINFIELD ROAD
WILLOWBROOK, IL 60527

ORIGINAL ISSUE:
12/15/2020

KHA PROJECT NO.
168726009

SHEET NUMBER
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Drawing name: K:\CHS_LDEV\168726009_GW Properties_735_Plainfield_Willowbrook_IL\2_Design\CAD\PlanSheets\GRADING PLAN.dwg C4.0 Mar 11, 2021 2:42pm by Eric.Tracy
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NORTH

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JULIE
1-800-892-0123

UTILITY NOTES

1. ALL WATER LINES ≥ 3" SHALL BE DUCTILE IRON PIPE, CLASS 52.
2. ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
3. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
4. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
5. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
6. CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
7. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
8. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
9. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
10. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
11. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
12. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
13. SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
14. STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS IF REQUIRED BY AUTHORITY HAVING JURISDICTION.

UTILITY LEGEND

- EX. WATER LINE
- EX. HYDRANT
- EX. WATER STRUCTURE
- EX. SANITARY SEWER LINE
- EX. SANITARY SEWER MANHOLE
- EX. STORM DRAIN LINE
- EX. STORM STRUCTURE/INLET
- EX. GAS LINE
- EX. UNDERGROUND POWER LINE
- EX. OVERHEAD POWER LINE
- PROPOSED UNDERGROUND ELECTRIC LINE
- GAS LINE (BY GAS COMPANY)
- PROPOSED PHONE LINE
- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
- PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1772) (GRASS USE NEENAH R-1786)
- PROPOSED COMBINATION CURB INLET (B6.12 C&G USE NEENAH R-3281-A)
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED VALVE VAULT
- PROPOSED VALVE BOX
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)
- RIP RAP (SEE DETAILS)

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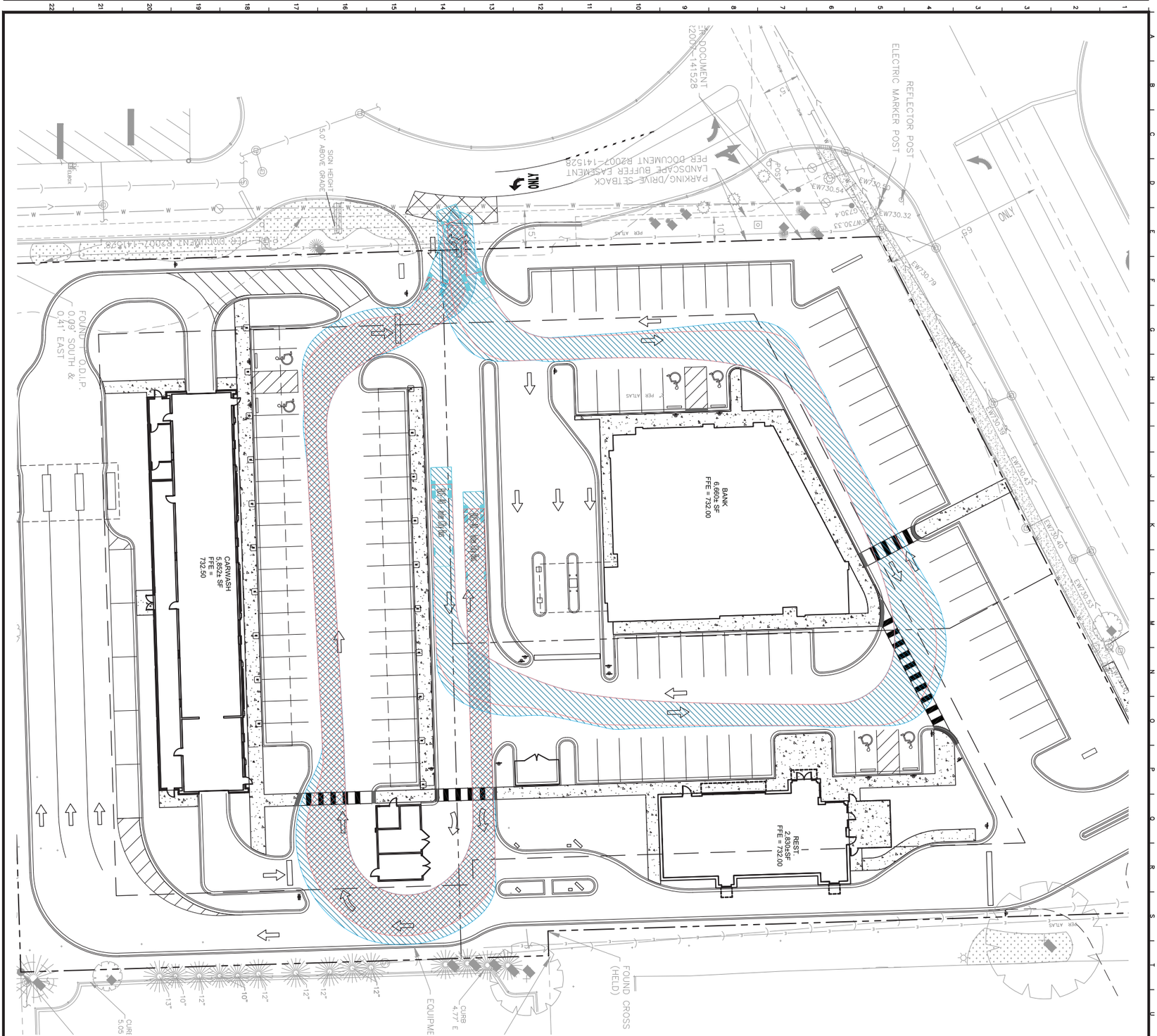
UTILITY PLAN

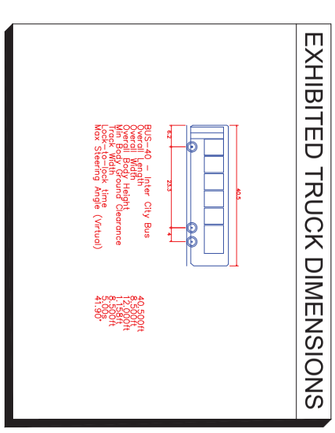
GW PROPERTIES PUD PLANS
735 PLAINFIELD ROAD
WILLOWBROOK, IL 60527

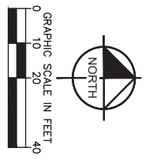
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EXH.

SHEET NUMBER

ORIGINAL ISSUE: 12/15/2020
KHA PROJECT NO. 168726009

GW PROPERTIES
PUD PLANS

735 PLAINFIELD ROAD
WILLOWBROOK, IL 60527

FIRE TRUCK
TURN EXHIBIT

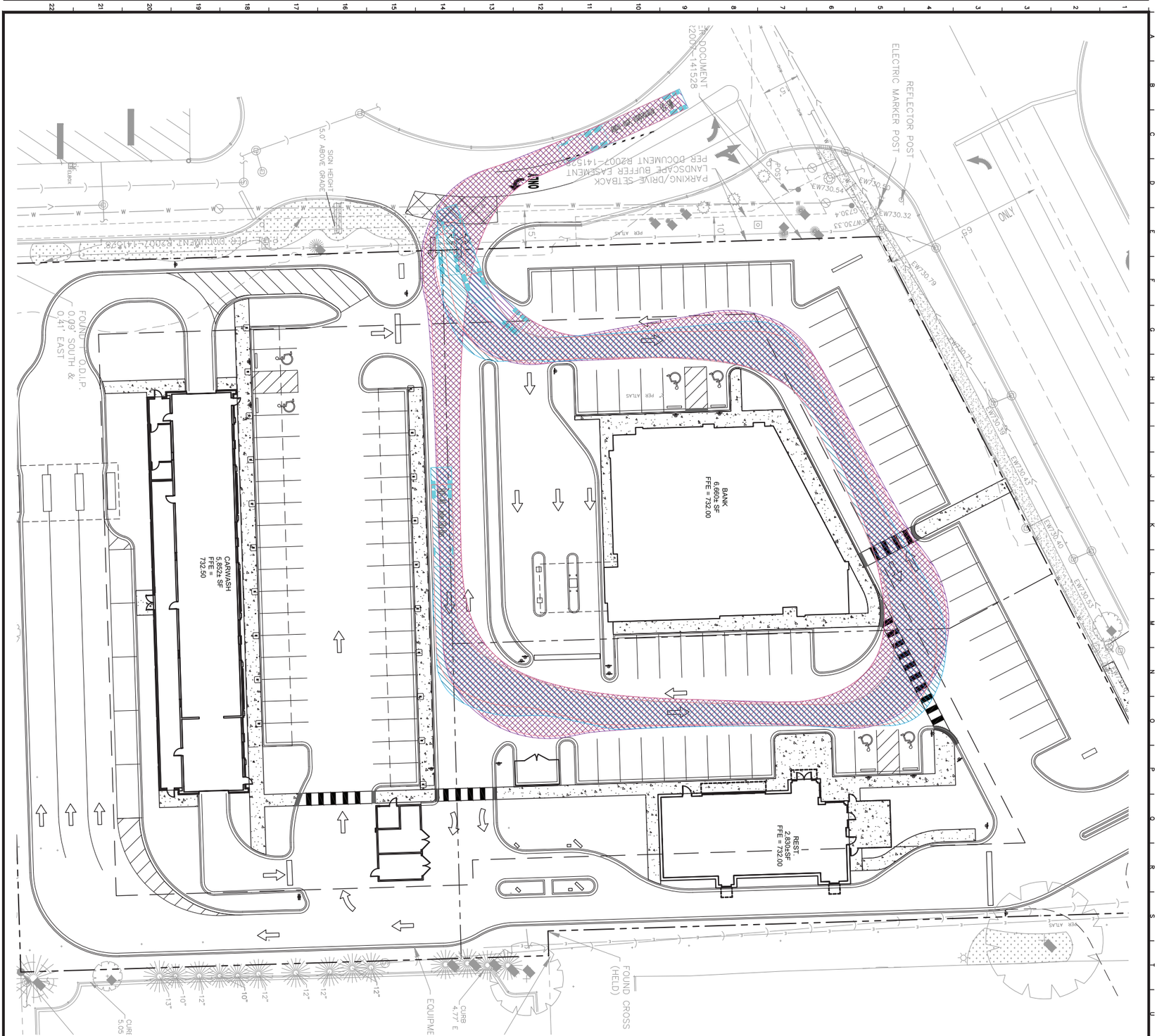
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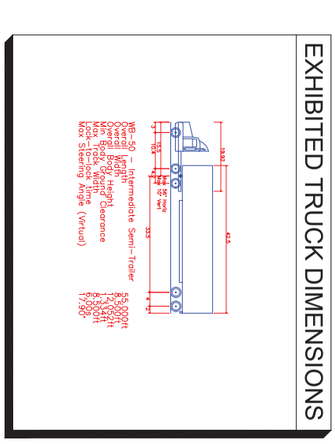
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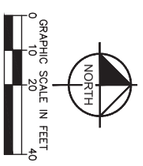
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GW PROPERTIES
PUD PLANS

735 PLAINFIELD ROAD
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DELIVERY TRUCK
TURN EXHIBIT

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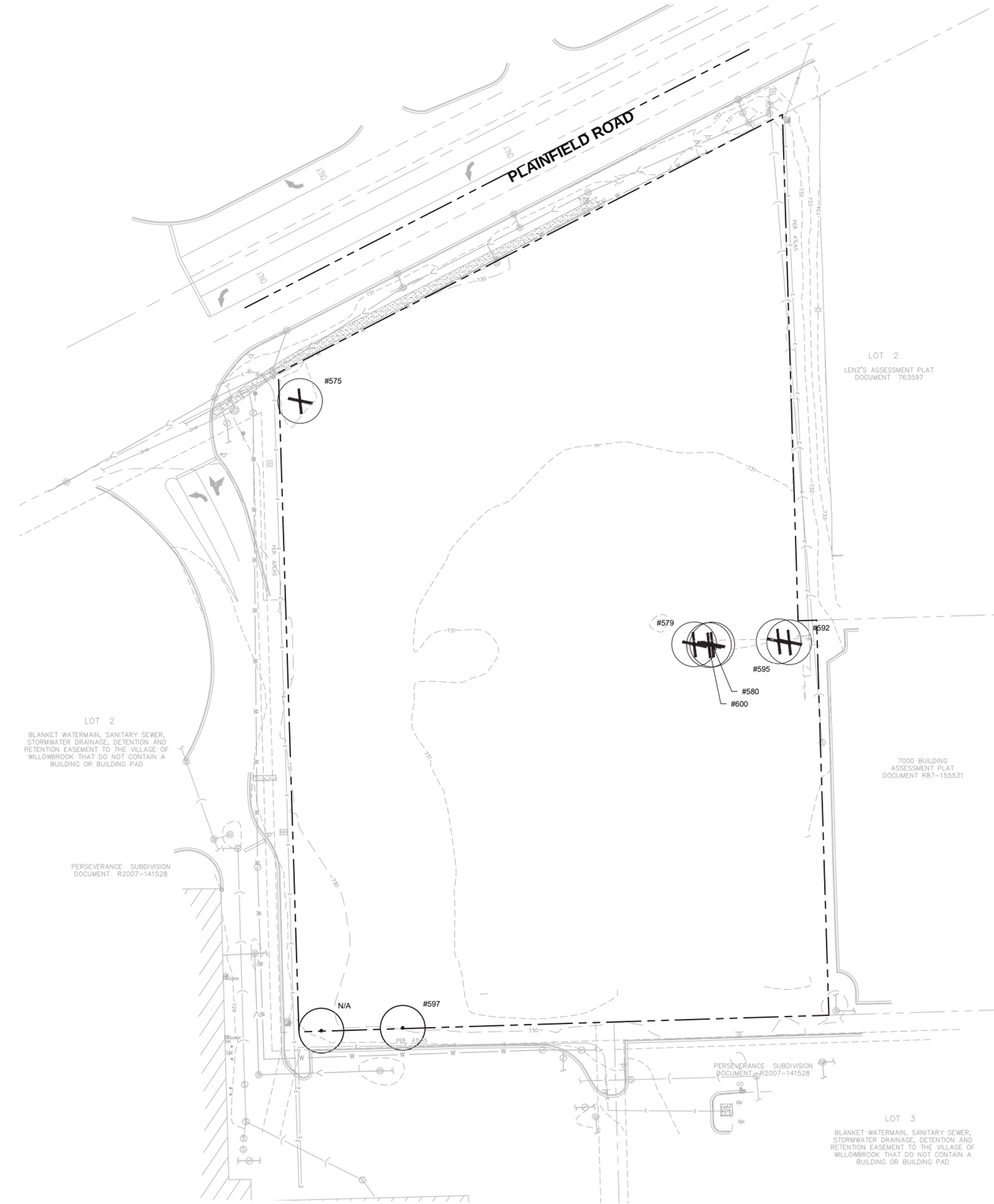
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Attachment 9

Tree Preservation Plan, Landscape Plan and Landscape Notes & Details (3 sheets)



NORTH

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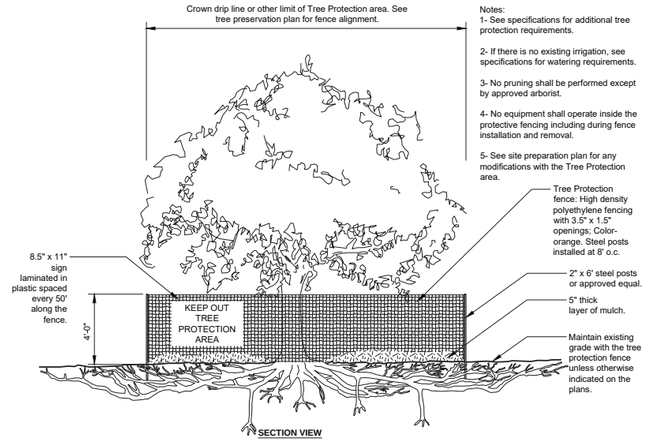
TREE NO.	SPECIES	DBH	CONDITION	FORM	STATUS
S75	BUCKTHORN	5	4	3	REMOVE
N/A	UNKNOWN	N/A	N/A	N/A	REMAIN
S92	ARBOR VITAE	4	3	3	REMOVE
S95	ARBOR VITAE	6	3	3	REMOVE
579	ARBOR VITAE	4	3	3	REMOVE
580	ARBOR VITAE	4	3	3	REMOVE
600	ARBOR VITAE	4	3	3	REMOVE
S97	KENTUCKY COFFEETREE	4	3	3	REMAIN

LEGEND

	QTY
TREE TO REMAIN	2
TREE TO BE REMOVED	6

CONDITION RATING

1 - EXCELLENT - TREE HAS NO OBSERVABLE DEFECTS, WOUNDS, DISEASES.
2 - GOOD - TREE MAY HAVE A SMALL AMOUNT OF DEADWOOD, OR A VERY LIMITED NUMBER OF NON-THREATENING DEFECTS.
3 - AVERAGE - TREE HAS MODERATE AMOUNTS OF DEADWOOD, WOUNDS, OR OTHER DEFICIENCIES, BUT IS GENERALLY HEALTHY.
4 - POOR - TREE HAS DEFECTS, DEADWOOD, WOUNDS, DISEASE, ETC. THAT ARE IN DANGER OF CAUSING A NEED FOR REMOVAL OR OTHER REMEDIAL MEASURES.
5 - VERY POOR - TREE MUST BE REMOVED. PHYSICAL OR HEALTH DEFECTS ARE TOO FAR GONE FOR THE TREE TO BE REASONABLY SAVED.



Notes:
1- See specifications for additional tree protection requirements.

2- If there is no existing irrigation, see specifications for watering requirements.

3- No pruning shall be performed except by approved arborist.

4- No equipment shall operate inside the protective fencing including during fence installation and removal.

5- See site preparation plan for any modifications with the Tree Protection area.

1 TREE PROTECTION
1/4" = 1'-0"

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

P-CO-GWP-01

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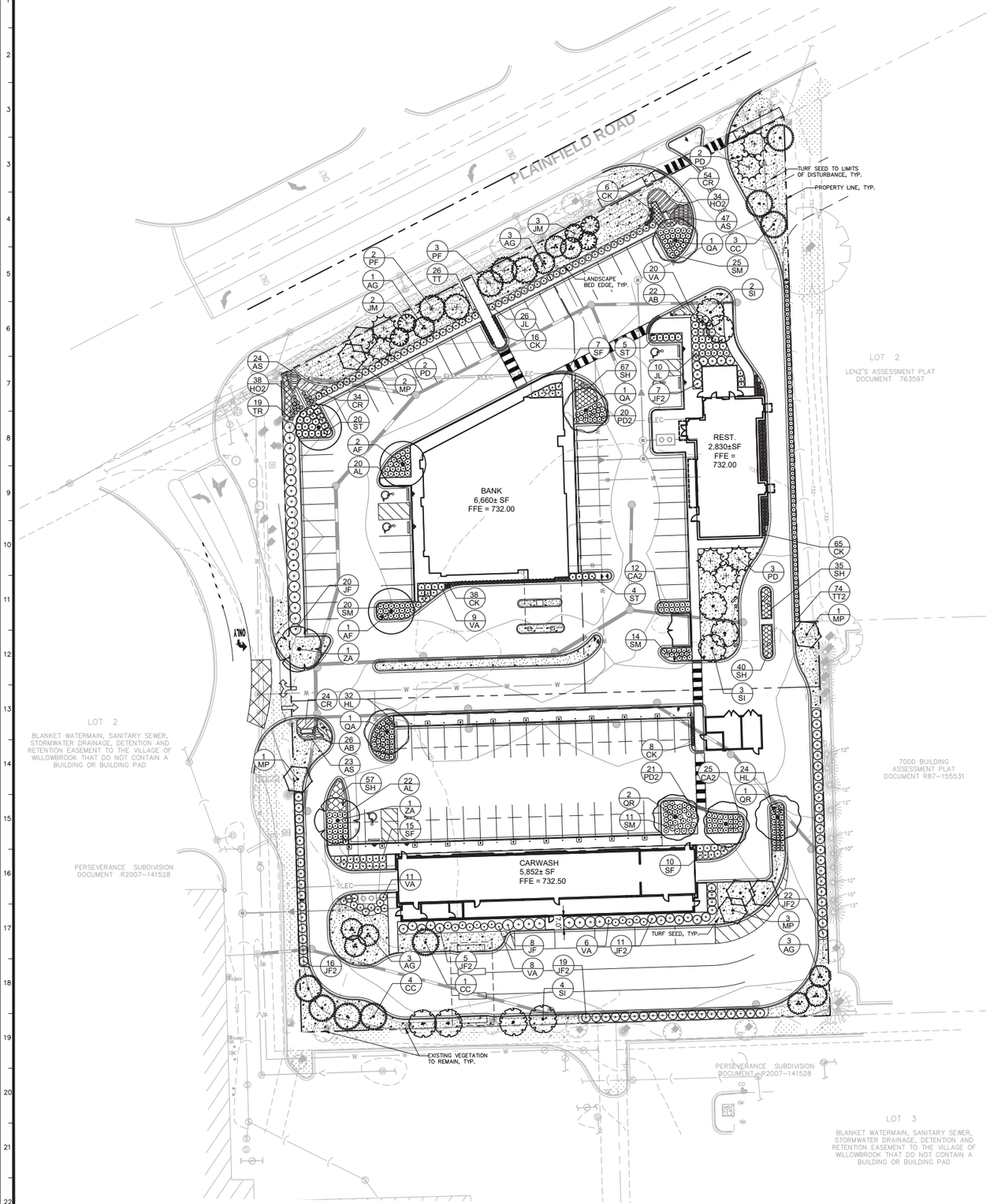
TREE PRESERVATION PLAN

GW PROPERTIES PUD PLANS

735 PLAINFIELD ROAD
WILLOWBROOK, IL 60527

ORIGINAL ISSUE: 12/15/2020
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Drawing name: K:\CHS_LDEV\168726009_GW Properties_735_Plainfield_Willowbrook_IL\2 Design\CAD\PlanSheets\TREE PRESERVATION PLAN.dwg L1.0 TREE PRES Mar 11, 2021 2:43pm by Eric Tracy
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NORTH

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PLANT SCHEDULE

CONIFER TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	JM	5	JUNIPERUS CHINENSIS `MOUNTBATTEN` / CHINESE JUNIPER	B & B		5` HT MIN
	PD	7	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	B & B		5` HT MIN
	PF	5	PINUS FLEXILIS `VANDERWOLF`S PYRAMID` / VANDERWOLF`S PYRAMID LIMBER PINE	B & B		5` HT MIN
ORNAMENTAL TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**SIZE**
	AG	10	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE` / AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	1.5" CAL MIN	MULTISTEM
	CC	8	CERCIS CANADENSIS / EASTERN REDBUD	B & B	1.5" CAL MIN	SINGLE STEM
	MP	7	MALUS X `PRAIRIFIRE` / PRAIRIFIRE CRABAPPLE	B & B	1.5" CAL MIN	SINGLE STEM
	SI	9	SYRINGA RETICULATA `IVORY SILK` / IVORY SILK JAPANESE TREE LILAC	B & B	1.5" CAL MIN	SINGLE STEM
SHADE TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**SIZE**
	AF	3	ACER FREEMANII `JEFFERSRED` TM / AUTUMN BLAZE MAPLE	B & B	2.5" CAL MIN	
	QA	3	QUERCUS ALBA / WHITE OAK	B & B	2.5" CAL MIN	
	QR	3	QUERCUS RUBRA / RED OAK	B & B	2.5" CAL MIN	
	ZA	2	ZELKOVA SERRATA `AUTUMN GLOW` / AUTUMN GLOW JAPANESE ZELKOVA	B & B	2.5" CAL MIN	
SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**SIZE**
	AL	42	ARONIA MELANOCARPA `UCONNAM165` TM / LOW SCAPE MOUND BLACK CHOKEBERRY	2 GAL	SEE PLAN	18" HT MIN
	CA2	37	CEANOTHUS AMERICANUS / NEW JERSEY TEA	3 GAL	SEE PLAN	24" HT MIN
	HL	56	HYDRANGEA PANICULATA `LITTLE LIME` / LITTLE LIME HYDRANGEA	3 GAL	SEE PLAN	24" HT MIN
	PD2	41	POTENTILLA FRUTICOSA `GOLD DROP` / GOLD DROP POTENTILLA	3 GAL	SEE PLAN	24" HT MIN
	SF	32	SPIRAEA JAPONICA `NEON FLASH` / NEON FLASH SPIREA	3 GAL	SEE PLAN	24" HT MIN
	SM	70	SPIRAEA JAPONICA `WALBUMA` / MAGIC CARPET JAPANESE SPIREA	3 GAL	SEE PLAN	18" HT MIN
	ST	29	SPIRAEA BETULIFOLIA `TOR` / TOR BIRCHLEAF SPIREA	3 GAL	SEE PLAN	24" HT MIN
	VA	54	VIBURNUM DENTATUM `CHRISTOM` / BLUE MUFFIN VIBURNUM	-	SEE PLAN	48" HT MIN
EVERGREEN SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**SIZE**
	JF	28	JUNIPERUS CHINENSIS `SEA GREEN` / SEA GREEN JUNIPER	1 GAL	SEE PLAN	36" HT MIN
	JF2	80	JUNIPERUS CHINENSIS `FAIRVIEW` / FAIRVIEW JUNIPER	B & B	SEE PLAN	6` HT MIN
	JL	36	JUNIPERUS CHINENSIS `GOLD LACE` / GOLD LACE JUNIPER	5 GAL	SEE PLAN	24" HT MIN
	TR	19	THUJA OCCIDENTALIS `ANNA`S MAGIC BALL` / ANNA`S MAGIC BALL ARBORVITAE	1 GAL	SEE PLAN	12" HT MIN
	TT	26	TAXUS X MEDIA `TAUNTONII` / TAUNTON`S YEW	5 GAL	SEE PLAN	24" HT MIN
	TT2	74	THUJA OCCIDENTALIS `FILIPS MAGIC MOMENT` / FILIPS MAGIC MOMENT ARBORVITAE	2 GAL	SEE PLAN	5` HT MIN
GRASSES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**SIZE**
	CK	133	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	1 GAL	SEE PLAN	
GRASSES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**		
	SH	199	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	1 GAL		
PERENNIALS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**		
	AB	48	AMSONIA X `BLUE ICE` / BLUE ICE BLUESTAR	1 GAL		
	AS	94	ALLIUM X `SUMMER BEAUTY` / SUMMER BEAUTY ORNAMENTAL ONION	1 GAL		
	CR	112	COREOPSIS X `RED SATIN` / RED SATIN THREADLEAF COREOPSIS	1 GAL		
	HO2	72	HEMEROCALLIS X `STELLA DE ORO` / STELLA DE ORO DAYLILY	1 GAL		
GROUND COVERS			**BOTANICAL / COMMON NAME**			
			KENTUCKY BLUE GRASS SEED			

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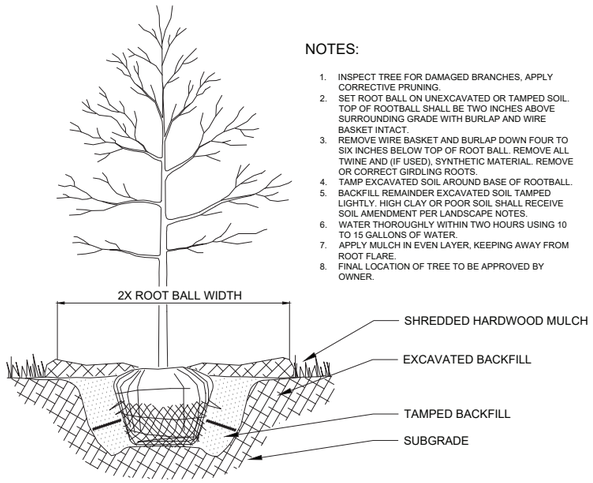
LANDSCAPE PLAN

GW PROPERTIES PUD PLANS

735 PLAINFIELD ROAD
WILLOWBROOK, IL 60527

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Drawing name: K:\CHS_LDEV\168726009_GW Properties_735_Plainfield_Willowbrook_IL\2_Design\CAD\PlanSheet\LANDSCAPE PLAN.dwg L2.0 LANDSCAPE PLAN Mar 11, 2021 2:44pm by Eric Tracy
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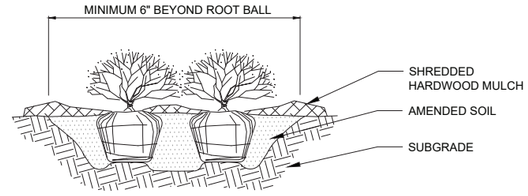


NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING

NTS



NOTES:

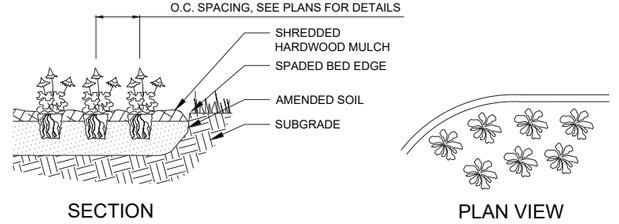
1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

2 SHRUB PLANTING

NTS

NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE. WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



3 PERENNIAL PLANTING

NTS

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
19. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

WILLOWBROOK, IL LANDSCAPE CODE		
CODE	**REQUIRED**	**PROVIDED**
9-6-1 D: FRONT AND EXTERIOR SIDE YARD LANDSCAPE PLANTING REQUIREMENTS	QUANTITY OF PLANTINGS REQUIRED WITHIN ALL YARDS ADJACENT TO A STREET USING THE POINT SYSTEM IN ADDITION TO THE REQUIRED PARKWAY TREES SHALL BE 5.1 XBS THE LINEAR LENGTH OF THE SPECIFIED YARD FRONTAGE MEASURED AT PROPERTY LINE. LENGTH OF PLANTED ROAD = 282.77 LF 282.77 LF x 5 = 1,413.85 **1,414 PLANT UNITS REQUIRED**	SHADE TREE - 0 x 100 pts = 0 pts CONIFER TREE = 12 x 60 pts = 840 pts ORNAMENTAL TREE - 7 x 50 pts = 350 pts EVERGREEN SHRUB - 19 x 15 pts = 285 pts DECIDUOUS SHRUB = 11 x 10 pts = 0 pts TOTAL ALONG PLAINFIELD ROAD - 1,475 PLANT UNITS
	FRONT YARDS AND SIDE YARDS **SCREENING ADJACENT TO PARKING AREAS REQUIRED** (EARTH BERM, DENSLY PLANTED EVERGREEN SHRUBS OR COMBINATION)	DENSLY PLANTED EVERGREEN SHRUBS ADJACENT TO ALL PARKING AREAS
	INTERIOR SIDE AND REAR YARDS: **SCREENING ADJACENT TO PARKING AREAS REQUIRED** (EARTH BERM, DENSLY PLANTED EVERGREEN SHRUBS OR COMBINATION)	DENSLY PLANTED EVERGREEN SHRUBS ADJACENT TO ALL PARKING AREAS
9-10-5: OFF STREET PARKING	INTERIOR PARKING LOT AREA SHALL BE NO LESS THAN 15% OF SITE AREA (EXCLUDING BUILDING, FRONT YARD AND ALL ROW AREA) 1 SHADE TREE AND 9 DWARF VARIETY SHRUBS REQUIRED PER 8 CARS (EVERY 20 PARKING SPACES) OR 50 LF OF PARKING AREA. INTERIOR VEHICULAR USE AREA = 71,391.5789 SQ FT 71,391.5789 SQ FT x 0.10 = 7,139.16 **7,139 SQ FT OF LANDSCAPING REQUIRED** **ALL PARKING LOT ISLANDS REQUIRED TO HAVE ONE SHADE TREE AND 20 DWARF VARIETY SHRUBS**	9,797.08 SQ FT OF INTERIOR LANDSCAPE AREA PROVIDED ALL PARKING LOT ISLANDS CONTAIN ONE SHADE TREE AND 20 DWARF VARIETY SHRUBS
9-11-14: SIGN LANDSCAPE	EVERY 1 SF OF SIGN FACE SURFACE AREA THERE WILL BE 1.5 SF OF LANDSCAPE AREA PROVIDED 42 SF OF TOTAL SIGN AREA x 1.5 = **63 SF OF LANDSCAPE AREA REQUIRED**	63+ TOTAL SQUARE FEET OF LANDSCAPE PROVIDED AROUND THE BASE OF BOTH SIGNS
9-14-2: MINIMUM PLANTINGS	TOTAL GROSS LOT AREA = 121,552.44 SQ FT 121,552.44 SQ FT / 725 SQ FT = 167.65 **168 PLANTING UNITS REQUIRED** SHADE TREES = 5% OF REQUIRED PLANTING UNITS 167.65 x 0.05 = 8.38 **8 SHADE TREES REQUIRED** CONIFER TREES = 10% OF REQUIRED PLANTING UNITS 167.65 x 0.10 = 16.76 **17 CONIFER TREES REQUIRED** ORNAMENTAL TREES = 20% OF REQUIRED PLANTING UNITS 167.65 x 0.20 = 33.53 **34 ORNAMENTAL TREES REQUIRED** SHURBS / GRASSES / PERENNIALS OTHER 65% OF REQUIRED PLANTING UNITS 167.65 x 0.65 = 108.97 **109 SHURBS / GRASSES / PERENNIALS REQUIRED**	11 SHADE TREES PROVIDED 17 CONIFER TREES PROVIDED 34 ORNAMENTAL TREES PROVIDED 630 DECIDUOUS AND EVERGREEN SHURBS PROVIDED 332 GRASSES PROVIDED 326 PERENNIALS PROVIDED * NOTE - SHRUBS, GRASSES AND PERENNIALS PLANTED THROUGHOUT THE SITE ALONG THE PARKING PERIMETER, IN PARKING LOT ISLANDS AND ALONG BUILDING FOUNDATIONS

Call Before You Dig JULIE 1-800-892-0123

No.	REVISIONS	DATE	BY
2	REVISED PER VILLAGE COMMENTS	03/08/21	INS
1	REVISED PER VILLAGE COMMENTS	01/21/21	INS

Kimley»Horn

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4201 WINFIELD ROAD, SUITE 600,
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PHONE: 630-487-6550
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SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: INS
CHECKED BY: EJT

LANDSCAPE NOTES & DETAILS

GW PROPERTIES PUD PLANS

735 PLAINFIELD ROAD
WILLOWBROOK, IL 60527

ORIGINAL ISSUE: 12/15/2020
KHA PROJECT NO. 168726009
SHEET NUMBER
L3.0

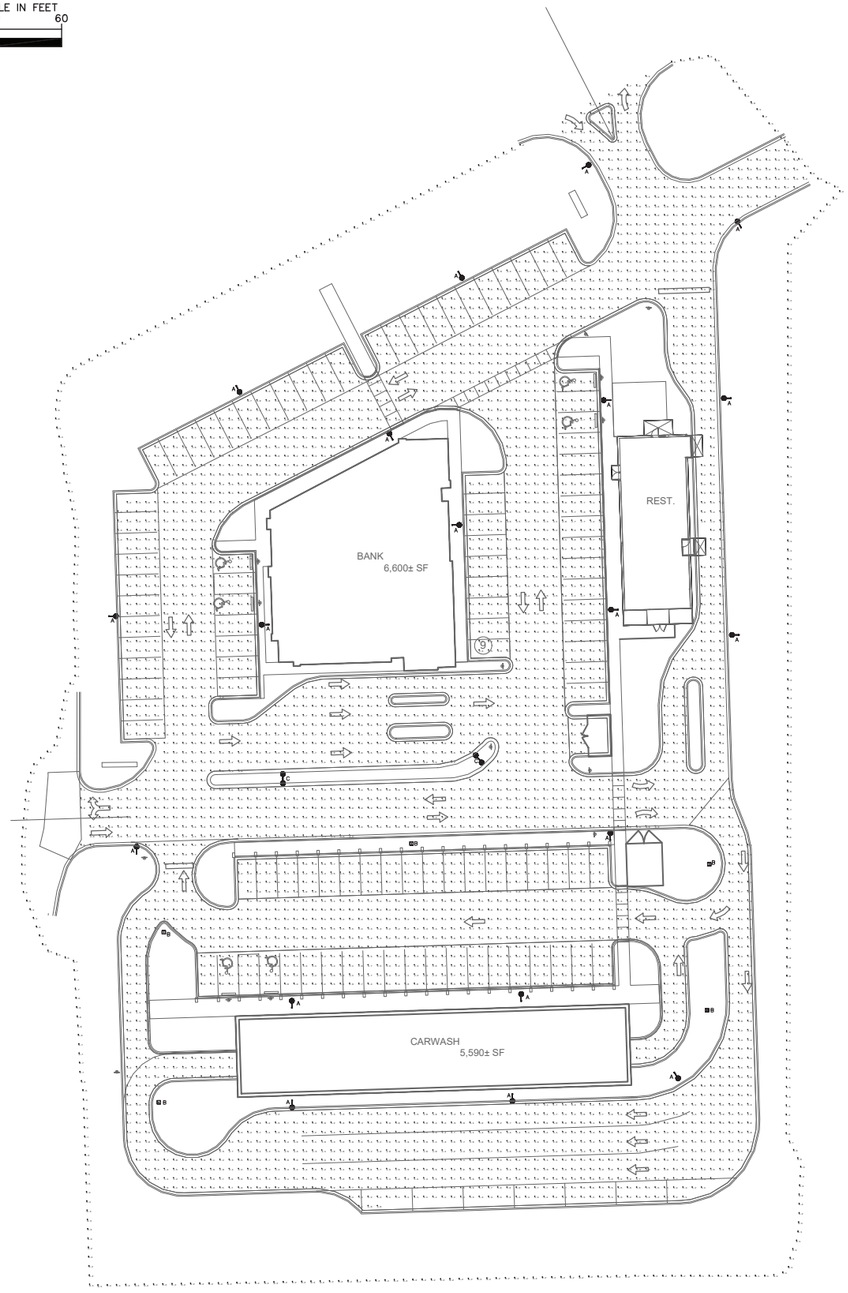
Drawing name: K:\CHS_LOC\168726009_GW Properties_735_Plainfield_Willowbrook_IL\2_Design\CAD\PlanSheets\LANDSCAPE PLAN.dwg L3.0 LANDSCAPE NOTES AND DETAILS Mar 11, 2021 2:44pm by Eric.Tracy
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Attachment 10
Photometric Plan (1 sheet)

Drawing name: K:\CHS_LDEV\168726009_GW Properties_735_Palatine_Willowbrook_ILV2 Design\Photometrics\WILLOWBROOK PHOTOMETRICS.dwg PHOTOMETRICS Feb 12, 2021 1:47pm by Eric.Tracy
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NORTH

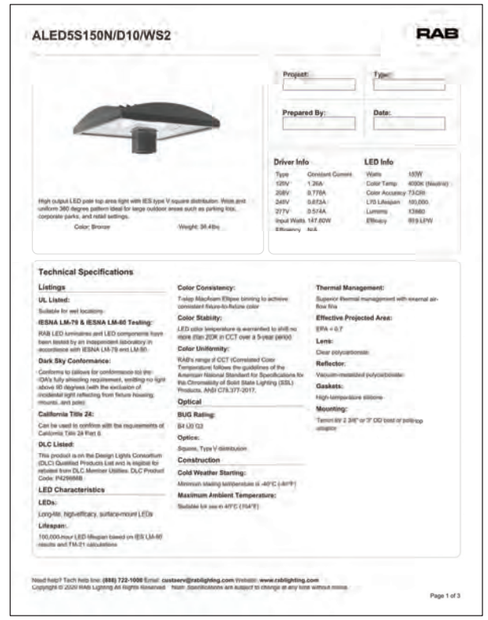
GRAPHIC SCALE IN FEET
0 15 30 60



Luminaire Schedule										
Symbol		Qty	Label	Description	Arrangement	Lum. Lumens	LLF	Lum. Watts	Total Watts	IES Class	BUG Rating
	A	19	ALED3T150N - RWLED3T150N - RW	ALED3T150N - RWLED3T150N - RWLED3T150SFN - WPLED3T150N (TYPE III)	SINGLE	16253	0.700	153.4	2914.6	Type III	B1-U0-G3
	B	5	ALED5S150N 347 D10 RCL - RAB0	ALED5S150N_347_D10 RCL (TYPE V Square)	SINGLE	14455	0.700	151.84	759.2	Type VS	B4-U0-G3
	C	2	2ALED3T150N - RWLED3T150N - RW	ALED3T150N - RWLED3T150N - RWLED3T150SFN - WPLED3T150N (TYPE III)	BACK-BACK	16253	0.700	153.4	613.6	Type III	B1-U0-G3

NOTE: LIGHT POLES SHALL BE 20 FEET MOUNTED ON 3 FOOT EXPOSED FOUNDATION FOR A LIGHT FIXTURE MOUNTING HEIGHT OF 23 FEET.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	3.00	6.4	1.0	3.33	7.11
PERIMETER	Illuminance	Fc	0.37	1.8	0.0	N.A.	N.A.
WILLOWBROOK STANDARDS	Illuminance	Fc	N.A.	5	1	6:1	20:1
IESNA STANDARDS	Illuminance	Fc	N.A.	N.A	1	N.A.	15:1


ALED5S150N/D10/WS2

RAB

High output LED pole top area light with IES type V square distribution. Wide and uniform 360 degree pattern ideal for large outdoor areas such as parking lots, corporate parks, and retail settings.

Color: Bronze

Weight: 36.4lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	1.26A
208V	0.770A
240V	0.673A
277V	0.514A
Input Watts	147.60W
Efficiency	N/A

LED Info

Watts	145W
Color Temp	4000K (Neutral)
Color Accuracy	73 CRI
L70 Lifespan	100,000
Lumens	15460
Efficacy	99 LPW

Technical Specifications

Listings

UL Listed: Suitable for wet locations

IESNA LM-79 & IESNA LM-80 Testing: RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance: Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

California Title 24: Can be used to confirm with the requirements of California Title 24 Part 6.

DLC Listed: This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P4296868

LED Characteristics

LEDs: Long-life, high-efficacy, surface-mount LEDs

Lifespan: 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Consistency: 7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability: LED color temperature is warranted to shift no more than .003K in CCT over a 5-year period

Color Uniformity: RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Optical

BUG Rating: B4 U0 G3

Optics: Square, Type V distribution

Construction

Cold Weather Starting: Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature: Suitable for use in 40°C (104°F)

Thermal Management: Superior thermal management with external "fin-free" design

Effective Projected Area: EPA = 0.7

Lens: Clear polycarbonate

Reflector: Vacuum-metallized polycarbonate

Gaskets: High-temperature silicone

Mounting: Tenon for 2 3/8" or 3" OD tenon or pole-top adapter

Need help? Tech help line: **(888) 722-1000** Email: **custserv@rablighting.com** Website: **www.rablighting.com**
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Page 1 of 3


ALED5S150N/D10/WS2

RAB

Technical Specifications (continued)

Construction

Finish: Formulated for high durability and long-lasting color

Green Technology: Mercury and UV free. RoHS-compliant components.

Electrical

Driver: One Driver, Constant-Current, Class 2, 2100mA 100-277V, 50-60Hz, Power Factor 99%

Dimming Driver: Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims as low as 10%

THD: 7.9% at 120V, 14.3% at 277V

Power Factor: 99.6% at 120V, 92.8% at 277V

Other

Patents: The designs of the ALED5S are protected by patents pending in US, Canada, China, Taiwan and Mexico

Warranty: RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Equivalency: Equivalent to 400W Pulse Start Metal Halide

Buy American Act Compliance: RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for this product to be made BAA compliant.

Sensor Specifications

Operating Voltage: 120-277V

Power Consumption: 1W

0-10V Sinking Current: 50mA

Adjustable High and Low Modes: High: 0-10V Low: 4V, 3.5V

Adjustable Time Delay: Amount of time in high mode with no motion before switching to low mode: 5 min., 1-20 min.

Adjustable Cut Off Delay: Time in which the fixture will remain on low mode with no motion before turning off and waiting for new motion to turn on: None, 1 -65 min., 1 -5 hrs.

Adjustable Sensitivity: None, low, medium, maximum

Adjustable Setpoint: None, 1 to 20 fc dark

Operating Temperature: -40°F to 167°F (-40°C to +75°C)

Operating Humidity: 20% to 95% noncondensing

Relay Life Rating: 200,000 cycles (120/277VAC), 50,000 cycles (230VAC)

IP Rating: Ingress Protection rating of IP66 for dust and water

UL Listed: Suitable for Wet Locations as factory installed

Handheld Wireless Configuration Tool: Adjust settings using handheld wireless configuration tool. Only available with 0-10V dimming driver options. Handheld wireless configuration tool available here.

Multi Level Motion Sensor: *40 ft. diameter coverage from 20 ft. height.

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ALED3T150N

RAB

Color: Bronze

Weight: 32.6lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	1.31A
208V	0.80A
240V	0.69A
277V	0.60A
Input Watts	153.44W

LED Info

Watts	145W
Color Temp	4000K (Neutral)
Color Accuracy	71 CRI
L70 Lifespan	100,000
Lumens	15,460
Efficacy	99 LPW

Technical Specifications

Listings

UL Listed: Suitable for wet locations

DLC Listed: This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: PE9166BW

IESNA LM-79 & LM-80 Testing: RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance: Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

LED Characteristics

Lifespan: 100,000-hour LED lifespan based on IES LM-80 results, and TM-21 calculations

LEDs: Multi-chip, high-output, long-life LEDs

Color Consistency: 3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability: LED color temperature is warranted to shift no more than .003K in color temperature over a 5-year period

Color Uniformity: RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification: The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Effective Projected Area: EPA = 0.15

Maximum Ambient Temperature: Suitable for use in 40°C (104°F)

Cold Weather Starting: Minimum starting temperature is -40°C (-40°F)

Thermal Management: Superior thermal management with external "fin-free" design

Lens: Tempered glass lens

Housing: Die-cast aluminum housing, door frame and mounting arm

IP Rating: Ingress Protection rating of IP66 for dust and water

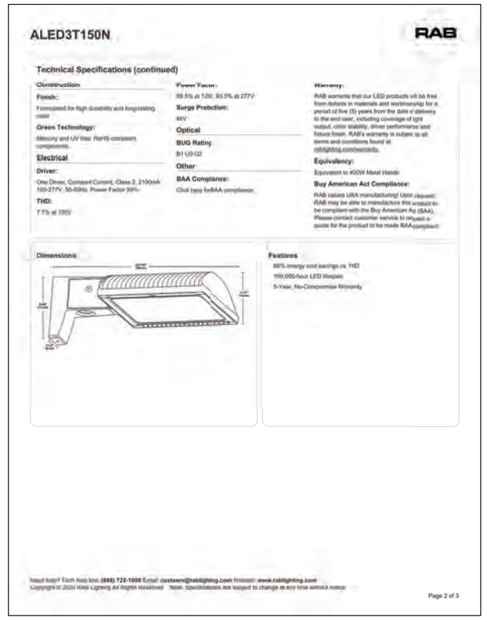
Mounting: Universal mounting arm compatible for hole spacing patterns from 7" to 9 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector: Specular vacuum-metallized polycarbonate

Gaskets: High-temperature silicone gaskets

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Page 1 of 3


ALED3T150N

RAB

Technical Specifications (continued)

Construction

Finish: Formulated for high durability and long-lasting color

Green Technology: Mercury and UV free. RoHS-compliant components.

Electrical

Driver: One Driver, Constant-Current, Class 2, 2100mA 100-277V, 50-60Hz, Power Factor 99%

THD: 7.9% at 120V

Power Factor: 99.6% at 120V, 92.8% at 277V

Surge Protection: 6kV

Optical

BUG Rating: B1 U0 G2

Other

BAA Compliance: Click here for BAA compliance.

Warranty: RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Equivalency: Equivalent to 400W Metal Halide

Buy American Act Compliance: RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions

Features

- 88% energy cost savings vs. HID
- 100,000-hour LED lifespan
- 5-Year, No-Compromise Warranty

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Page 2 of 3

No.	Description	Date	By
1	REVISED PER VILLAGE COMMENTS	01/21/21	INS

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4201 WINFIELD ROAD, SUITE 600,
WARRENVILLE, IL 60555
PHONE: 630-487-5550
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SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: INS
CHECKED BY: EJT

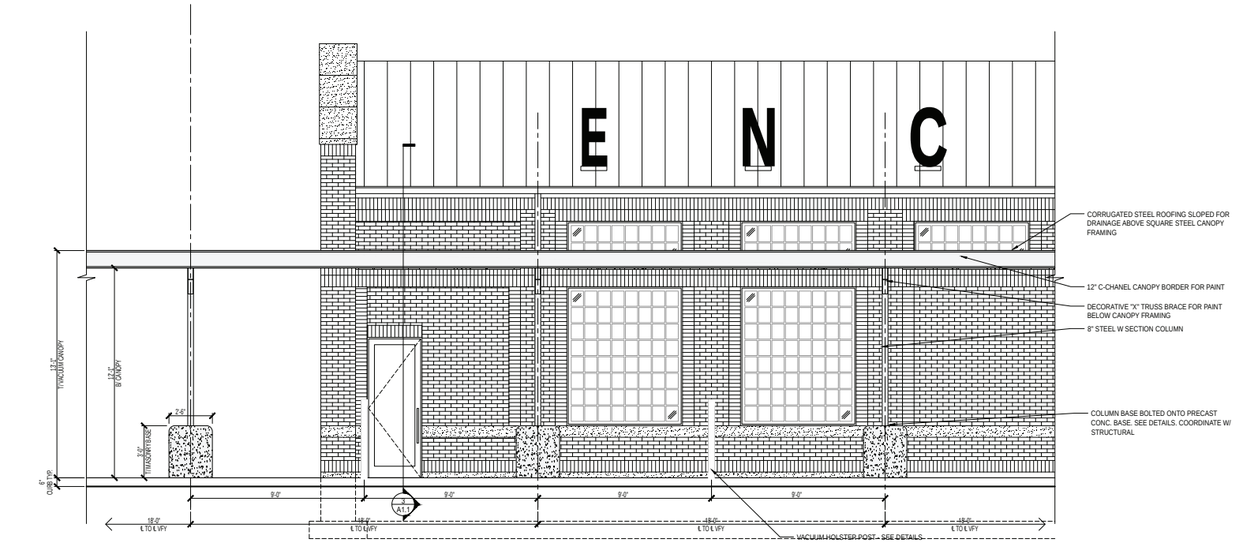
PHOTOMETRICS PLAN

GW PROPERTIES
PUD PLANS
735 PLAINFIELD ROAD
WILLOWBROOK, IL 60527

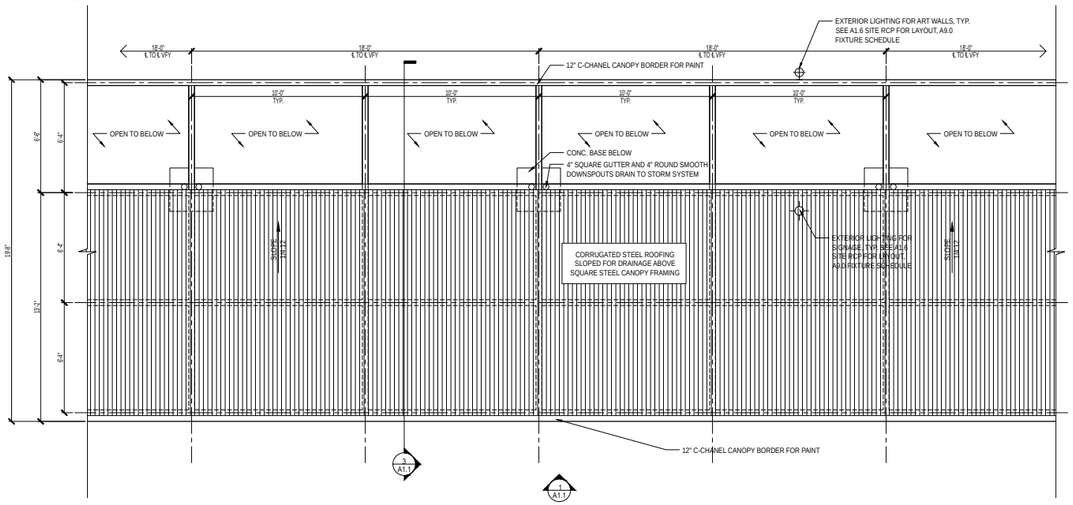
ORIGINAL ISSUE: 12/15/2020
KHA PROJECT NO. 168726009
SHEET NUMBER
E1.0

Attachment 11
Lot 1 Car Wash Drawings (18 sheets)

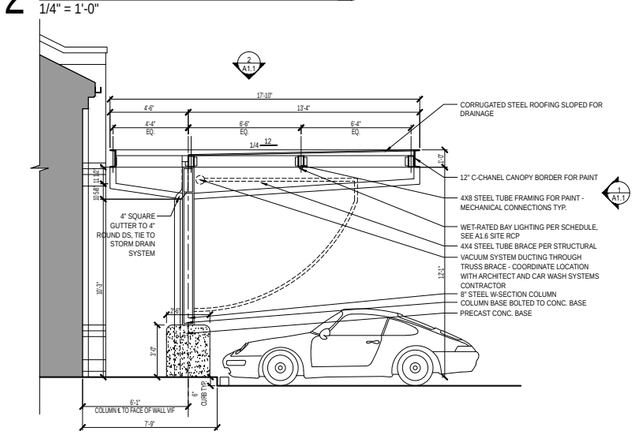
1. **"Vacuum Canopy Plans, Elevations, Sections"** as prepared by Mark Shively Architecture, Sheet No. A1.1, and bearing a plot date of 03.11.2021.
2. **"Vacuum Canopy Plan Diagram"** as prepared by Mark Shively Architecture, Sheet No. A1.2, and bearing a plot date of 03.11.2021.
3. **"Vacuum Vending Enclosure Plans"** as prepared by Mark Shively Architecture, Sheet No. A1.3, and bearing a plot date of 03.11.2021.
4. **"Pay Station Elevations"** as prepared by Mark Shively Architecture, Sheet No. A1.4, and bearing a plot date of 03.11.2021.
5. **"Car Wash First Floor Plan"** as prepared by Mark Shively Architecture, Sheet No. A2.1, and bearing a plot date of 03.11.2021.
6. **"Car Wash Exterior Elevations"** as prepared by Mark Shively Architecture, Sheet No. A4.0, and bearing a plot date of 03.11.2021.
7. **"Car Wash Rendering"** – 1 page, untitled, undated, and provided by GW Properties.
8. **"Sign Package"** for Encore Car Wash as prepared by Aurora Sign Co., Drawing No. 210073, 11 pages, and bearing the latest revision date of 03/10/2021.



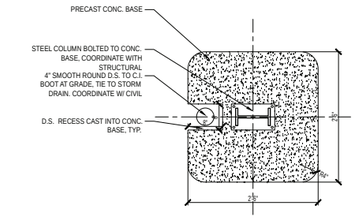
1 VACUUM CANOPY TYP. ELEVATION
1/4" = 1'-0"



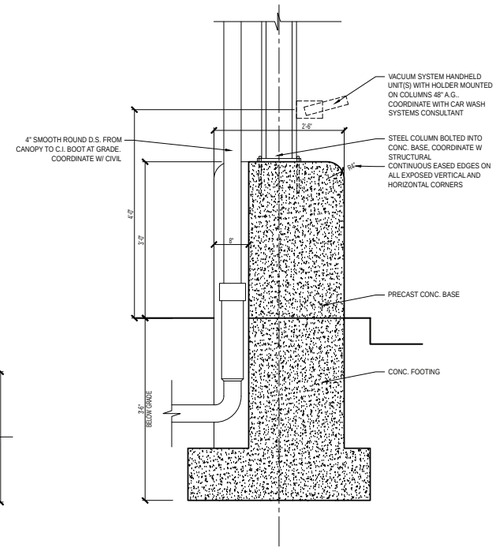
2 VACUUM CANOPY TYP. ROOF PLAN
1/4" = 1'-0"



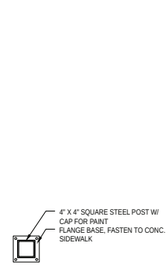
3 VACUUM CANOPY TYP. SECTION
1/4" = 1'-0"



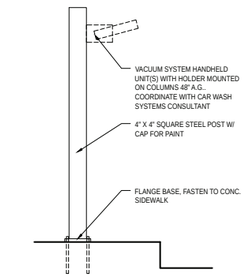
4 COLUMN BASE PLAN DTL
3/4" = 1'-0"



5 COLUMN BASE SECTION DTL
3/4" = 1'-0"



6 VACUUM HOLSTER POST PLAN
3/4" = 1'-0"



7 VACUUM HOLSTER POST ELEVATION
3/4" = 1'-0"

MIKE SHIVELY
ARCHITECTURE

2319 N California Avenue
Chicago Illinois 60647
773 272 0022
mikeshively.com

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Illinois Licensed Architect
License #001.020210 - Expires 11.30.22

Encore Car Wash
III-B Construction 2-HR Rated Bearing Walls
Business Group B

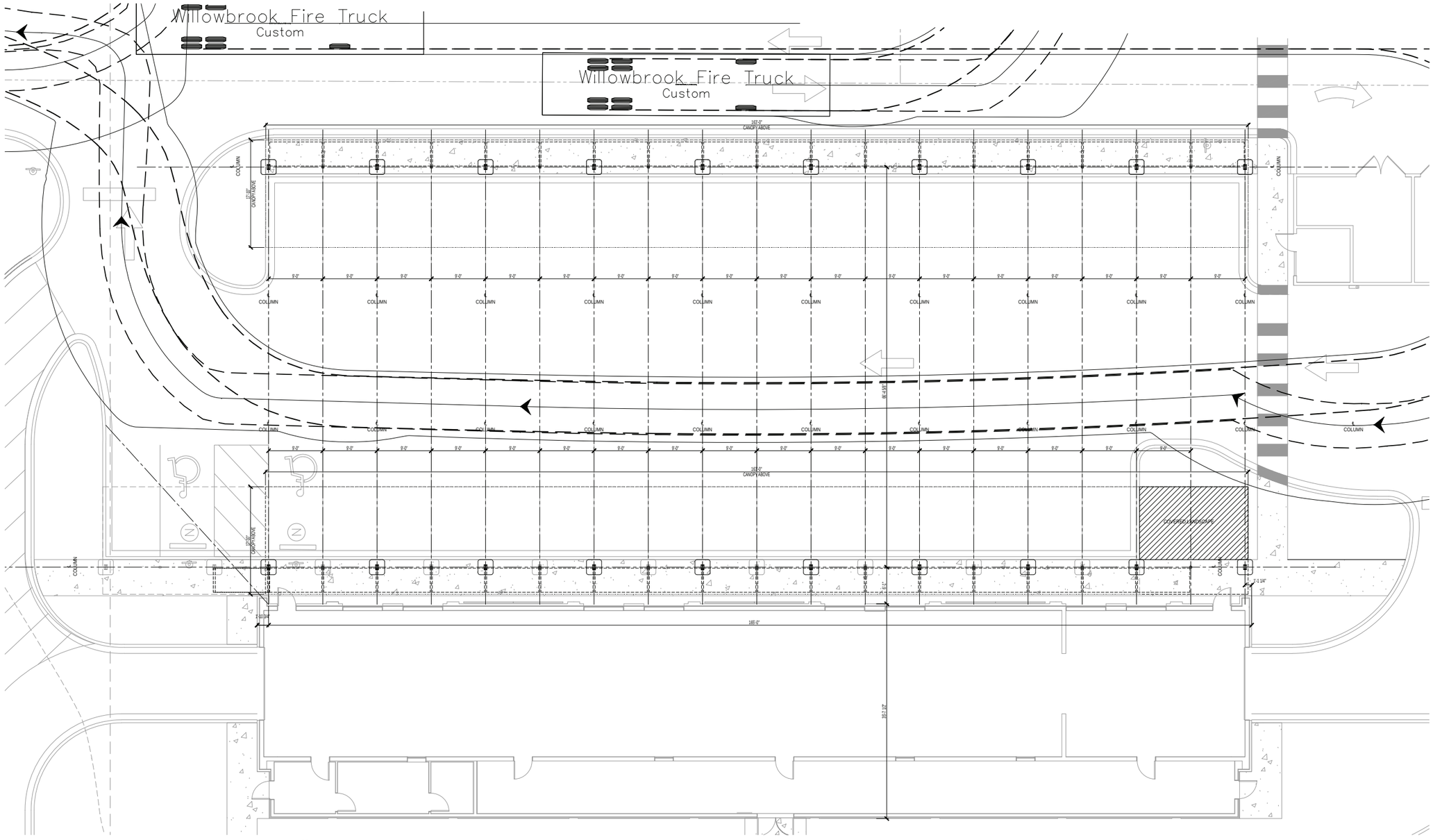
735 Plainfield Road
Willowbrook, IL 60527

A1.1
Vacuum Canopy Plans, Elevations, Sections

Revisions

1.	Schematic Design	03.11.2021
2.		
3.		
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Plot Date: 03.11.2021



1 VACUUM CANOPY PLAN DIAGRAM
1/8"= 1'-0"

N

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Encore Car Wash

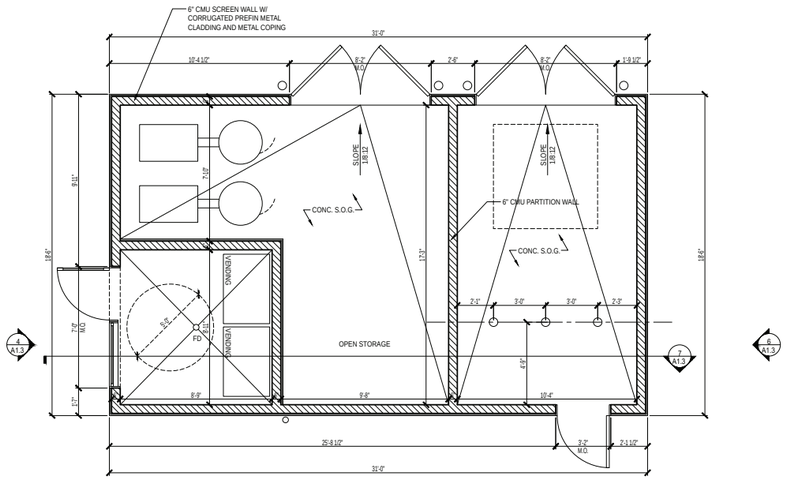
II-B Construction 2-HR Rated Bearing Walls
Business Group B

735 Plainfield Road
Willowbrook, IL 60527

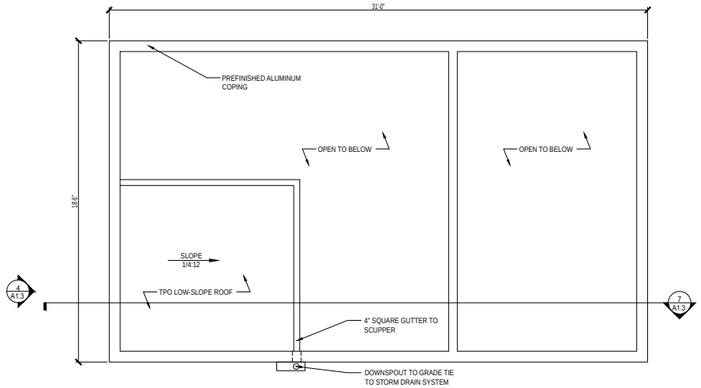
A1.2

Vacuum Canopy plan diagram

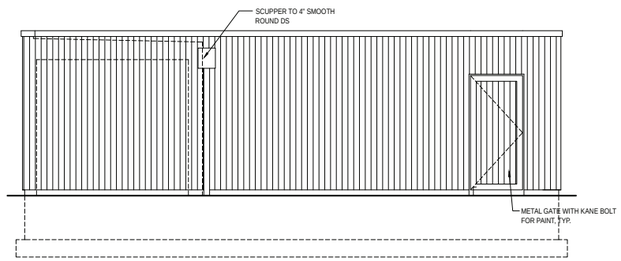
Revisions		
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Plot Date:		03.11.2021



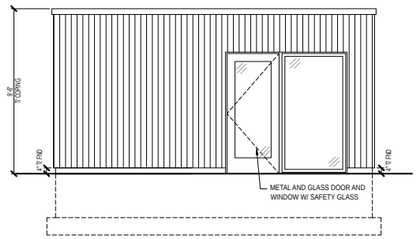
1 ENCLOSURE FLOOR PLAN
1/4" = 1'-0"



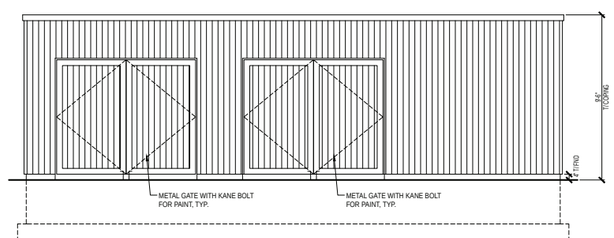
2 ENCLOSURE ROOF PLAN
1/4" = 1'-0"



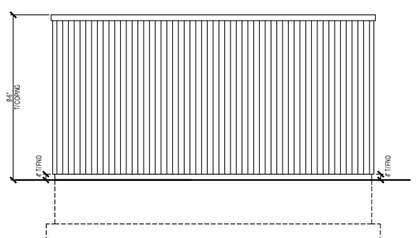
3 REFUSE ENCLOSURE REAR ELEVATION
1/4" = 1'-0"



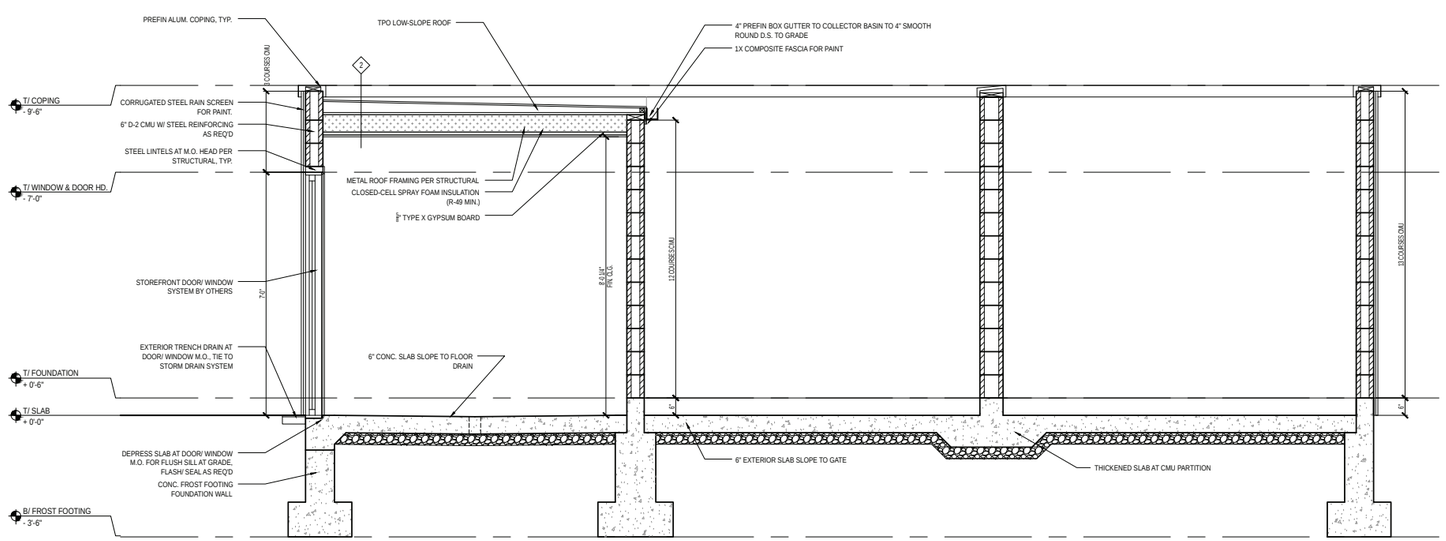
4 REFUSE ENCLOSURE RIGHT ELEVATION
1/4" = 1'-0"



5 REFUSE ENCLOSURE FRONT ELEVATION
1/4" = 1'-0"



6 REFUSE ENCLOSURE LEFT ELEVATION
1/4" = 1'-0"



7 REFUSE ENCLOSURE SECTION
1/2" = 1'-0"

MIKE SHIVELY
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Encore Car Wash
III B Construction 2-HR Rated Bearing Walls
Business Group B

735 Plainfield Road
Willowbrook, IL 60527

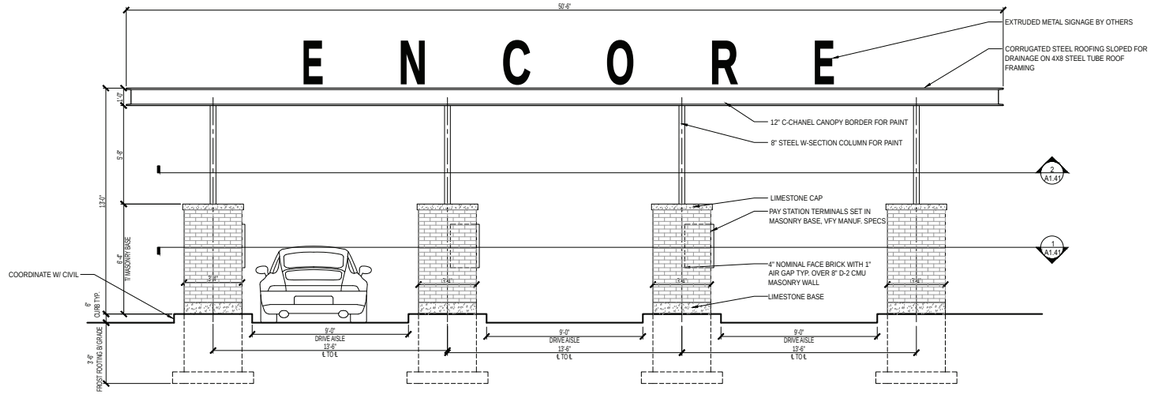
A1.3

Vacuum & Vending Enclosure Plans, Elevations, Section

Revisions

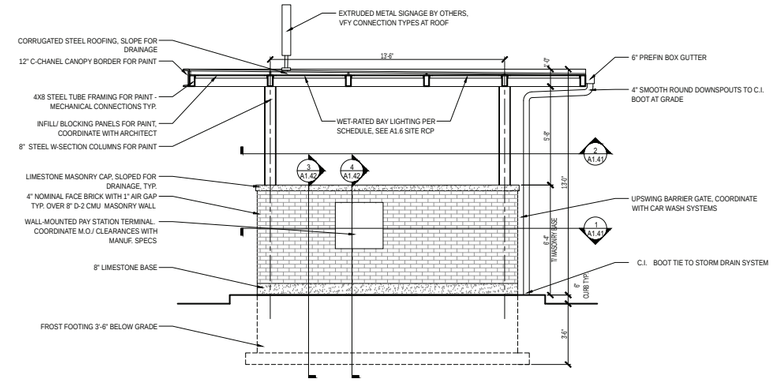
1.	Schematic Design	03.11.2021
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10.		

Plot Date: 03.11.2021



1 PAY CANOPY FRONT ELEVATION

1/4" = 1'-0"



2 PAY CANOPY LATERAL SECTION

1/4" = 1'-0"

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Encore Car Wash

III B Construction 2-HR Rated Bearing Walls
Business Group B

735 Plainfield Road
Willowbrook, IL 60527

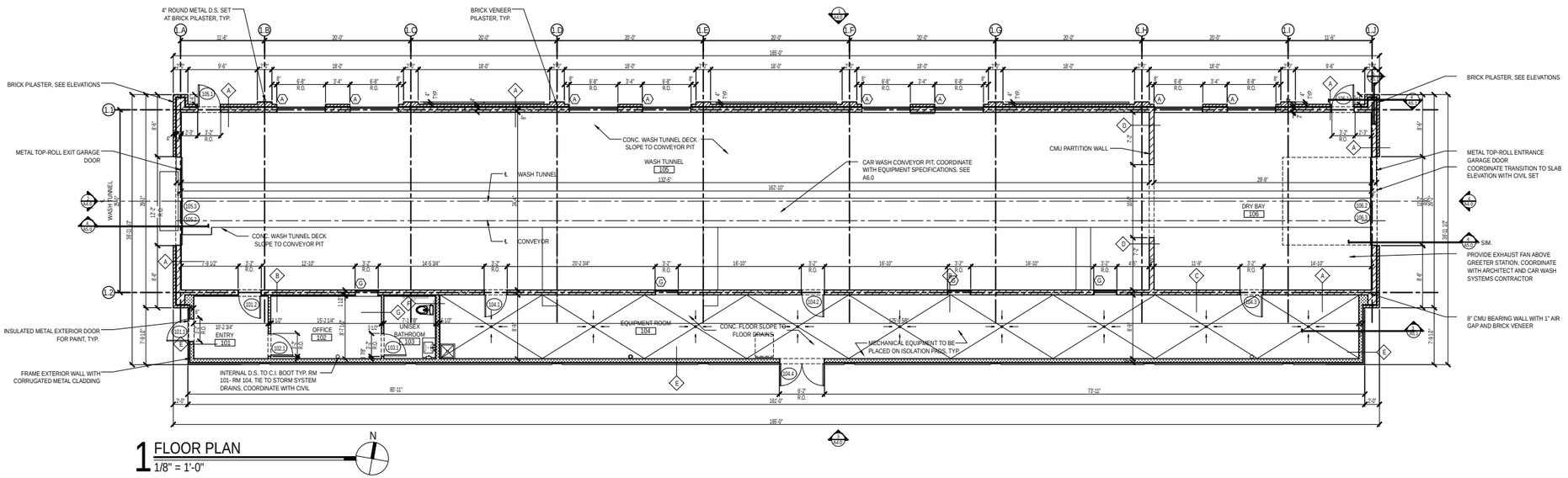
A1.4

Pay Station
Elevations

Revisions

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Plot Date: 03.11.2021



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

MIKE SHIVELY
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Encore Car Wash

II-B Construction 2-HR Rated Bearing Walls
Business Group B

736 Pfeiffield Road
Willowbrook, IL 60527

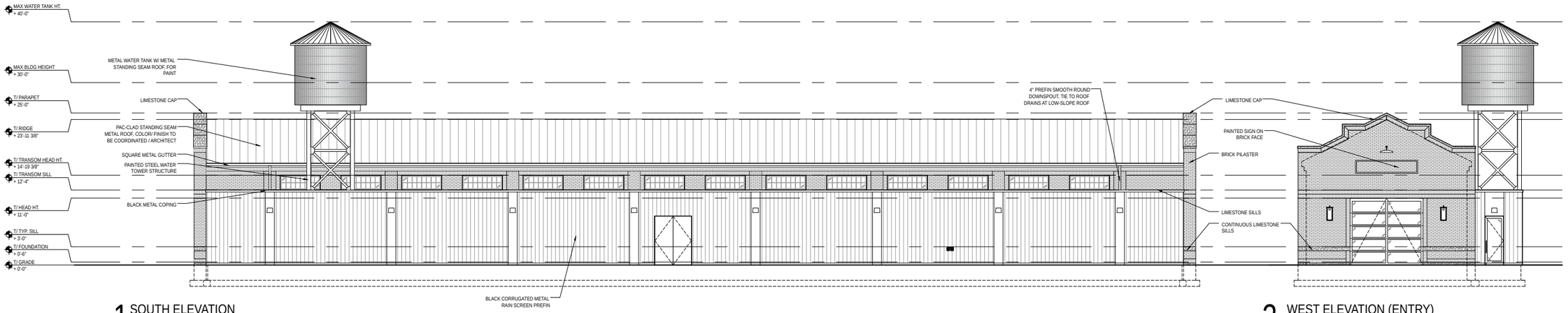
A2.1

Car Wash First Floor Plan

Revisions

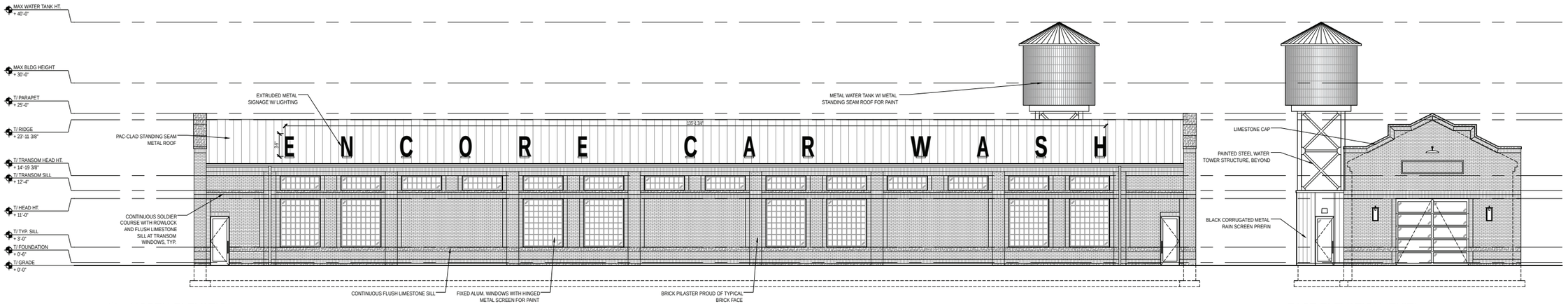
1.	Schematic Design	03.11.2021
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Plot Date: 03.11.2021



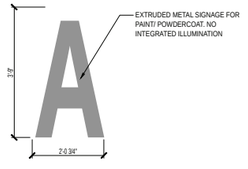
1 SOUTH ELEVATION
1/8 = 1'-0"

2 WEST ELEVATION (ENTRY)
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"

4 EAST ELEVATION (EXIT)
1/8" = 1'-0"



5 SIGNAGE - LETTER EXAMPLE
1/2" = 1'-0"

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Encore Car Wash
II-B Construction 2-HR Rated Bearing Walls
Business Group B

735 Plainfield Road
Willowbrook, IL 60527

A4.0
Car Wash Exterior Elevations

Revisions

1.	Schematic Design	03.11.2021
2.		
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Plot Date: 03.11.2021


ENCORE CAR WASH
CAR WASH

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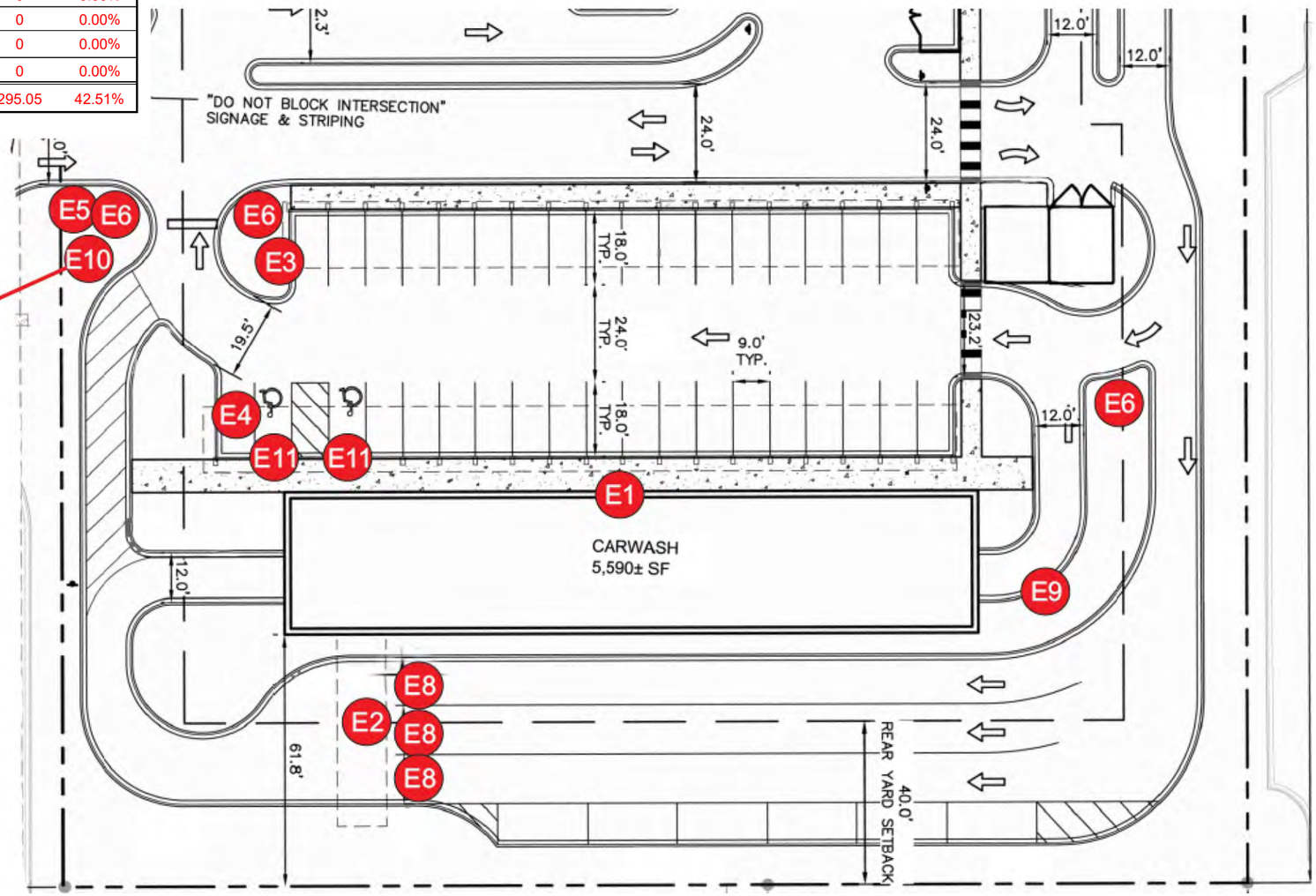
All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications: All Signs Fabricated as per A.S.A Specifications & 2014 I.B.C.

Electrical Specifications: All Signs Fabricated as per 2015 N.E.C. Specifications

EXTERIOR SIGN LEGEND - ENCORE CW, LLC. - 735 Plainfield Road, LOT 1, Willowbrook, IL						
Lot	Width	Total Signage at 1.25 Multiplier	PREVIOUS SUBMITTAL	CURRENT SUBMITTAL	REDUCTION OF PREVIOUS SUBMITTAL BY	
1	289.86	289.86 x 1.25 = 362.33				
Elevation	Sign No.	Description	SQFT	SQFT	SQFT	%
North	E.1	Illuminated Channel Letters - Entire Length of sign	435.4	262.83	172.57	39.63%
East	E.2	Illuminated Channel Letters	91.43	29.91	61.52	67.29%
West	E.3	Illuminated Channel Letters	20.31	20.31	0	0.00%
West	E.4	Illuminated Channel Letters	14.22	14.22	0	0.00%
North	E.5	Free Standing Sign	108.77	71.81	36.96	33.98%
	E.6	Illuminated Direstional Sign (36 but not refelcted in total)	0	0	0	0.00%
	E.7	Non-Illuminated Painted Sign on Brick *omitted*	24	0	24	100.00%
	E.8	Illuminated Menu Sign (24sqft per qty 3- 1 per pay lane)			0	0.00%
	E.9	Illuminated Exit Indicator Sign			0	0.00%
	E.10	Temporary Construction Sign - Skid Mount			0	0.00%
	E.11	Post Mounted Handicap Stall Sign			0	0.00%
			694.1	399.1	295.05	42.51%

TEMPORARY CONSTRUCTION "COMING SOON" SIGN



1100 Route 34 Aurora, Illinois 60503 630 898 5900 office 630 898 6091 fax	Prepared For: ENCORE CAR WASH	Address: 735 PLAINFIELD RD	Drwg: 210073	Sheet: Map	Design Date: 3/10/2021	LANDLORD APPROVAL SIGNATURE / TITLE:
	Location Name:	City/State: WILLOWBROOK, IL	Rev 1:			PRINT / DATE:
			Rev 2:			

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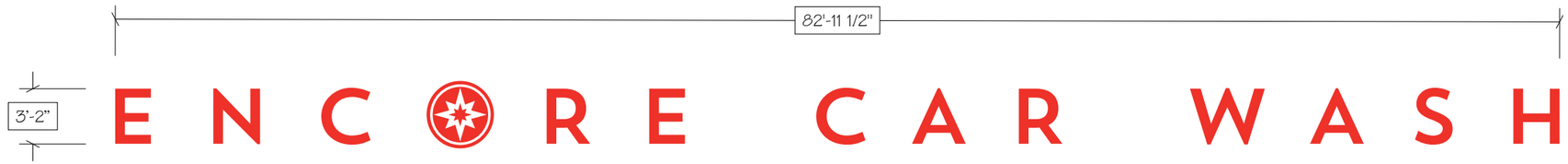
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E1

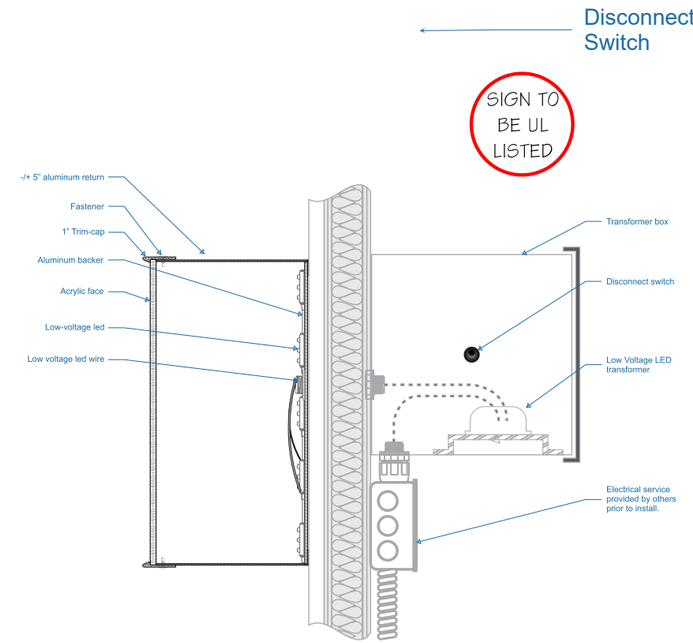
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All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications	Electrical Specifications
All Signs Fabricated as per A.S.A Specifications & 2014 I.B.C.	All Signs Fabricated as per 2015 N.E.C. Specifications



262.83 SQ FT

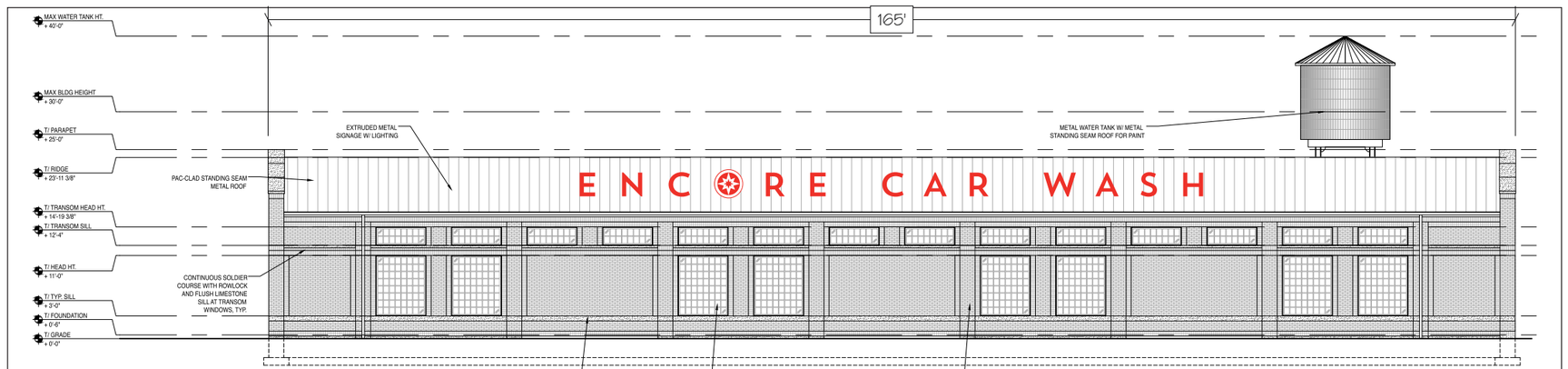


ILLUMINATED CHANNEL LETTERS

FABRICATE AND INSTALL CHANNEL LETTERS OF ALUMINUM AND ACRYLIC.
LETTER FACES TO BE ACRYLIC WITH VINYL APPLIED FIRST SURFACE.
ALL EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE.
INTERNAL ILLUMINATION TO BE WHITE LEDS.
SCALE 1/8"=1'

INSTALLATION INSTRUCTIONS

CENTER SIGN LEFT/RIGHT, TOP/BOTTOM ON WALL AS SHOWN.
CONNECT TO ELECTRICAL SERVICE TO BE PROVIDED BY OTHERS PRIOR TO INSTALL.



3 NORTH ELEVATION

Computer generated colors are not a true match to any PMS, vinyl or paint.
Rendering shown is for concept only. Actual scale and placement shown are approximate.

1100 Route 34
Aurora, Illinois 60503
JC 630 898 5900 office
630 898 6091 fax

Prepared For: ENCORE CAR WASH	Address: 735 PLAINFIELD RD	Drwg: 210073	Sheet: 2B	Design Date: 3/10/2021	LANDLORD APPROVAL SIGNATURE / TITLE:
Location Name:	City/State: WILLOWBROOK, IL	Rev 1:			PRINT / DATE:
		Rev 2:			

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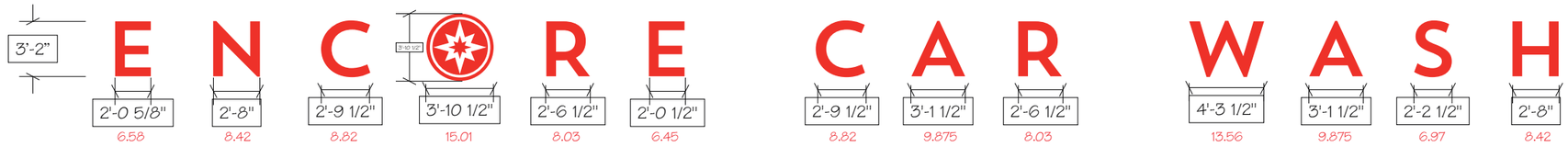
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E1

AURORA SIGN CO.

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Engineering Specifications	Electrical Specifications
All Signs Fabricated as per A.S.A Specifications & 2014 I.B.C.	All Signs Fabricated as per 2015 N.E.C. Specifications



Disconnect Switch

118.86 SQ FT

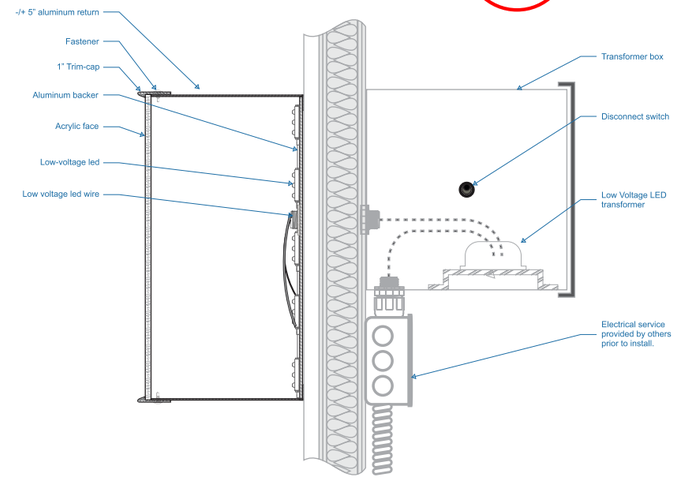
SIGN TO BE UL LISTED

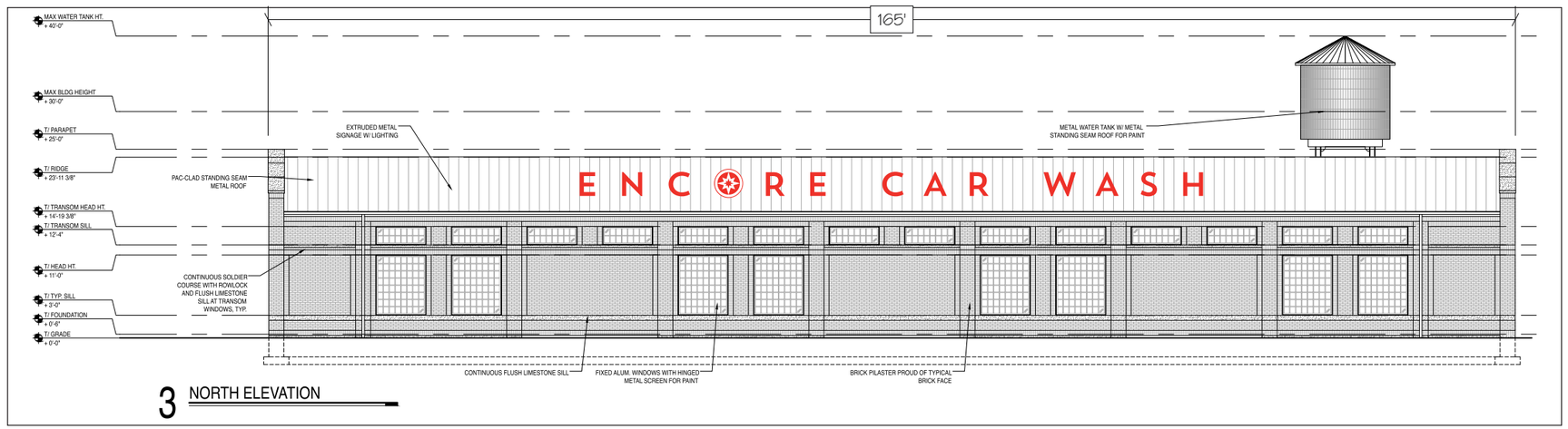
ILLUMINATED CHANNEL LETTERS

FABRICATE AND INSTALL CHANNEL LETTERS OF ALUMINUM AND ACRYLIC.
LETTER FACES TO BE ACRYLIC WITH VINYL APPLIED FIRST SURFACE.
ALL EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE.
INTERNAL ILLUMINATION TO BE WHITE LEDS.
SCALE 1/8"=1'

INSTALLATION INSTRUCTIONS

CENTER SIGN LEFT/RIGHT, TOP/BOTTOM ON WALL AS SHOWN.
CONNECT TO ELECTRICAL SERVICE TO BE PROVIDED BY OTHERS PRIOR TO INSTALL.





3 NORTH ELEVATION

Computer generated colors are not a true match to any PMS, vinyl or paint.
Rendering shown is for concept only. Actual scale and placement shown are approximate.

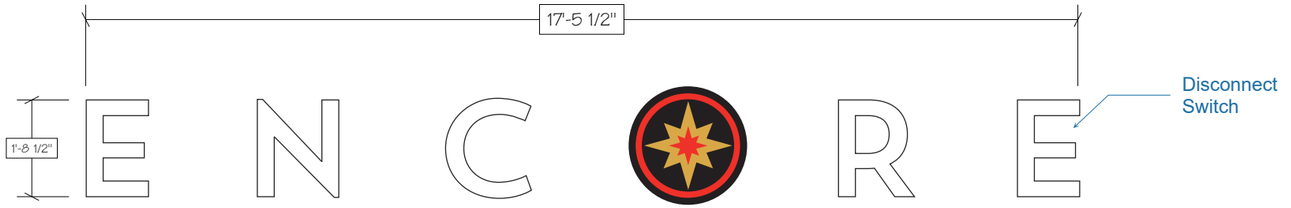
1100 Route 34
Aurora, Illinois 60503
JC 630 898 5900 office
630 898 6091 fax

Prepared For: ENCORE CAR WASH	Address: 735 PLAINFIELD RD	Drwg: 210073	Sheet: 2C	Design Date: 3/10/2021	LANDLORD APPROVAL SIGNATURE / TITLE:
Location Name:	City/State: WILLOWBROOK, IL	Rev 1:			PRINT / DATE:
		Rev 2:			

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E2



SIGN TO BE UL LISTED

AURORA SIGN CO.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications
All Signs Fabricated as per A.S.A Specifications & 2014 I.B.C.

Electrical Specifications
All Signs Fabricated as per 2015 N.E.C. Specifications

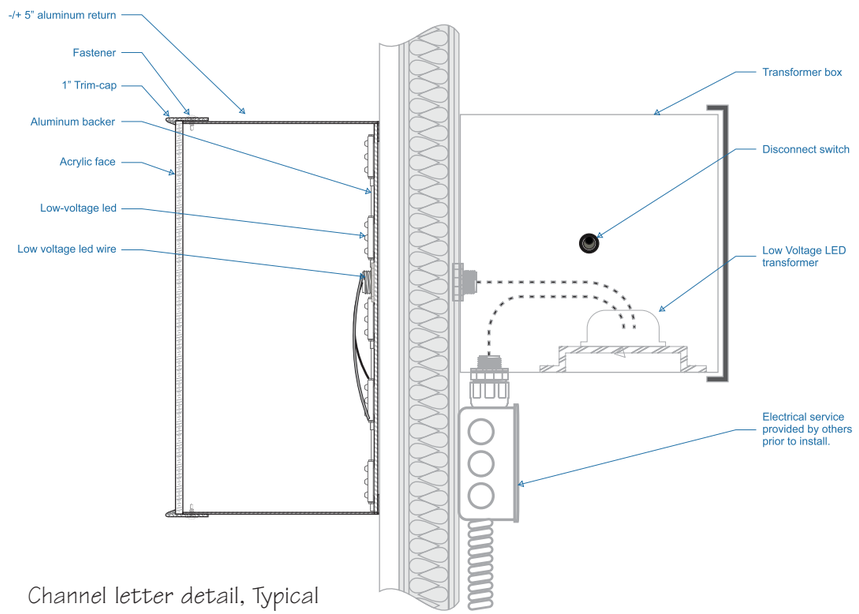
29.81 SQ FT

ILLUMINATED CHANNEL LETTERS

FABRICATE AND INSTALL CHANNEL LETTERS OF ALUMINUM AND ACRYLIC.
LETTER FACES TO BE ACRYLIC WITH VINYL APPLIED FIRST SURFACE.
ALL EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE.
TRIM-CAP AND RETURNS TO BE BLACK.
INTERNAL ILLUMINATION TO BE WHITE LEDS.
SCALE 3/8"=1'

INSTALLATION INSTRUCTIONS

INSTALL SIGN ON AREA SHOWN.



Channel letter detail, Typical

WEST ELEVATION - IMAGE FOR CONCEPT PURPOSES ONLY.



Computer generated colors are not a true match to any PMS, vinyl or paint.
Rendering shown is for concept only. Actual scale and placement shown are approximate.

1100 Route 34
Aurora, Illinois 60503
JC 630 898 5900 office
630 898 6091 fax

Prepared For: ENCORE CAR WASH	Address: 735 PLAINFIELD RD	Drwg: 210073	Sheet: 4B	Design Date: 3/10/2021	LANDLORD APPROVAL SIGNATURE	TITLE:
Location Name:	City/State: WILLOWBROOK, IL	Rev 1:			PRINT	DATE:
		Rev 2:				

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E3

AURORA SIGN CO.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications	Electrical Specifications
All Signs Fabricated as per A.S.A Specifications & 2014 I.B.C.	All Signs Fabricated as per 2015 N.E.C. Specifications

13'-0"

1'-6 3/4"

CAR WASH

Disconnect Switch

SIGN TO BE UL LISTED

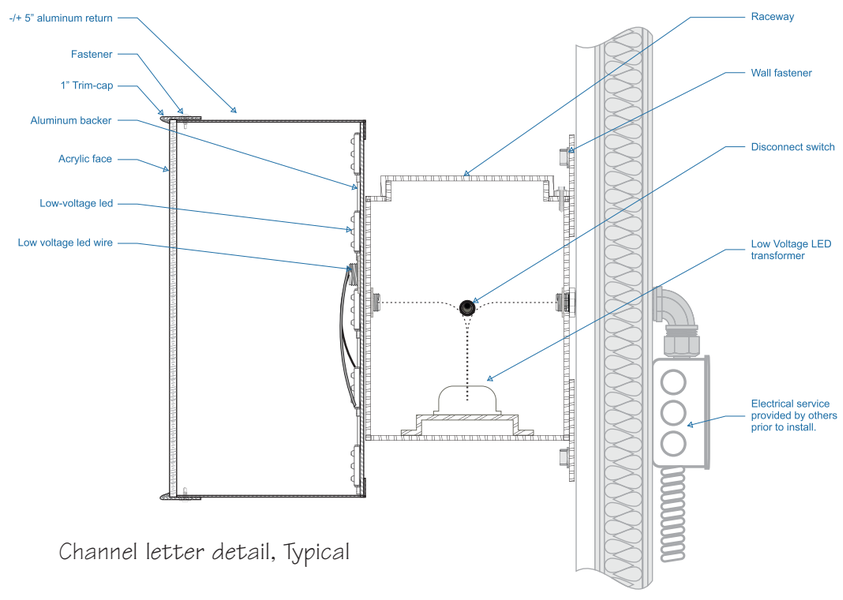
ILLUMINATED CHANNEL LETTERS ON A RACEWAY

FABRICATE AND INSTALL CHANNEL LETTERS OF ALUMINUM AND ACRYLIC.
LETTER FACES TO BE ACRYLIC WITH VINYL APPLIED FIRST SURFACE.
ALL EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE.
TRIM-CAP AND RETURNS TO BE BLACK.
INTERNAL ILLUMINATION TO BE WHITE LEDS.
RACEWAY PAINTED TO MATCH CANOPY.
SCALE 3/4"=1'

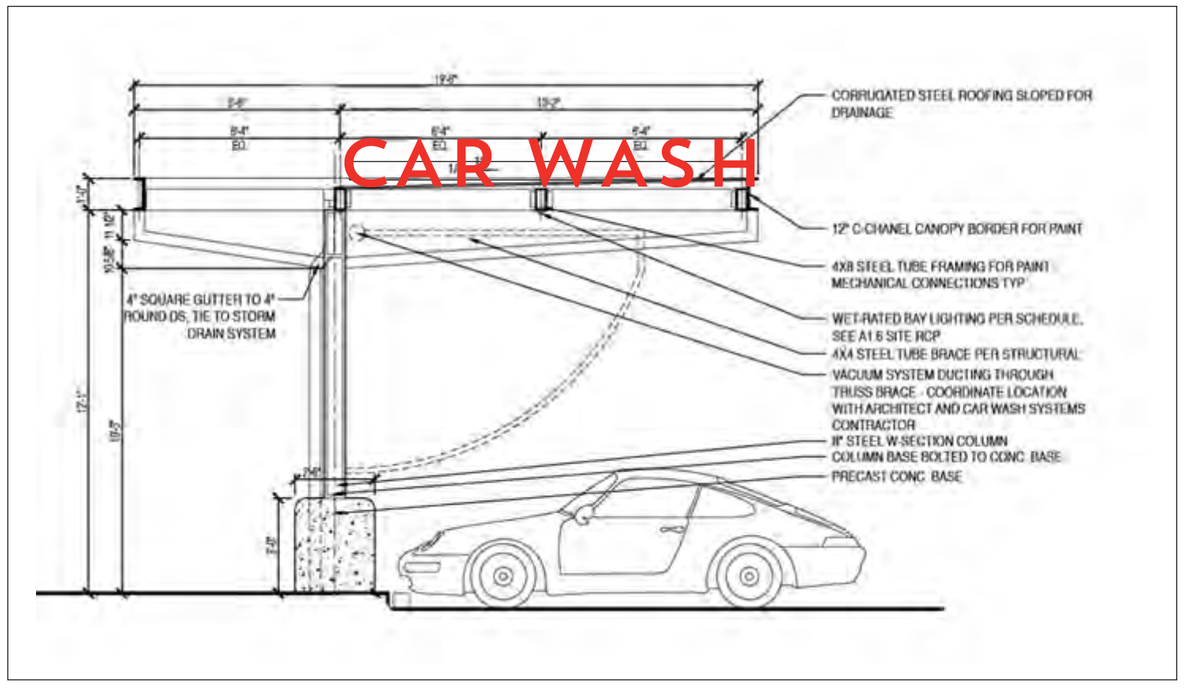
20.3125 SQ FT

INSTALLATION INSTRUCTIONS

INSTALL SIGN ON AREA SHOWN.
CONNECT TO ELECTRICAL SERVICE TO BE PROVIDED BY OTHERS PRIOR TO INSTALL.



Channel letter detail, Typical



Computer generated colors are not a true match to any PMS, vinyl or paint.
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Aurora, Illinois 60503
JC 630 898 5900 office
630 898 6091 fax

Prepared For: ENCORE CAR WASH	Address: 735 PLAINFIELD RD	Drwg: 210073	Sheet: 5	Design Date: 3/10/2021	LANDLORD APPROVAL SIGNATURE	TITLE:
Location Name:	City/State: WILLOWBROOK, IL	Rev 1:			PRINT	DATE:
		Rev 2:				

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E4

AURORA SIGN CO.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications	Electrical Specifications
All Signs Fabricated as per A.S.A Specifications & 2014 I.B.C.	All Signs Fabricated as per 2015 N.E.C. Specifications

13'-0"

1'-1 1/8"

FREE VACUUMS

Disconnect Switch

SIGN TO BE UL LISTED

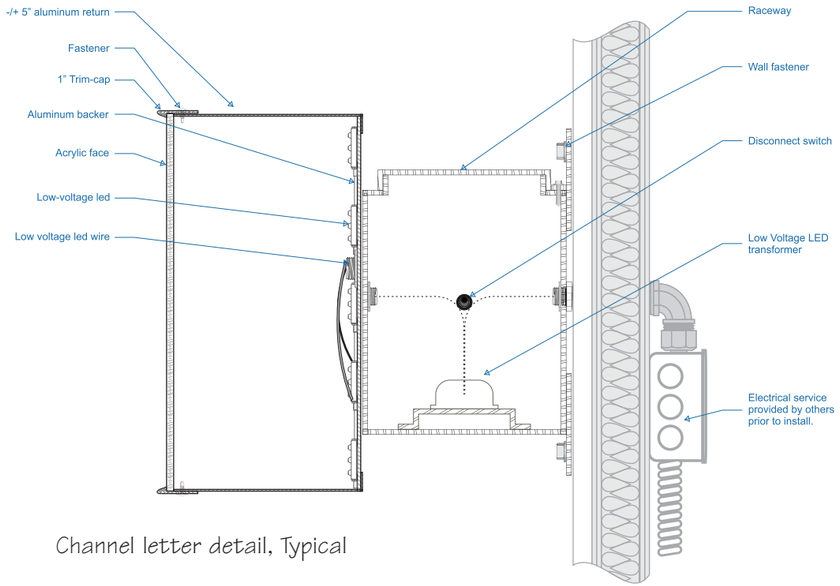
ILLUMINATED CHANNEL LETTERS ON A RACEWAY

FABRICATE AND INSTALL CHANNEL LETTERS OF ALUMINUM AND ACRYLIC.
LETTER FACES TO BE ACRYLIC WITH VINYL APPLIED FIRST SURFACE.
ALL EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE.
TRIM-CAP AND RETURNS TO BE BLACK.
INTERNAL ILLUMINATION TO BE WHITE LEDS.
RACEWAY PAINTED TO MATCH CANOPY.
SCALE 3/4"=1'

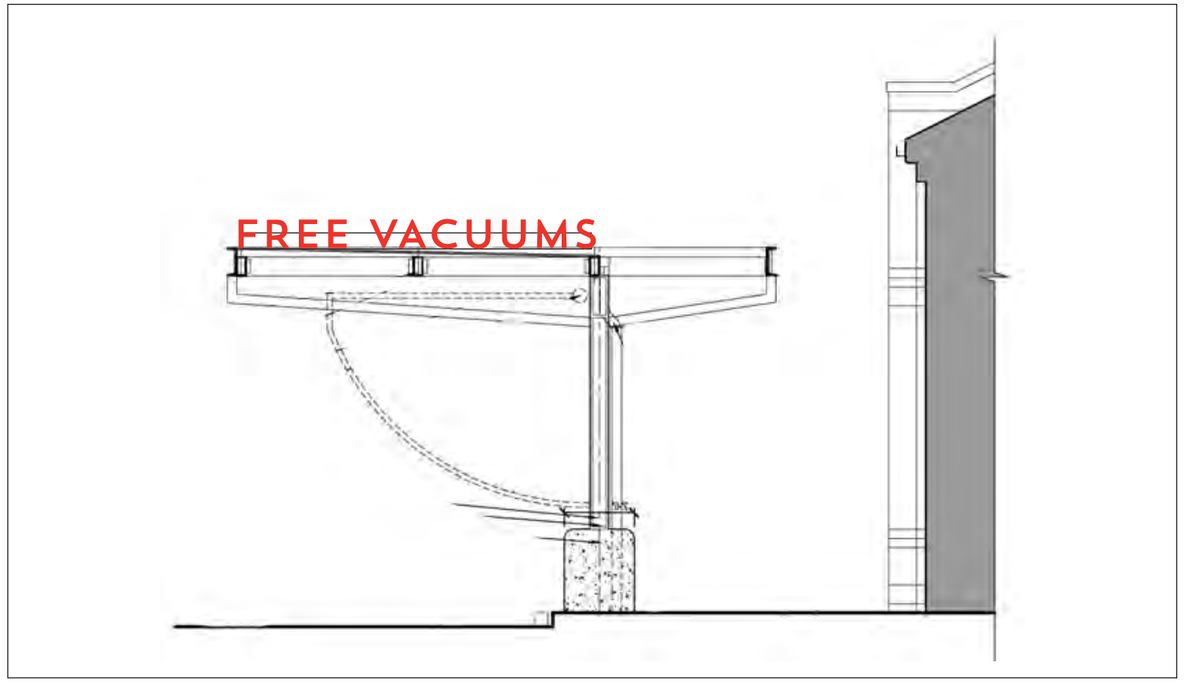
14.21875 SQ FT

INSTALLATION INSTRUCTIONS

INSTALL SIGN ON AREA SHOWN.
CONNECT TO ELECTRICAL SERVICE TO BE PROVIDED BY OTHERS PRIOR TO INSTALL.



Channel letter detail, Typical



Computer generated colors are not a true match to any PMS, vinyl or paint.
Rendering shown is for concept only. Actual scale and placement shown are approximate.

1100 Route 34 Aurora, Illinois 60503 JC 630 898 5900 office 630 898 6091 fax	Prepared For: ENCORE CAR WASH	Address: 735 PLAINFIELD RD	Drwg: 210073	Sheet: 6	Design Date: 3/10/2021	LANDLORD APPROVAL SIGNATURE	TITLE:
	Location Name:	City/State: WILLOWBROOK, IL	Rev 1:			PRINT	DATE:
			Rev 2:				

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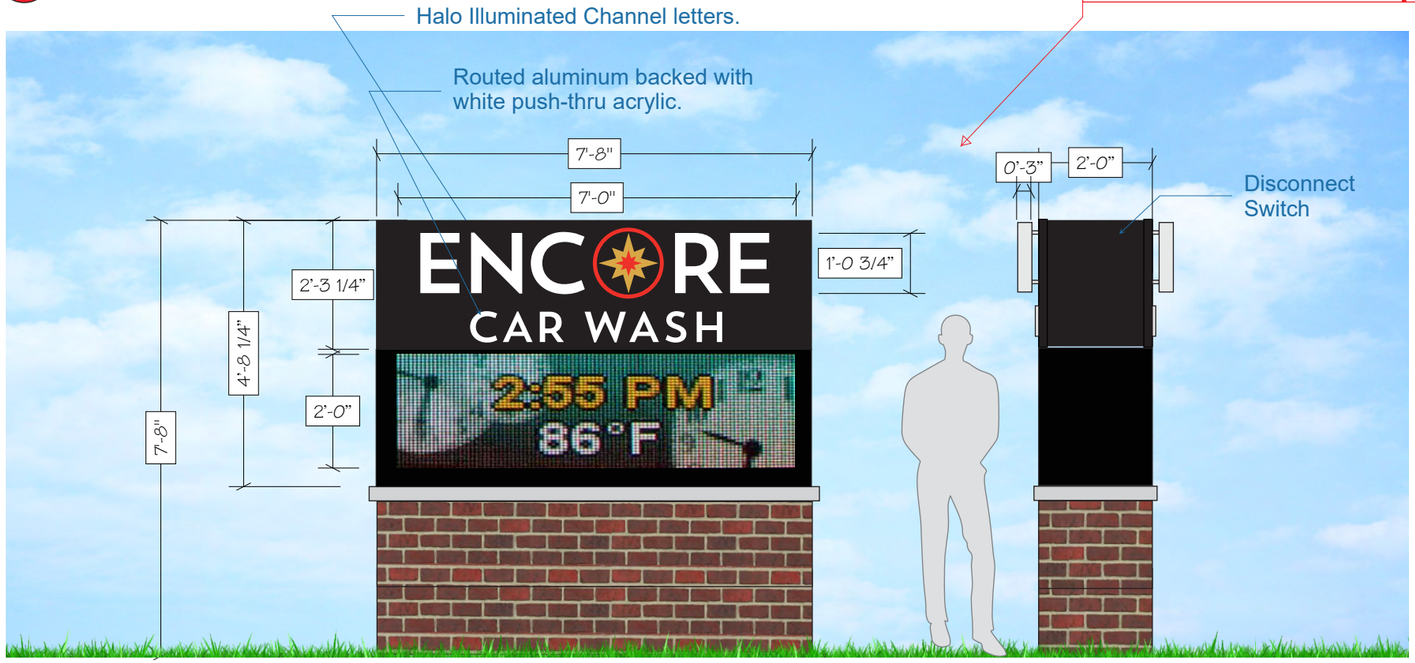
E5

35.90 SQ FT per face = 71.81 total

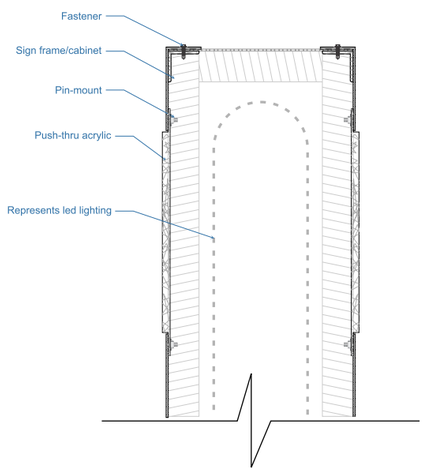
AURORA SIGN CO.

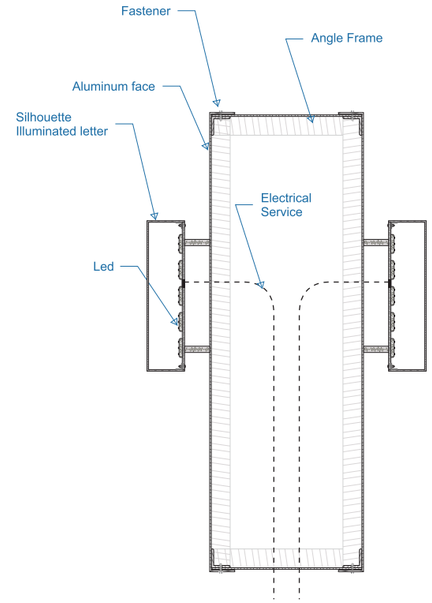
All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications	Electrical Specifications
All Signs Fabricated as per A.S.A Specifications & 2014 I.B.C.	All Signs Fabricated as per 2015 N.E.C. Specifications



SIGN TO BE UL LISTED





DOUBLE FACE ILLUMINATED SIGN

FABRICATE AND INSTALL SIGN OF ALUMINUM AND ACRYLIC.
ALL EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE.
INTERNAL ILLUMINATION TO BE WHITE LEDS.
SEE SCHEDULE A FOR MESSAGE UNIT
SCALE 3/8"=1'

INSTALLATION INSTRUCTIONS

SET 4" STEEL PIPE IN CONCRETE FOOTING TO BE
2' X 7' BY 4' DEEP. CONNECT TO ELECTRICAL SERVICE
TO BE PROVIDED BY OTHERS PRIOR TO INSTALL.

SEE SURVEY FOR SIGN LOCATION

Computer generated colors are not a true match to any PMS, vinyl or paint.
Rendering shown is for concept only. Actual scale and placement shown are approximate.

1100 Route 34
Aurora, Illinois 60503
630 898 5900 office
630 898 6091 fax

Prepared For: ENCORE CAR WASH	Address: 735 PLAINFIELD RD	Drwg: 210073	Sheet: 7C	Design Date: 3/10/2021	LANDLORD APPROVAL SIGNATURE / TITLE:
Location Name:	City/State: WILLOWBROOK, IL	Rev 1:			PRINT / DATE:
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E6A E6B E6C

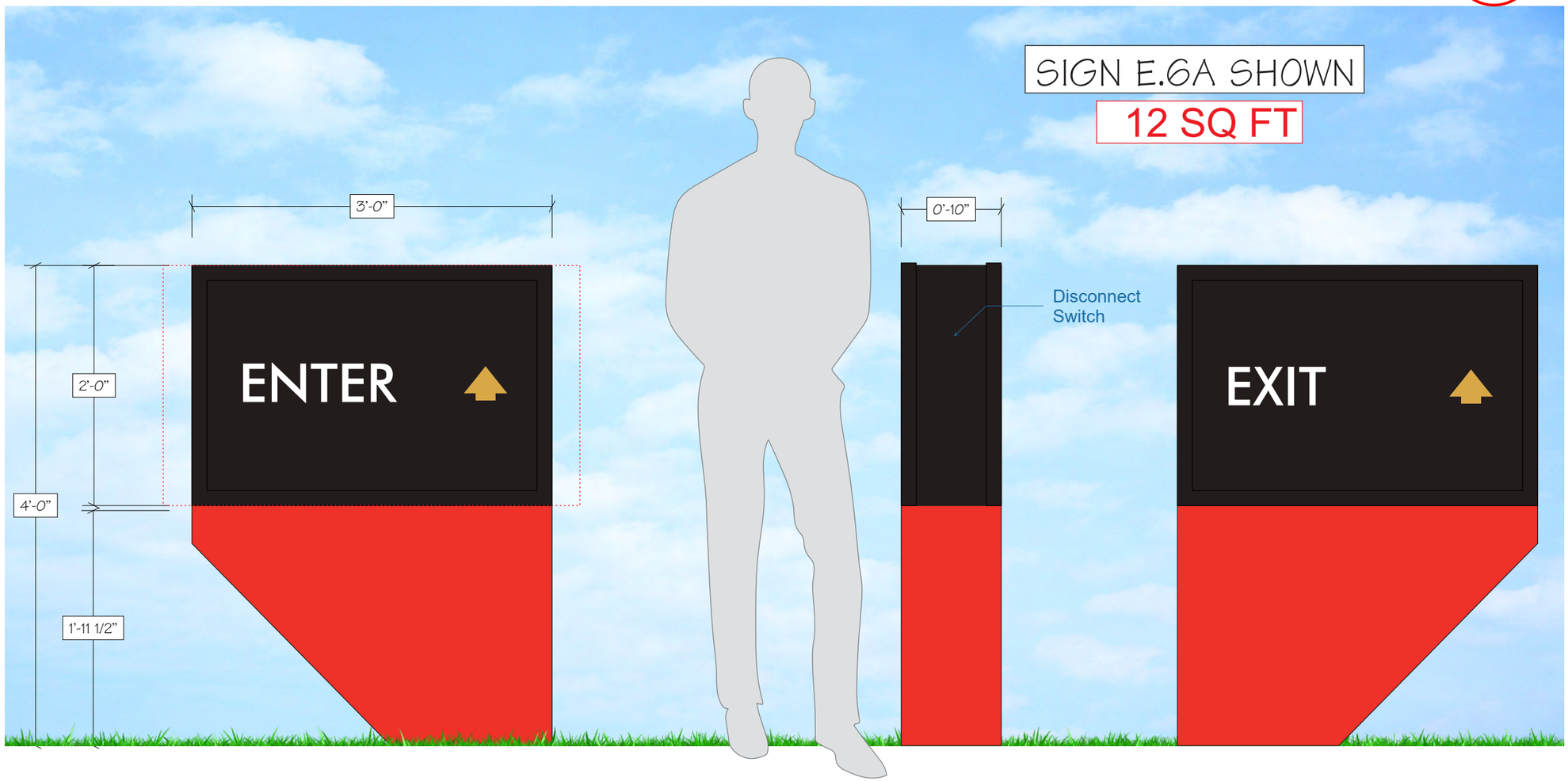
36 SQ FT TOTAL

SIGN TO BE UL LISTED

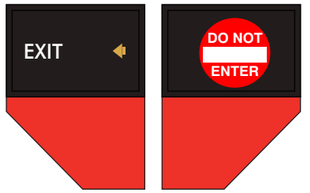
AURORA SIGN CO.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

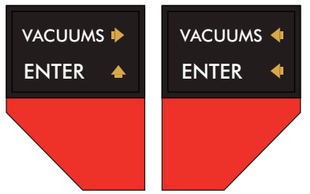
Engineering Specifications	Electrical Specifications
All Signs Fabricated as per A.S.A Specifications & 2014 I.B.C.	All Signs Fabricated as per 2015 N.E.C. Specifications

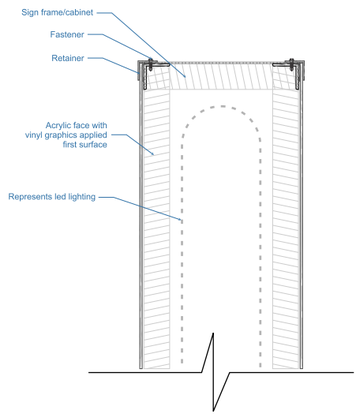


SIGN E.6B
12 SQ FT



SIGN E.6C
12 SQ FT





DOUBLE FACE ILLUMINATED DIRECTIONAL SIGN - 3 REQUIRED

FABRICATE AND INSTALL SIGN OF ALUMINUM AND ACRYLIC.
SIGN FACE TO BE WHITE ACRYLIC WITH VINYL APPLIED FIRST SURFACE.
ALL EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE.
INTERNAL ILLUMINATION TO BE WHITE LEDS.
SCALE 1"=1'

INSTALLATION INSTRUCTIONS

SET 2" STEEL PIPE IN CONCRETE FOOTING TO BE 10" ROUND AT 4' DEEP. CONNECT TO ELECTRICAL SERVICE TO BE PROVIDED BY OTHERS PRIOR TO INSTALL.

Computer generated colors are not a true match to any PMS, vinyl or paint.
Rendering shown is for concept only. Actual scale and placement shown are approximate.

1100 Route 34
Aurora, Illinois 60503
JC 630 898 5900 office
630 898 6091 fax

Prepared For: ENCORE CAR WASH	Address: 735 PLAINFIELD RD	Drwg: 210073	Sheet: 8	Design Date: 3/10/2021	LANDLORD APPROVAL SIGNATURE	TITLE:
Location Name:	City/State: WILLOWBROOK, IL	Rev 1:			PRINT	DATE:
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E8

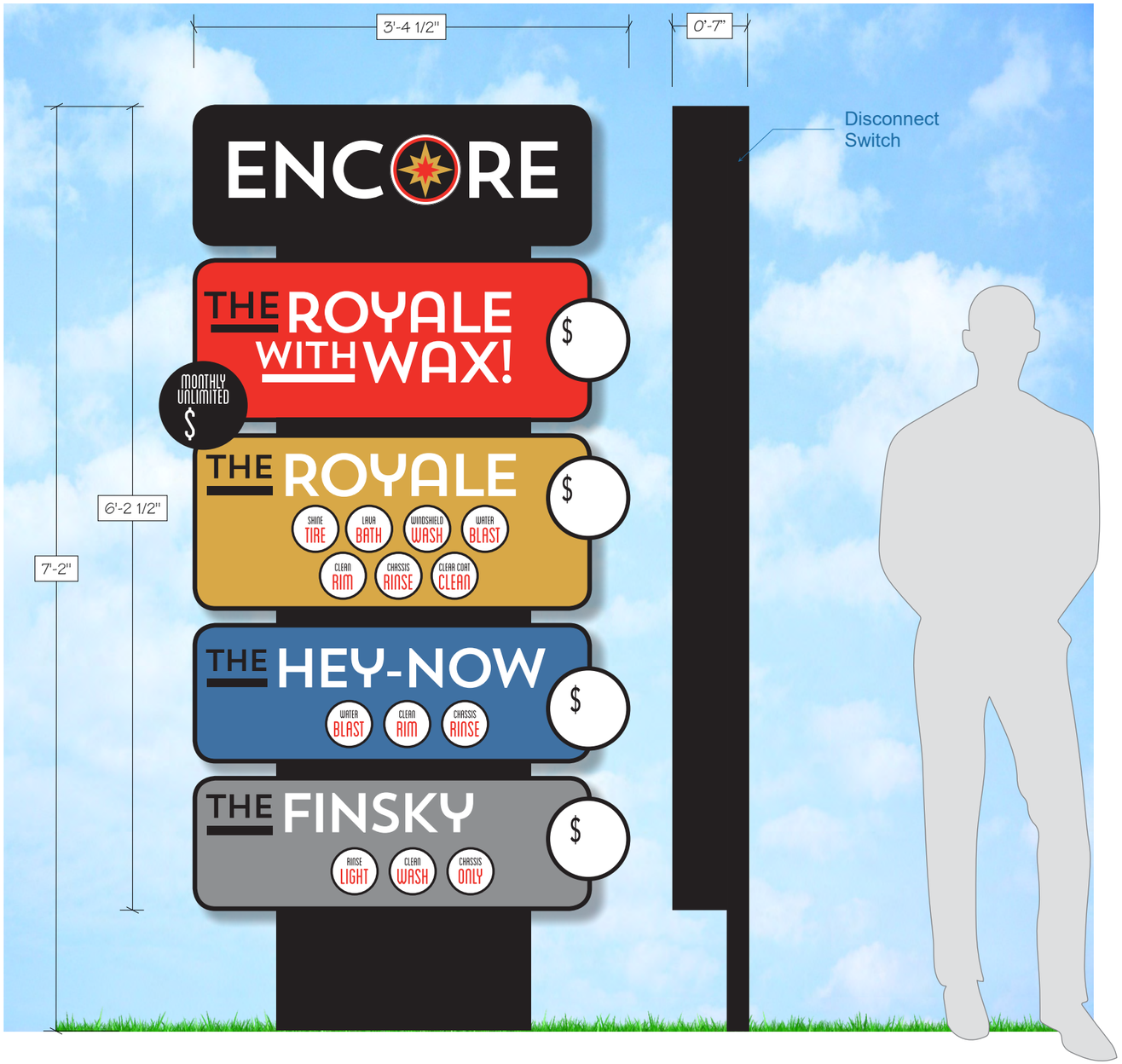
20.95 SQ FT = 62.85 TOTAL

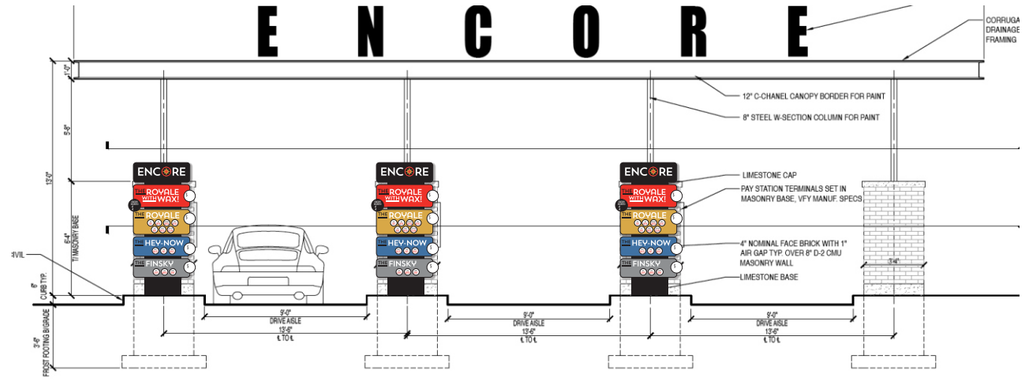
SIGN TO BE UL LISTED

AURORA SIGN CO.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications	Electrical Specifications
All Signs Fabricated as per A.S.A Specifications & 2014 I.B.C.	All Signs Fabricated as per 2015 N.E.C. Specifications





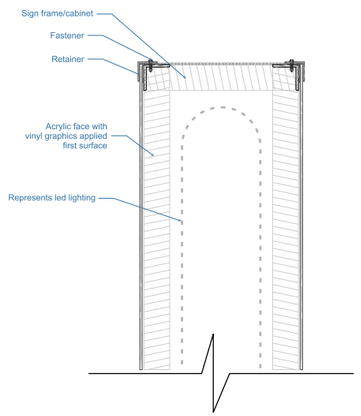
1 PAY CANOPY FRONT ELEVATION
1/4" = 1'-0"

SINGLE FACE ILLUMINATED MENU BOARD - 3 REQUIRED

FABRICATE AND INSTALL SIGN OF ALUMINUM AND ACRYLIC.
SIGN FACE TO BE WHITE ACRYLIC WITH VINYL APPLIED FIRST SURFACE.
ALL EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE.
INTERNAL ILLUMINATION TO BE WHITE LEDS.
SCALE 1"=1'

INSTALLATION INSTRUCTIONS

INSTALL TO LANE-SIDE PAY STATION CANOPY.
CONNECT TO PROVIDED ELECTRICAL.



1100 Route 34
Aurora, Illinois 60503
630 898 5900 office
630 898 6091 fax

Prepared For: ENCORE CAR WASH	Address: 735 PLAINFIELD RD	Drwg: 210073	Sheet: 10	Design Date: 3/10/2021	LANDLORD APPROVAL SIGNATURE	TITLE:
Location Name:	City/State: WILLOWBROOK, IL	Rev 1:			PRINT	DATE:
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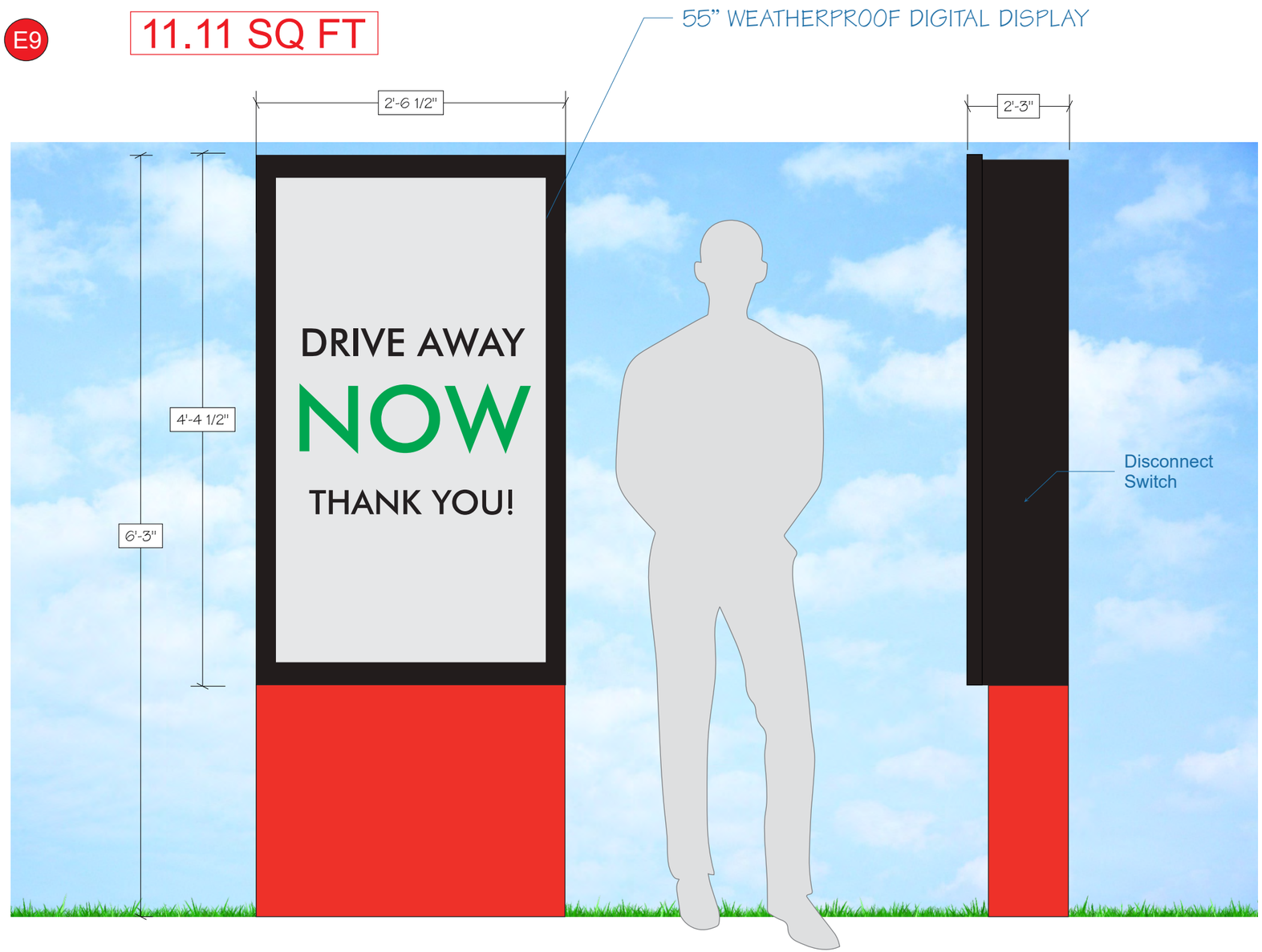
E9

11.11 SQ FT

AURORA SIGN CO.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications	Electrical Specifications
All Signs Fabricated as per A.S.A Specifications & 2014 I.B.C.	All Signs Fabricated as per 2015 N.E.C. Specifications



SINGLE FACE ILLUMINATED EXIT INDICATOR SIGN - 1 REQUIRED

FABRICATE AND INSTALL SIGN OF ALUMINUM.
WEATHERPROOF DISPLAY TO BE AFFIXED TO INTERIOR OF SIGN STRUCTURE.
COMMUNICATION/IT BY OTHERS.
ALL EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE.
SCALE 1"=1'

INSTALLATION INSTRUCTIONS

SET 2" STEEL PIPE IN CONCRETE FOOTING TO BE 10" ROUND AT 4' DEEP. CONNECT TO ELECTRICAL SERVICE TO BE PROVIDED BY OTHERS PRIOR TO INSTALL.

Computer generated colors are not a true match to any PMS, vinyl or paint.
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630 898 6091 fax

Prepared For: ENCORE CAR WASH	Address: 735 PLAINFIELD RD	Drwg: 210073	Sheet: 11	Design Date: 3/10/2021	LANDLORD APPROVAL SIGNATURE / TITLE:
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E10

32 SQ FT

AURORA SIGN CO.

All Signs Shall Be Installed In Accordance With N.E.C. Article 600

Engineering Specifications	Electrical Specifications
All Signs Fabricated as per A.S.A Specifications & 2014 I.B.C.	All Signs Fabricated as per 2015 N.E.C. Specifications





SINGLE FACE NON-ILLUMINATED TEMP SIGN - 1 REQUIRED

FABRICATE AND INSTALL SIGN OF WOOD AND ALUMINUM.

INSTALLATION INSTRUCTIONS

SET IN PLACE USING SANDBAGS.

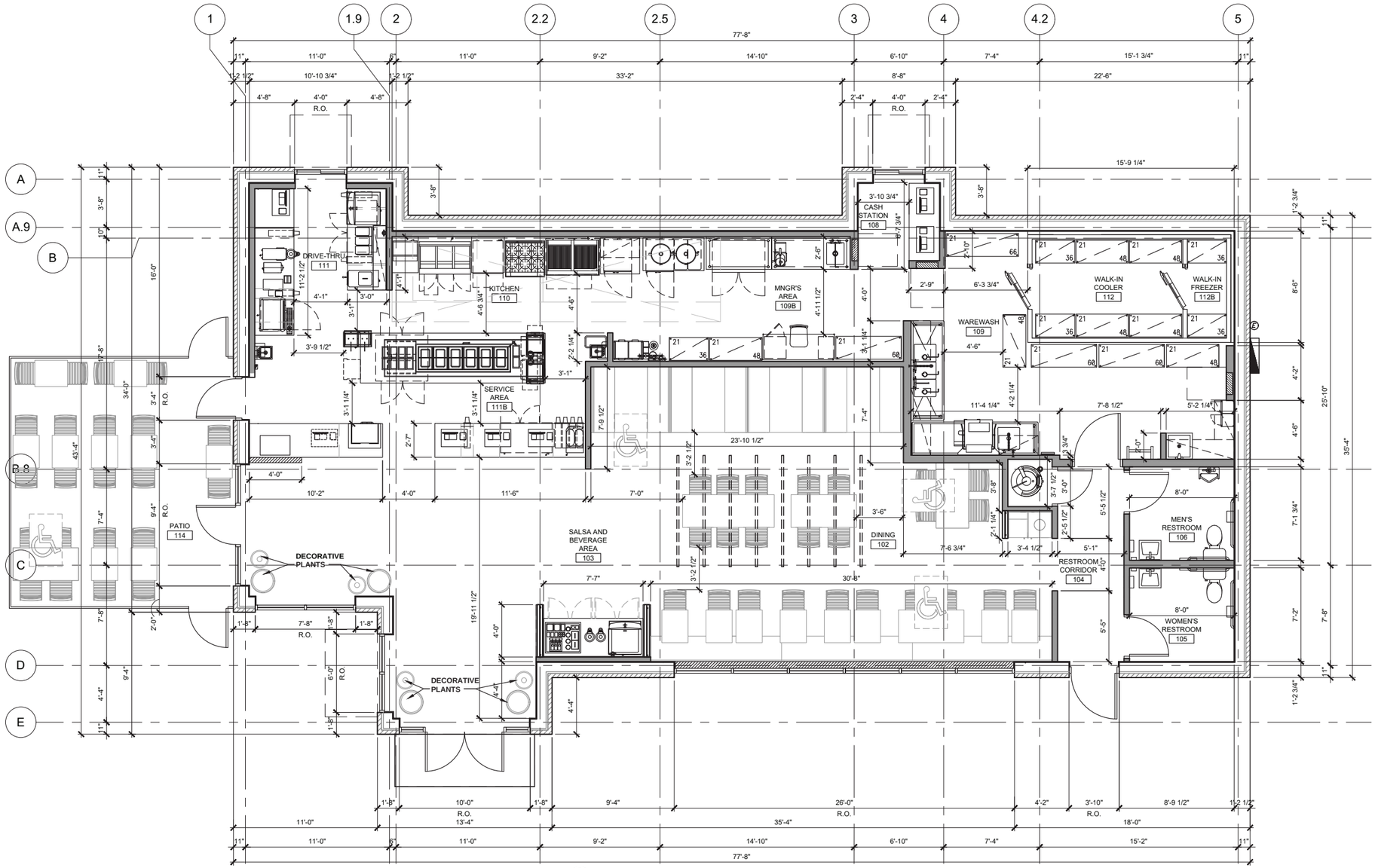
1100 Route 34
Aurora, Illinois 60503
630 898 5900 office
630 898 6091 fax

Prepared For: ENCORE CAR WASH	Address: 735 PLAINFIELD RD	Drwg: 210073	Sheet: 12	Design Date: 3/10/2021	LANDLORD APPROVAL SIGNATURE / TITLE:
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Attachment 12
Lot 2 Fast Food Establishment Drawings (5 pages)

1. **"Preliminary Floor Plan" for Fast Food Establishment** as prepared by Interplan LLC, Project No. 2020.0919, 1 page, Sheet PFP, and dated 01.20.21.
2. **"Architectural Elevations with Signs" for Fast Food Establishment** as prepared by Interplan LLC, 2 pages, and dated 01.20.21.
3. **"Master Sign Key Plan" for Fast Food Establishment –** 1 page, undated and provided by GW Properties on January 24, 2021.
4. **"Exterior Perspective" for Fast Food Establishment** as prepared by Interplan LLC, 1 page, and dated 01.20.21.



1 FLOOR PLAN

INTERPLAN
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

DESIGN FIRM REGISTRATION
#184003341-0004

ONE SOUTH 280 SUMMIT AVE
SUITE D
OAKBROOK TERRACE, IL 60181
PH 630.932.2336
FX 630.932.2339

SEAL:

THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

NO DATE REMARKS
REVISIONS

GUZMAN Y GOMEZ
735 PLAINFIELD ROAD
WILLOWBROOK, IL 60527

PROJECT NO: 2020.0919
DATE: 01.20.21

PFP
PRELIMINARY FLOOR PLAN

CHECKED: MP DRAWN: DC

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R9

Sign A UL Listed channel Letters

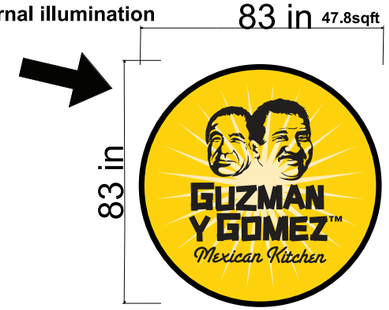


5in projection from wall

Sign B & C

Illuminated LOGO
plex face/LED internal illumination
UL Listed

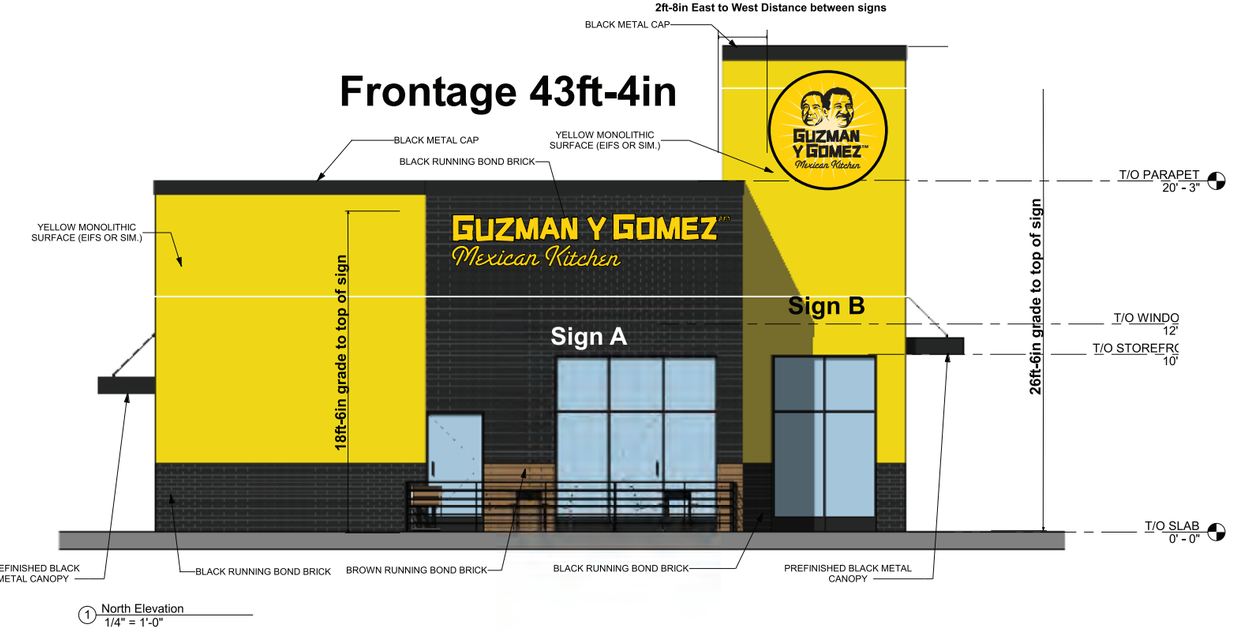
5in projection



11ft-4in South to North Distance
between signs (signs not in the same plane)

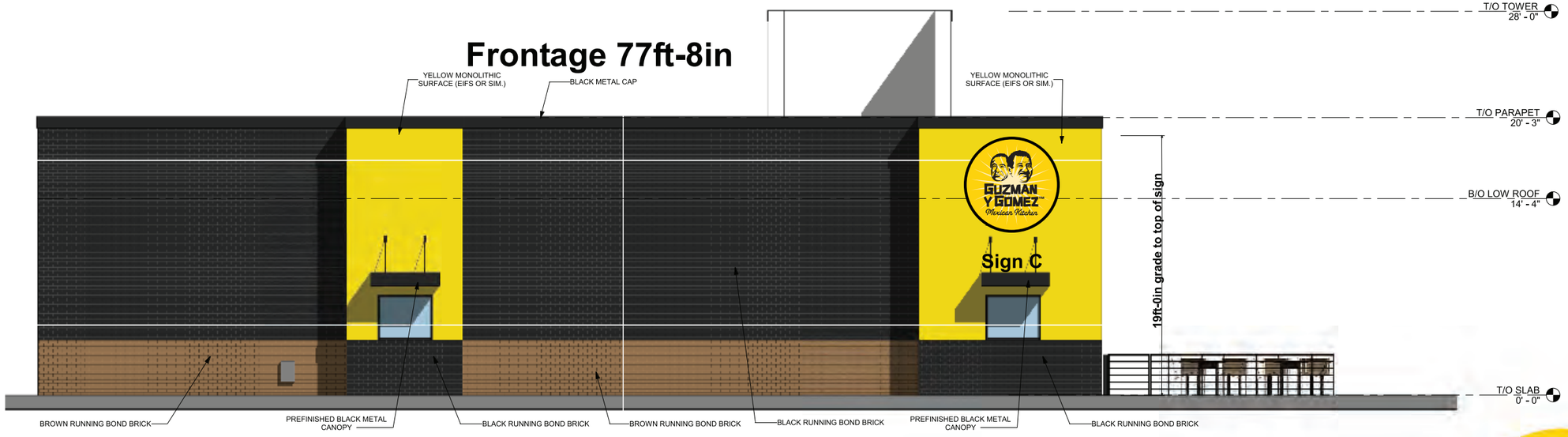
2ft-8in East to West Distance between signs

Frontage 43ft-4in



1 North Elevation
1/4" = 1'-0"

Frontage 77ft-8in



2 East Elevation
1/4" = 1'-0"

INTERPLAN LLC
ARCHITECTURE - ENGINEERING - INTERIOR DESIGN

735 PLAINFIELD RD.
WILLOWBROOK, IL 60527
01.20.21

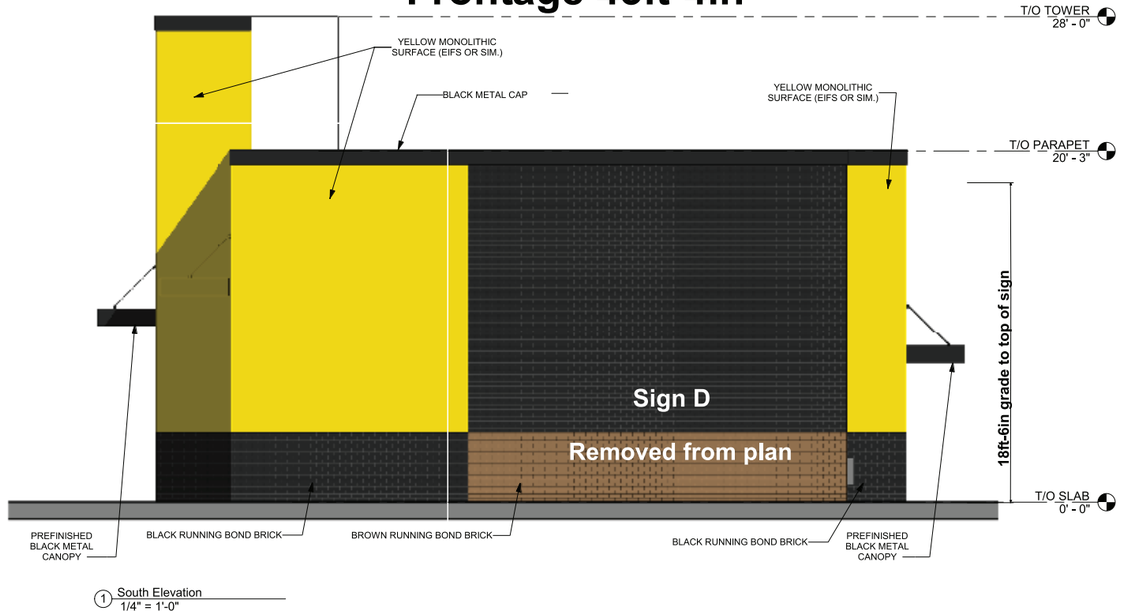
GUZMAN Y GOMEZ™
Mexican Taqueria

R9

Sign D

Removed from plan

Frontage 43ft-4in

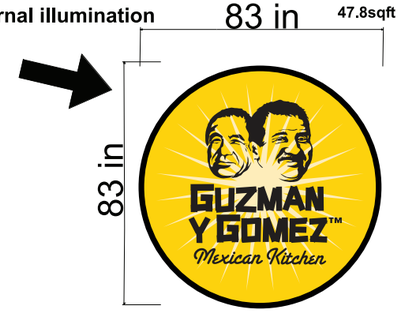


1 South Elevation
1/4" = 1'-0"

Sign E

Illuminated LOGO
plex face/LED internal illumination
UL Listed

5in projection



Frontage 77ft-8in



2 West Elevation
1/4" = 1'-0"

Sign F



UL Listed channel Letters

5in projection from wall

INTERPLAN LLC
ARCHITECTURE - ENGINEERING - INTERIOR DESIGN

735 PLAINFIELD RD.
WILLOWBROOK, IL 60527
01.20.21

GUZMAN Y GOMEZ™ Mexican Taqueria

735 PLAINFIELD RD.
WILLOWBROOK, IL 60527

R9

Round LOGO **C**

Channel Ltrs **A**

D Channel Ltrs

Round LOGO **B**

MONUMENT SIGN **G**

DIRECTIONAL **I**

E Round LOGO

F Channel Ltrs

J

H DIRECTIONAL

Building Frontage
43ft-4in X 77ft-8in

GyG Willowbrook SSA Chart

	SSA sqft	Grade to Top of Sign
Sign A	44.7	18ft-6in
Sign B	47.8	26ft-6in
Sign C	47.8	19ft-0in
SignD	Removed from plan	
Sign E	47.8	26ft-6in
Sign F	71.8	19ft-0in

259.9 total wall sign SSA

Sign G 46.1 monument sign SSA

H,I,J Directionals approx 9.9 sqft

Total Proposed SSA = 306 sqft

Does not include H,I,J Directionals 9.9sqft or The 8.6 sqft of main monument

A D Removed

UL Listed channel Letters

184 in 44.7sqft

30 in

GUZMAN Y GOMEZ Mexican Kitchen

5in projection from wall

Illuminated LOGO
plex face/LED internal illumination
UL Listed

5in projection

B **C** **E**

83 in 47.8sqft

83 in

GUZMAN Y GOMEZ Mexican Kitchen

F

230 in 71.8sqft

23 in 46 in 18 in

GUZMAN Y GOMEZ Mexican Kitchen

UL Listed channel Letters

5in projection from wall

G

82 in

96 in 65.5 in 82 in 13 in

GUZMAN Y GOMEZ Mexican Kitchen

DRIVE THRU

Circle 52in X 52in
18,77 sqft
Double Face
SSA=37,5 sqft

Drive Thru 12in X 52in
4.3sqft X 2=8.6sqft

DF Monument Sign

H **I** **J**

Directional Signs

54"

ELEVATION (SIDE A) ELEVATION (SIDE B) END VIEW

H

1,98sqft per face X2=3,96sqft SSA

15in 15in

19in 19in

SIDE A SIDE B

I

1,98sqft per face X1=1,98sqft SSA

15in

19in

SIDE A SIDE B

J

1,98sqft per face X2=3,96sqft SSA

15in 15in

19in 19in

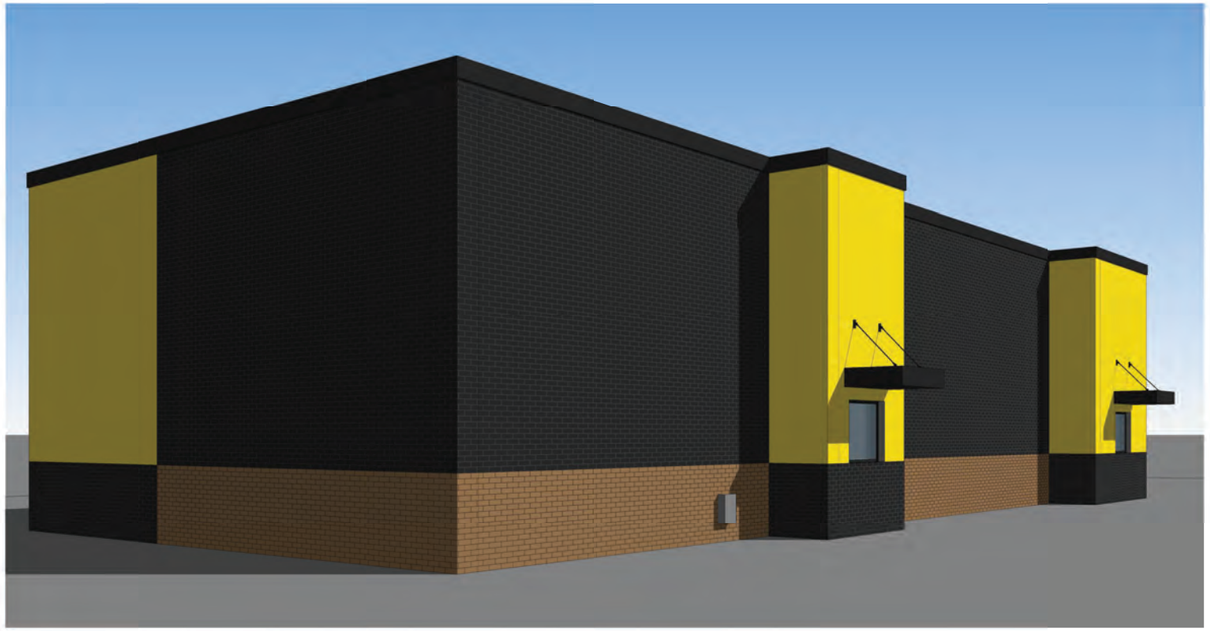
SIDE A SIDE B



1 Northwest Corner



2 Southwest Corner



3 Southeast Corner



4 Northeast Corner

INTERPLAN LLC
ARCHITECTURE - ENGINEERING - INTERIOR DESIGN

735 PLAINFIELD RD.
WILLOWBROOK, IL 60527
01.20.21

GUZMAN Y GOMEZ™
Mexican Taqueria

Attachment 13

Lot 3 Bank Drawings (44 pages)

1. **"Floor Plan"** for Chase Bank as prepared by The Architects Partnership, TAP Project No. (Chase Bank) 17073, 1 page, and dated 01.22.2021.
2. **"Architectural Elevations" for Chase Bank** as prepared by The Architects Partnership, TAP Project No. 19108, 2 pages, and dated 1.18.2021.
3. **"Sign Package"** for Chase Bank as prepared by Signtech, Drawing No. 18-01613, Project No. CHASE_730_1, 41 pages, bearing an original issue date of 09/14/18, and bearing the latest revision date of 03.11.2021.







CHASE

WILLOWBROOK RELO
730 Plainfield Rd.
Willowbrook, IL 60527

FLOOR PLAN

01.22.2021

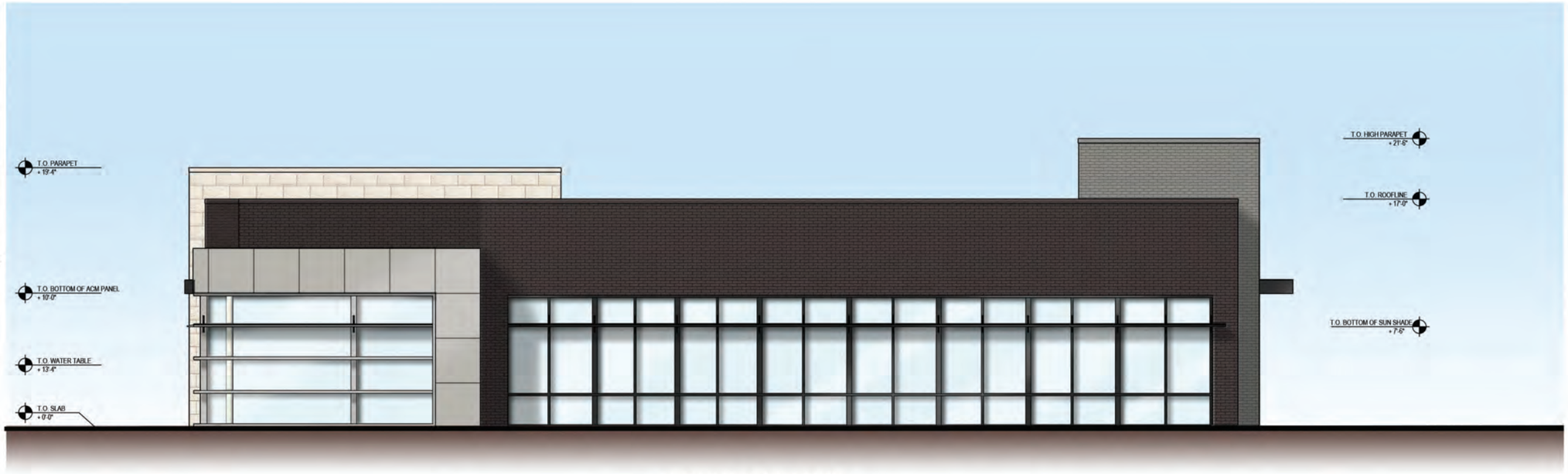
Architect/Designer
The Architects Partnership
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number:17073

tap

CAST STONE

BRICK
COLOR: MIDNIGHT BLACK
INTERSTATE

BRICK
COLOR: PLATINUM
INTERSTATE



NORTH ELEVATION

STORE FRONT & CANOPY
COLOR: BLACK ANODIZED
ALUM.

ACM
COLOR: CLEAR ANODIZED
ALUM.

CLEAR GLASS

COLUMN
"CLOUD WHITE"



WEST ELEVATION

SCALE: $\frac{1}{4}$" = 1'

0 5' 10' 15'

CHASE

WILLOWBROOK RELO
730 Plainfield Road
Willowbrook, IL 60527

ARCHITECTURAL ELEVATIONS

01.18.2021

Architect/Designer

The Architects Partnership
200 South Michigan Avenue
Chicago, IL 60604
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 19108

tap

CAST STONE

BRICK
COLOR: MIDNIGHT BLACK
INTERSTATE

BRICK
COLOR: PLATINUM
INTERSTATE



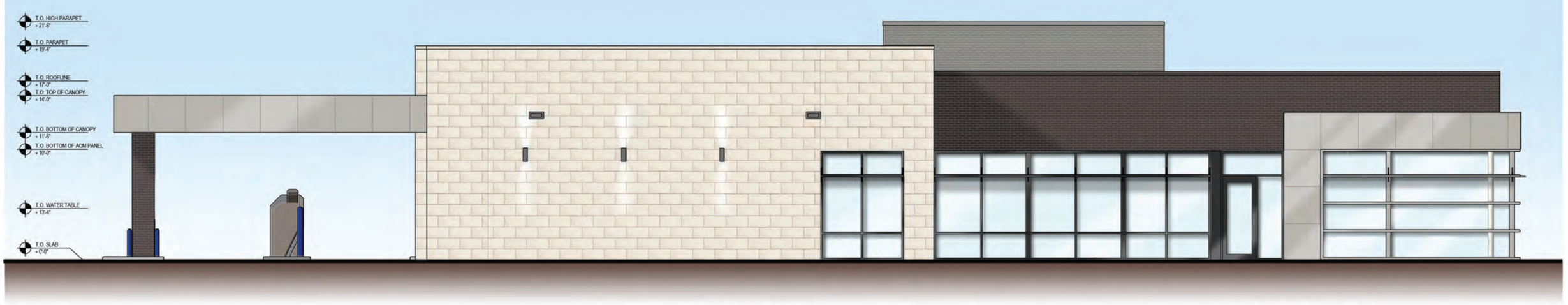
SOUTH ELEVATION

STORE FRONT & CANOPY
COLOR: BLACK ANODIZED
ALUM.

ACM
COLOR: CLEAR ANODIZED
ALUM.

CLEAR GLASS

COLUMN
"CLOUD WHITE"



EAST ELEVATION

SCALE: $\frac{1}{4}$" = 1'

0 5' 10' 15'

CHASE

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01.18.2021

Architect/Designer

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200 South Michigan Avenue
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t: 312.583.9800
f: 312.583.9890
TAP Project Number: 19108

tap

CHASE

#730
Willowbrook
730 Plainfield Rd.
Willowbrook, IL 60527



REVISION NOTES:

R7: Detail Drawing - Added details. - AS - 03/23/20
R9: Detail Drawing - Removed I39 from scope of work. - AS - 05/19/20
R11: Detail Drawing - I38 changed to 21in Bitro. Removed I40 and 41 from scope and updated CSS artwork. - AS - 09/30/20
R13: Detail Drawing - Lettersets updated to 24in added property and building dimensions to site plan. Elevations updated. - AS - 01/19/21
R15: Detail Drawing - Updated E1 to 8ft height and SQFT for E1,8,29,I30,I45 updated. - AS - 02/15/21
R17: Detail Drawing - Updated site plan. - AS - 03/09/21
R19: Detail Drawing - Update Sqft for E1/8 and allowable sqft. E1 setback changed to 10ft. - AS - 03/11/21

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JP Morgan Chase Bank
#730

Willowbrook
730 Plainfield Rd.
Willowbrook, IL 60527

Initial Date: 09/14/18
Salesperson: Arthur Navarro
Coordinator: Tracey Pichierri
Designer: bjones
Scale: As noted

CUSTOMER APPROVAL

Customer Signature Date

COPY, COLORS & SIZES

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Customer Signature Date

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Drawing Number: 18-01613
Project ID: CHASE_730_1
Revision: R19 - 03.11.21

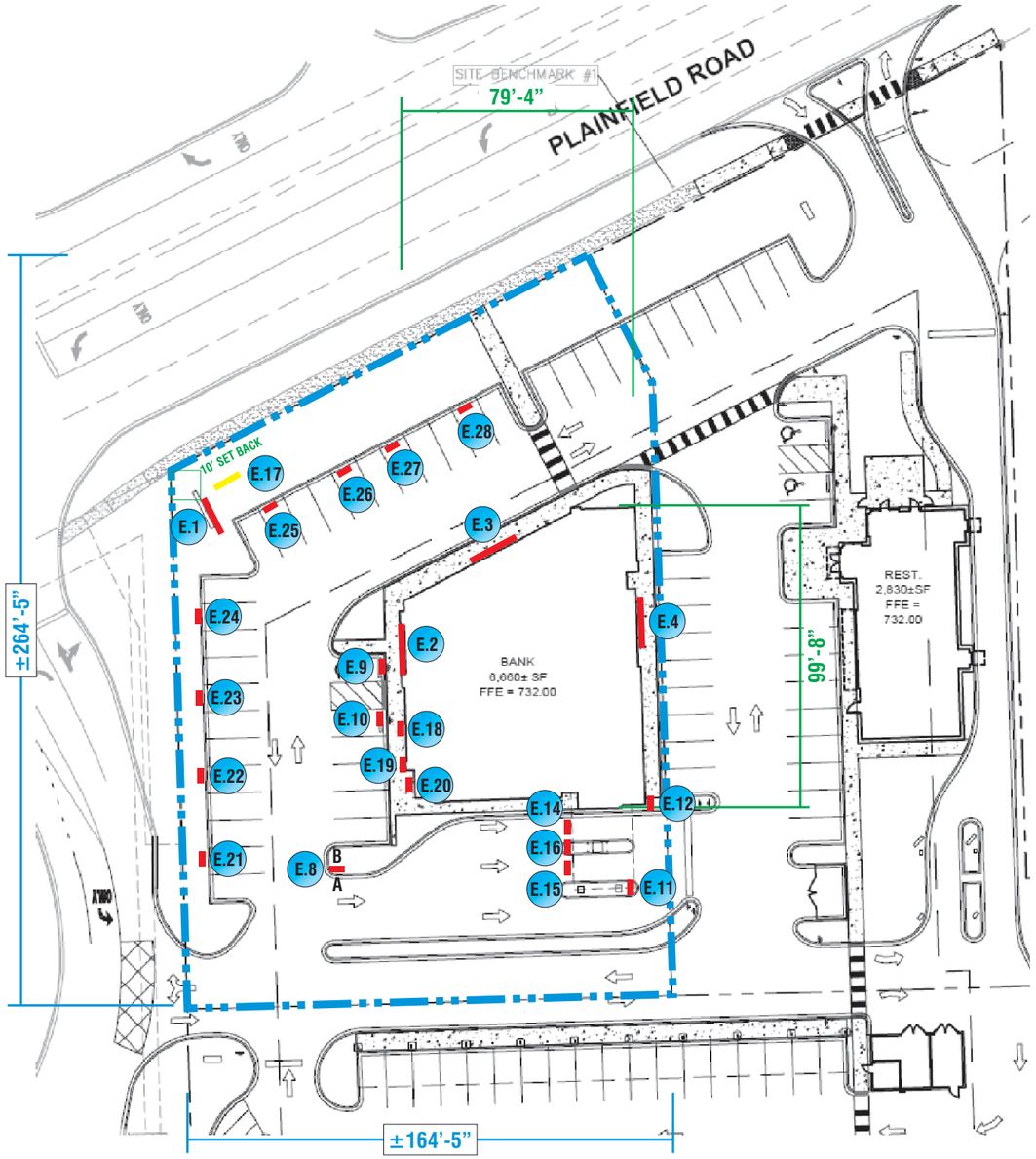
EXTERIOR SIGN LEGEND - ALLOWED

Elevation	Sign No.	Sign Type	Description	Sq.Ft.
	E.1	CUSTOM M-50-RE	Illuminated Monument Sign w/ Custom Stone-Clad Base	114.68
West	E.2	LIF-WBO-24	24” White Channel Letters and Logo	36.9
	E.3	LIF-WBO-24	24” White Channel Letters and Logo	36.9
East	E.4	LIF-WBO-24	24” White Channel Letters and Logo	36.9
	E.5	NONE	REMOVED FROM SCOPE OF WORK	
	E.6	NONE	REMOVED FROM SCOPE OF WORK	
	E.7	NONE	REMOVED FROM SCOPE OF WORK	
	E.8	D-2-RE	Non-Illuminated Directional Sign	4.62
	E.9	TC-P-ADA-IL-V-RE	Post Mount Handicap Stall Sign - Van Accessible	
	E.10	TC-P-ADA-IL-RE	Post Mount Handicap Stall Sign	
	E.11	TC-W-H-RE	Wall Mount Do Not Enter Sign	
	E.12	TC-W-H-RE	Wall Mount Do Not Enter Sign	
Northwest	E.13	NONE	REMOVED FROM SCOPE OF WORK	
	E.14	DU-C	ATM Lane Designator Sign	
	E.15	DU-C	ATM Lane Designator Sign	
	E.16	TC-CL-W	Clearance Sign	
	E.17	COMING SOON	Temporary Construction Site Sign - Skid Mount Structure	
	E.18-20	TC-W-A-RE	Wall Mount Bank Parking Only Sign	
	E.21-28	TC-P-A-RE	Post Mount Bank Parking Only Sign	

Total Proposed Sq Ft	230
Total Allowable Sq Ft	350
Difference	120



AERIAL SITE MAP NOT TO SCALE



SITE PLAN SCALE: 1” = 50’ (1:600)

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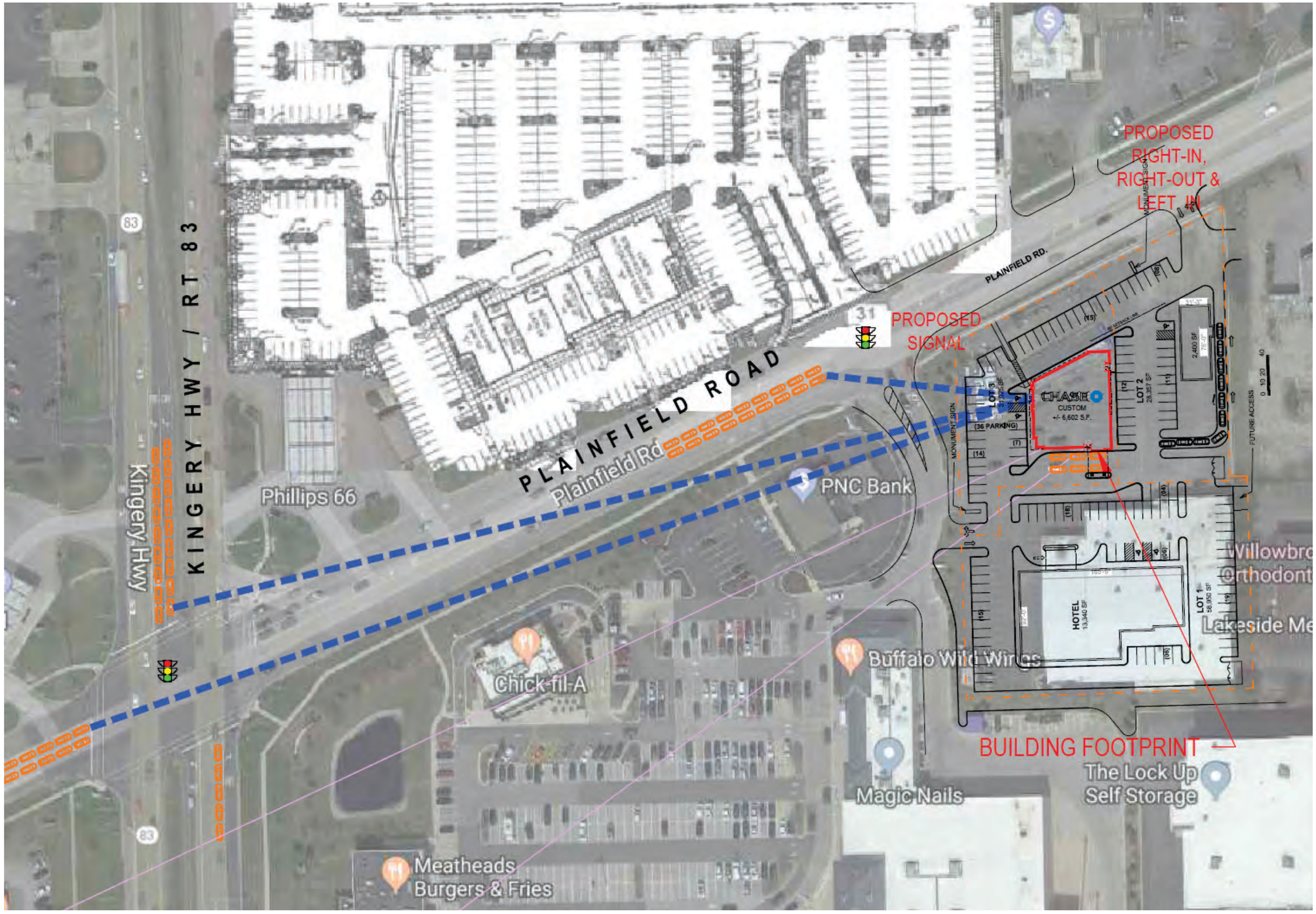
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Sign Legend / Site Plan

DRC Page 2



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Enlarged Aerial Site

INTERIOR SIGN LEGEND

Elevation	Sign No.	Sign Type	Description	Sq.Ft.
	E.29	SUR-TTW-U-4-TP	Universal Thin-Profile ATM Surround	8.34
	I.30	SUR-TTW-U-4-TP	Universal Thin-Profile ATM Surround	8.34
	E.31	ADA-EP	ADA Accessible Entrance Plaque	
	E.32	ADA-EP	ADA Accessible Entrance Plaque	
	I.33	ADA-EX	ADA Exit Plaque	
	I.34	ADA-EX	ADA Exit Plaque	
	I.35	ADA-EX	ADA Exit Plaque	
	I.36	ADA-EX	ADA Exit Plaque	
	I.37	ADA-TW	ADA Accessible Teller Window Plaque	
	I.38	OCT-21-INT	Illuminated Bitro-Blue Interior Octagon	
	I.39	NONE	REMOVED FROM SCOPE OF WORK	
	I.40	NONE	REMOVED FROM SCOPE OF WORK	
	I.41	NONE	REMOVED FROM SCOPE OF WORK	
	I.42	ADA-RRW-A-G	ADA Accessible Women's Restroom Plaque	
	I.43	ADA-RRM-A-G	ADA Accessible Men's Restroom Plaque	
	I.44	ADA-EEX	ADA Emergency Exit Plaque	
	I.45	CUSTOM-OCT-24-INT	Illuminated Interior Blue Bitro Octagon - Ceiling-Hung	4



FLOOR PLAN **SCALE: 1/16"=1'-0"**

DATE	DESIGNER
10/21/19	DG

DESIGN STANDARDS	
CB 2020	
HARDINESS ZONE	7B
OVERHEAD DOOR ACCEPTABLE *	

* HARDINESS ZONES >/= 6B

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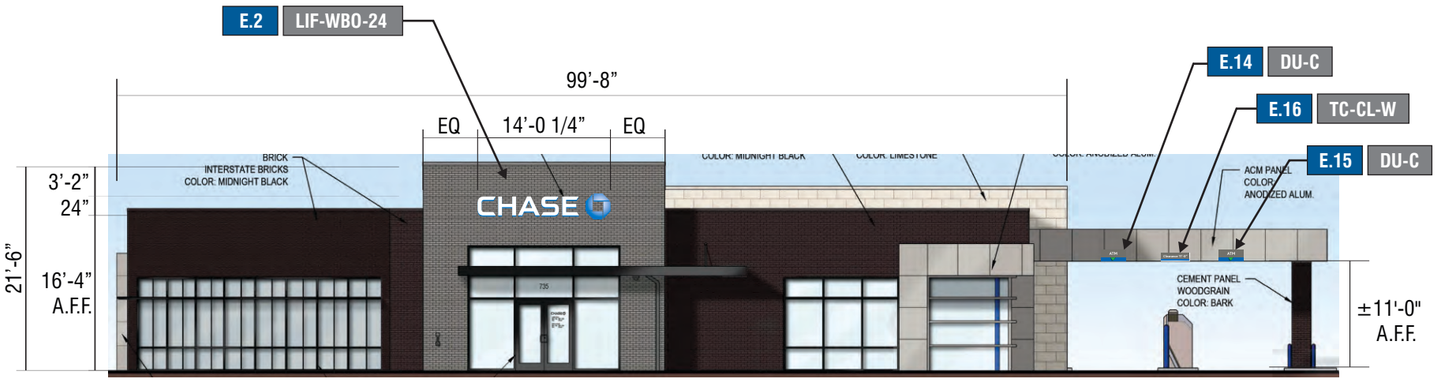
Customer Signature Date

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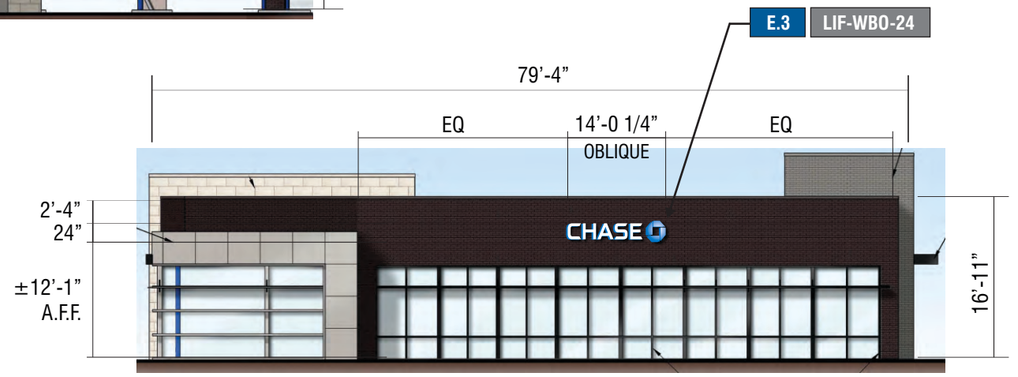
Drawing Number: 18-01613
Project ID: CHASE_730_1
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Sign Legend / Floor Plan

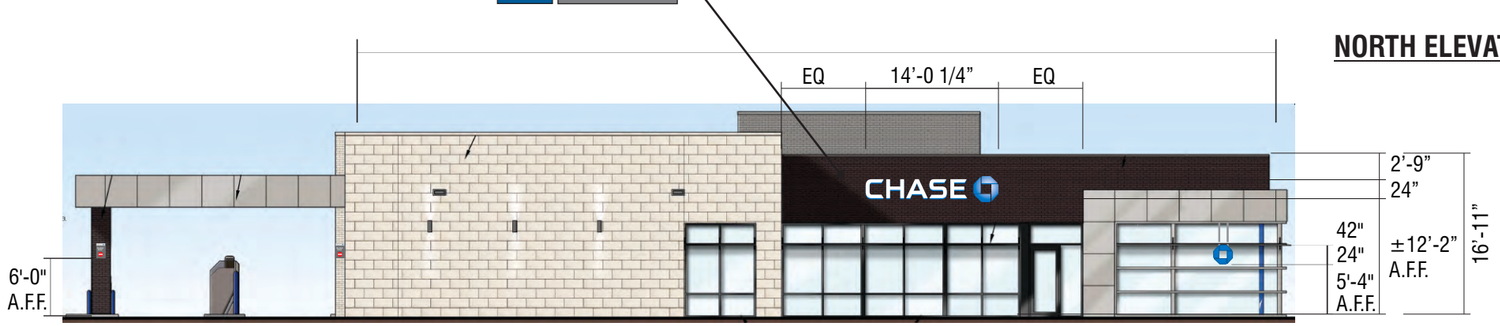
SIGNAGE OVERVIEW - ALLOWED



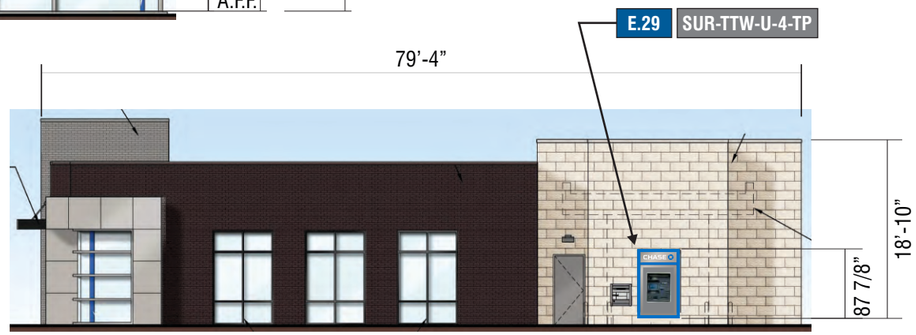
WEST ELEVATION **SCALE: 1/16"=1'-0"**



NORTH ELEVATION **SCALE: 1/16"=1'-0"**



EAST ELEVATION **SCALE: 1/16"=1'-0"**



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

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JP Morgan Chase Bank #730

Willowbrook
730 Plainfield Rd.
Willowbrook, IL 60527

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Coordinator: Tracey Pichierri
Designer: bjones
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CUSTOMER APPROVAL

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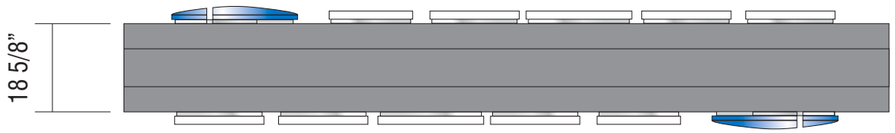
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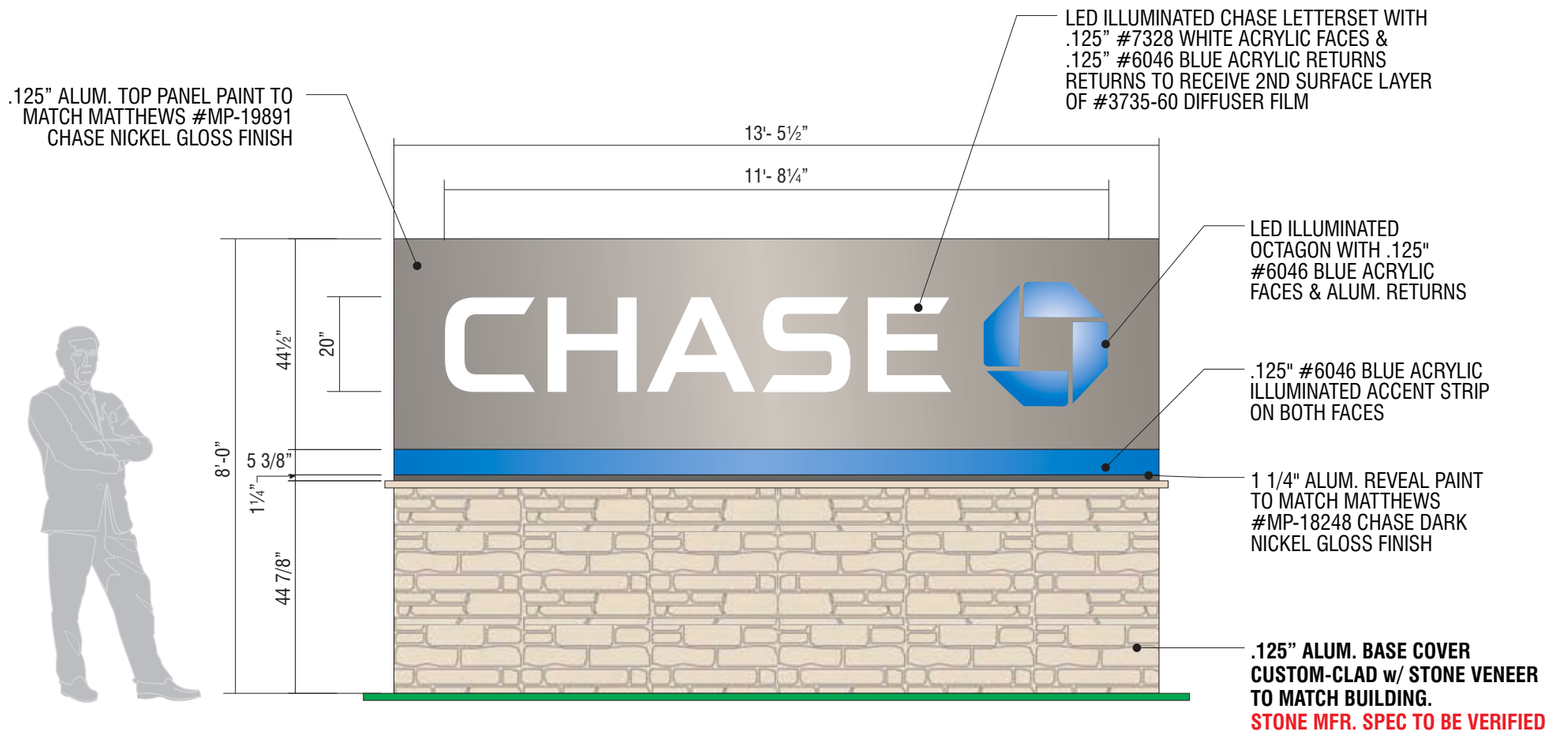
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Exterior Elevations

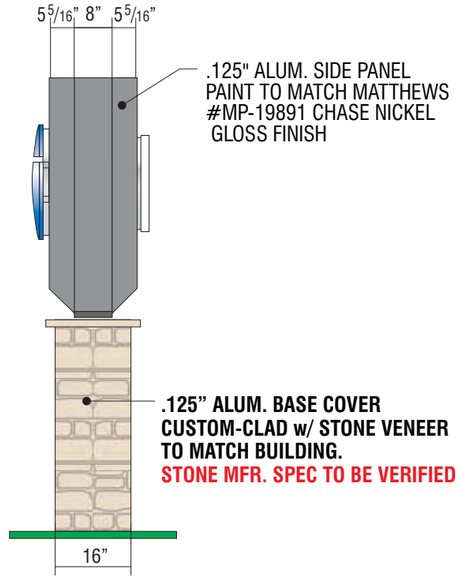
SIGNAGE OVERVIEW



TOP VIEW SCALE: 3/8"=1'-0"



FRONT VIEW SCALE: 3/8"=1'-0"



END VIEW

E.1 **SIGN TYPE** CUSTOM M-50-RE

FIELDSTONE-CLAD BASE TO MATCH BLDG.
DIRECT BURIAL
8FT MAX HEIGHT

MANUFACTURE AND INSTALL ONE (1) INTERNALLY ILLUMINATED D/F MONUMENT SIGN

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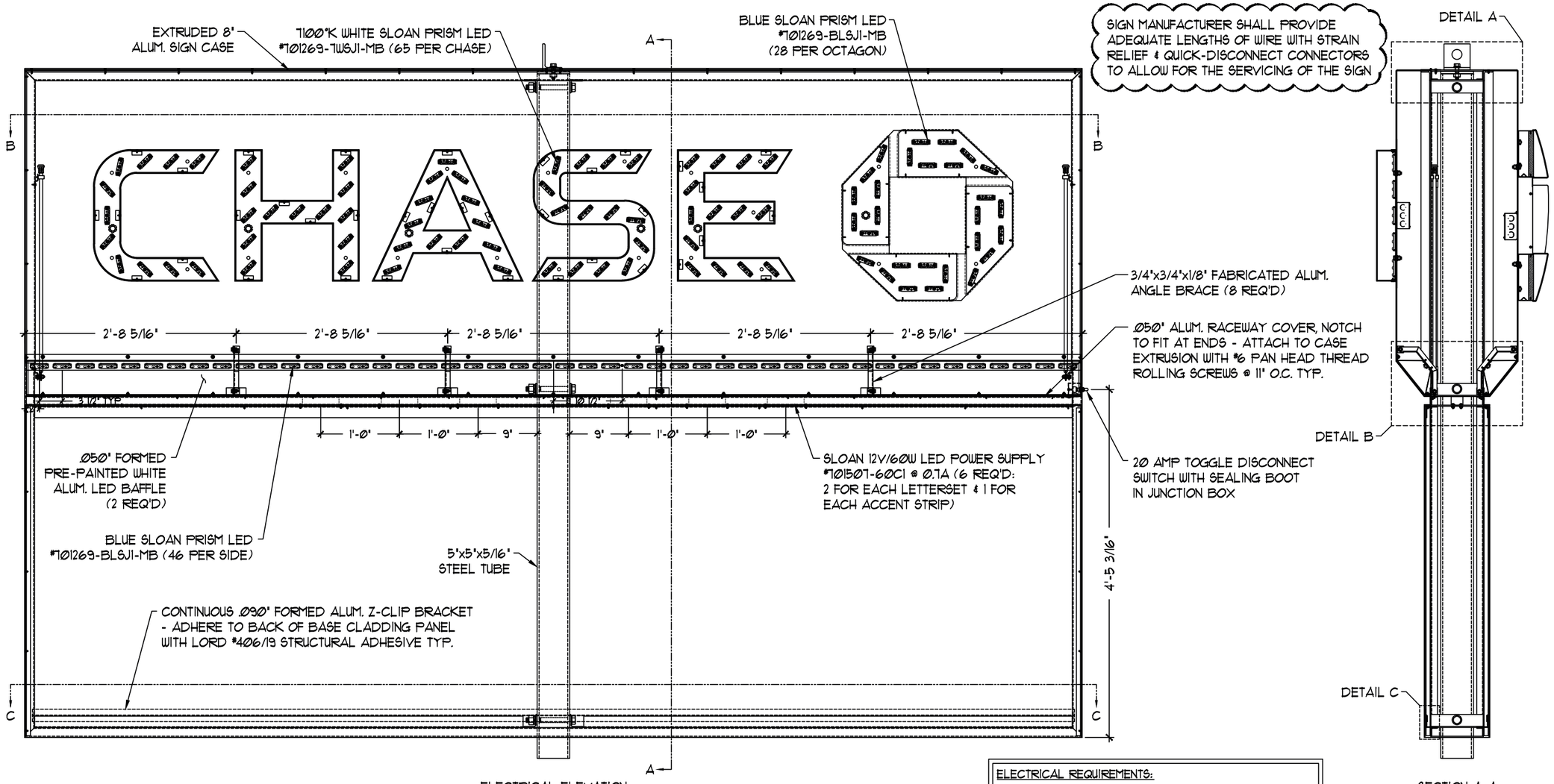
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ELECTRICAL ELEVATION

SIGN MANUFACTURER SHALL PROVIDE ADEQUATE LENGTHS OF WIRE WITH STRAIN RELIEF & QUICK-DISCONNECT CONNECTORS TO ALLOW FOR THE SERVICING OF THE SIGN

SECTION A-A

ELECTRICAL REQUIREMENTS:

LEDS: (130) 7100°K WHITE SLOAN PRISM #701269-7W5J1-MB
(148) BLUE SLOAN PRISM #701269-BL5J1-MB
POWER SUPPLY: (6) SLOAN 12V/60W #701507-60C1 @ 0.7A
TOTAL LOAD: 4.20 AMPS
CIRCUITS: (1) 20 AMP REQ'D.

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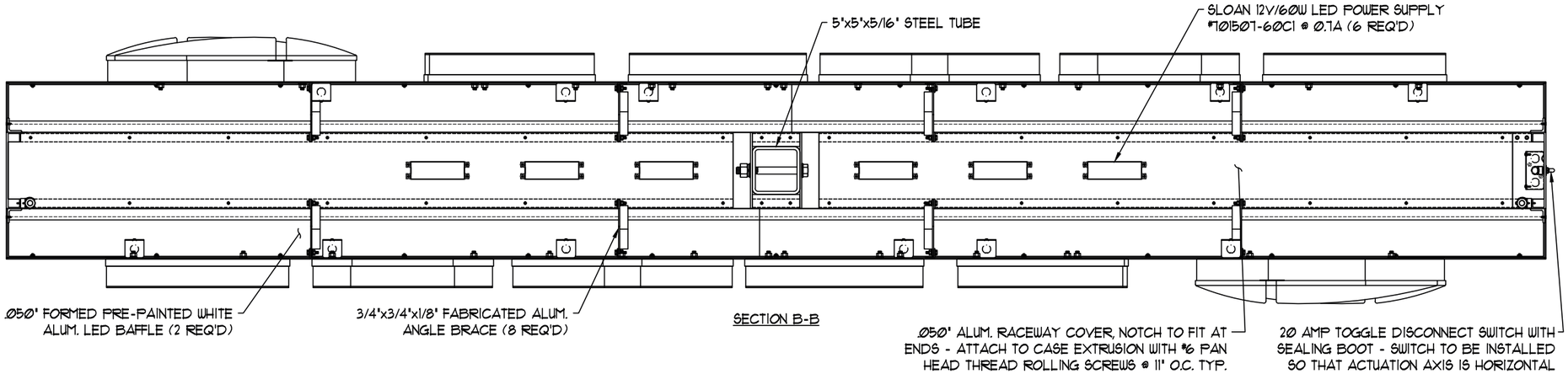
COPY, COLORS & SIZES

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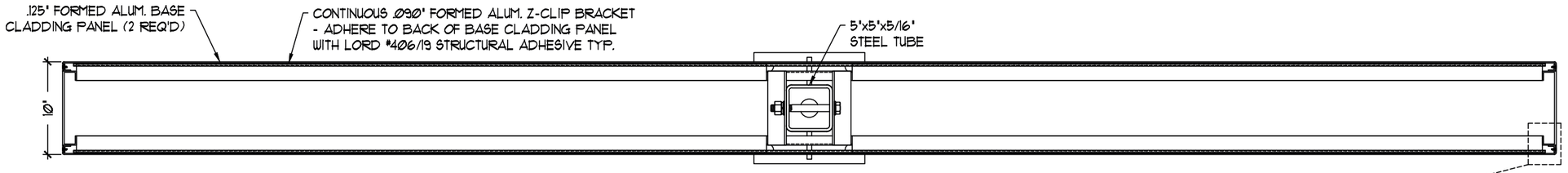
Customer Signature Date

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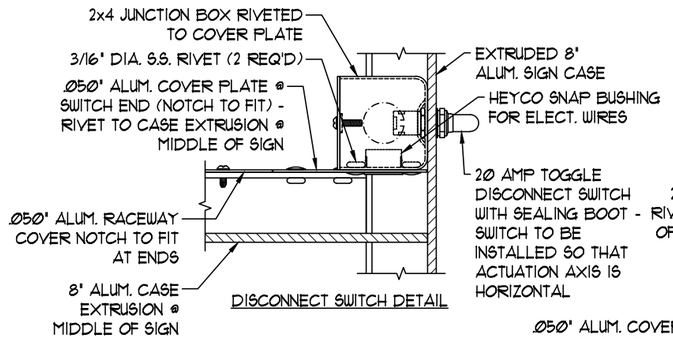
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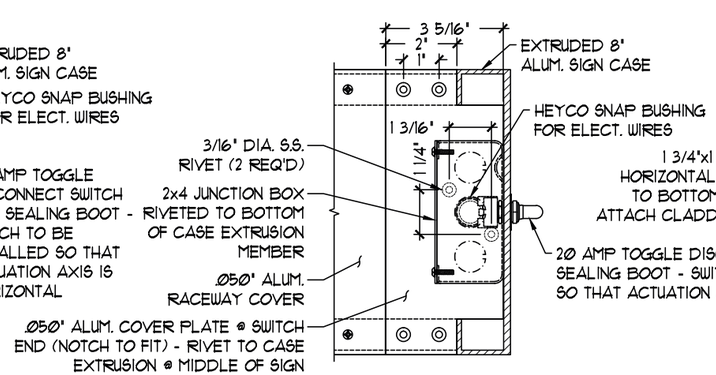
SECTION B-B



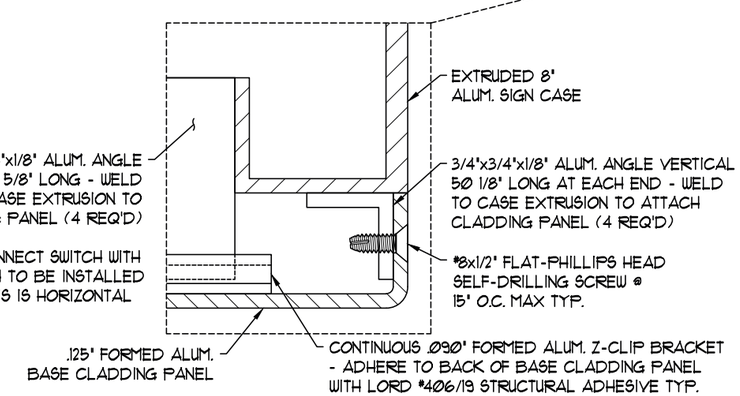
SECTION C-C



DISCONNECT SWITCH DETAIL



DISCONNECT SWITCH DETAIL TOP VIEW



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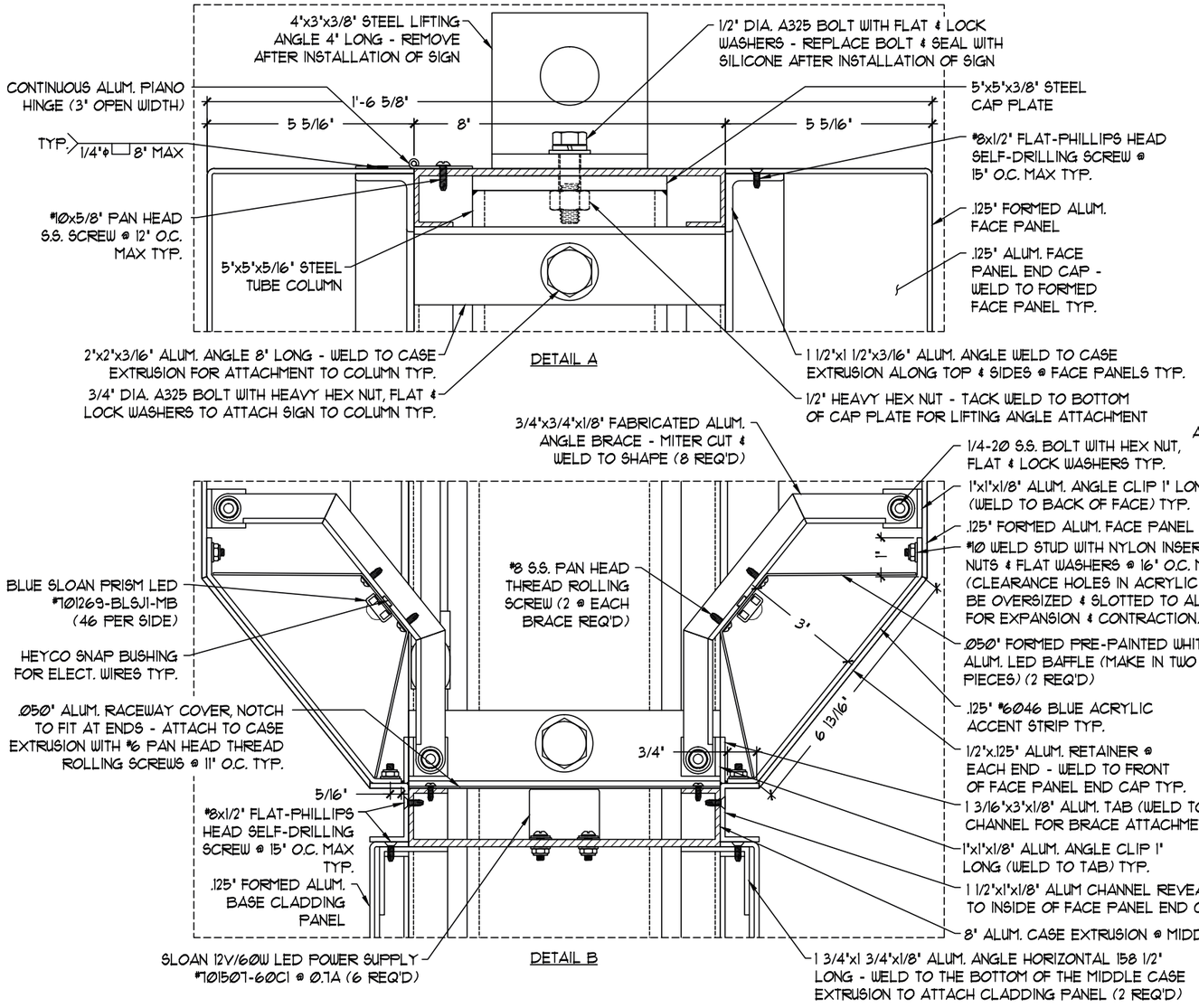
COPY, COLORS & SIZES

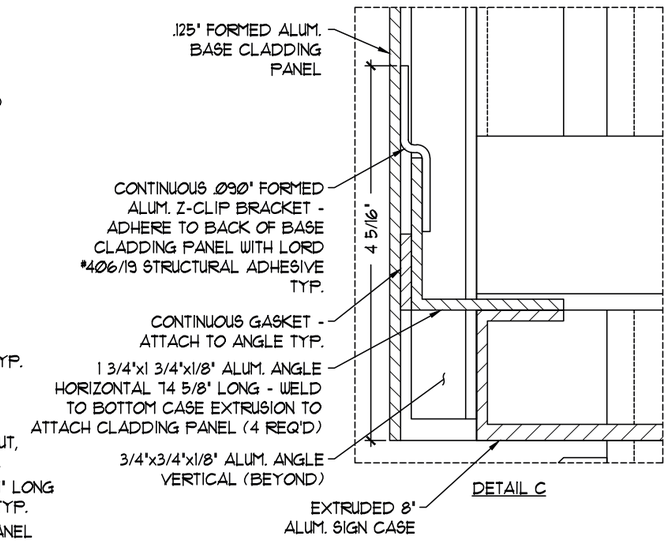
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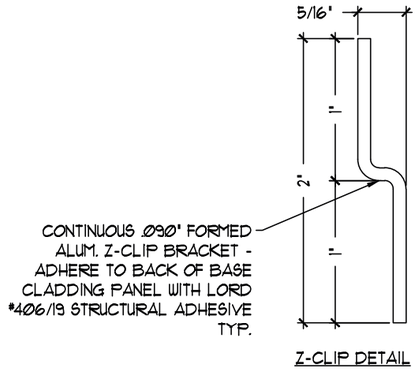
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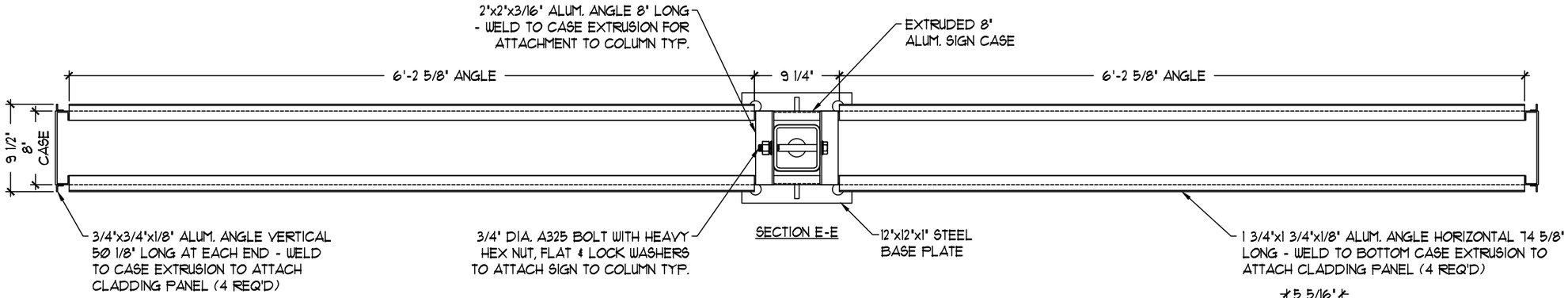
COPY, COLORS & SIZES

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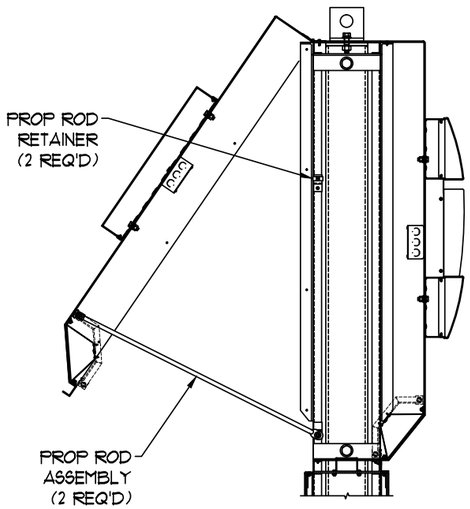
Customer Signature Date

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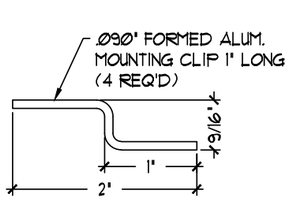
Drawing Number: 18-01613
Project ID: CHASE_730_1
Revision: R19 - 03.11.21



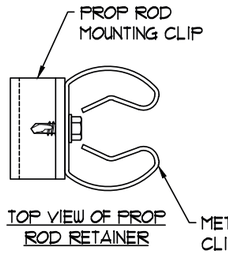
SIGN MANUFACTURER SHALL PROVIDE ADEQUATE LENGTHS OF WIRE WITH STRAIN RELIEF & QUICK-DISCONNECT CONNECTORS TO ALLOW FOR THE SERVICING OF THE SIGN



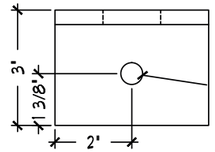
SERVICE VIEW

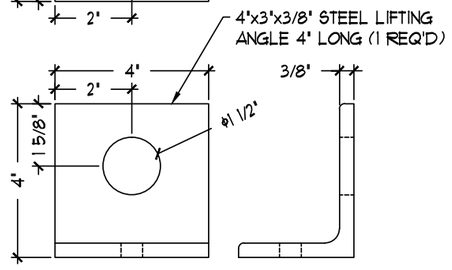


PROP ROD MOUNTING CLIP DETAIL

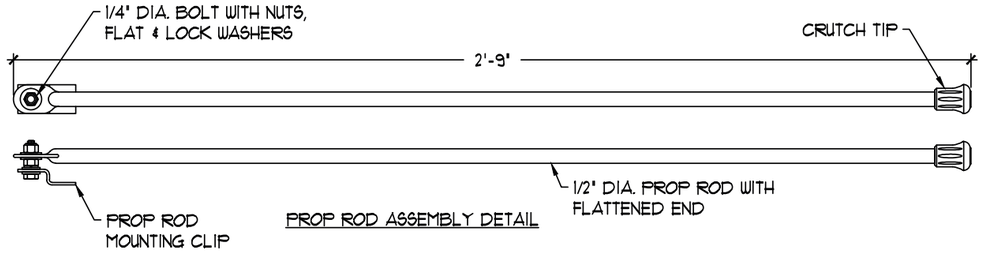


TOP VIEW OF PROP ROD RETAINER

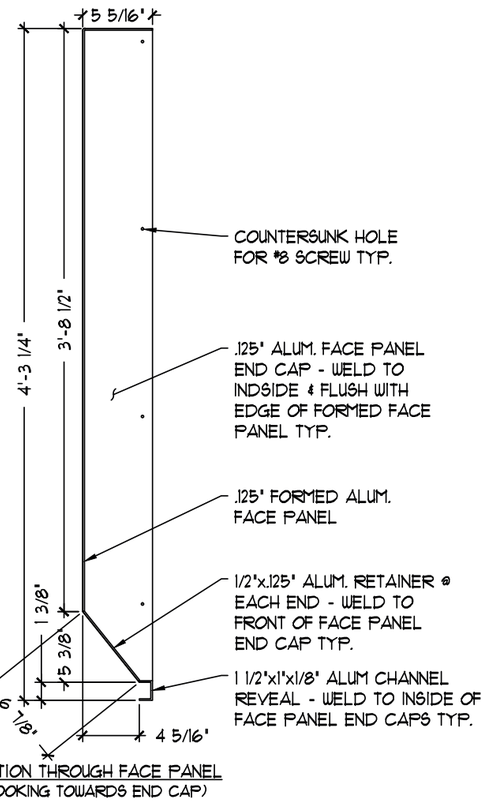




LIFT ANGLE DETAIL



PROP ROD ASSEMBLY DETAIL



SECTION THROUGH FACE PANEL (LOOKING TOWARDS END CAP)

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JP Morgan Chase Bank #730

Willowbrook
730 Plainfield Rd.
Willowbrook, IL 60527

Initial Date: 09/14/18
Salesperson: Arthur Navarro
Coordinator: Tracey Pichierri
Designer: bjones
Scale: As noted

CUSTOMER APPROVAL

Customer Signature Date

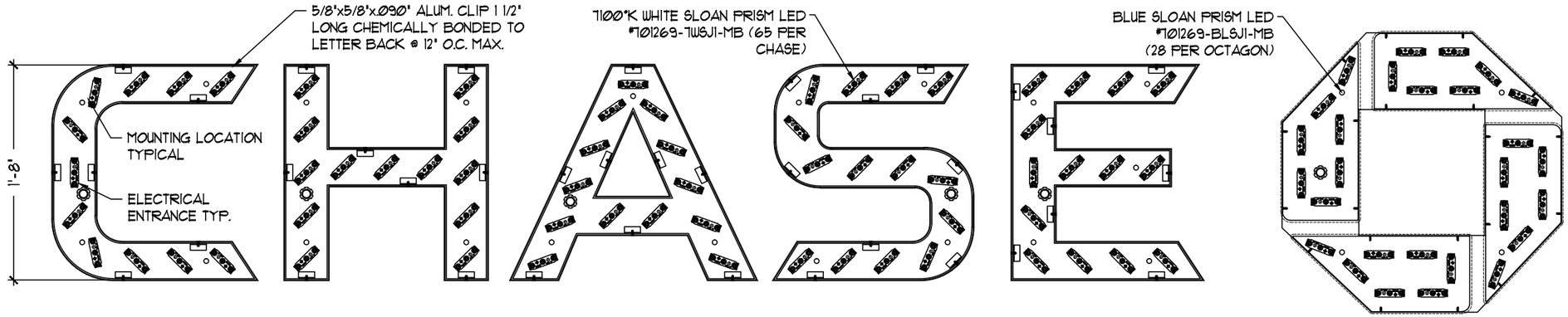
COPY, COLORS & SIZES

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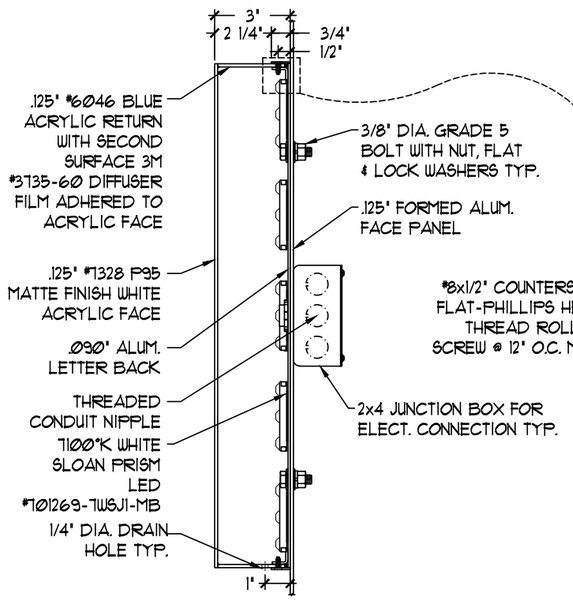
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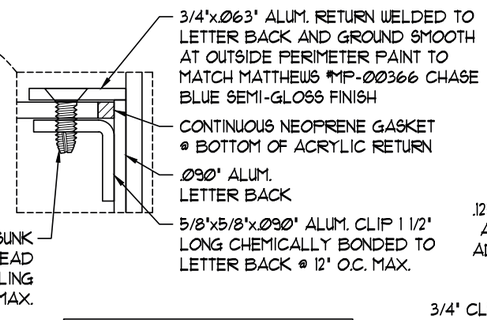
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LETTERSET LED LAYOUT

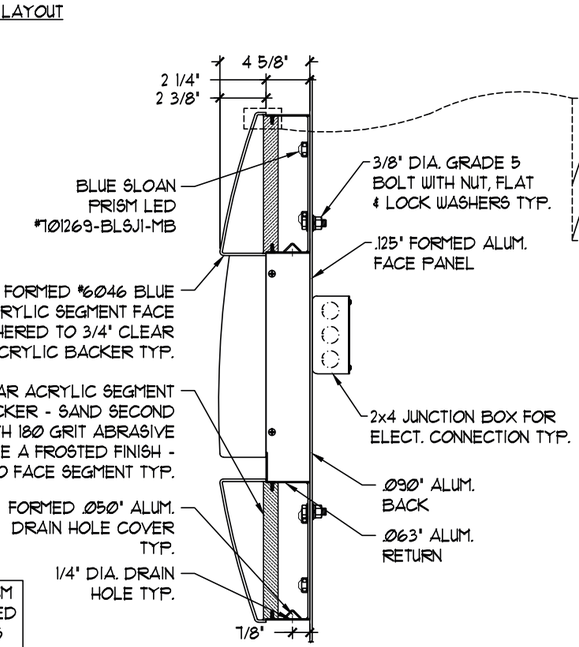


TYPICAL SECTION THROUGH CHANNEL LETTER
(H SHOWN)

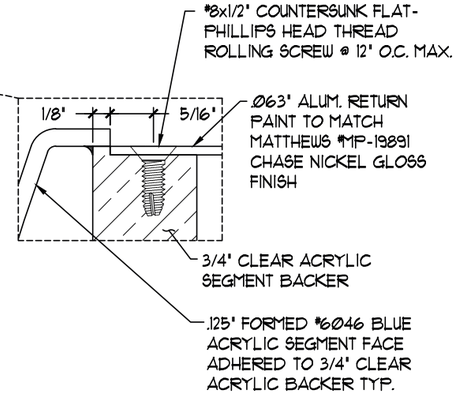


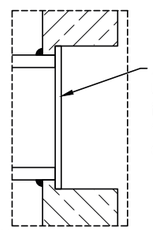
ALL ACRYLIC ASSEMBLIES SHALL EMPLOY A SOLVENT TYPE CEMENT FOR INITIAL RAPID ASSEMBLY FOLLOWED BY A MONOMER-POLYMER-SOLVENT (MPS) TYPE CEMENT AROUND ALL BONDED EDGES.

INTERIOR SURFACES OF ALL ALUMINUM RETURNS & BACKS SHALL BE PAINTED SPRAYLAT STARBRITE WHITE UNLESS OTHERWISE NOTED.



SECTION THROUGH OCTAGON





SECTION DETAIL @ OCTAGON BRIDGE

OCTAGON RETURNS TO BE NOTCHED TO ALLOW BRIDGE PLATE TO SIT FLUSH WITH TOP EDGE

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CUSTOMER APPROVAL

Customer Signature Date

COPY, COLORS & SIZES

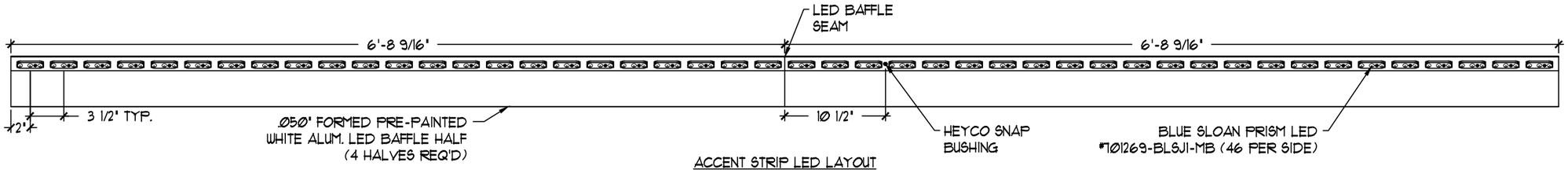
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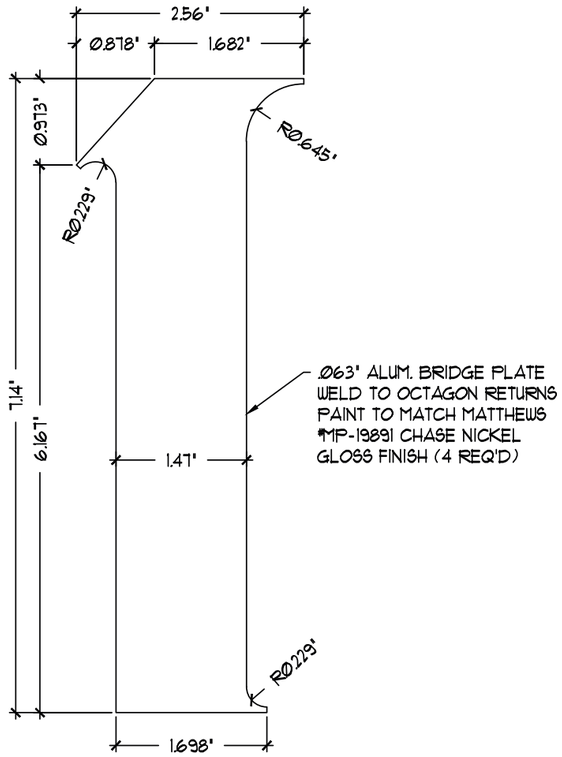
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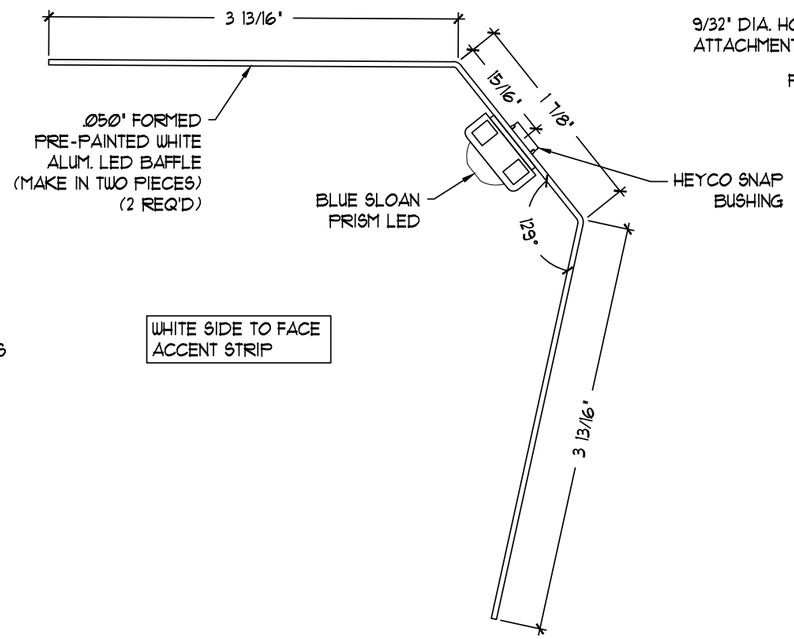
DRC Page 11



ACCENT STRIP LED LAYOUT

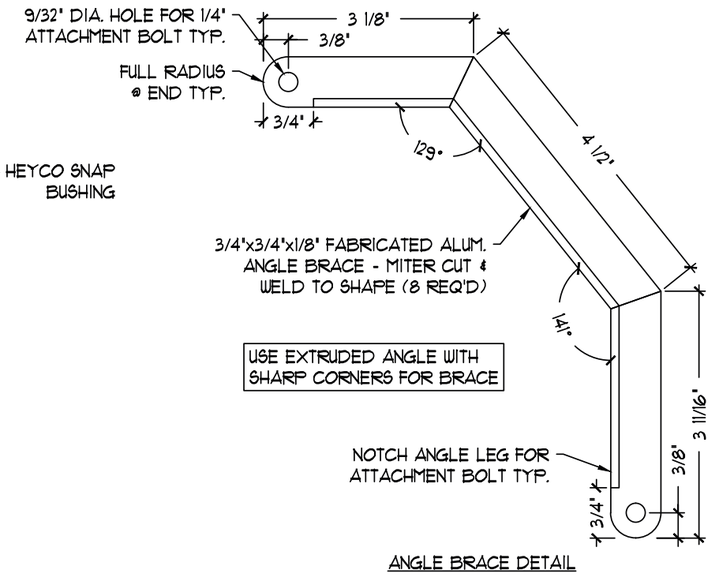


OCTAGON BRIDGE PLATE DETAIL



WHITE SIDE TO FACE ACCENT STRIP

ACCENT STRIP LED BAFFLE PROFILE



USE EXTRUDED ANGLE WITH SHARP CORNERS FOR BRACE

ANGLE BRACE DETAIL

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Customer Signature — Date

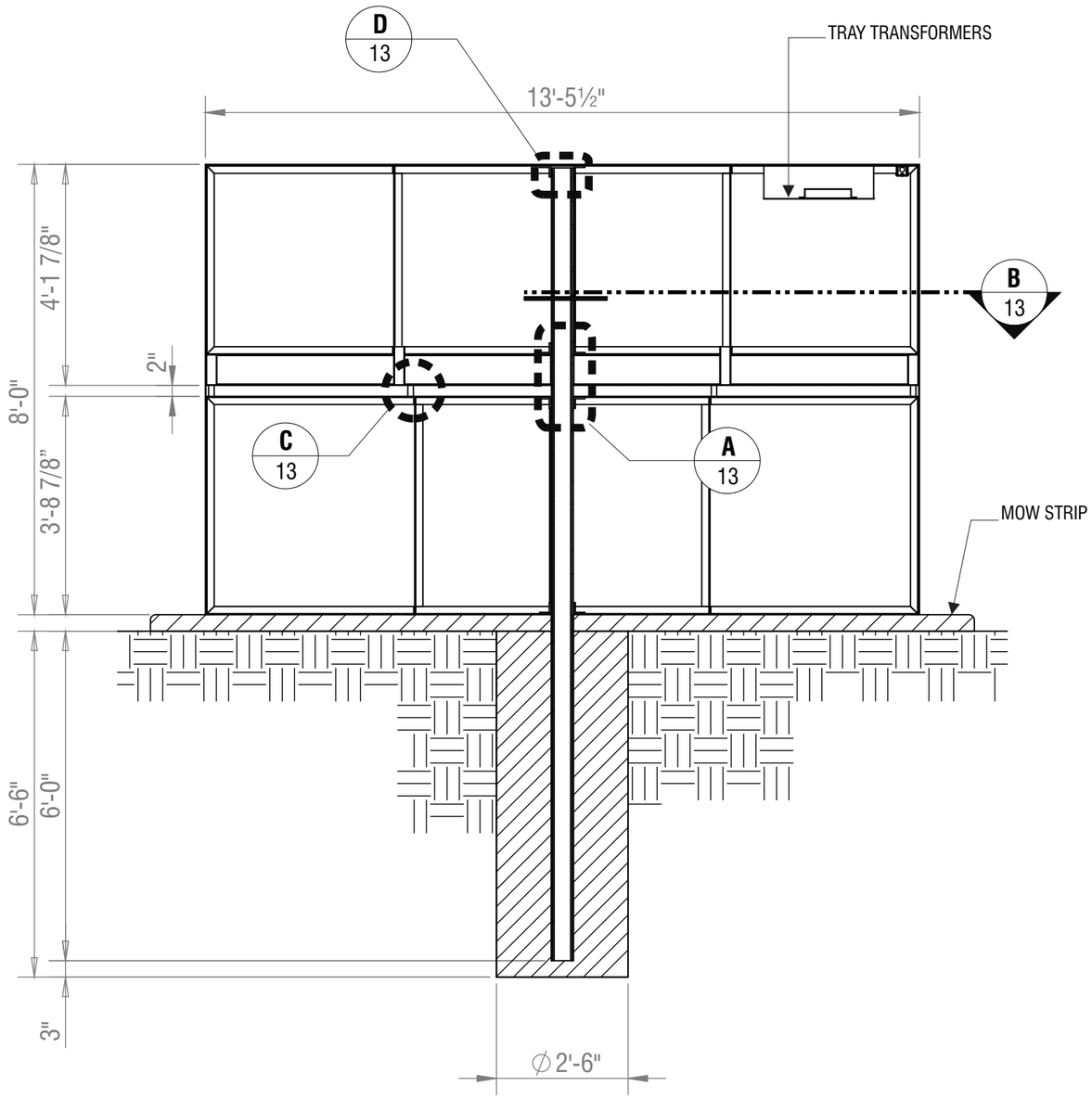
COPY, COLORS & SIZES

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Customer Signature — Date

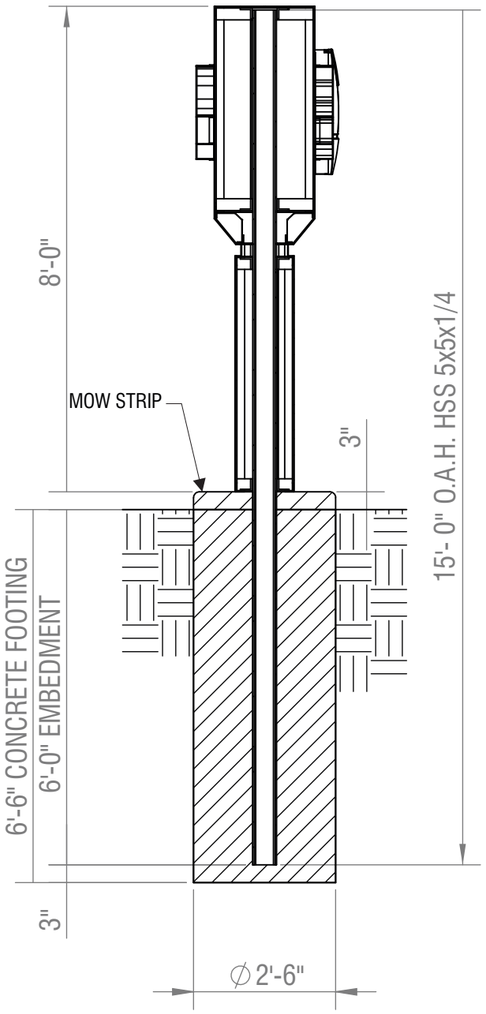
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A-A INSTALLATION LONGITUDINAL SECTION

Scale: 3/8" = 1'-0"



B-B VERTICAL SECTION

Scale: 3/8" = 1'-0"

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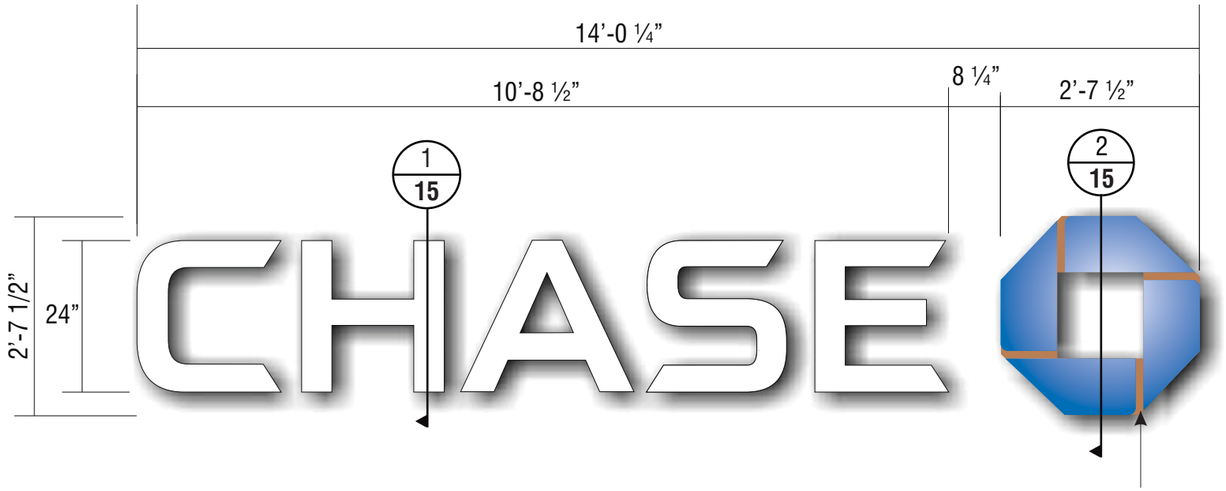
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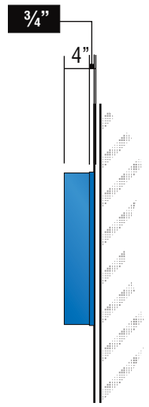
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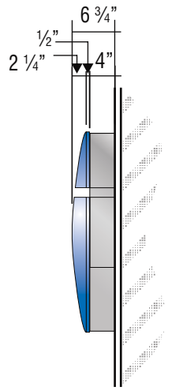


FRONT VIEW **SCALE : ½”=1’-0”**

PAINT OCTAGON BRIDGE
TO MATCH WALL COLOR
COLOR TBV



END VIEW OF LETTER
SCALE : ½”=1’-0”



END VIEW OF LOGO
SCALE : ½”=1’-0”

E.2 **E.3** **E.4**

SIGN TYPE **LIF-WBO-24**

MANUFACTURE AND INSTALL THREE (3) SET OF ILLUMINATED LETTERS & LOGO w/PLEX FACES & RETURNS

LETTERS:
FACE: .177" ARISTECH #7328 P-95 WHITE PLEX (MATTE SIDE TO BE 1ST SURFACE) CHEM WELDED TO RETURNS
RETURNS: 0.118” x 4” DEEP ARISTECH #6046 BLUE WITH 3635-70 DIFFUSER VINYL ON 2ND (INTERIOR) SURFACE.
BACKS: .080” ALUM BACK WITH ¾” x .080” OUTSIDE ALUM RETURN AND ½” x 1/8” ALUM ANGLE CLIPS ON INTERIOR OF LETTER FOR FACE ATTACHMENT
PAINT: EXTERIOR PAINTED MATTHEWS MP-00366 CHASE BLUE SEMI-GLOSS FINISH (60-70 UNITS) AND INTERIOR PAINTED SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.
ILLUMINATION: SLOAN PRISM 7100K #701269-7WSJ1-MB WHITE LEDs AND SLOAN POWER SUPPLY REQUIRED FOR PROPER EVEN ILLUMINATION.

LOGO:
BACKS: .080” ALUM BACK WITH STACK WELDED 4” x .080” ALUM RETURNS.
LOGO CAN FACE: .080” ALUM BRIDGE ELEMENTS WELDED TO INSIDE & OUTSIDE RETURNS
PLEX FACE: .118” THERMO FORMED ARISTECH #6046 BLUE LOGO ELEMENTS CHEM WELDED TO 3/4” CLEAR PLEX 2ND SURFACE FACES.
PAINT: EXTERIOR PAINT MATTHEWS “CHASE NICKEL” #MP-19891 GLOSS FINISH AND INTERIOR PAINTED SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT.
ILLUMINATION: SLOAN PRISM #701269-BLSJ1-MB BLUE LEDs AND SLOAN POWER SUPPLY AS REQUIRED FOR PROPER EVEN ILLUMINATION



3D VIEW OF OCTAGON

ALL EXPOSED FASTENER HEADS SHALL BE PAINTED TO MATCH THE EXTERIOR SURFACE FINISH

ELECTRICAL REQUIREMENTS FOR LED ILLUMINATION
As required by standard #2161 , Signtech Electrical Advertising, Inc., exclusively uses secondary Ground fault-Interrupted (GFI) transformers.
Each Sign MUST have: - A dedicated branch circuit
- Three wires : Line, Ground, and Neutral.
- Wire Size : Min 12 GA THHN Copper Wire.
NOTE: The gauge of the wire is dictated by the length of the run & amperage as per NEC Article 600.
- The ground wire must be continuous & go from the sign to the panelboard ground bus.

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Willowbrook
730 Plainfield Rd.
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Initial Date: 09/14/18
Salesperson: Arthur Navarro
Coordinator: Tracey Pichierri
Designer: bjones
Scale: As noted

CUSTOMER APPROVAL

Customer Signature Date

COPY, COLORS & SIZES

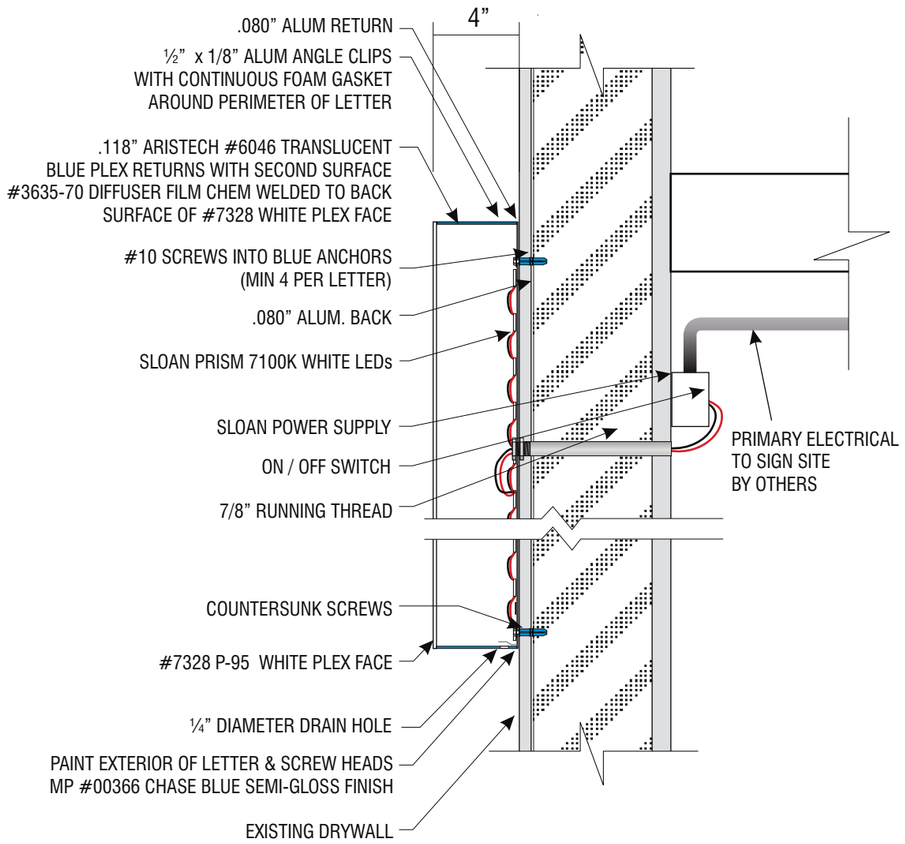
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Customer Signature Date

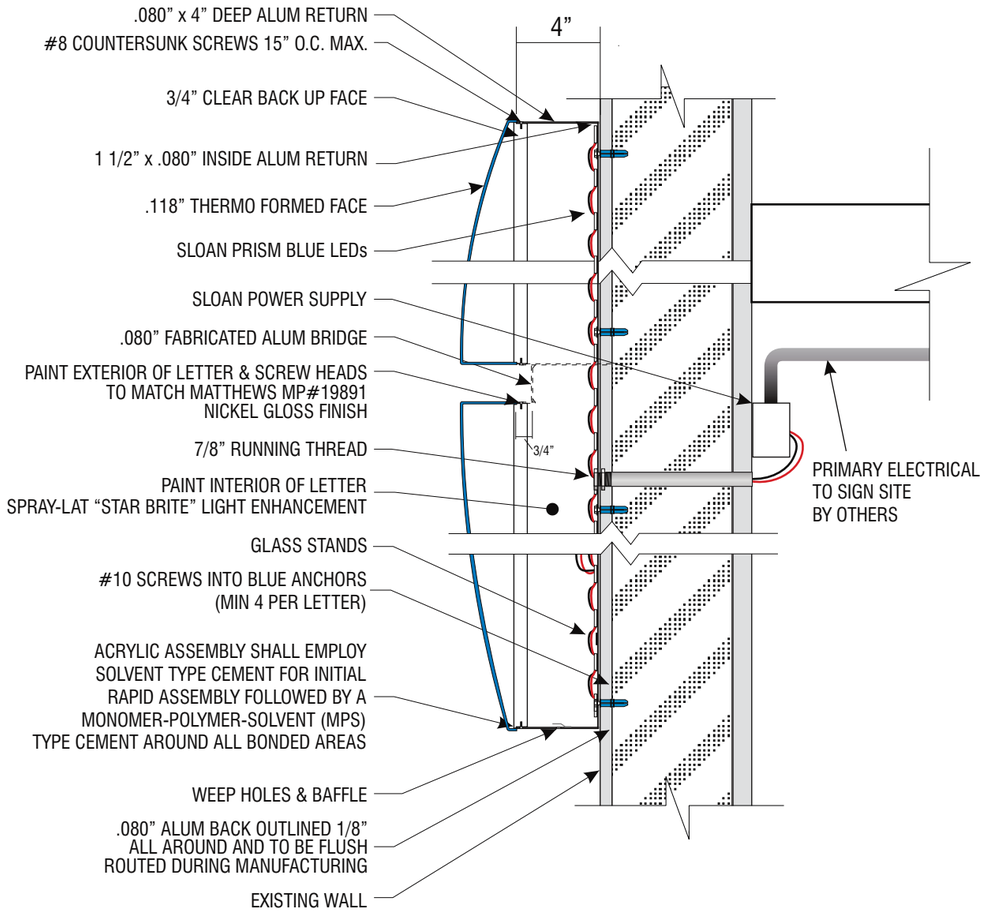
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ATTACHMENT METHOD TO BE VERIFIED BY INSTALLER AT THE FIELD DEPENDING ON WALL TYPE AND ACCESS.



1/15 **PLEX LETTER SECTION DETAIL** **SCALE: 1 ½”=1’-0”**



2/15 **LOGO SECTION DETAIL** **SCALE: 1 ½”=1’-0”**

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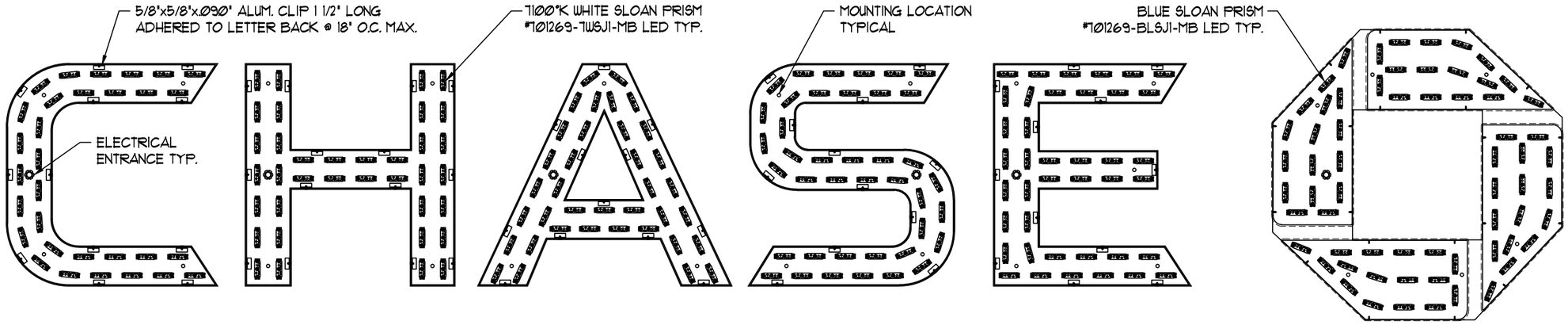
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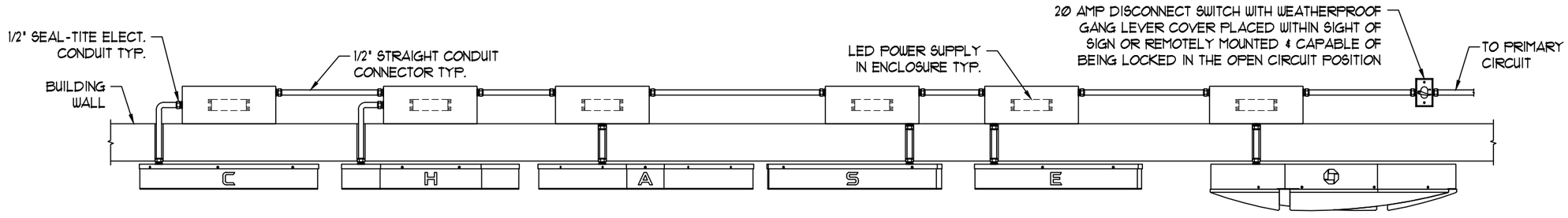
LED LAYOUT

ELECTRICAL REQUIREMENTS:

LEDs: (184) 7100°K WHITE SLOAN PRISM #701269-7WSJ1-MB
(64) BLUE SLOAN PRISM #701269-BLSJ1-MB
POWER SUPPLY: (6) SLOAN 60C1 60W #701507-60C1 @ 0.7A
TOTAL LOAD: 4.20A @ 120VAC
CIRCUITS: (1) 20 AMP REQUIRED

ALL PRIMARY & SECONDARY WIRING MUST BE GROUNDED PER ALL APPLICABLE UL AND NEC GUIDLINES

SEE SHEET 7 OF 7 FOR PREFERED DISCONNECT SWITCH LOCATION FOR REMOTE, NON-PARAPET WALL INSTALLATION



WIRING DIAGRAM FOR REMOTE, NON-PARAPET WALL INSTALLATION

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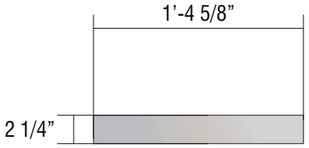
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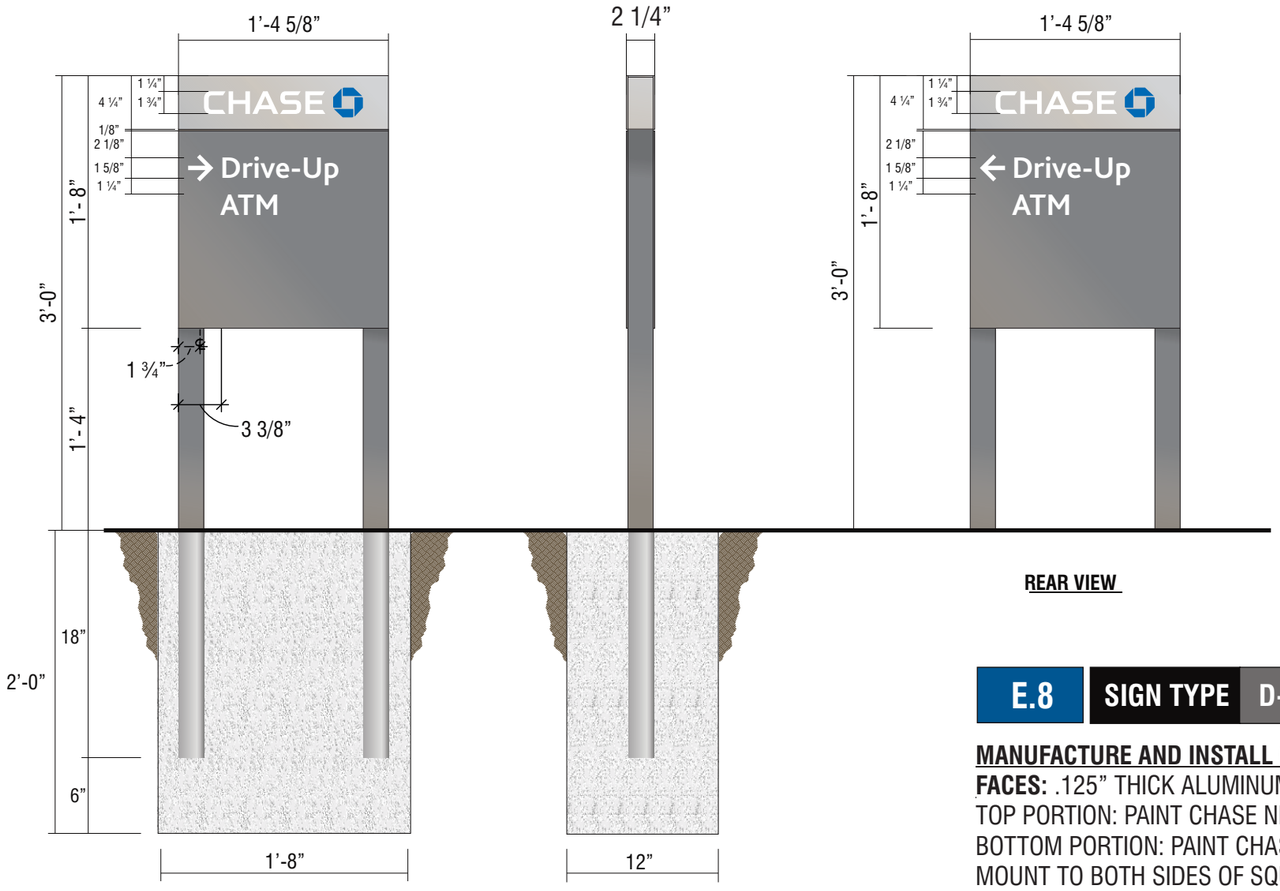
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TOP VIEW **SCALE: 1”=1’-0”**



FRONT VIEW

END VIEW

REAR VIEW

E.8 **SIGN TYPE** **D-2-RE**

MANUFACTURE AND INSTALL ONE (1) NON-ILLUMINATED DIRECTIONAL SIGN
FACES: .125” THICK ALUMINUM FACES, QUARTER ROUND EDGES.
TOP PORTION: PAINT CHASE NICKEL #19891, GLOSS FINISH.
BOTTOM PORTION: PAINT CHASE DARK NICKEL #18248, GLOSS FINISH.
MOUNT TO BOTH SIDES OF SQUARE TUBE POSTS.
CHASE COPY: 3M #7725-10 WHITE VINYL.
OCTAGON: 3M #3632-127 BLUE OVER #7725-10 WHITE.
SECONDARY COPY: TO BE 3M SCOTCHLITE #680-10 REFLECTIVE WHITE VINYL.
POSTS: 2” X 2” X.125”ALUMINUM RECTANGLE TUBE POSTS.
TOP PORTION: CONTINUOUS BAND TO BE PAINTED NICKEL #19891, GLOSS FINISH.
BOTTOM PORTION: PAINT CHASE DARK NICKEL #18248, GLOSS FINISH.
TOP CAP: .125” ALUMINUM PAINTED CHASE NICKEL #19891, GLOSS FINISH.
BASE: .125” SHEARED 1/4 ROUNDED ALL EDGES WELDED TO POST, PAINTED CHASE DARK NICKLE #18248 GLOSS FINISH.

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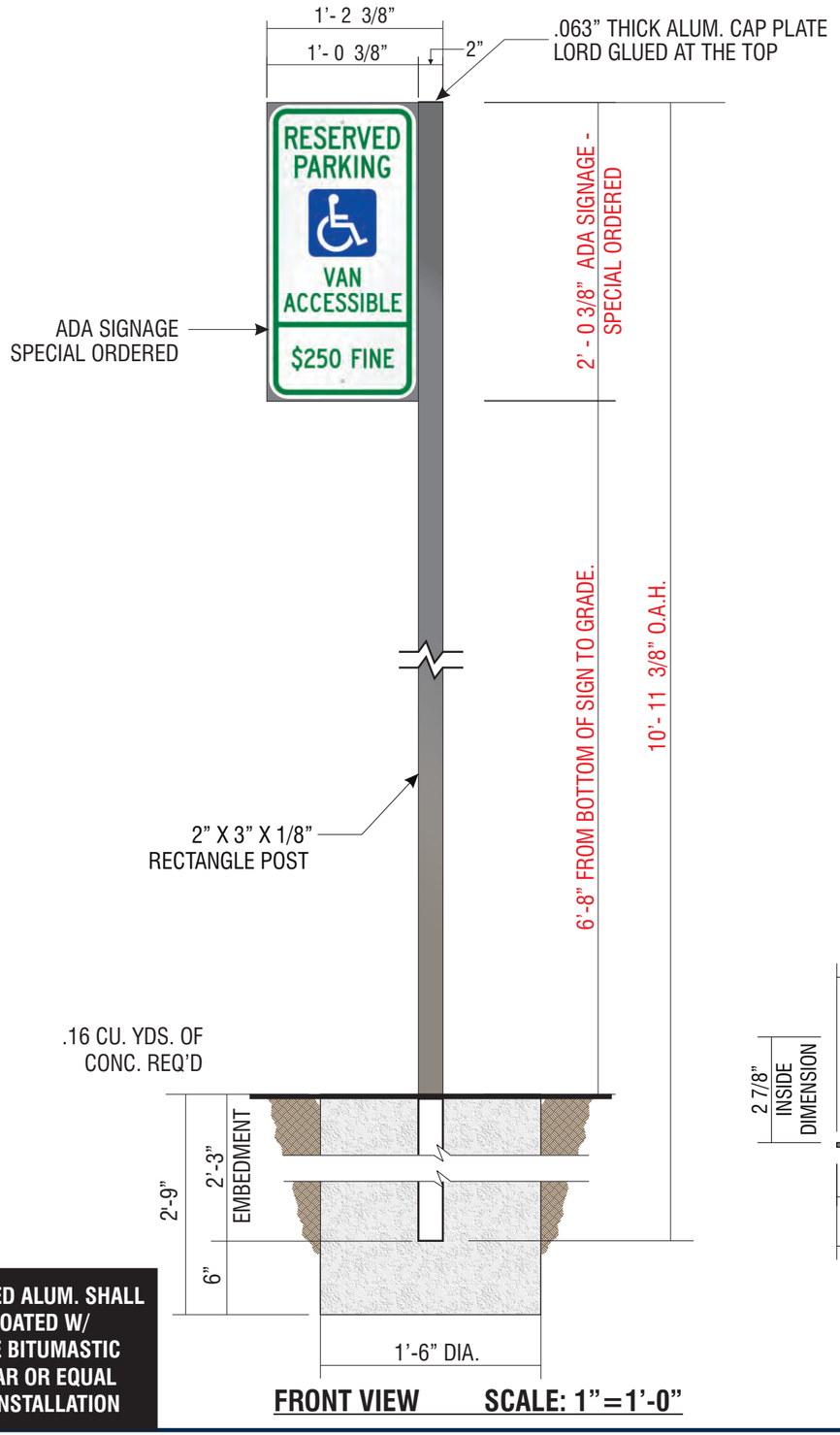
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Drawing Number: 18-01613
Project ID: CHASE_730_1
Revision: R19 - 03.11.21



FRONT VIEW SCALE: 1"=1'-0"

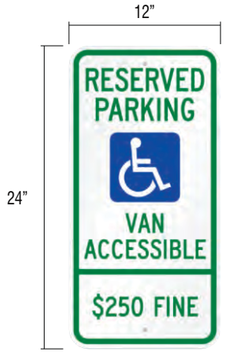
ALL EMBEDDED ALUM. SHALL TO BE COATED W/ CARBOLINE BITUMASTIC 50 COAL TAR OR EQUAL PRIOR TO INSTALLATION

E.9

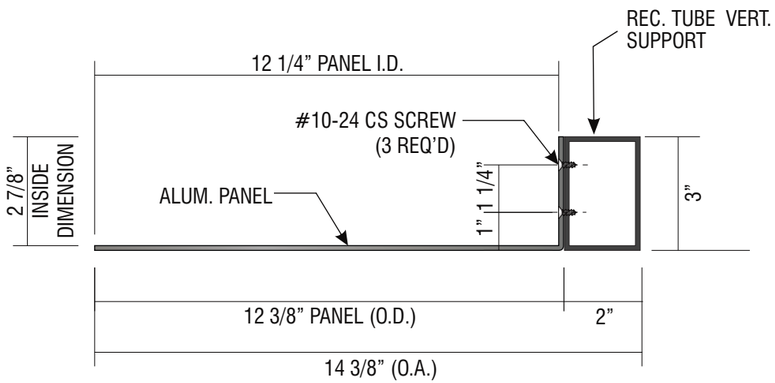
SIGN TYPE TC-P-ADA-IL-V-RE

MANUFACTURE AND INSTALL ONE (1) N-I POLE MOUNTED PARKING SIGN

1. .125" BRAKE FORMED ALUMINUM SIGN FACE.
   PAINT FINISH ALL EXPOSED SURFACES DARK NICKEL
   MATTHEWS MP #18248, GLOSS FINISH (85-90 UNITS).
   FORM AS SHOWN.
2. SIGN FACE TO BE ORDERED BY "COMPLIANCE SIGNS" 800.578.1245
   FACE TO BE LORDS GLUE TO .125" BRAKE FORM ALUM. SIGN FACE
3. 2" X 3" X 1/8" X 10'-11 3/8" LONG EXTRUDED ALUM. RECTANGULAR POST
   W/ .063" THICK ALUM. CAP PLATE @ TOP.
   PAINT FINISH ALL EXPOSED SURFACES TO MATCH
   DARK NICKEL MATTHEWS MP #18248, GLOSS FINISH (60-70 UNITS).
   SET SUPPORT INTO CONCRETE FOUNDATION.
   NO DIRECT EARTH BURIAL ALLOWED.



ALL FASTENERS SHALL BE STAINLESS STEEL OR OTHERWISE COATED TO PREVENT CORROSION.



A - HORIZONTAL SECTION
SCALE: 3"=1'-0"

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JP Morgan Chase Bank #730

Willowbrook
730 Plainfield Rd.
Willowbrook, IL 60527

Initial Date: 09/14/18
Salesperson: Arthur Navarro
Coordinator: Tracey Pichierri
Designer: bjones
Scale: As noted

CUSTOMER APPROVAL

Customer Signature Date

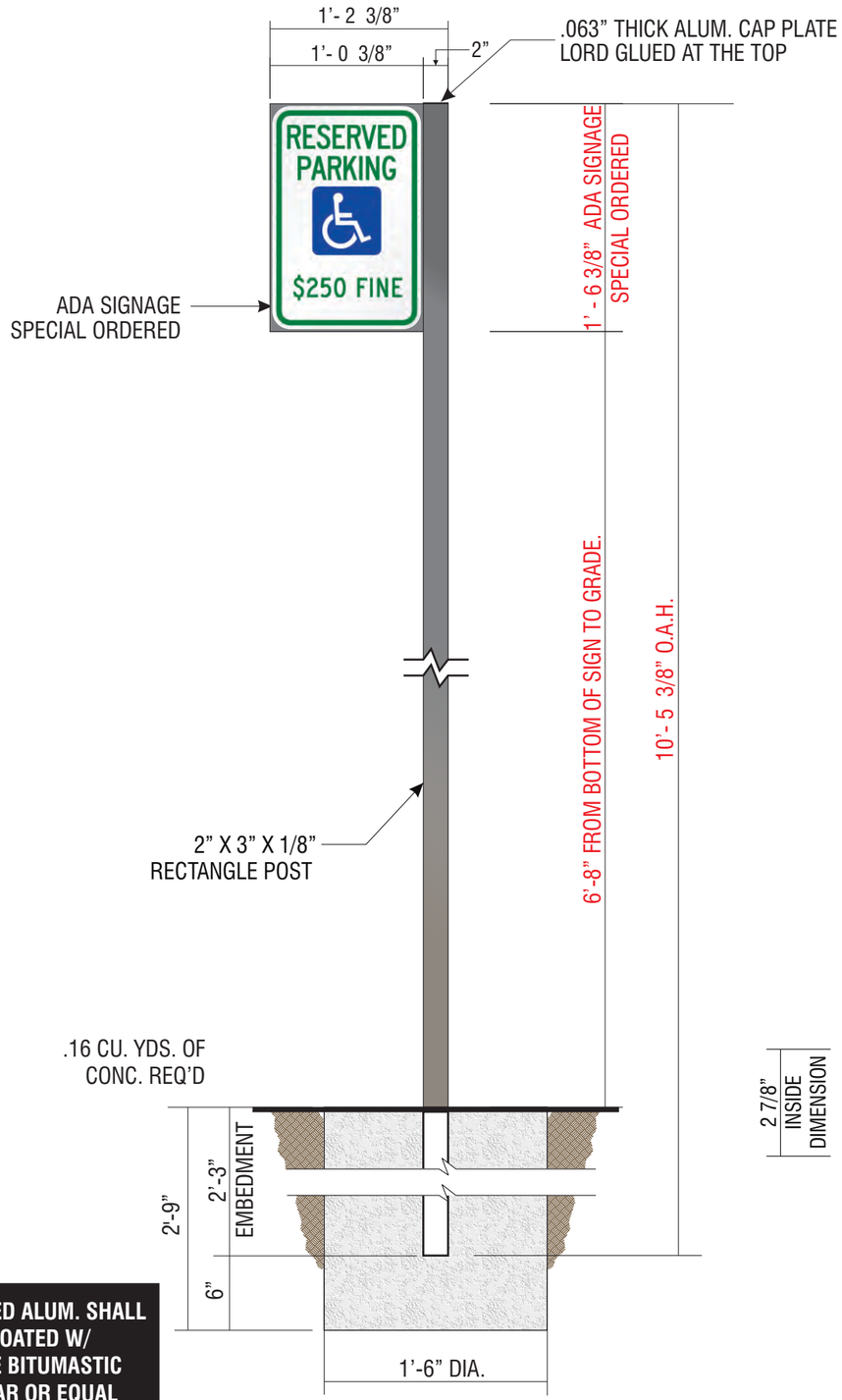
COPY, COLORS & SIZES

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Customer Signature Date

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FRONT VIEW SCALE: 1"=1'-0"

ALL EMBEDDED ALUM. SHALL TO BE COATED W/ CARBOLINE BITUMASTIC 50 COAL TAR OR EQUAL PRIOR TO INSTALLATION

E.10

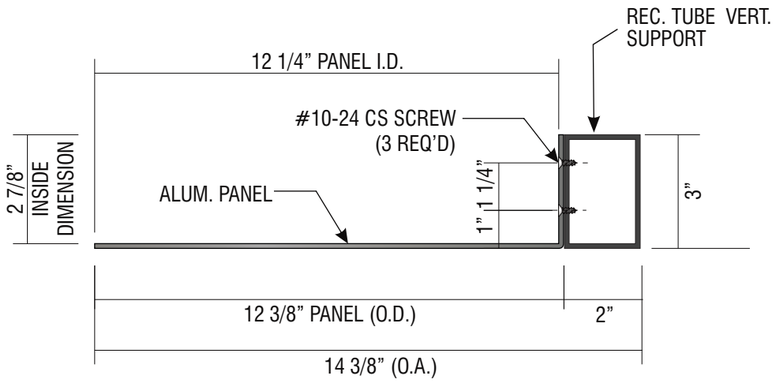
SIGN TYPE TC-P-ADA-IL-RE

MANUFACTURE AND INSTALL ONE (1) N-I POLE MOUNTED PARKING SIGN

1. .125" BRAKE FORMED ALUMINUM SIGN FACE.
   PAINT FINISH ALL EXPOSED SURFACES DARK NICKEL
   MATTHEWS MP #18248, GLOSS FINISH (85-90 UNITS).
   FORM AS SHOWN.
2. SIGN FACE TO BE ORDERED BY "COMPLIANCE SIGNS" 800.578.1245
   FACE TO BE LORDS GLUE TO .125" BRAKE FORM ALUM. SIGN FACE
3. 2" X 3" X 1/8" X 10'-5 3/8" LONG EXTRUDED ALUM. TRIANGULAR POST
   W/ .063" THICK ALUM. CAP PLATE @ TOP.
   PAINT FINISH ALL EXPOSED SURFACES TO MATCH
   DARK NICKEL MATTHEWS MP #18248, GLOSS FINISH (60-70 UNITS).
   SET SUPPORT INTO CONCRETE FOUNDATION.
   NO DIRECT EARTH BURIAL ALLOWED.



ALL FASTENERS SHALL BE STAINLESS STEEL OR OTHERWISE COATED TO PREVENT CORROSION.



A - HORIZONTAL SECTION
SCALE: 3"=1'-0"

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COPY, COLORS & SIZES

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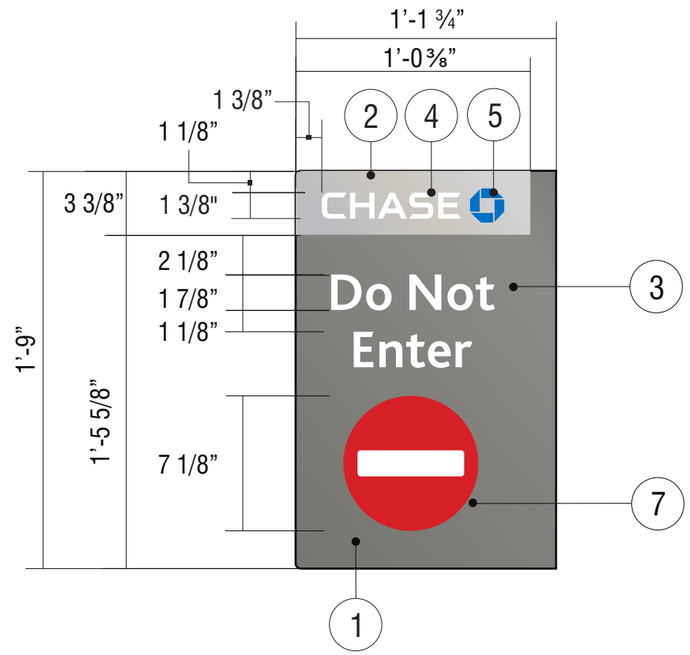
Customer Signature Date

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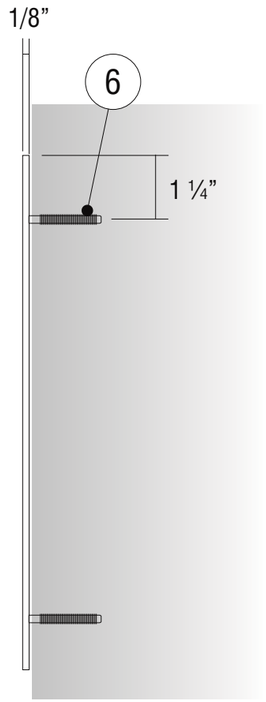
Drawing Number: 18-01613
Project ID: CHASE_730_1
Revision: R19 - 03.11.21



TOP VIEW SCALE: 1 ½”=1’-0”



FRONT VIEW SCALE: 1½” = 1'-0"



SIDE VIEW N.T.S.

E.11 **E.12**

SIGN TYPE **TC-W-H-RE**

MANUFACTURE AND INSTALL TWO (2) NON-ILLUMINATED PARKING SIGNS

1. .125” ALUMINUM SIGN FACE.
   PAINT FINISH ALL EXPOSED SURFACES DK NICKEL MATTHEWS MP#18248, GLOSS FINISH.
   FORM AS SHOWN.
2. TOP BAND TO BE FIRST SURFACE APPLIED
   3M #180C-220 LIGHT SILVER METALLIC VINYL.
3. SUPPORT COPY TO BE 3M SCOTCHLITE #680-10 WHITE.
4. ”CHASE” TO BE 3M FILM #7725-10 WHITE.
5. OCTAGON TO BE 3M FILM #3632-127 BLUE OVER
   3M FILM #7725-10 WHITE.
6. PROVIDE NELSON STUDS OFF BACK SIDE OF ALUM. TO ANCHOR TO WALL SURFACE
7. FIRST SURFACE DECORATE “DO NOT ENTER” SYMBOL WITH
   3M SCOTCHLITE REFLECTIVE FILM #680-72 RED.
   HORIZONTAL BAR TO BE 3M SCOTCHLITE FILM #680-10 WHITE.

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Scale: As noted

CUSTOMER APPROVAL

Customer Signature Date

COPY, COLORS & SIZES

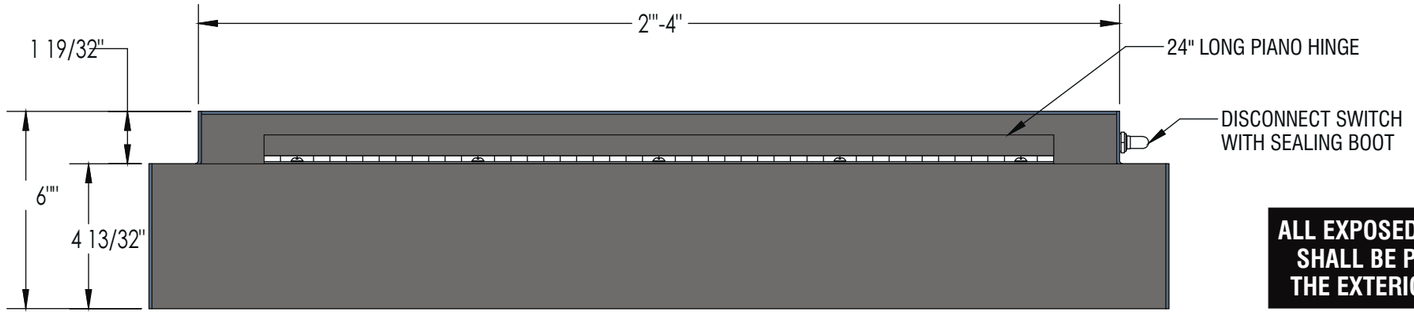
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ADD WEEP HOLES TO THE SIGN



LANE INDICATOR ILLUMINATION GUIDELINES

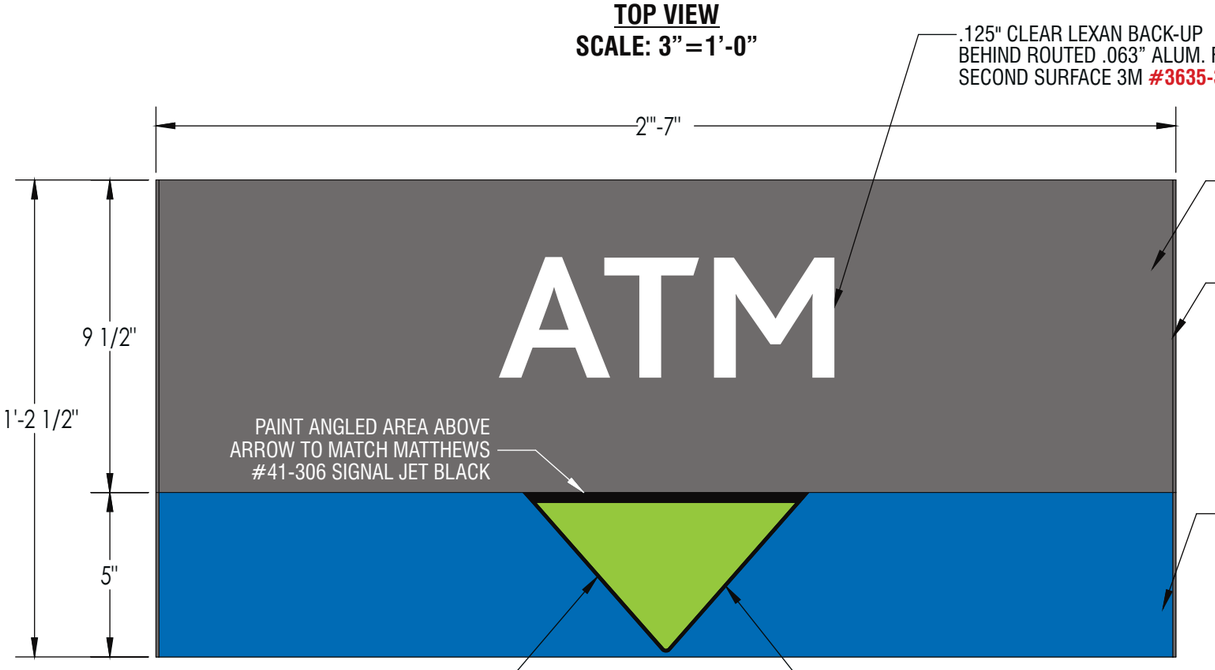
WHITE COPY ("ATM"):
ILLUMINATES 24 HOURS A DAY, 7 DAYS A WEEK

ARROW:
ILLUMINATES 24 HOURS A DAY, 5 DAYS A WEEK,
BRANCH TO SWITCH BETWEEN RED & GREEN
AS NECESSARY

ALL EXPOSED FASTENERS HEADS SHALL BE PAINTED TO MATCH THE EXTERIOR CABINET FINISH

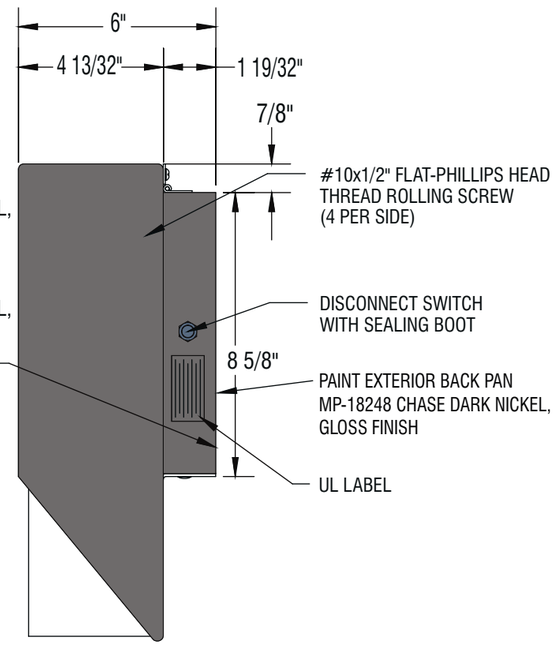
INTERIOR SURFACES SHALL BE PAINTED SPRAYLAT STARBRITE WHITE UNLESS OTHERWISE NOTED

TOP VIEW
SCALE: 3"=1'-0"



FRONT VIEW
SCALE: 3"=1'-0"

.125" #2046 OPTIX LD WHITE PIGMENTED ACRYLIC LENS w/ FIRST SURFACE 3M #3635-222 BLACK PERFORATED VINYL



END VIEW
SCALE: 3"=1'-0"

ALL EXPOSED PAINTED SURFACES SHALL BE COATED WITH MATTHEWS #282-208SP VOC GLOSS CLEAR, WITH MINIMUM 2 MILS DRY FILM THICKNESS (DFT) PER MATTHEWS APPLICATION SPECIFICATIONS.

NOTES:

1. Design is based on 90 mph 3 sec gust design wind speed per IBC 2006. Exposure C. Refer to structural drawings.
2. Aluminum shapes be extruded from 6061-T6 alloy. Aluminum sheet shall be 3003-H14 alloy. Aluminum plate shall be 5052-H34 alloy.
3. Structural bolts shall be zinc coated A325 unless otherwise noted. All other fasteners shall be stainless steel or otherwise coated to prevent corrosion.
4. Welds shall be made a 4000 series for aluminum by persons qualified in accordance with AWS standards within the past two years.
5. This design is prototypical and should not be used for site specific applications unless deemed suitable by a competent Professional Engineer.

E.14 **E.15** **SIGN TYPE** **DU-C**

MANUFACTURE & INSTALL TWO (2) INTERNALLY-ILLUMINATED WALL SIGNS w/ ROUT-OUT FACES

1	10/22/18	REPLACED ADVANCE POWER SUPPLIES WITH AGILIGHT POWER SUPPLIES	TRR	IK

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Initial Date: 09/14/18
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Designer: bjones
Scale: As noted

CUSTOMER APPROVAL

Customer Signature Date

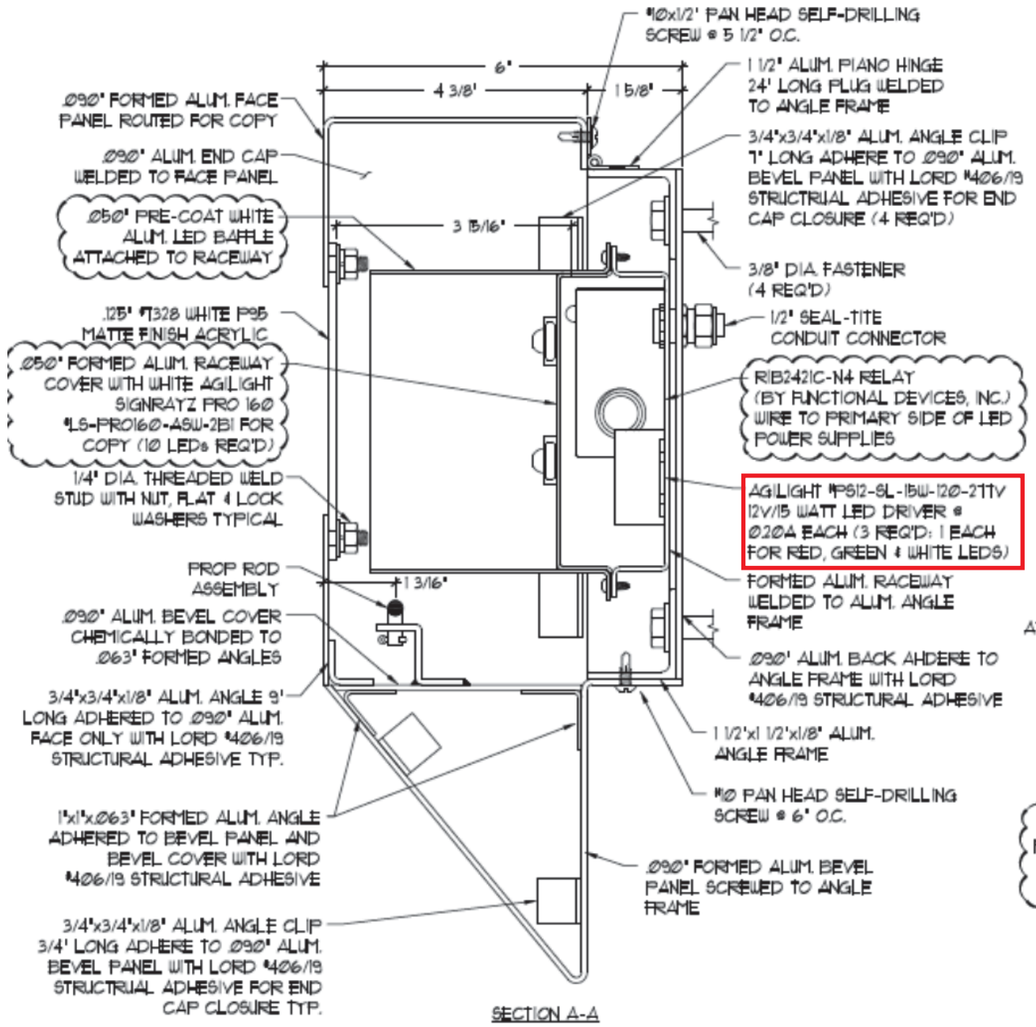
COPY, COLORS & SIZES

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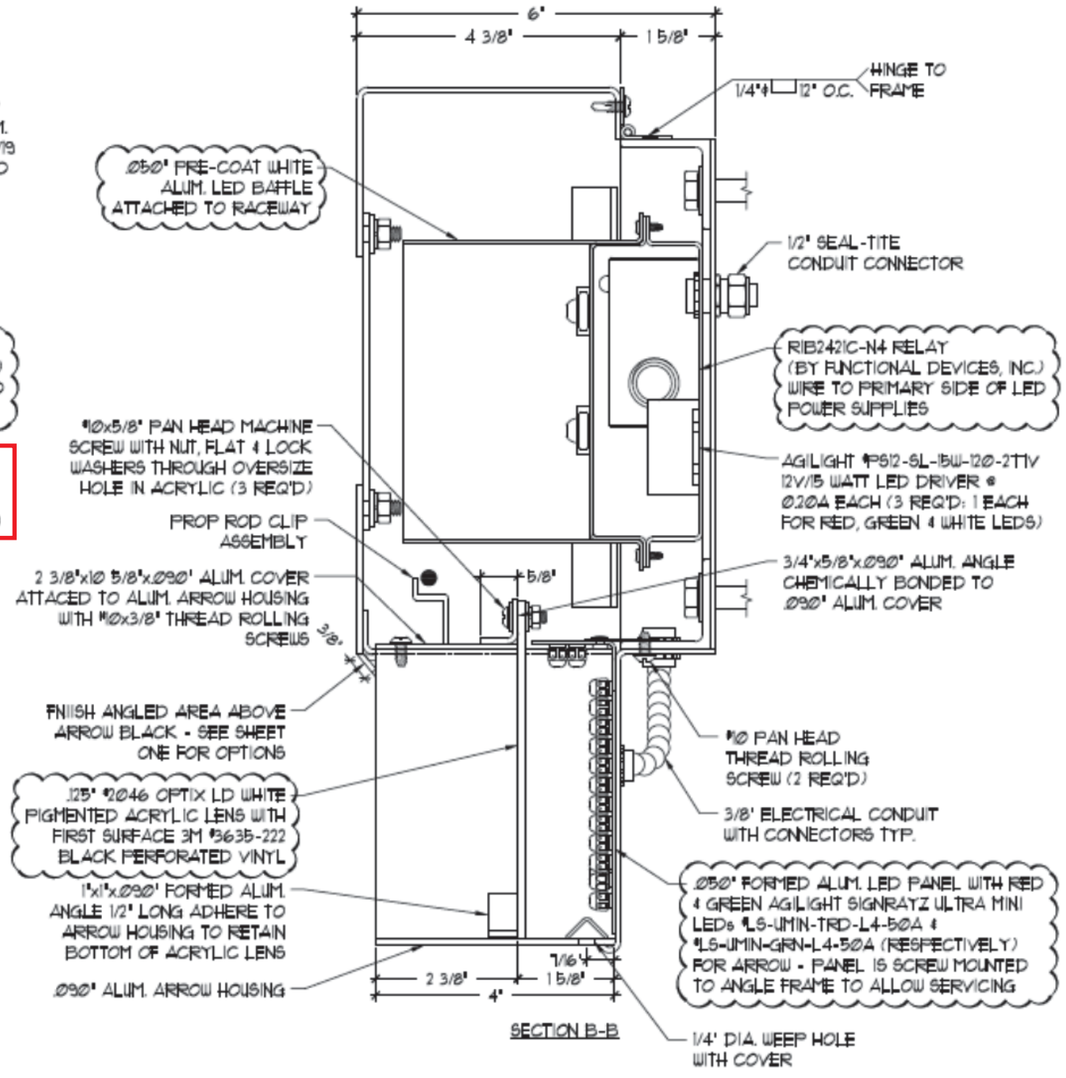
Customer Signature Date

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SECTION A-A



SECTION B-B

1	10/22/18	REPLACED ADVANCE POWER SUPPLIES WITH AGILIGHT POWER SUPPLIES	TRR	IK

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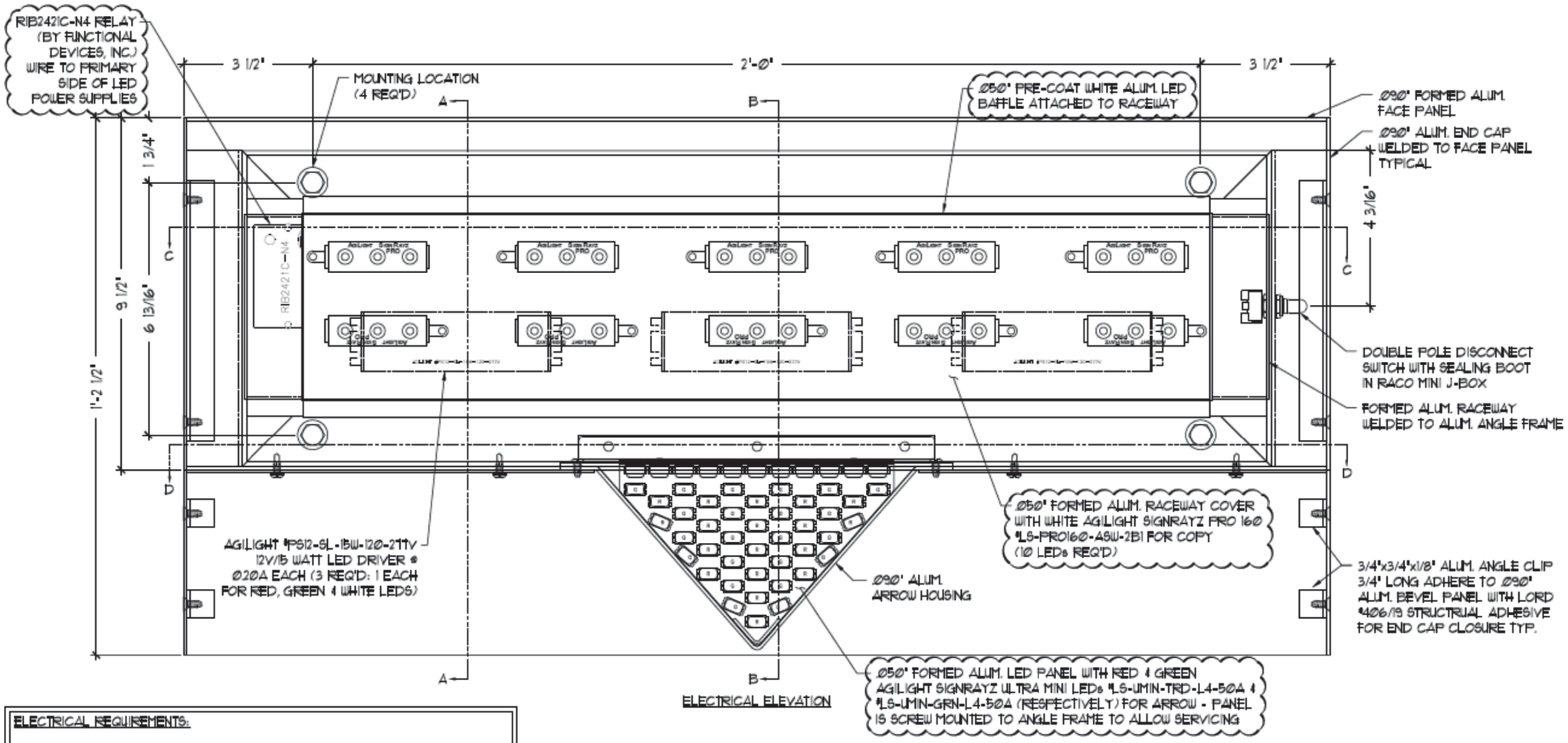
COPY, COLORS & SIZES

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ELECTRICAL ELEVATION

ELECTRICAL REQUIREMENTS:

LEDs COPY: (10) WHITE AGILIGHT SIGNRAYZ PRO 160 #LS-PRO160-ASW-2BI FOR 'ATM', BUSINESS, 'DRIVE-UP', 'NIGHT DROP' & 'EXIT'
LEDs ARROW: (24) AGILIGHT RED SIGNRAYZ ULTRA MINI #LS-UMIN-TRD-L4-50A (27) AGILIGHT GREEN SIGNRAYZ ULTRA MINI #LS-UMIN-GRN-L4-50A
POWER SUPPLY: (3) AGILIGHT #PS12-SL-15W-120-2T1V @ Ø20A
TOTAL LOAD: Ø60 AMPS
CIRCUITS: (1) 20 AMP REQ'D.

ALL PRIMARY & SECONDARY WIRING & ELECTRICAL CONNECTIONS SHALL BE IN ACCORDANCE WITH ALL NEC, UL, FEDERAL, STATE & LOCAL CODES.

INTERIOR SURFACES SHALL BE PAINTED SPRAYLAT STARBRITE WHITE UNLESS OTHERWISE NOTED.

1	10/22/18	REPLACED ADVANCE POWER SUPPLIES WITH AGILIGHT POWER SUPPLIES	TRR	IK

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Customer Signature Date

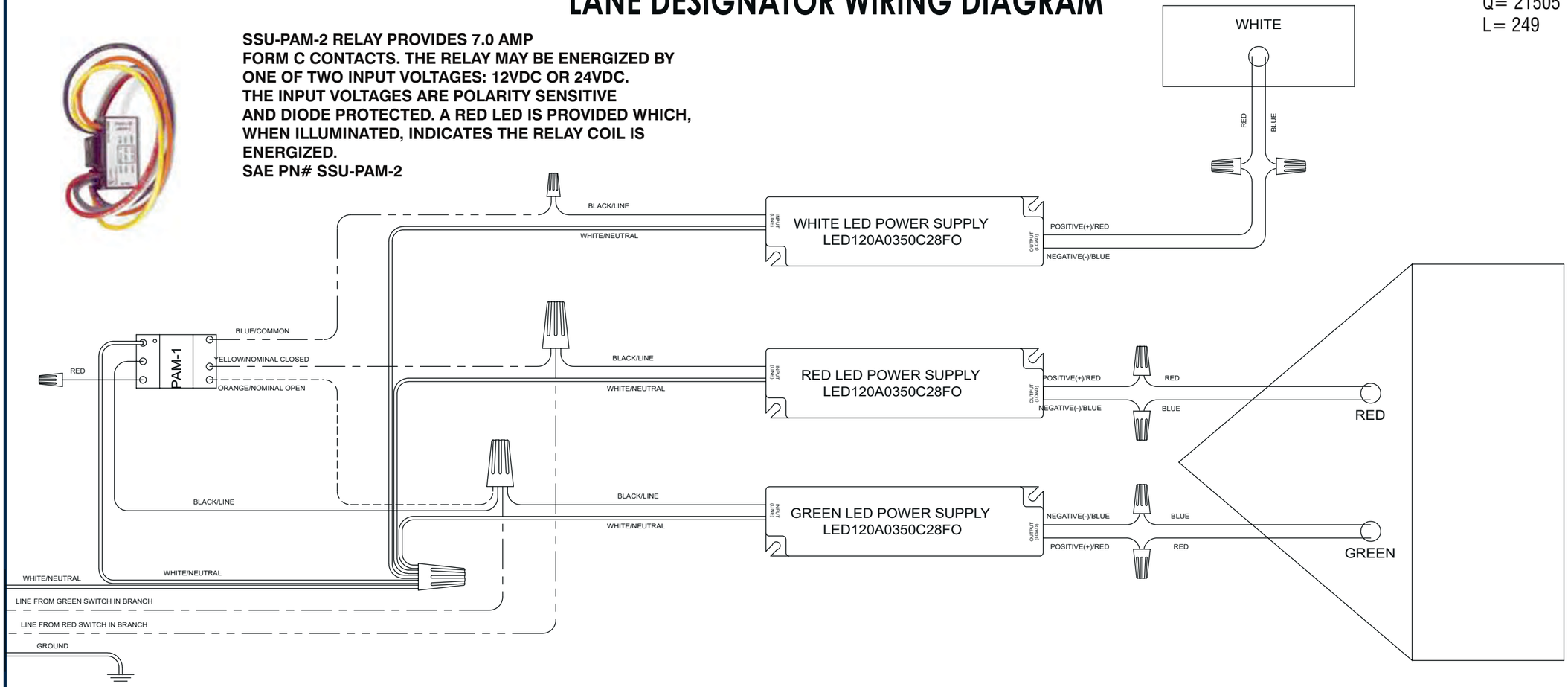
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LANE DESIGNATOR WIRING DIAGRAM

Q= 21505
L= 249

SSU-PAM-2 RELAY PROVIDES 7.0 AMP FORM C CONTACTS. THE RELAY MAY BE ENERGIZED BY ONE OF TWO INPUT VOLTAGES: 12VDC OR 24VDC. THE INPUT VOLTAGES ARE POLARITY SENSITIVE AND DIODE PROTECTED. A RED LED IS PROVIDED WHICH, WHEN ILLUMINATED, INDICATES THE RELAY COIL IS ENERGIZED.
SAE PN# SSU-PAM-2



AGILIGHT Light It Up

SLIMLINE 15W 12V Power Supply

12V DC
UL CLASS 2



Product Information

Part Number	PS12-SL-15W-120-277V

ELECTRICAL REQUIREMENTS

LEDS COPY: (1) AGILIGHT LED PANEL PRE-POPULATED WITH WHITE LEDS FOR "ATM", "BUSINESS", & "DRIVE-UP"
LED ARROW: (1) AGILIGHT LED PANEL PRE-POPULATED WITH RED & GREEN LEDS
POWER SUPPLY: (3) AGILIGHT SLIM-LINE PS12-SL-15W-120-277V @ 0.20A
RELAY: (1) PAM-1 RELAY @ 0.015 AMPS PER POSITION
SWITCH: (1) TOGGLE SWITCH
TOTAL LOAD: 2.1 AMPS
CIRCUITS: (1) 20 AMP REQ'D.

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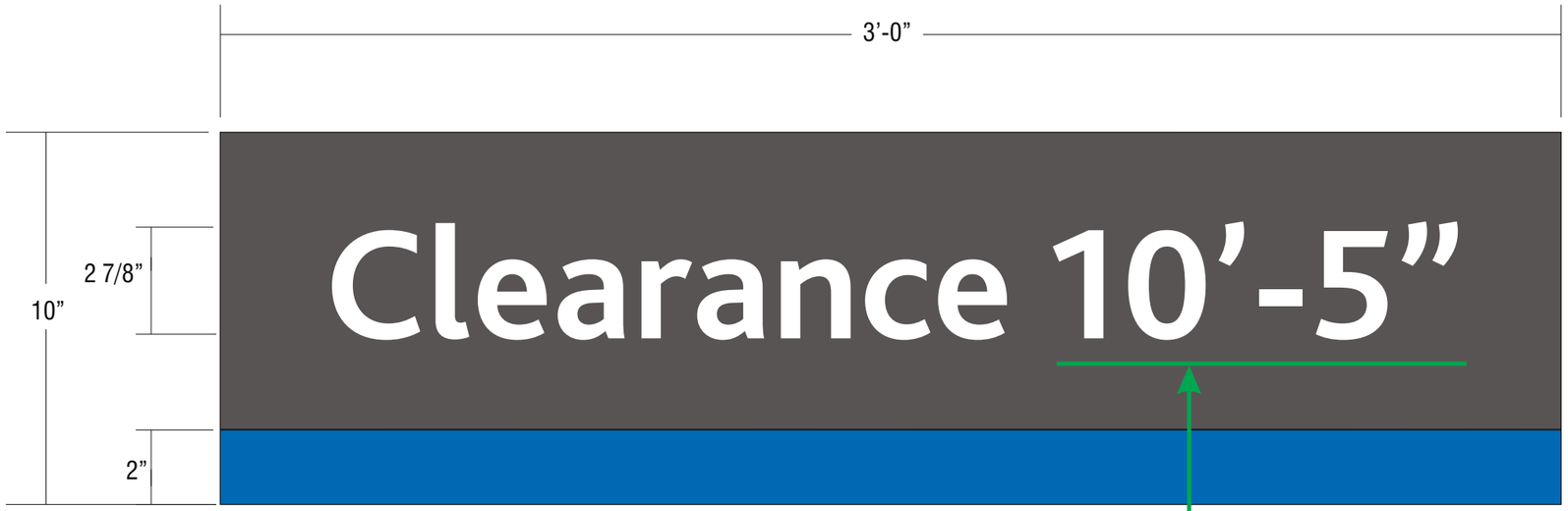
Customer Signature Date

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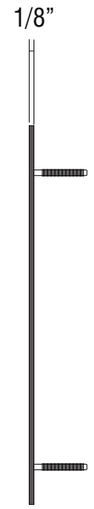
Drawing Number: 18-01613
Project ID: CHASE_730_1
Revision: R19 - 03.11.21



TOP VIEW SCALE: 3”=1’-0”



FRONT VIEW SCALE: 3”=1’-0”



END VIEW
SCALE: 3”=1’-0”

VERIFY HEIGHT DIMENSION PER SITE SURVEY

E.16

SIGN TYPE TC-CL-W

MANUFACTURE AND INSTALL ONE (1) NON-ILLUMINATED S/F CLEARANCE SIGN
FACE: .125” ALUMINUM PAINTED CHASE DARK NICKEL MATTHEWS MP#18248, GLOSS FINISH.
PAINT ACCENT BAND ACROSS BOTTOM CHASE BLUE MP#00366 BLUE (OR PMS #300 BLUE).
“CLEARANCE”: COPY TO BE 3M SCOTCHLITE #680-10 WHITE.
INSTALL: PROVIDE NELSON STUDS OFF BACK SIDE OF ALUM. TO ANCHOR TO WALL SURFACE

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E.17

SIGN TYPE **CHA-TEMP-CS-48X96-SKID**

MANUFACTURE ONE (1) D/F CONSTRUCTION / TEMPORARY SITE SIGN

FACE: 4' x 8' x ½" MDO PLYWOOD, PRIMED AND PAINTED CHASE DARK NICKEL #MP18248 OVERLAY WITH DIGITALLY PRINTED GRAPHIC.

FRAME: 2" x 4" D.F. WOOD FRAMEWORK WITH 3/8" DEEP 9/16 DADO GROOVES FOR FOR FACE TO LOCK INTO. SEE DRAWING ON FOLLOWING PAGES FOR WHICH PARTS. PAINT CHASE DARK NICKEL #MP18248

FRAME ATTACHMENT: USE 3/8" DIA. S.S. MACHINE BOLT FOR BASE ATTACHMENT USE LAG SCREWS TO ATTACH FRAMING TOGETHER.

SAND BAGS: (4) ±40LB SAND BAGS AT EACH BASE CORNER AS SHOWN SIGN INSTALLER TO SUPPLY SAND BAGS.

ARTWORK PATH: P:\Design\2k20\C\Chase Bank\~Typicals\COMING SOON - WE'RE OPEN Construction Sign\Final CSS 8x4.cdr

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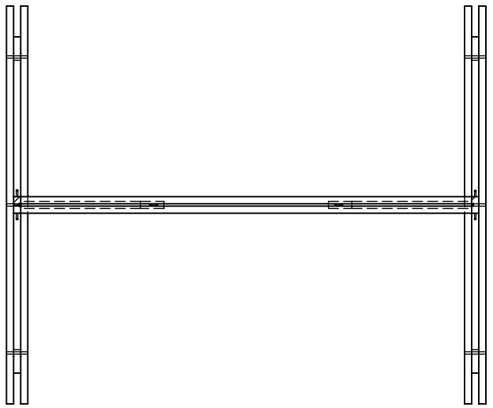
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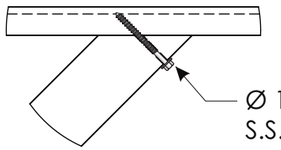
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ITEM NO.	QTY.	DESCRIPTION	LENGTH
1	4	2x4	84
2	2	2x4	84
3	2	2x4	95.25
4	2	2x4 R	42.78
5	4	2x4 R	47.73

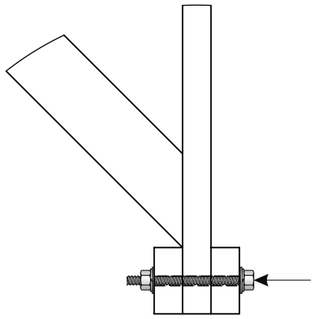
SIGN TYPE **COMING SOON TEMP SIGN**



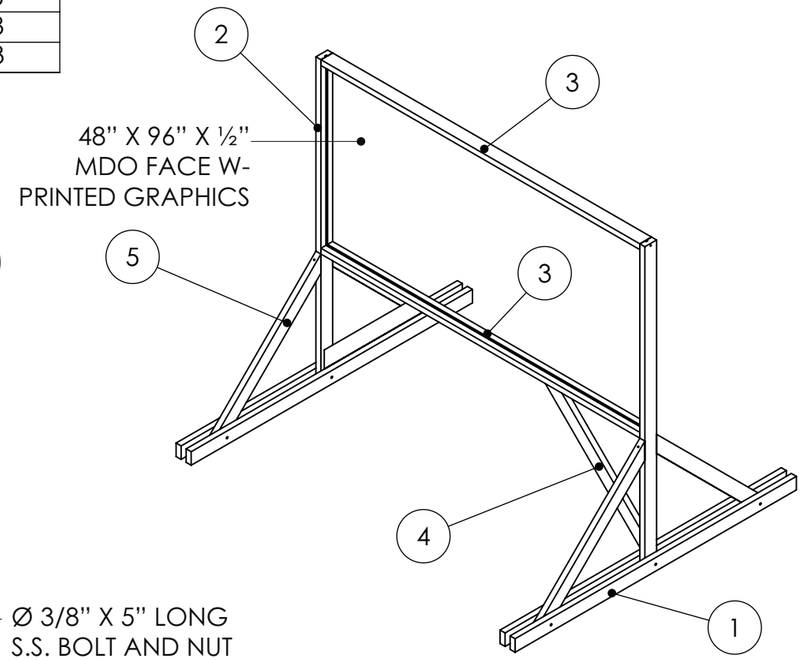
SECTION A-A

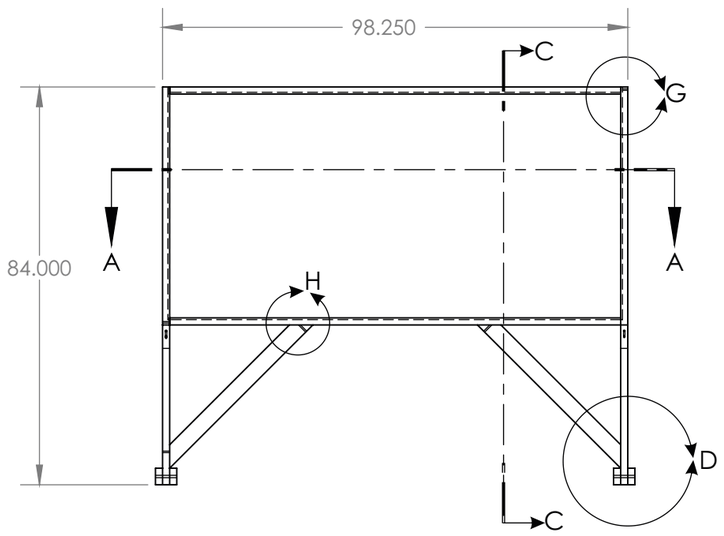


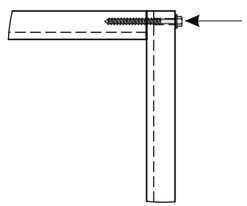
DETAIL H
SCALE 1 : 8



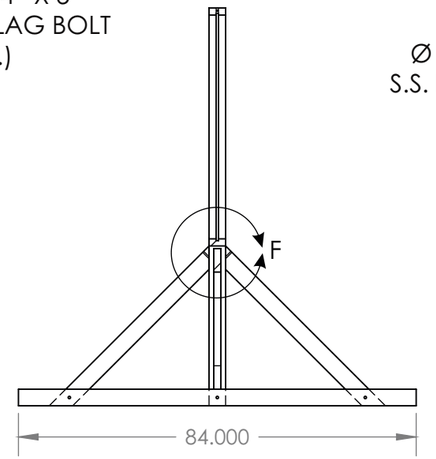
DETAIL D
SCALE 1 : 8



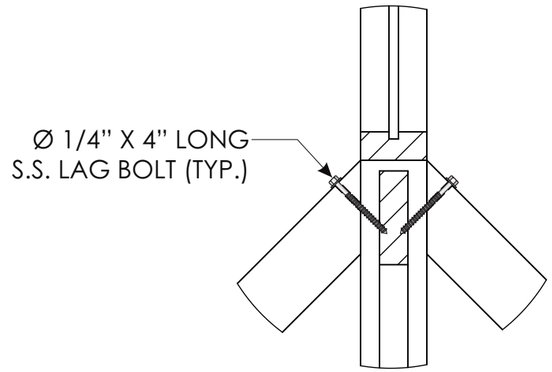




DETAIL G
SCALE 1 : 8



SECTION C-C



DETAIL F
SCALE 1 : 8

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JP Morgan Chase Bank #730

Willowbrook
730 Plainfield Rd.
Willowbrook, IL 60527

Initial Date: 09/14/18
Salesperson: Arthur Navarro
Coordinator: Tracey Pichierri
Designer: bjones
Scale: As noted

CUSTOMER APPROVAL

Customer Signature Date

COPY, COLORS & SIZES

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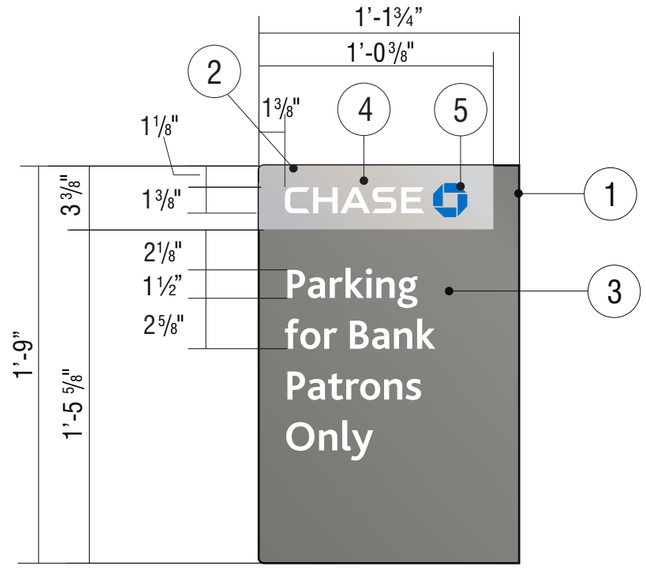
Customer Signature Date

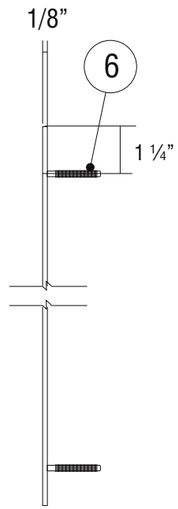
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Drawing Number: 18-01613
Project ID: CHASE_730_1
Revision: R19 - 03.11.21



TOP VIEW SCALE: 1 ½”=1’-0”





FRONT VIEW SCALE: 1½”=1’-0”

END VIEW SCALE: 3”=1’-0”

E.18 **E.19** **E.20**

SIGN TYPE TC-W-A-RE **PARKING FOR BANK PATRONS ONLY**

MANUFACTURE AND INSTALL THREE (3) NON-ILLUMINATED CUSTOM MESSAGE SIGNS

1. .125” ALUMINUM SIGN FACE.
   PAINT FINISH ALL EXPOSED SURFACES MATTHEWS MP#18248, DARK NICKEL GLOSS FINISH.
2. TOP BAND TO BE FIRST SURFACE APPLIED
   3M #180C-220 LIGHT SILVER METALLIC VINYL.
3. SUPPORT COPY TO BE 3M SCOTCHLITE #680-10 WHITE.
4. ”CHASE” TO BE 3M FILM #7725-10 WHITE.
5. OCTAGON TO BE 3M FILM #3632-127 BLUE OVER
   3M FILM #7725-10 WHITE.
6. PROVIDE NELSON STUDS OFF BACK SIDE OF ALUM. TO ANCHOR TO COLUMN.

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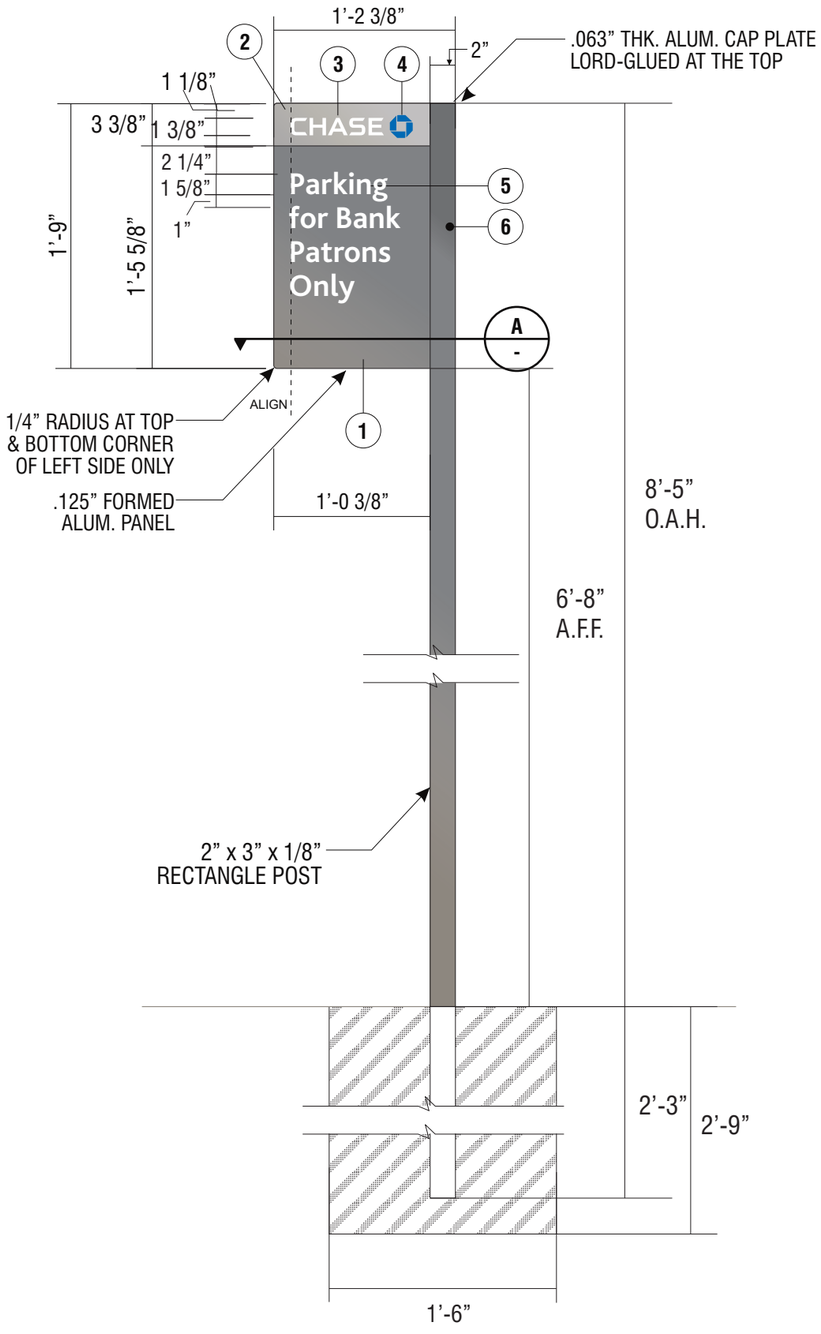
COPY, COLORS & SIZES

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FRONT VIEW
SCALE: 1”=1’-0”

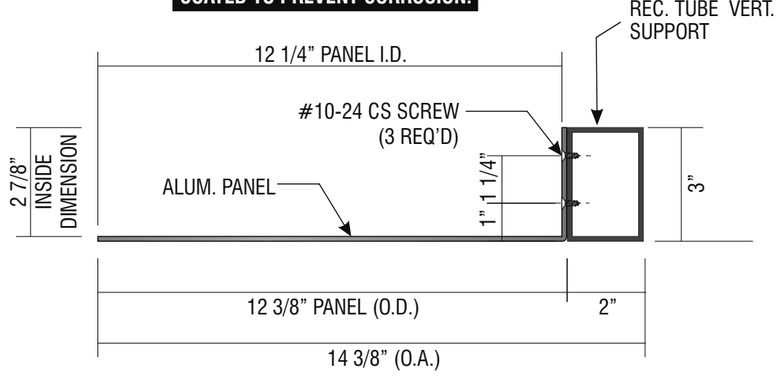
E.21	E.22	E.23	E.24
E.25	E.26	E.27	E.28

SIGN TYPE TC-P-A-RE

MANUFACTURE AND INSTALL EIGHT (8) NON-ILLUMINATED PARKING SIGNS

1. .125” BREAK-FORMED ALUMINUM SIGN FACE.
   PAINT FINISH ALL EXPOSED SURFACES DARK NICKEL MATTHEWS MP #18248, GLOSS FINISH .
   FORM AS SHOWN.
2. TOP BAND - FIRST SURFACE APPLIED - 3M #180C-220 LIGHT SILVER METALLIC VINYL.
3. ”CHASE” - 3M FILM #7725-10 WHITE VINYL.
4. OCTAGON - **3M FILM #3632-127 CHASE BLUE VINYL.**
5. SUPPORT COPY TO BE 3M SCOTCHLITE #680-10 REFLECTIVE WHITE.
6. **2” X 3” X 1/8” X 128”** LONG RECTANGLE ALUM. POST
   W/ .063” THICK ALUM. CAP PLATE @ TOP.

ALL FASTENERS SHALL BE STAINLESS STEEL OR OTHERWISE COATED TO PREVENT CORROSION.



A / - **HORIZONTAL SECTION**
SCALE: 3”=1’-0”

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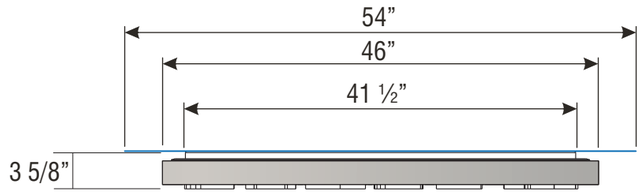
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TOP VIEW SUR-TTW-U-4
SCALE: 3/4" = 1'-0"

STIPPLE FINISH PAINT PROCESS FOR MATTHEWS #MP-18101 CHASE NICKEL:
BASE COAT:* 3-4 MEDIUM COATS OF MAP SVOC2471 FOR BASE COAT.
ALLOW TO AIR DRY 12-24 HRS OR FORCE DRY AT 200 DEG. F. FOR 15MIN.
STIPPLE FINISH COAT:* MIX MAP SVOC1761 WITH CATALYST BUT_*NO*_REDUCER;
SET PRESSURE POT AT 18-20 PSI TANK PRESSURE AND
20-25 PSI ATOMIZING AIR AT THE PAINT GUN -
USE 1.0 TO 1.2 FLUID NOZZLE.
APPLY 5-6 PASSES OF A FINE TIGHT STIPPLE

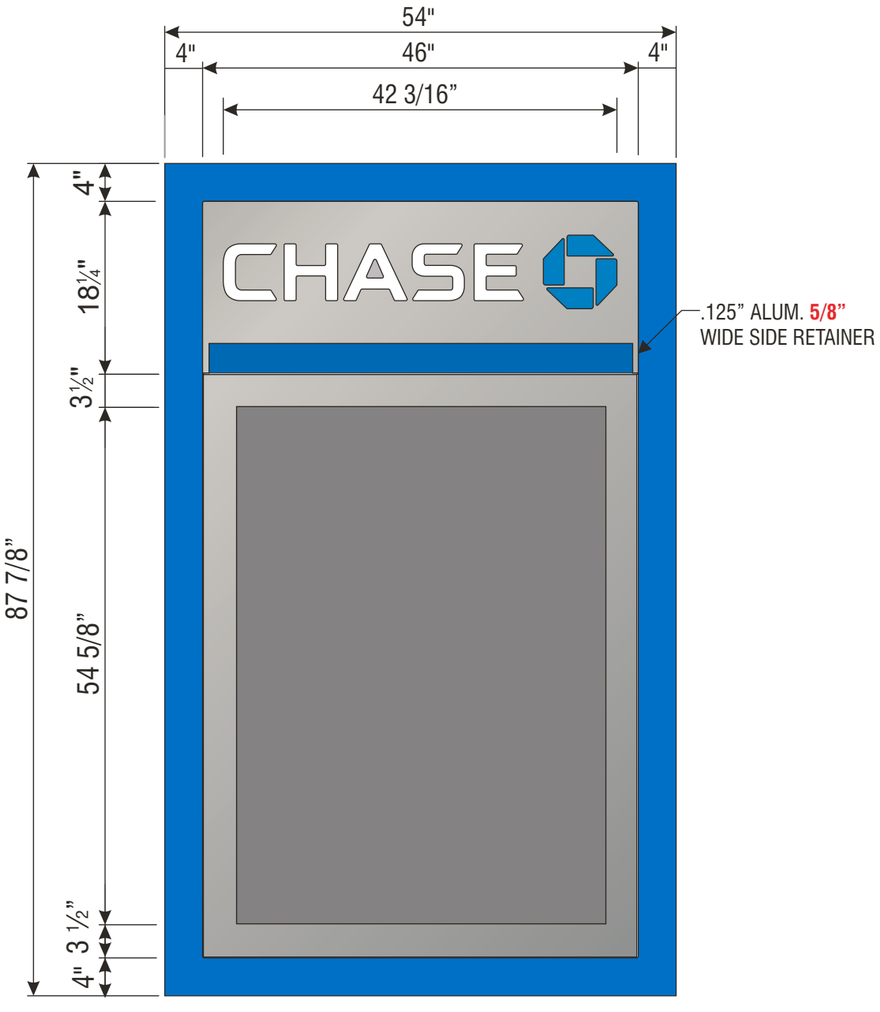
STIPPLE FINISH PAINT PROCESS FOR MATTHEWS #MP-49353 CHASE BLUE METALLIC:
BASE COAT:* 3-4 MEDIUM COATS OF SVOC2472 SP FOR BASE COAT.
ALLOW TO AIR DRY 12-24 HRS OR FORCE DRY AT 200 DEG. F. FOR 15MIN.
STIPPLE FINISH COAT:* MIX MAP SVOC2049 SP WITH CATALYST BUT_*NO*_REDUCER;
SET PRESSURE POT AT 18-20 PSI TANK PRESSURE AND
20-25 PSI ATOMIZING AIR AT THE PAINT GUN -
USE 1.0 TO 1.2 FLUID NOZZLE.
APPLY 5-6 PASSES OF A FINE TIGHT STIPPLE

NOTE: PUSH-THRU ACRYLIC SHALL HAVE A MILL FINISH ON ALL ROUTED EDGES

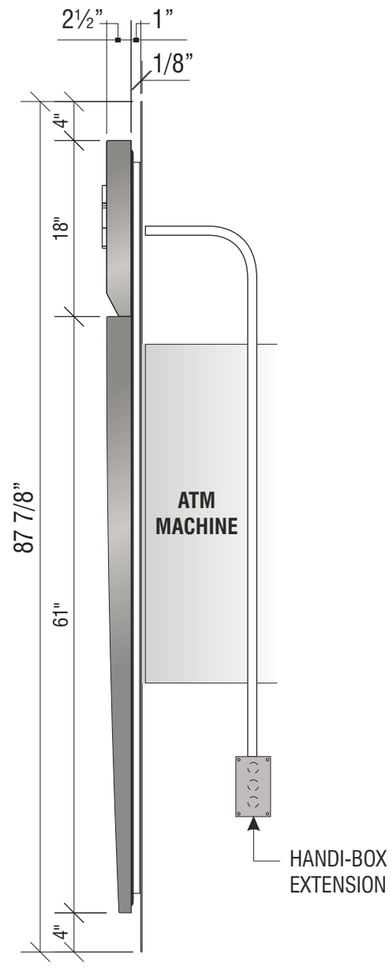
ALL EXPOSED FASTENER HEADS SHALL BE PAINTED TO MATCH THE EXTERIOR CABINET FINISH

SLOAN BLUE LED STRIPE AROUND PERIMETER TO PROVIDE HALO-LIT EFFECT AGAINST BACK PANEL

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FRONT VIEW SCALE: 3/4”=1’-0”



SIDE VIEW



PERSPECTIVE VIEW

E.29 | I.30 | SIGN TYPE | SUR-TTW-U-4-TP

MANUFACTURE AND INSTALL TWO (2) INTERNALLY ILLUMINATED THIN PROFILE ATM SURROUNDS

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JP Morgan Chase Bank #730

Willowbrook
730 Plainfield Rd.
Willowbrook, IL 60527

Initial Date: 09/14/18
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Designer: bjones
Scale: As noted

CUSTOMER APPROVAL

Customer Signature Date

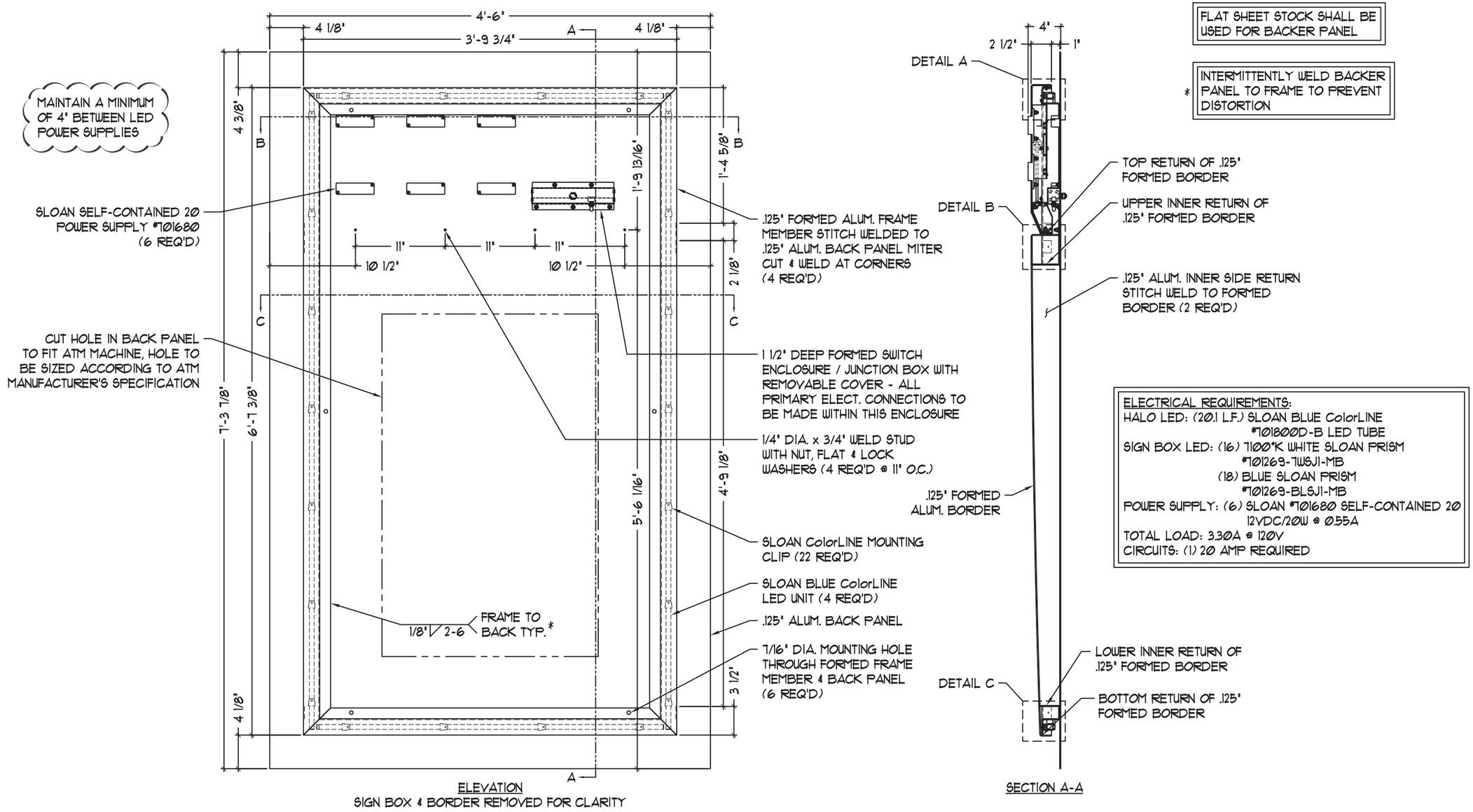
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ELEVATION
SIGN BOX & BORDER REMOVED FOR CLARITY

SECTION A-A

FLAT SHEET STOCK SHALL BE USED FOR BACKER PANEL

* INTERMITTENTLY WELD BACKER PANEL TO FRAME TO PREVENT DISTORTION

ELECTRICAL REQUIREMENTS:
HALO LED: (20.1 L.F.) SLOAN BLUE ColorLINE
#101800D-B LED TUBE
SIGN BOX LED: (16) 7100°K WHITE SLOAN PRISM
#101269-7W5J1-MB
(18) BLUE SLOAN PRISM
#101269-BL5J1-MB
POWER SUPPLY: (6) SLOAN #101680 SELF-CONTAINED 20
12VDC/20W @ 0.55A
TOTAL LOAD: 3.30A @ 120V
CIRCUITS: (1) 20 AMP REQUIRED

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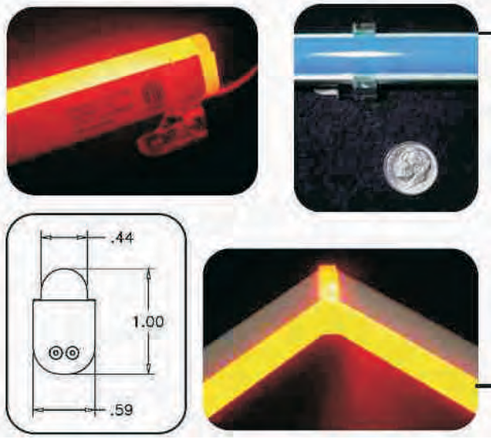
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ColorLINE

The Ultimate LED Border Tube



- Super Bright
- Profile Similar to Neon
- Lit, Mitered Corners
- Fully Compatible with All SloanLED 12 VDC Products

COLORLINE SIZES AND CUT LENGTHS:

- (3) EA. #701800-COLOR-8 (96 ½" LONG)
- MAKE VERTICAL TUBES FROM (2) 96 ½" PARTS.
- MAKE HORIZONTAL TUBES FROM (1) 96 ½" PART.
- EACH PART MUST HAVE A FACTORY RUBBER END.
- ONCE PLASTIC CAP IS ATTACHED TO THE CUT SIDE, THE TUBE WILL FINISH AT **77 5/32"** FOR VERTICAL IN LENGTH INCLUDING CAP.
  THE TUBE WILL FINISH AT **45 3/16"** FOR HORIZONTAL IN LENGTH INCLUDING CAP.

Item Description	Part # (Tube)	Actual Tube Length	Cut Increments	Power per Foot (Meter)	LEDs per Foot (Meter)	Limited Warranty
2' Tube	701800-Color-2	24 1/2" (62cm)	2.4" (6cm)	2.28W (7.5W)	20 (66)	Warm Colors: 5 Year
4' Tube	701800-Color-4	48 1/2" (123cm)	2.4" (6cm)	2.28W (7.5W)	20 (66)	
6' Tube	701800-Color-6	72 1/2" (184cm)	2.4" (6cm)	2.28W (7.5W)	20 (66)	Cool Colors: 3 Year
8' Tube	701800-Color-8	96 1/2" (245cm)	2.4" (6cm)	2.28W (7.5W)	20 (66)	
Warm Colors: Red, Orange, Yellow			Cool Colors: Blue, Green, White			

Feet (Meter) per 12VDC Power Supply

SloanLED Power Supply	Self Contained 20	Modular 60	Quad 240
ColorLINE # Feet (Meters)	8 (2.5)	24 (7.5)	96 (30) 24 (7.5) per leg

SLOAN 12V POWER UNIT



MODULAR 60 SPEC'S P/N 701507-MOD



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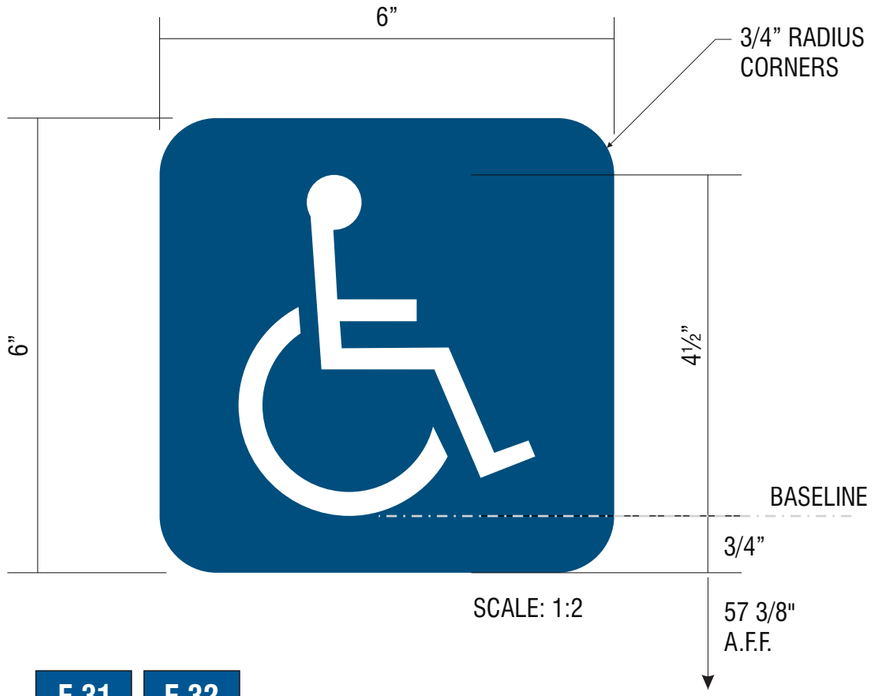
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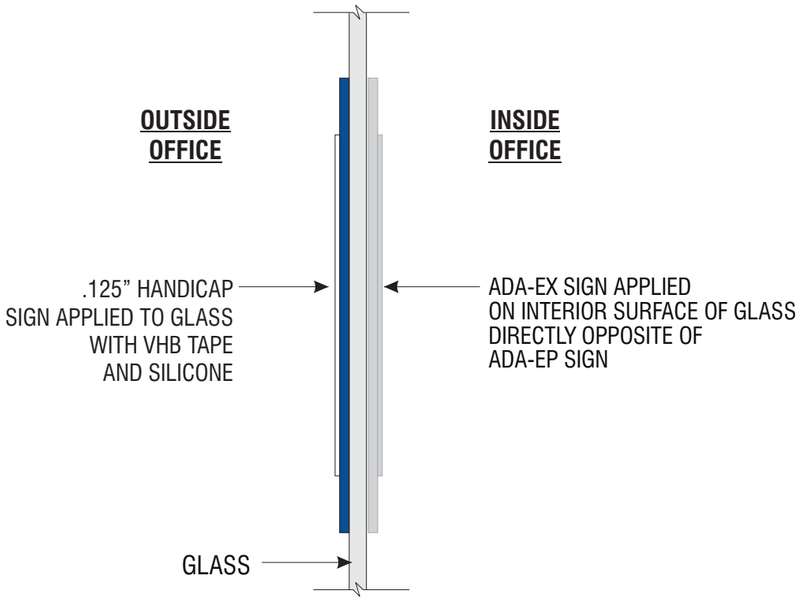
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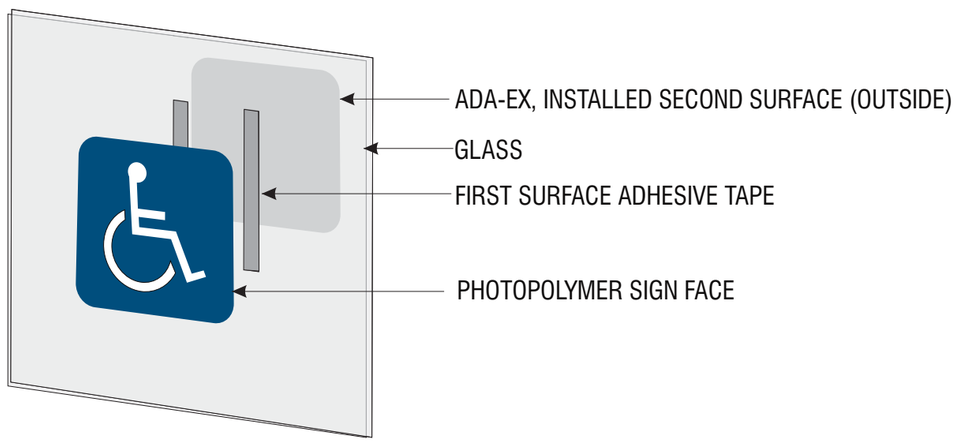


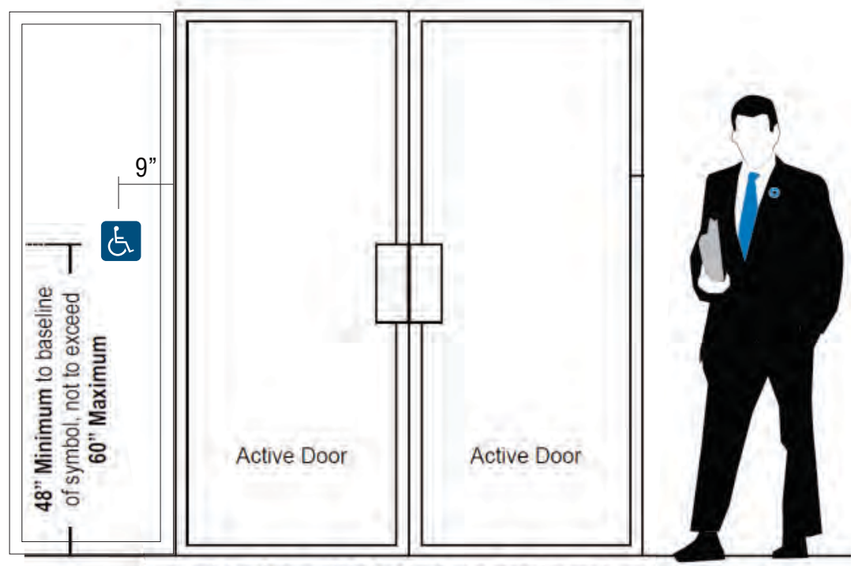
E.31 **E.32**

SIGN TYPE **ADA-EP** ***ACCESSIBLE BUILDING ENTRANCE - A02***

MANUFACTURE AND INSTALL TWO (2) ADA STANDARD ENTRANCE PLAQUES

FACE: 1/8” BLUE GRAVOTAC #341-501V, SATIN NON-GLARE FINISH.
ISA SYMBOL: 1/32” RAISED, BRIGHT WHITE GRAVOTAC.
BRAILLE: 1/32” RAISED CLEAR BEAD, MAXIMUM 1/16" DIA.
INSTALL: MOUNT TO LATCH SIDE OF DOOR WITH VHB TAPE AND SILCONE.





Double door with both doors active, sign is mounted to the left of the left side door

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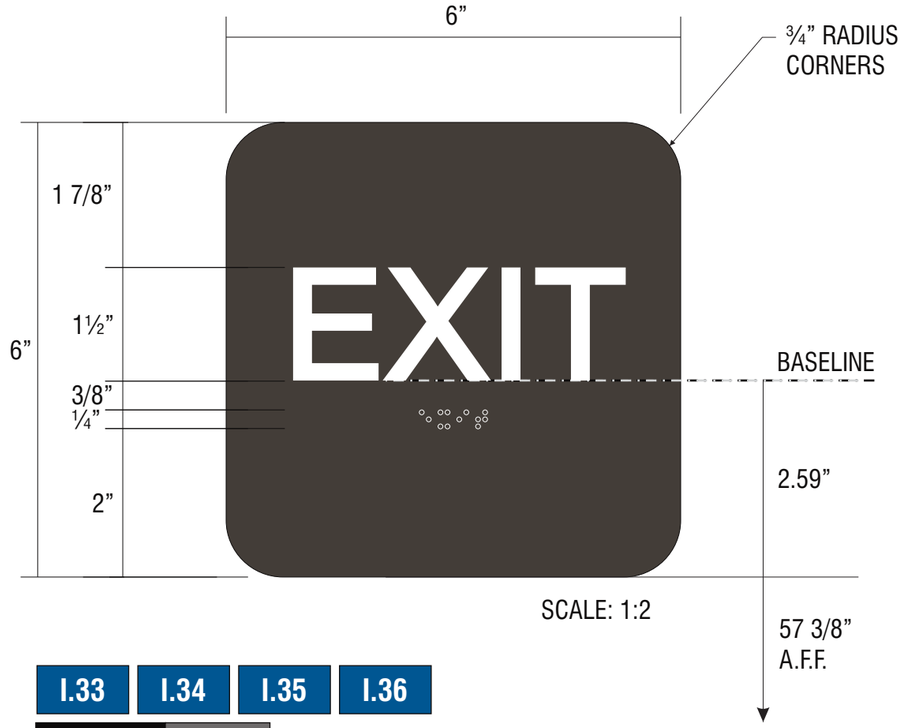
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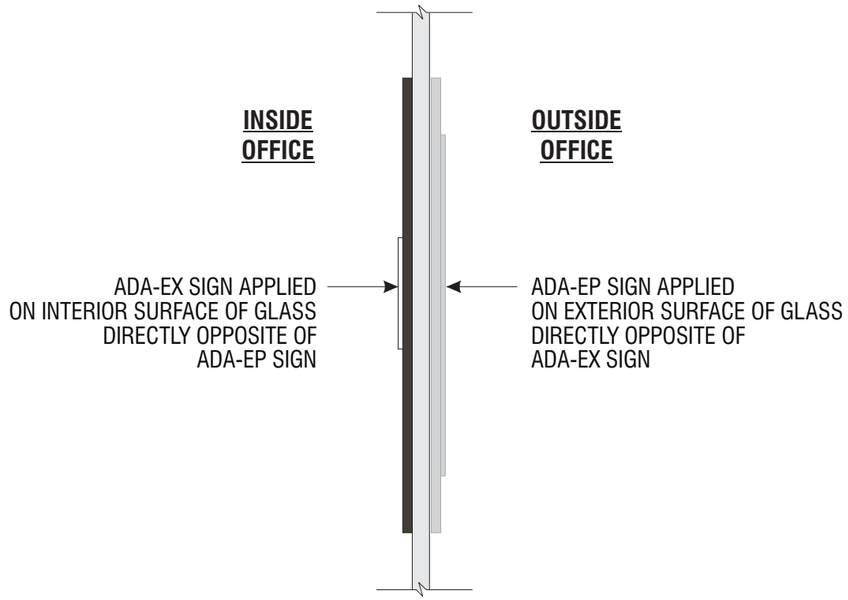
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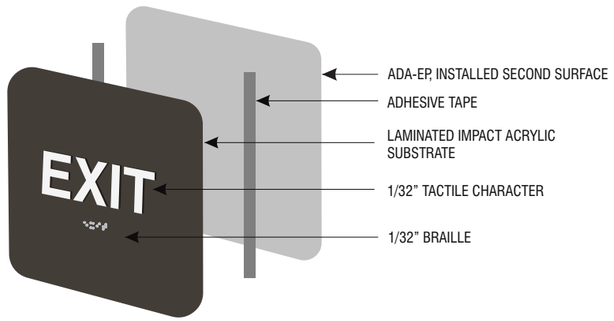


I.33 **I.34** **I.35** **I.36**

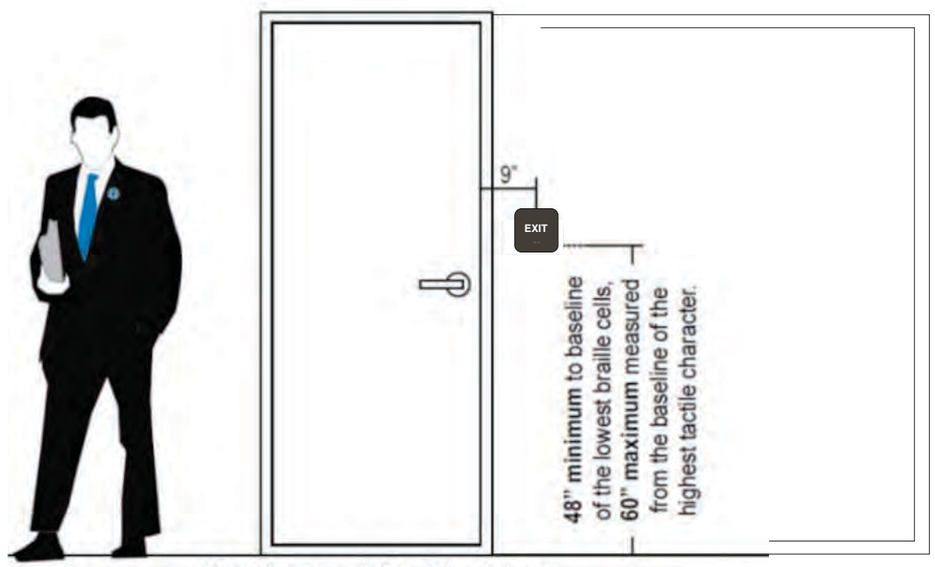
SIGN TYPE **ADA-EX** ***EXIT DOOR SIGNAGE - A13***

MANUFACTURE AND INSTALL FOUR (4) ADA STANDARD EXIT PLAQUES

FACE: 1/8” GRAVOTAC CHARCOAL GREY, SATIN NON-GLARE FINISH.
COPY: 1/32” RAISED, BRIGHT WHITE GRAVOTAC. HELVETICA REGULAR TT FONT.
BRAILLE: 1/32” RAISED CLEAR BEAD, MAXIMUM 1/16" DIA.
INSTALL: MOUNT TO LATCH SIDE OF DOOR WITH VHB TAPE AND SILCONE.



TYPICAL FABRICATION DETAIL NTS



If latch is on right side of door, sign installed on right side

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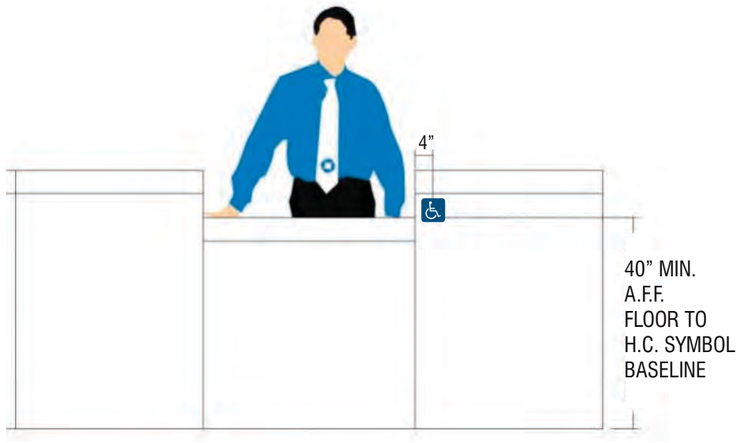
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FRONT VIEW SCALE: 3/8”=1”



TYPICAL INSTALLATION - NO BULLET-RESISTANT GLASS SCALE: 1/2”=1’-0”

I.37

SIGN TYPE **ADA-TW** ***ACCESSIBLE TELLER WINDOW - A14***

MANUFACTURE AND INSTALL ONE (1) ADA ACCESSIBILITY PLAQUE

FACE: 1/8” BLUE GRAVOTAC #341-501V, SATIN NON-GLARE FINISH.
ISA SYMBOL: 1/32” RAISED, BRIGHT WHITE GRAVOTAC.
INSTALL: MOUNT AT ACCESSIBLE TELLER LINE, AS SHOWN, WITH VHB TAPE AND SILCONE.

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CUSTOMER APPROVAL

Customer Signature Date

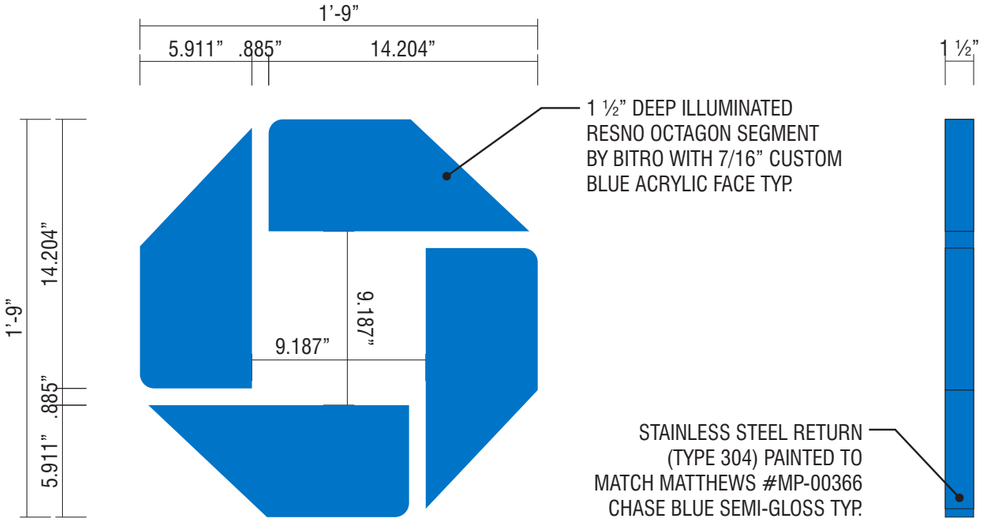
COPY, COLORS & SIZES

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Customer Signature Date

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Drawing Number: 18-01613
Project ID: CHASE_730_1
Revision: R19 - 03.11.21



FRONT VIEW SCALE: 1 1/2"=1'-0"

SIDE VIEW
SCALE: 1 1/2"=1'-0"

I.38

SIGN TYPE OCT-21-INT **BLUE BITRO**

MANUFACTURE AND INSTALL ONE (1) INTERNALLY-ILLUMINATED OCTAGON

GENERAL NOTES:

1. DESIGN IS BASED ON A 5 PSF LATERAL LOAD FOR INTERIOR APPLICATIONS PER IBC 2015. SEISMIC DESIGN CATEGORY D.
2. THE CUSTOMER'S BUILDING ENGINEER IS TO DETERMINE THE ADEQUACY OF THE SUPPORTING STRUCTURE.
3. ALL FASTENERS SHALL BE STAINLESS STEEL OR ZINC COATED TO PREVENT CORROSION.
4. J.P. MORGAN CHASE WILL NOT BE RESPONSIBLE FOR THE SAFETY ON THIS JOB SITE BEFORE, DURING OR AFTER INSTALLATION OF THIS STRUCTURE. IT IS THE RESPONSIBILITY OF THE CONTRACTORS AND INSTALLERS TO ENSURE THAT THE INSTALLATION AND ERECTION OF THIS STRUCTURE IS PERFORMED USING METHODS THAT ARE IN FULL COMPLIANCE WITH OSHA REGULATIONS.
5. ANY DEVIATION FROM THIS DESIGN OR FROM ANY PART OF THIS DRAWING, INCLUDING THE GENERAL NOTES, WITHOUT PRIOR WRITTEN CONSENT FROM J.P. MORGAN CHASE VOIDS THIS DRAWING IN ITS ENTIRETY.
6. THE STRUCTURE DESIGNED ON THIS DRAWING IS PROTOTYPICAL AND SHOULD NOT BE USED FOR SITE SPECIFIC APPLICATIONS UNLESS DEEMED SUITABLE BY A COMPETENT PROFESSIONAL ENGINEER.



TYPICAL INTERIOR ELEVATION NOT TO SCALE

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MEMBER MEMBER OF CESA

JP Morgan Chase Bank #730

Willowbrook
730 Plainfield Rd.
Willowbrook, IL 60527

Initial Date: 09/14/18
Salesperson: Arthur Navarro
Coordinator: Tracey Pichierri
Designer: bjones
Scale: As noted

CUSTOMER APPROVAL

Customer Signature Date

COPY, COLORS & SIZES

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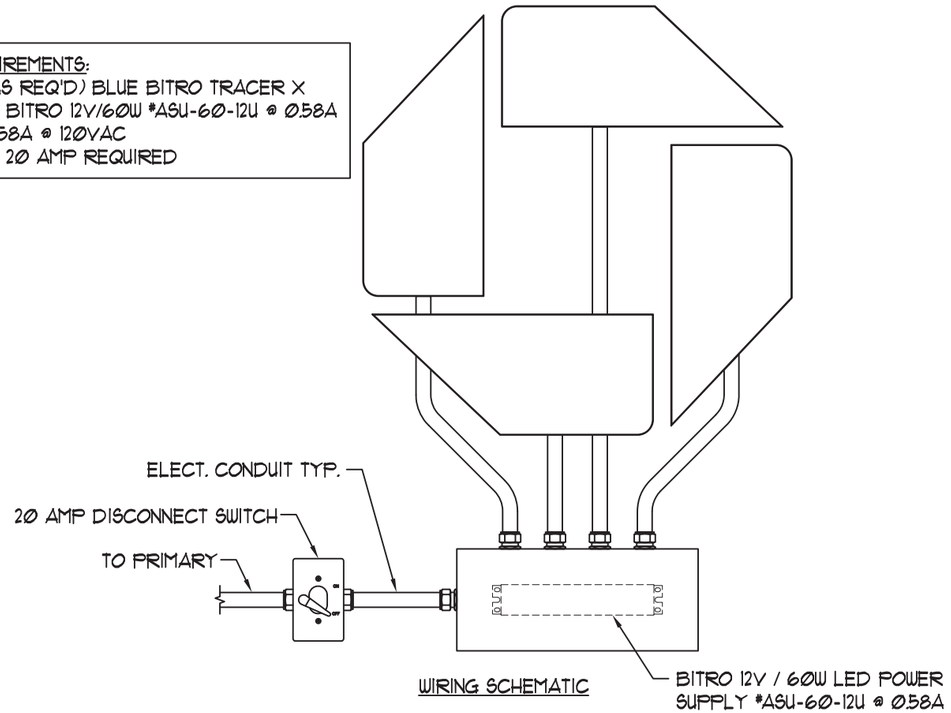
Customer Signature Date

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Drawing Number: 18-01613
Project ID: CHASE_730_1
Revision: R19 - 03.11.21

ELECTRICAL REQUIREMENTS:

LED:	(AS REQ'D) BLUE BITRO TRACER X
POWER SUPPLY:	(1) BITRO 12V/60W #ASU-60-12U @ 0.58A
TOTAL LOAD:	0.58A @ 120VAC
CIRCUITS:	(1) 20 AMP REQUIRED

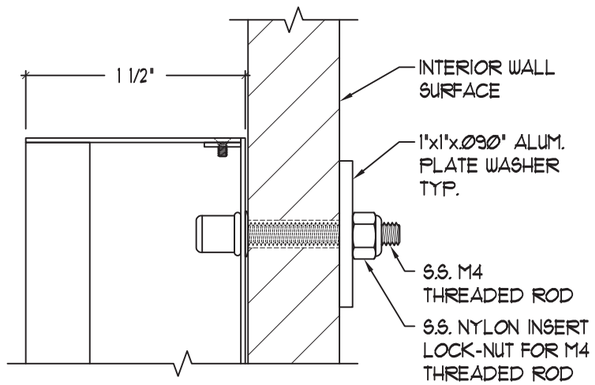


WIRING SCHEMATIC

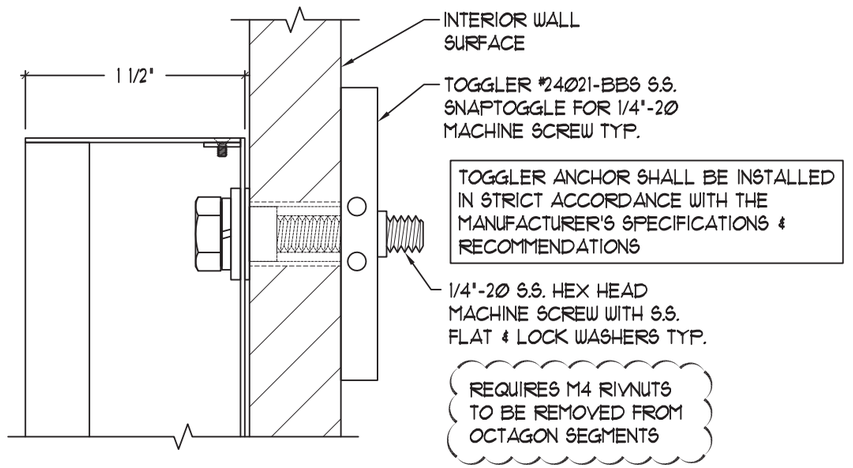
INTERIOR APPLICATION ONLY

ALL EXPOSED FASTENER HEADS SHALL BE PAINTED TO MATCH THE EXTERIOR CABINET FINISH

OCTAGON SHALL BE WIRED TO A REMOTELY MOUNTED POWER SUPPLY



INSTALLATION DETAIL - HAVING REAR ACCESS



INSTALLATION DETAIL - NO REAR ACCESS

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Customer Signature Date

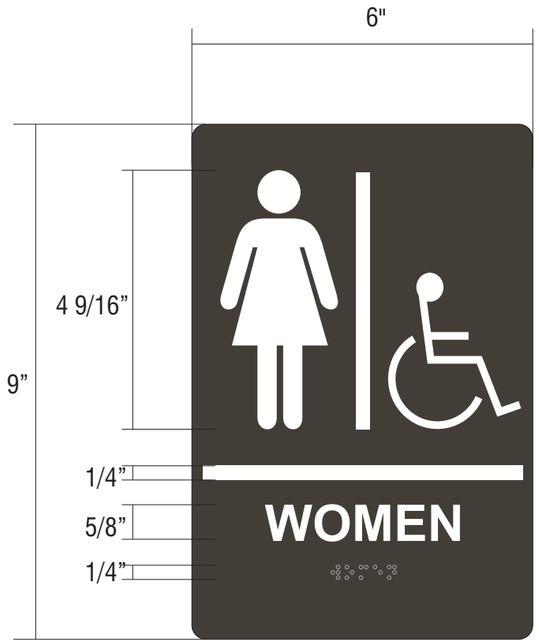
COPY, COLORS & SIZES

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Customer Signature Date

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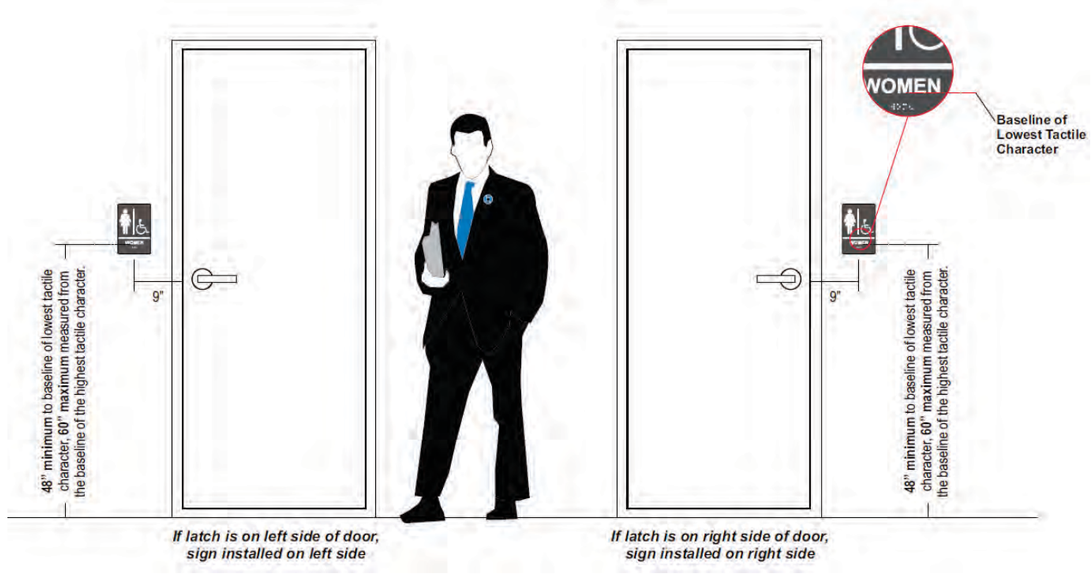
FRONT VIEW SCALE: 3/8”=1”

I.42

SIGN TYPE **ADA-RRW-A-G** ***FOR RESTROOMS THAT ARE ACCESSIBLE - A09***

MANUFACTURE AND INSTALL ONE (1) ADA WOMEN RESTROOM SIGN

FACE: 1/8” GRAVOTAC CHARCOAL GREY, SATIN NON-GLARE FINISH.
COPY: 1/32” RAISED, BRIGHT WHITE GRAVOTAC. HELVETICA REGULAR TT FONT.
BRAILLE: 1/32” RAISED CLEAR BEAD, MAXIMUM 1/16" DIA.
INSTALL: MOUNT TO LATCH SIDE OF DOOR WITH VHB TAPE AND SILCONE.



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Designer: bjones
Scale: As noted

CUSTOMER APPROVAL

Customer Signature Date

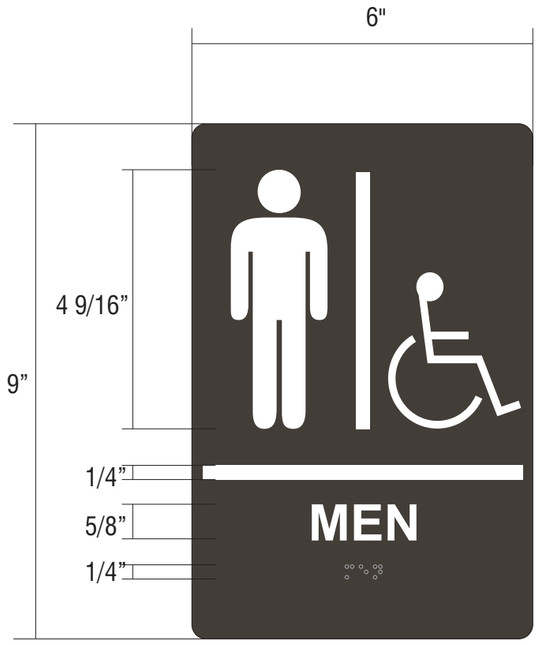
COPY, COLORS & SIZES

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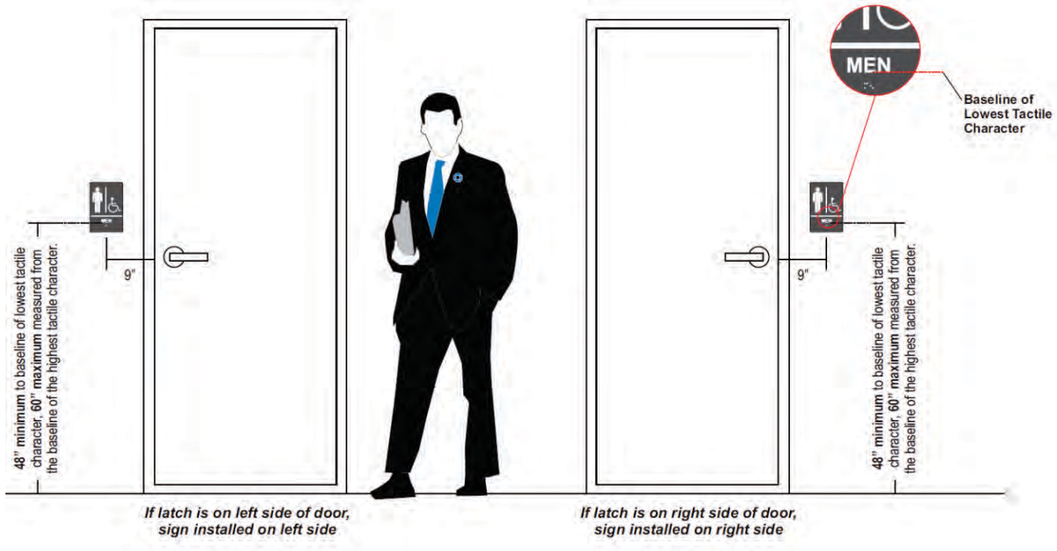
FRONT VIEW SCALE: 3/8”=1”

I.43

SIGN TYPE **ADA-RRM-A-G** ***FOR RESTROOMS THAT ARE ACCESSIBLE - A09***

MANUFACTURE AND INSTALL ONE (1) ADA MEN RESTROOM SIGN

FACE: 1/8” GRAVOTAC CHARCOAL GREY, SATIN NON-GLARE FINISH.
COPY: 1/32” RAISED, BRIGHT WHITE GRAVOTAC. HELVETICA REGULAR TT FONT.
BRAILLE: 1/32” RAISED CLEAR BEAD, MAXIMUM 1/16" DIA.
INSTALL: MOUNT TO LATCH SIDE OF DOOR WITH VHB TAPE AND SILCONE.



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Coordinator: Tracey Pichierri
Designer: bjones
Scale: As noted

CUSTOMER APPROVAL

Customer Signature Date

COPY, COLORS & SIZES

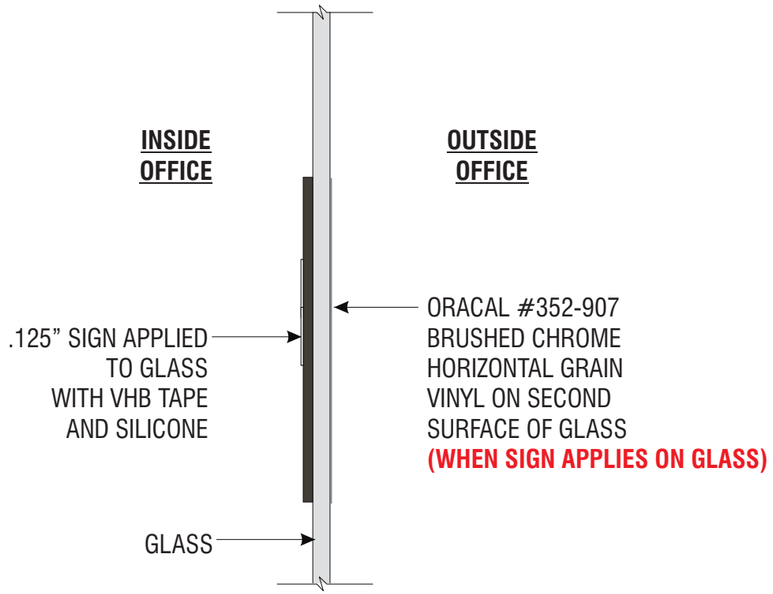
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Customer Signature Date

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Project ID: CHASE_730_1
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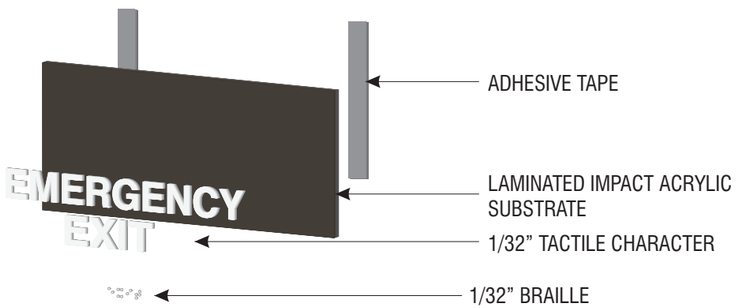
I.44

SIGN TYPE ADA-EEX EMERGENCY EXIT ***PERMANENT EMERGENCY EXIT DOOR SIGNAGE - A13E***

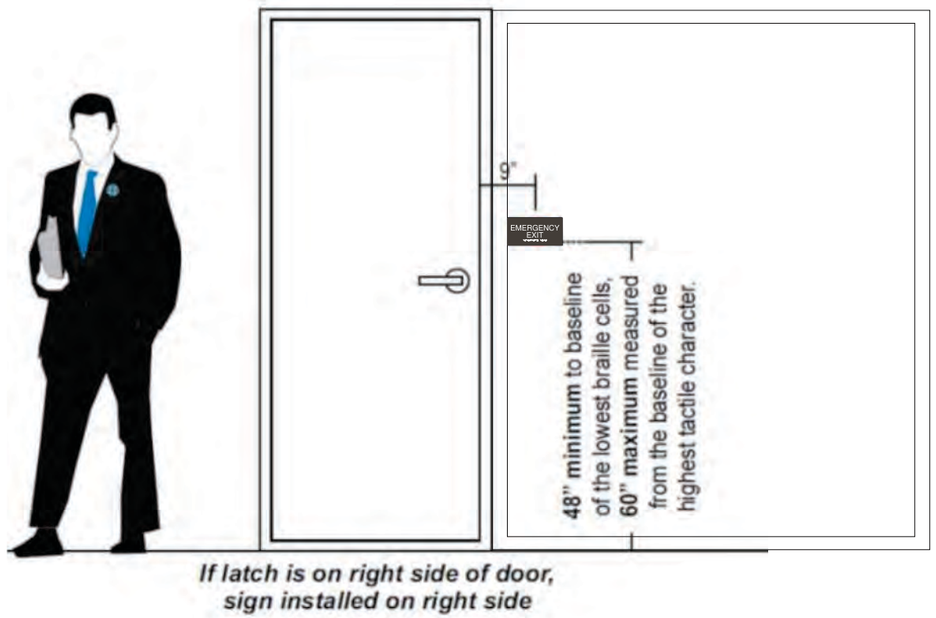
MANUFACTURE AND INSTALL ONE (1) DOOR IDENTIFICATION PLAQUE

FACE: 1/8” GRAVOTAC CHARCOAL GREY, SATIN NON-GLARE FINISH.
COPY: 1/32” RAISED, BRIGHT WHITE GRAVOTAC. HELVETICA REGULAR TT FONT.
BRAILLE: GRADE II STANDARD, 1/32” RAISED CLEAR BEAD, MAXIMUM 1/16" DIA.
INSTALL: MOUNT TO LATCH SIDE OF DOOR WITH VHB TAPE AND SILCONE.

WHEN SIGN APPLIES ON GLASS: APPLY LAYER OF 6” X 6” ORACAL #352-907 BRUSHED CHROME HORIZONTAL GRAIN VINYL ON SECOND SURFACE OF GLASS (CUT SHAPE TO MATCH FRONT PLAQUE)



TYPICAL FABRICATION DETAIL NTS



If latch is on right side of door, sign installed on right side

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MEMBER MEMBER OF

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Coordinator: Tracey Pichierri
Designer: bjones
Scale: As noted

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Customer Signature Date

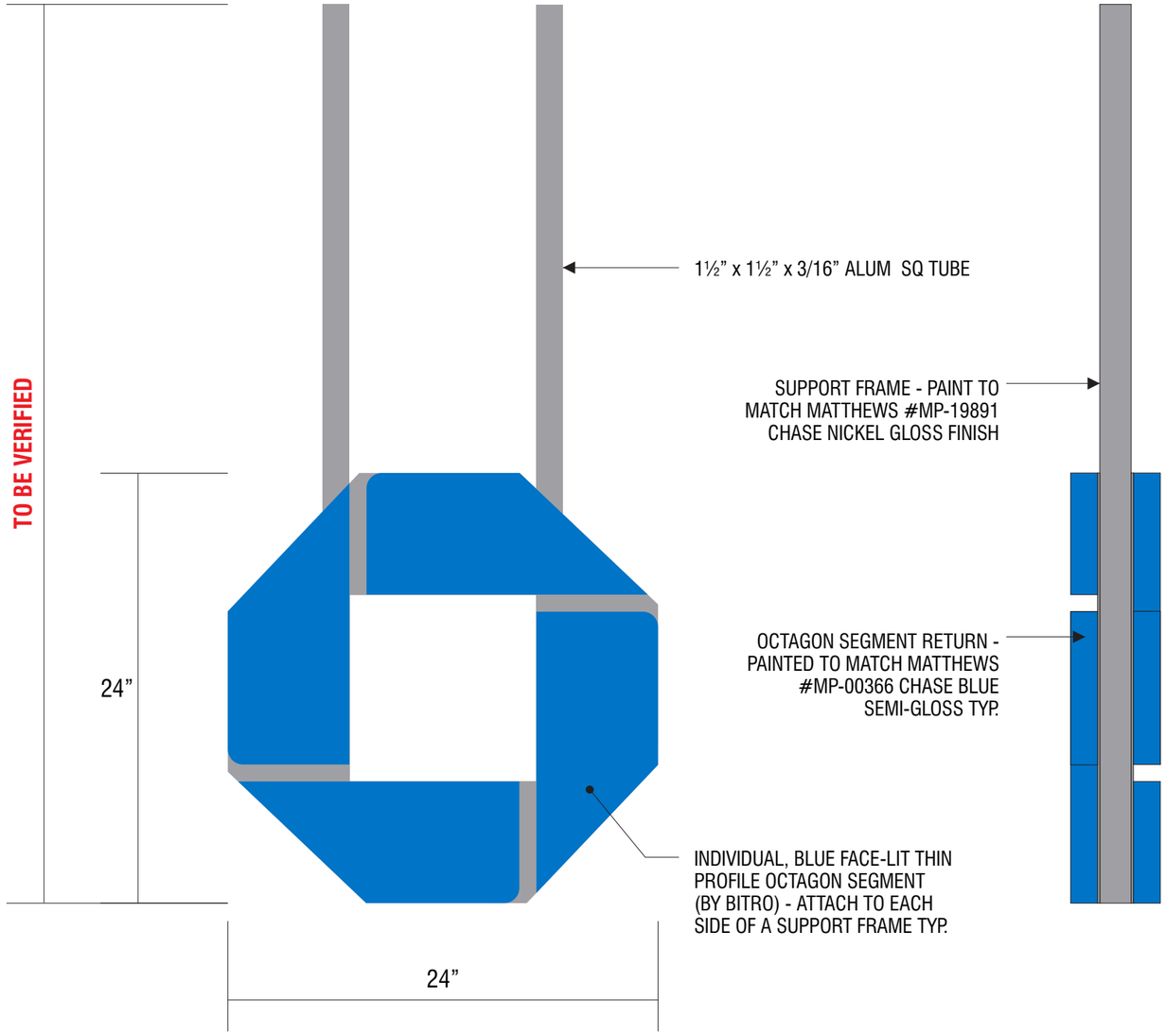
COPY, COLORS & SIZES

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Customer Signature Date

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Drawing Number: 18-01613
Project ID: CHASE_730_1
Revision: R19 - 03.11.21



ELEVATION SCALE: 1 1/2” = 1’-0”

I.45 **SIGN TYPE** **OCT-TP-H-24** **ATTACHMENTS TO BE VERIFIED**

MANUFACTURE AND INSTALL ONE (1) INTERNALLY-ILLUMINATED CEILING-HUNG BLUE BITRO OCTAGON

General Notes:

1. Design is based on a 5 psf lateral load for interior applications per IBC 2015. Seismic Design Category D.
2. The customer's building engineer is to determine the adequacy of the supporting structure.
3. Extruded aluminum shapes shall be 6061-T6 alloy. Aluminum sheet shall be 3003-H14 alloy. Aluminum plate shall be 5052-H34 alloy.
4. All welds shall be made using 5356 filler for aluminum by persons qualified in accordance with AWS standards within the past two years.
5. All fasteners shall be stainless steel or zinc coated to prevent corrosion.
6. J.P. Morgan Chase will not be responsible for the safety on this job site before, during or after installation of this structure. It is the responsibility of the contractors and installers to ensure that the installation and erection of this structure is performed using methods that are in full compliance with OSHA regulations.
7. Any deviation from this design or from any part of this drawing, including the General Notes, without prior written consent from J.P. Morgan Chase voids this drawing in its entirety.
8. The structure designed on this drawing is prototypical and should not be used for site specific applications unless deemed suitable by a Competent Professional Engineer.

INTERIOR APPLICATION ONLY

ALL EXPOSED FASTENER HEADS SHALL BE PAINTED TO MATCH THE EXTERIOR CABINET FINISH

- ILLUMINATED OCTAGON SEGMENTS SHALL BE WIRED TO A REMOTELY MOUNTED 12V / 60W POWER SUPPLY
- 12V / 60W POWER SUPPLY & QUANTITY SHALL BE AS SPECIFIED BY BITRO GROUP

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MEMBER OF CESA

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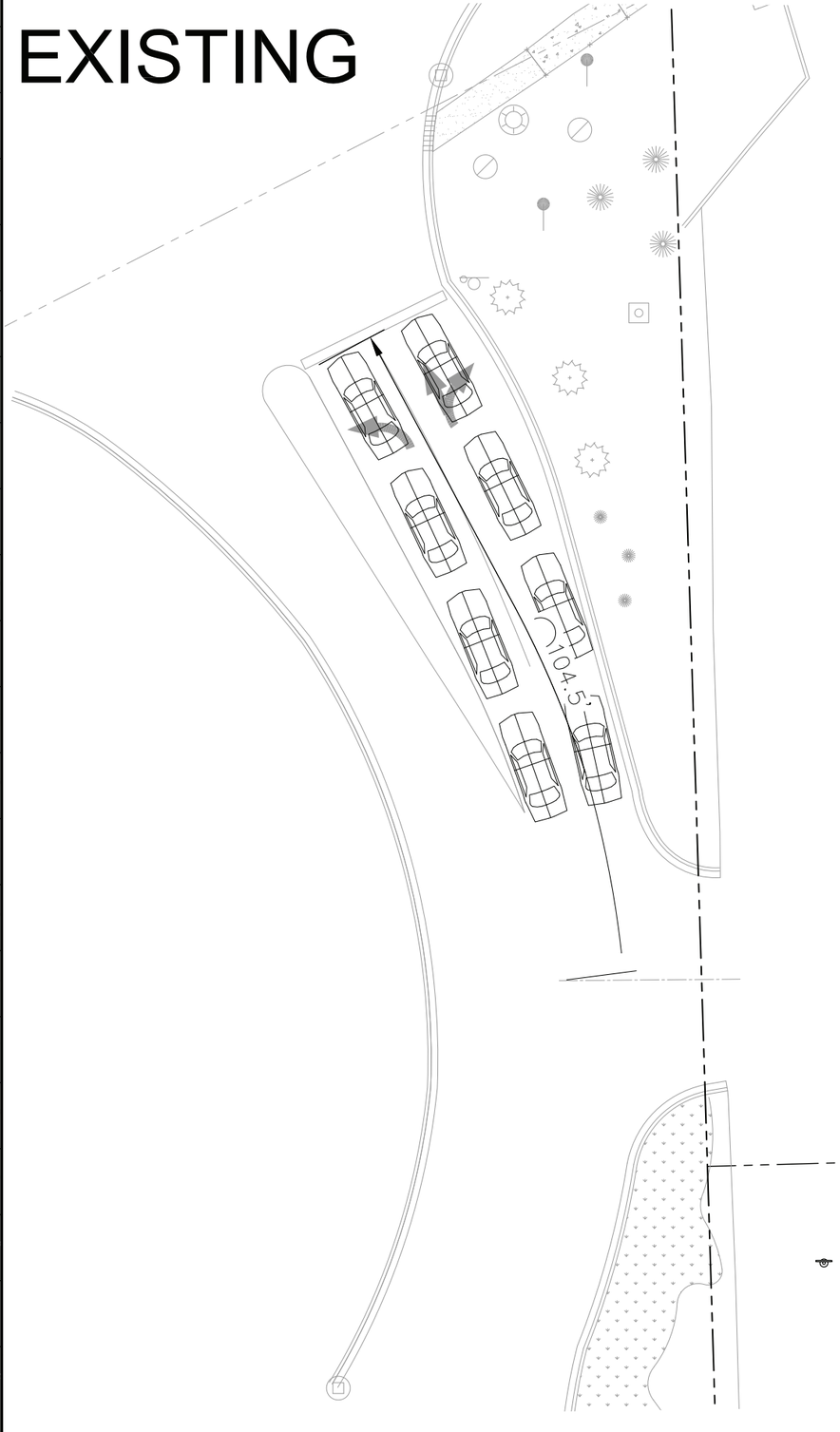
Customer Signature Date

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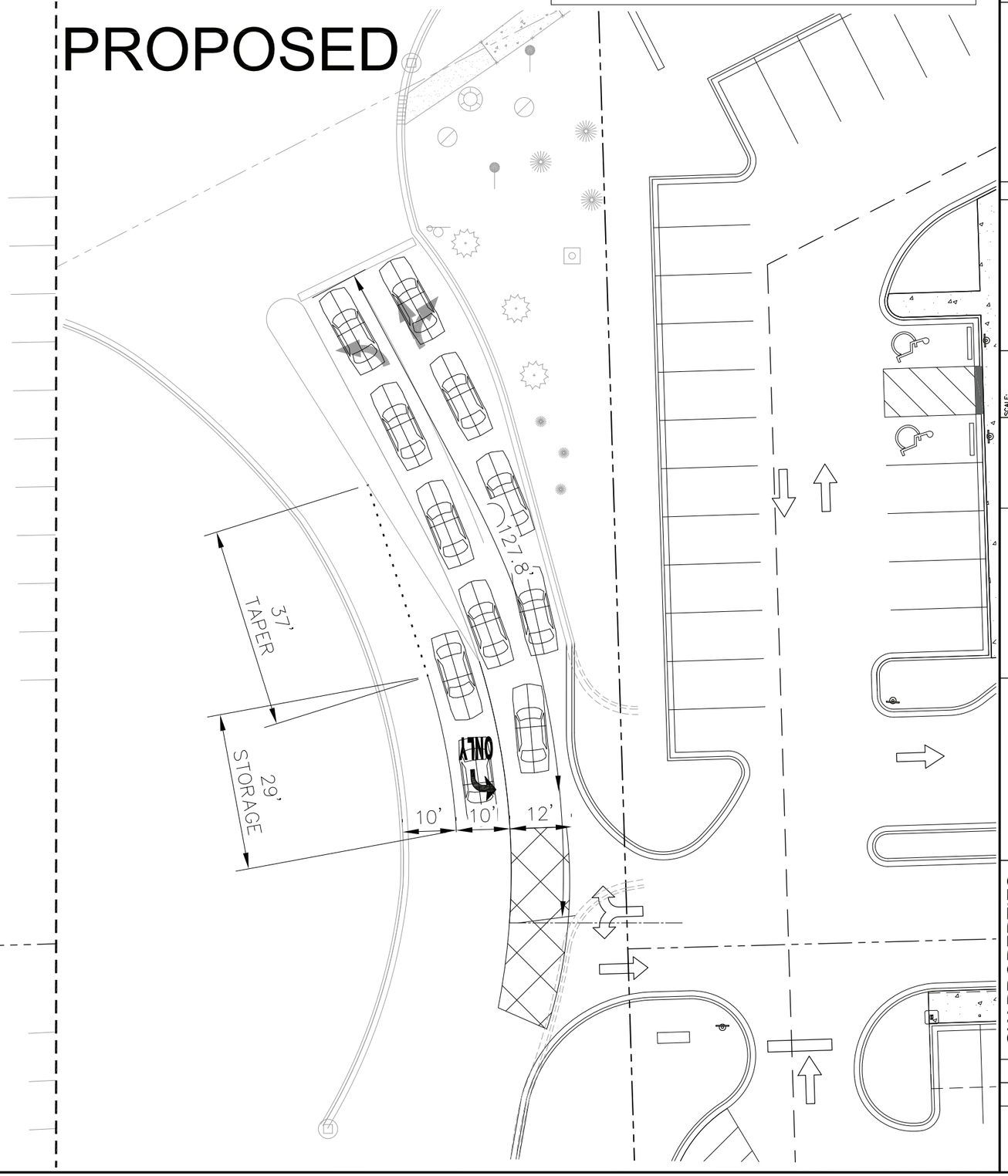
Drawing Number: 18-01613
Project ID: CHASE_730_1
Revision: R19 - 03.11.21

Attachment 14
Stacking Exhibit (1 sheet)

EXISTING



PROPOSED



TYPICAL DIMENSIONS OF EXHIBITED CARS
CAR 16.6' x 5.7'
NOTE: CARS ARE SPACED OUT APPROXIMATELY 20' FROM THE NOSE OF EACH ADJACENT PASSENGER CAR

GRAPHIC SCALE IN FEET
0 5 10 20

NORTH

No.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	01/21/21	INS

Kimley»Horn

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4201 WINFIELD RD, SUITE 600,
WARRENVILLE, IL 60555
PHONE: 630-487-3550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: INS
CHECKED BY: EJT

STACKING EXHIBIT

GW PROPERTIES
PUD PLANS

735 PLAINFIELD ROAD
WILLOWBROOK, IL 60527

ORIGINAL ISSUE: 12/15/2020
KHA PROJECT NO. 168726009
SHEET NUMBER
EXH.

Drawing name: K:\CHS_LDEV\168726009_GW Properties_735_Plainfield_Willowbrook_IL\2 Design\CAD\Exhibits\2021-0210 Left Access Stacking Exhibit.dwg Layout1 Feb 12, 2021 9:18am by: Ian Spence
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Attachment 15
Plainfield Road Access Exhibit (1 sheet)

Drawing name: K:\CHS_LDEV\168726009_GW Properties_735_Plainfield_Willowbrook_IL\2 Design\CAD\Exhibits\2021-0224 RIRO Exhibit.dwg Layout1 Feb 24, 2021 10:29am by: Eric.Tracy
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GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

EXH.	GW PROPERTIES PUD PLANS 735 PLAINFIELD ROAD WILLOWBROOK, IL 60527	PLAINFIELD ACCESS EXHIBIT	
SHEET NUMBER	KHA PROJECT NO. 168726009	ORIGINAL ISSUE: 12/15/2020	

SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: INS
CHECKED BY: EJT

Kimley»Horn

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4201 WINFIELD ROAD, SUITE 600,
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE COMMENTS	01/21/21	INS

Attachment 16

Traffic Regulation Agreement Including Traffic Control Plan (10 pages)

Return Recorded Document to:

Brian Pabst
Village Administrator
Village of Willowbrook
835 Midway Drive
Willowbrook, IL 60527

DRAFT

TRAFFIC REGULATION AGREEMENT

THIS TRAFFIC REGULATION AND ENFORCEMENTAGREEMENT (the "Agreement") is made as of this 16th day of December, 2020, by and between GW Property Group LLC (or its designee), a 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 735 Plainfield Road, situated in the Village of Willowbrook, DuPage County, Illinois, and legally described in the attached Exhibit "A".

1.2 Permanent Index Numbers (PINs): 09-23-406-003

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: GW Property Group, LLC (or its designee).

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

DRAFT

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 Control Plan for GW Properties Willowbrook as prepared by Kimley-Horn, 4201 Winfield Road, Warrenville IL, 60555, referenced as Project No. 168726009, consisting of one sheet, dated December 15th, 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.

DRAFT

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.

DRAFT

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 2211 N Elston, Suite 304, Chicago, IL 60614 and, if to the Village, at the Office of the Village Administrator of Willowbrook, 7760 Quincy Street, Willowbrook, Illinois 60527.

DRAFT

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed, as of the date and year first above mentioned.

OWNER

_____

BY: 
_____
(Managing Agent or Owner)

VILLAGE OF WILLOWBROOK

BY. _____
President

ATTEST: _____
Village Clerk

DRAFT

EXHIBIT "A"

LEGAL DESCRIPTION OF COMPLEX

DRAFT

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.

_____ _____

Owners’ Representative Chief of Police

[ATTACH PLAN]

DRAFT

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Call Before You Dig
JULIE
1-800-892-0123

No.	REVISIONS	DATE	BY

Kimley»Horn

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4201 WINFIELD RD, SUITE 600,
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: INS
DRAWN BY: INS
CHECKED BY: EJT

TRAFFIC CONTROL PLAN

GW PROPERTIES PUD PLANS

735 PLAINFIELD ROAD
WILLOWBROOK, IL 60527

ORIGINAL ISSUE: 12/15/2020
KHA PROJECT NO. 168726009
SHEET NUMBER
1 OF 1

Drawing name: K:\CHS_LDEV\168726009_GW Properties_735_Plainfield_Willowbrook_IL\2 Design\CAD\Exhibits\2020_1215 Signage Plan.dwg C2.0 Dec 16, 2020 8:16am by Ian.Spence
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

EXHIBIT "C"

CERTIFICATE OF INSURANCE

DRAFT

Attachment 17
Traffic Impact Study (130 pages; 30 pages attached)

Traffic Impact Study
Proposed Retail Development
Willowbrook, Illinois



Prepared For:

GW PROPERTIES

KLOA
Kenig, Lindgren, O'Hara, Aboona, Inc.

January 20, 2021

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed retail development to be located in Willowbrook, Illinois. The site, which is currently mostly vacant, is located in the southeast quadrant of the signalized intersection of Plainfield Road with the access drive serving Willowbrook Town Center. As proposed, the site will be developed with an approximate 2,800 square-foot quick service restaurant with a drive-through window, an approximate 6,600 square-foot drive-in bank, an automatic car wash tunnel, and approximately 107 parking spaces. Access to the proposed development will be provided via a right-in/right-out access drive on Plainfield Road and via an internal access drive off the Willowbrook Town Center access drive.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate the traffic generated by the proposed development.

Figure 1 shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site. The sections of this report present the following:

- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the development
- Traffic analyses for the weekday morning, weekday evening, and Saturday midday peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system

Traffic capacity analyses were conducted for the weekday morning, weekday evening, and Saturday midday peak hours for the following conditions:

1. Existing Conditions – Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area.

2. No-Build Conditions – Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes including ambient traffic growth.

3. Projected Conditions – Analyzes the capacity of the future roadway system using the projected traffic volumes that include the existing traffic volumes, ambient traffic growth, and the traffic estimated to be generated by the full buildout of the proposed development.



Site Location **Figure 1**



Aerial View of Site **Figure 2**

2. Existing Conditions

The following provides a detailed description of the physical characteristics of the roadways including geometry and traffic control, adjacent land uses, and peak hour traffic flows along area roadways.

Site Location

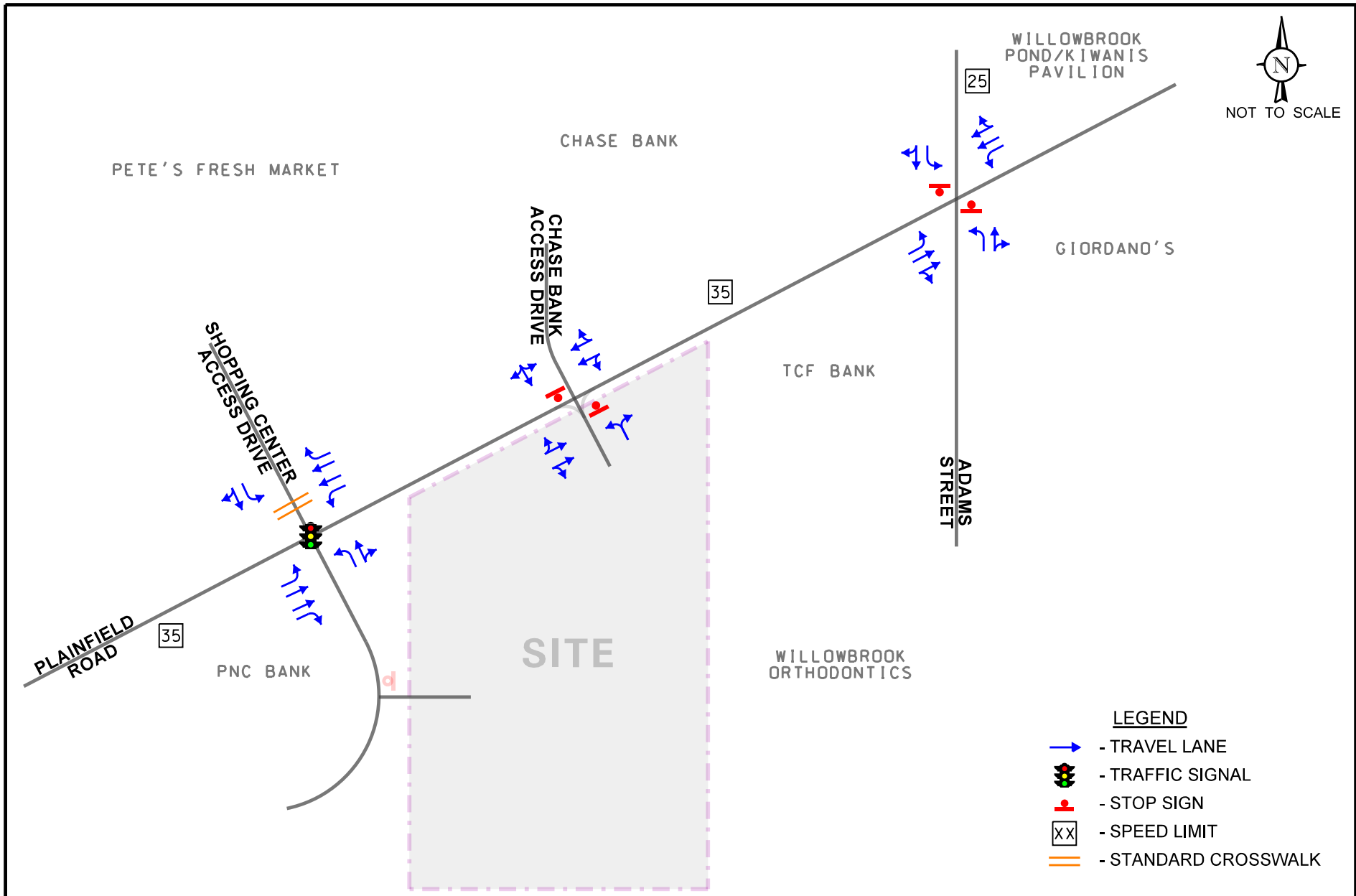
The site, which is currently mostly vacant, is bounded by Plainfield Road to the north, TCF bank and Willowbrook Orthodontics to the east, Marshall's department store and The Lock Up Self Storage to the south, and the Willowbrook Town Center access drive to the west. Land uses in the vicinity of the site are primarily commercial.

Existing Roadway System Characteristics

The characteristics of the existing roadways that surround the proposed development are illustrated in **Figure 3** and described below.

Plainfield Road is an east-west minor arterial roadway that generally provides two lanes in each direction in the vicinity of the site. At its signalized intersection with the access drive serving the Willowbrook Town Center, Plainfield Road provides an exclusive left-turn lane, two through lanes and an exclusive right-turn lane on both approaches. At its unsignalized intersection with Adams Street, Plainfield Road provides an exclusive left-turn lane, a through lane and a combined through/right-turn lane on both approaches. At its unsignalized intersection with the access serving Chase Bank, Plainfield Road provides a combined through/left-turn lane and a combined through/right-turn lane on both approaches. Plainfield Road is under the jurisdiction of DuPage County Division of Transportation (DuDOT), is not designated as a Strategic Regional Arterial (SRA) and carries an Annual Average Daily Traffic (AADT) volume of 21,700 vehicles (IDOT 2016). In addition, Plainfield Road has a posted speed limit of 35 miles per hour.

Adams Street is a north-south local roadway that generally provides one lane in each direction in the vicinity of the site. At its unsignalized intersection with Plainfield Road, Adams Street provides an exclusive left-turn lane and a combined through/right-turn lane on both approaches under stop sign control. Adams Street is under the jurisdiction of the Village of Willowbrook and has a posted speed limit of 25 miles per hour.



Retail Development
Willowbrook, Illinois

Existing Roadway Characteristics

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Job No: 20-066

Figure: 3

Existing Traffic Volumes

In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period vehicle, pedestrian, and bicycle movement traffic counts on Thursday, March 5, 2020 during the weekday morning (6:00 to 9:00 A.M.) and evening (3:00 to 6:00 P.M.) peak periods and on Saturday, February 29, 2020 during the midday (11:00 A.M. to 2:00 P.M.) peak period at the following intersections:

- Plainfield Road with Willowbrook Town Center Access Drive
- Plainfield Road with Chase Bank Access Drive
- Plainfield Road with Adams Street
- Willowbrook Town Center Access Drive with Internal Driveway

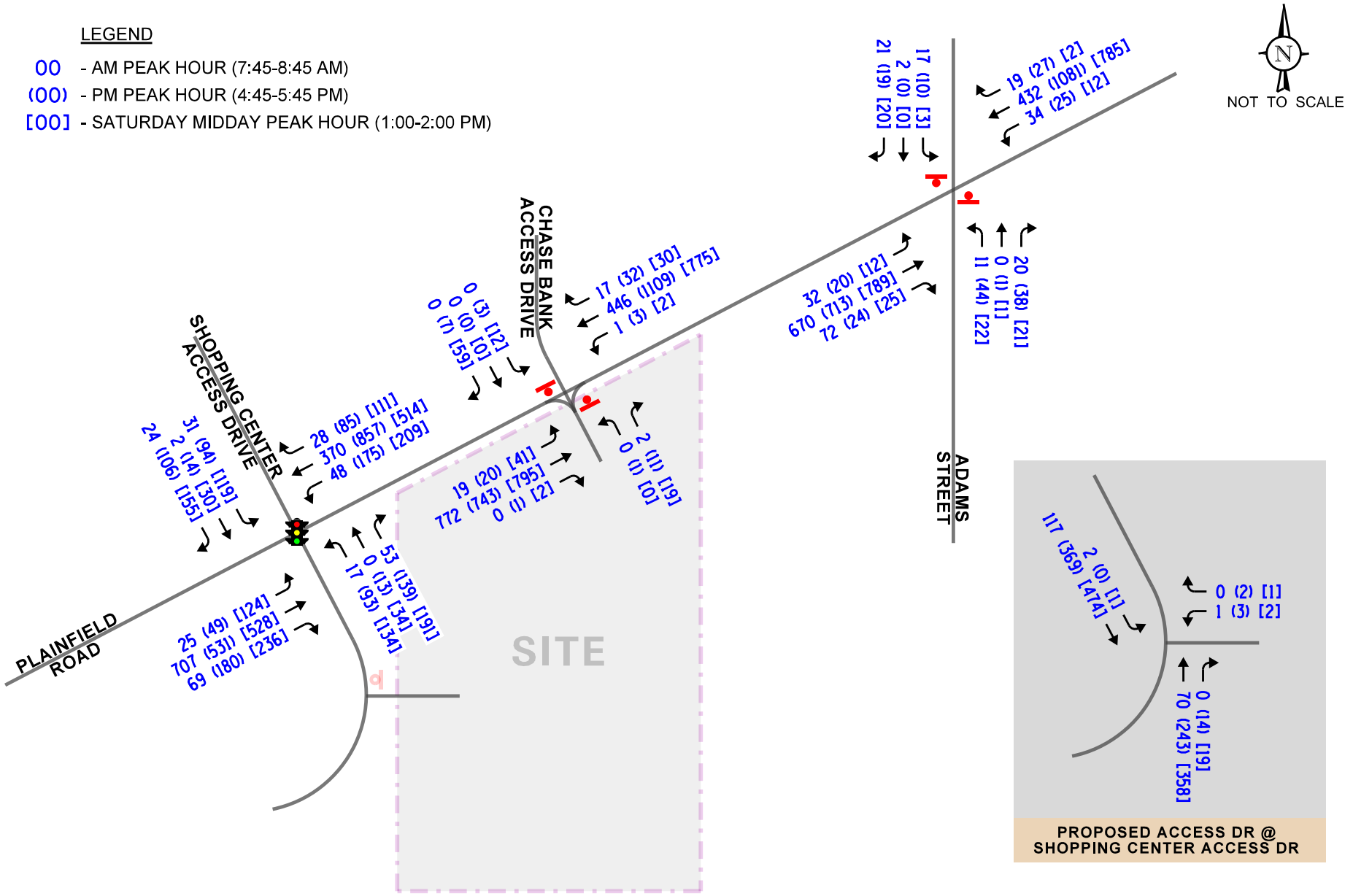
It should be noted that the traffic counts were conducted before the COVID-19 lockdown and, as such, the counts represent normal traffic conditions. The results of the traffic counts showed that the weekday morning peak hour of traffic occurs from 7:45 A.M. to 8:45 A.M., the weekday evening peak hour of traffic occurs from 4:45 P.M. to 5:45 P.M., and the Saturday midday peak hour occurs from 1:00 P.M. to 2:00 P.M.

Figure 4 illustrates the existing traffic volumes. Copies of the traffic count summary sheets are included in the Appendix.

Crash Data Analysis

KLOA, Inc. obtained crash data[1] for the past five years (2014 to 2018) for the intersections of Plainfield Road with Willowbrook Town Center access drive, the Chase Bank access drive, and Adams Street. **Tables 1** through **3** summarize the crash data for these intersections. A review of the crash data indicated that no fatalities were reported at any of these intersections between 2014 and 2018.

[1] IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s). Additionally, for coding years 2015 to present, the Bureau of Data Collection uses the exact latitude/longitude supplied by the investigating law enforcement agency to locate crashes. Therefore, location data may vary in previous years since data prior to 2015 was physically located by bureau personnel.



Retail Development
Willowbrook, Illinois

Existing Traffic Volumes

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Job No: 20-066

Figure: 4

Table 1
PLAINFIELD ROAD WITH WILLOWBROOK TOWN CENTER ACCESS DRIVE – CRASH SUMMARY

	Type of Crash Frequency							
Year	**Angle**	**Head On**	**Object**	**Rear End**	**Sideswipe**	**Turning**	**Other**	**Total**
2014	0	0	0	0	0	0	0	0
2015	0	0	0	1	0	5	0	6
2016	0	0	0	0	0	0	0	0
2017	0	0	0	0	0	0	0	0
2018	1	0	0	0	0	3	0	4
Total	**1**	**0**	**0**	**1**	**0**	**8**	**0**	**10**
Average	**<1.0**	**0**	**0**	**<1.0**	**0**	**1.6**	**0**	**2.0**

Table 2
PLAINFIELD ROAD WITH CHASE BANK ACCESS DRIVE – CRASH SUMMARY

	Type of Crash Frequency							
Year	**Angle**	**Head On**	**Object**	**Rear End**	**Sideswipe**	**Turning**	**Other**	**Total**
2014	0	0	0	0	0	0	0	0
2015	1	0	0	0	0	0	0	1
2016	0	0	0	1	0	2	0	3
2017	0	0	0	0	0	1	0	1
2018	0	0	0	0	0	5	0	5
Total	**1**	**0**	**0**	**1**	**0**	**8**	**0**	**10**
Average	**<1.0**	**0**	**0**	**<1.0**	**0**	**1.6**	**0**	**2.0**

Table 3
PLAINFIELD ROAD WITH ADAMS STREET – CRASH SUMMARY

	Type of Crash Frequency							
Year	**Angle**	**Head On**	**Object**	**Rear End**	**Sideswipe**	**Turning**	**Other**	**Total**
2014	0	0	0	1	0	2	0	3
2015	0	0	0	0	0	3	0	3
2016	0	0	0	0	0	0	0	0
2017	0	0	0	0	0	2	1	3
2018	0	0	0	0	1	0	0	1
Total	**0**	**0**	**0**	**1**	**1**	**7**	**1**	**10**
Average	**0**	**0**	**0**	**<1.0**	**<1.0**	**1.4**	**<1.0**	**2.0**

3. Traffic Characteristics of the Proposed Development

To evaluate the impact of the subject development on the area roadway system, it was necessary to quantify the number of vehicle trips the site will generate during the respective three peak hours and then determine the directions from which the proposed traffic will approach and depart the site.

Proposed Site and Development Plan

As proposed, the site will be developed with an approximate 2,800 square-foot quick serve restaurant with a drive-through window, an approximate 6,600 square-foot drive-in bank, an automatic car wash tunnel, and approximately 107 parking spaces. Access to the proposed development will be provided via the following:

- A proposed right-in/right-out access drive off Plainfield Road (which is currently a full movement access drive that serves Clovers Garden) located approximately 315 feet east of the main access drive serving the Willowbrook Town Center. This access drive will provide one inbound lane and one outbound lane with turning movements physically restricted to right turns only via a mountable triangular median. Outbound movements should be under stop sign control.

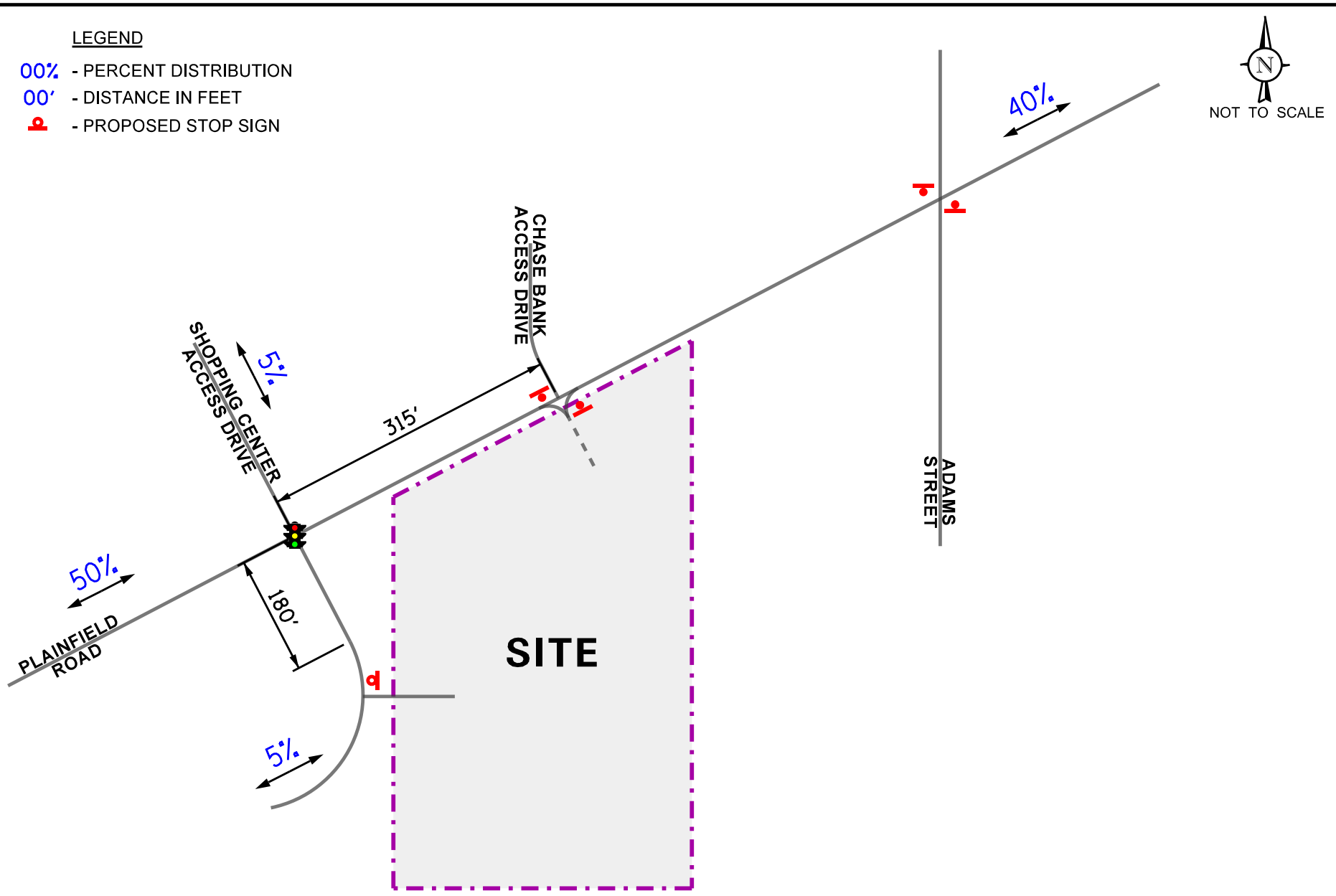
- An existing full movement access drive (which currently serves Clovers Garden) off the main access drive serving the Willowbrook Town Center located approximately 180 feet south of Plainfield Road. This access drive provides one inbound lane and one outbound lane with outbound movements under stop sign control. It should be noted that this intersection will be analyzed as follows:

    - With a southbound combined through/left-turn lane
    - With a southbound through lane and a proposed southbound exclusive left-turn lane serving the site of approximately 29 feet of storage and 37 feet of taper

A copy of the site plan is included in the Appendix.

Directional Distribution of Development Traffic

The directional distribution of how traffic will approach and depart the site was estimated based on the general travel patterns through the study area derived from the peak hour traffic volumes. **Figure 5** shows the established directional distribution for this development.



Retail Development
Willowbrook, Illinois

Estimated Directional Distribution

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Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 20-066

Figure: 5

Development Traffic Generation

The estimate of vehicle traffic to be generated by the proposed development is based upon the proposed land use types and sizes. The vehicle trip generation for the overall development was calculated using data published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 10th Edition.

It is important to note that surveys conducted by ITE have shown that approximately 50 and 30 percent of trips made to fast-food restaurant uses, and drive-in bank uses, respectively, are diverted from the existing traffic on the roadway system. This is particularly true during the weekday morning and evening peak hours when traffic is diverted from the home-to-work and work-to-home trips. Such diverted trips are referred to as pass-by traffic. As such, these pass-by percentages were applied to the trips estimated to be generated by these uses. It should be noted that while it is likely internal interaction will occur between the proposed land uses, which will further reduce the estimated trips, it was not applied in order to present a conservative analysis.

Table 4 shows the estimated vehicle trip generation for the weekday morning, weekday evening, and Saturday midday peak hours and daily trips. It should be noted that ITE does not have daily trip data for car washes. The ITE trip generation summary sheets are included in the Appendix.

Table 4
ESTIMATED PEAK HOUR VEHICLE TRIP GENERATION FOR PROPOSED RETAIL DEVELOPMENT

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Saturday Midday Peak Hour			Daily
		In	Out	Total	In	Out	Total	In	Out	Total	
934	Quick Serve Restaurant with Drive Through Window (2,800 square feet)	58	55	113	47	44	91	79	75	154	1,319
	50 Percent Pass-By Reduction	*-28*	*-28*	*-56*	*-23*	*-23*	*-46*	*-38*	*-38*	*-76*	*-660*
932	Drive-In Bank (6,600 square feet)	37	26	63	68	67	135	89	85	174	660
	30 Percent Pass-By Reduction	*-9*	*-9*	*-18*	*-20*	*-20*	*-40*	*-26*	*-26*	*-52*	*-198*
948	Automatic Car Wash (one tunnel)	10	10	20	39	39	78	19	22	41	NA
	Total Development Trips	**105**	**91**	**196**	**154**	**150**	**304**	**187**	**182**	**369**	**NA**
	Total Pass-By Trips	**37**	**37**	**74**	**43**	**43**	**86**	**64**	**64**	**128**	**858**
	Total New Trips	**68**	**54**	**122**	**111**	**107**	**218**	**123**	**118**	**241**	**NA**

4. Projected Traffic Conditions

The total projected traffic volumes take into consideration the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed subject development.

Development Traffic Assignment

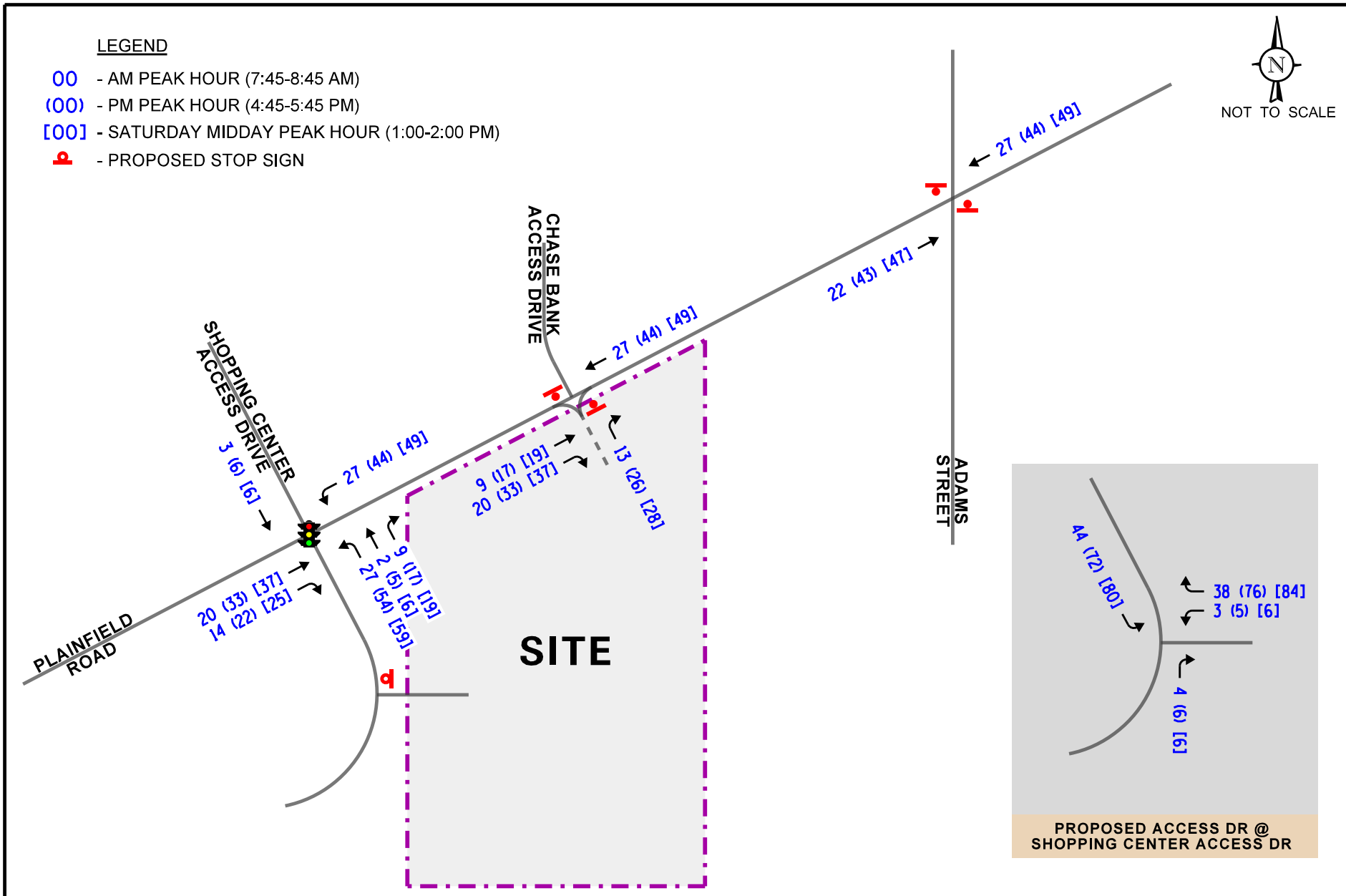
The estimated weekday morning, weekday evening, and Saturday midday peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5). **Figure 7** illustrates the traffic assignment of the new passenger vehicle trips and **Figure 8** illustrates the traffic assignment of the pass-by passenger vehicle trips.

Background Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on 2050 Average Daily Traffic (ADT) projections provided by the Chicago Metropolitan Agency for Planning (CMAP) in a letter dated December 2, 2020, the existing traffic volumes were increased by an annually compounded growth rate for six years (one-year buildout plus five years) totaling 2.4 percent to represent Year 2026 no-build conditions. **Figure 9** shows the Year 2026 no-build traffic conditions. A copy of the CMAP 2050 projections letter is included in the Appendix.

Year 2026 Total Projected Traffic Conditions

The new and pass-by development-generated traffic (Figures 7 and 8) was added to the no-build traffic volumes (Figure 9) to determine the Year 2026 total projected traffic volumes, which are illustrated in **Figure 10**.



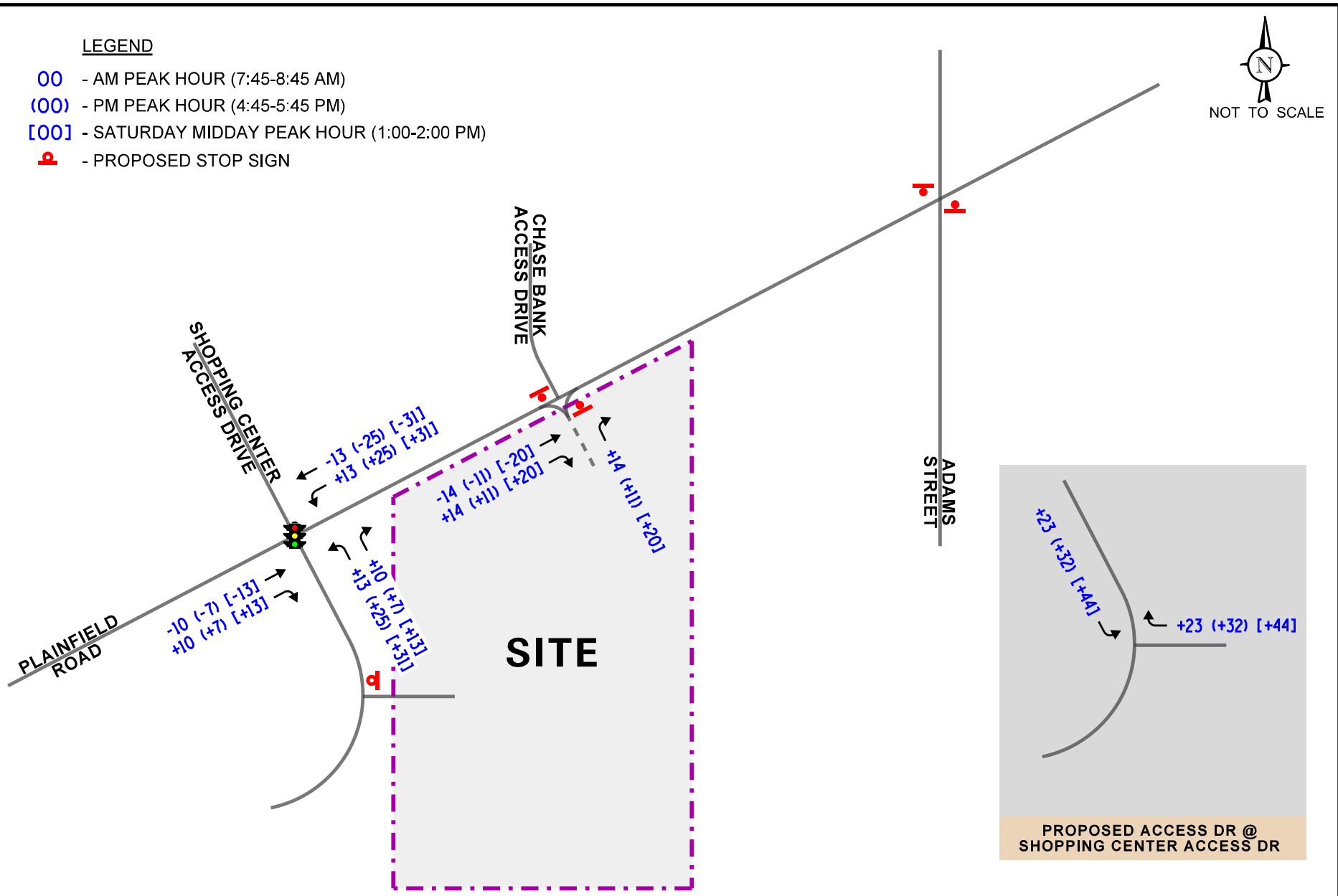
Retail Development
Willowbrook, Illinois

Estimated New Site-Generated Traffic Volumes

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Job No: 20-066

Figure: 6



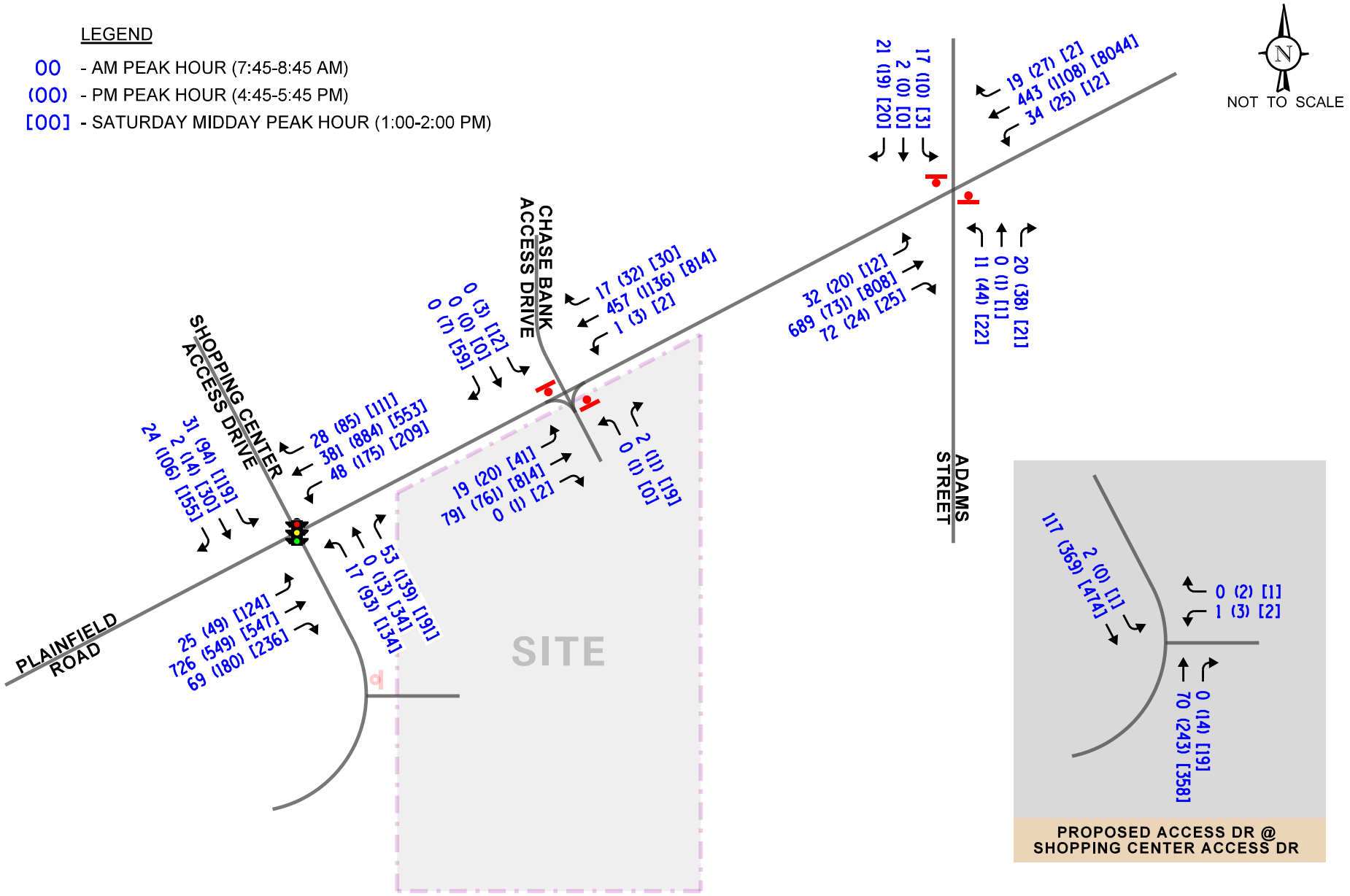
Retail Development
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Pass-By Traffic Volumes

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Job No: 20-066

Figure: 7



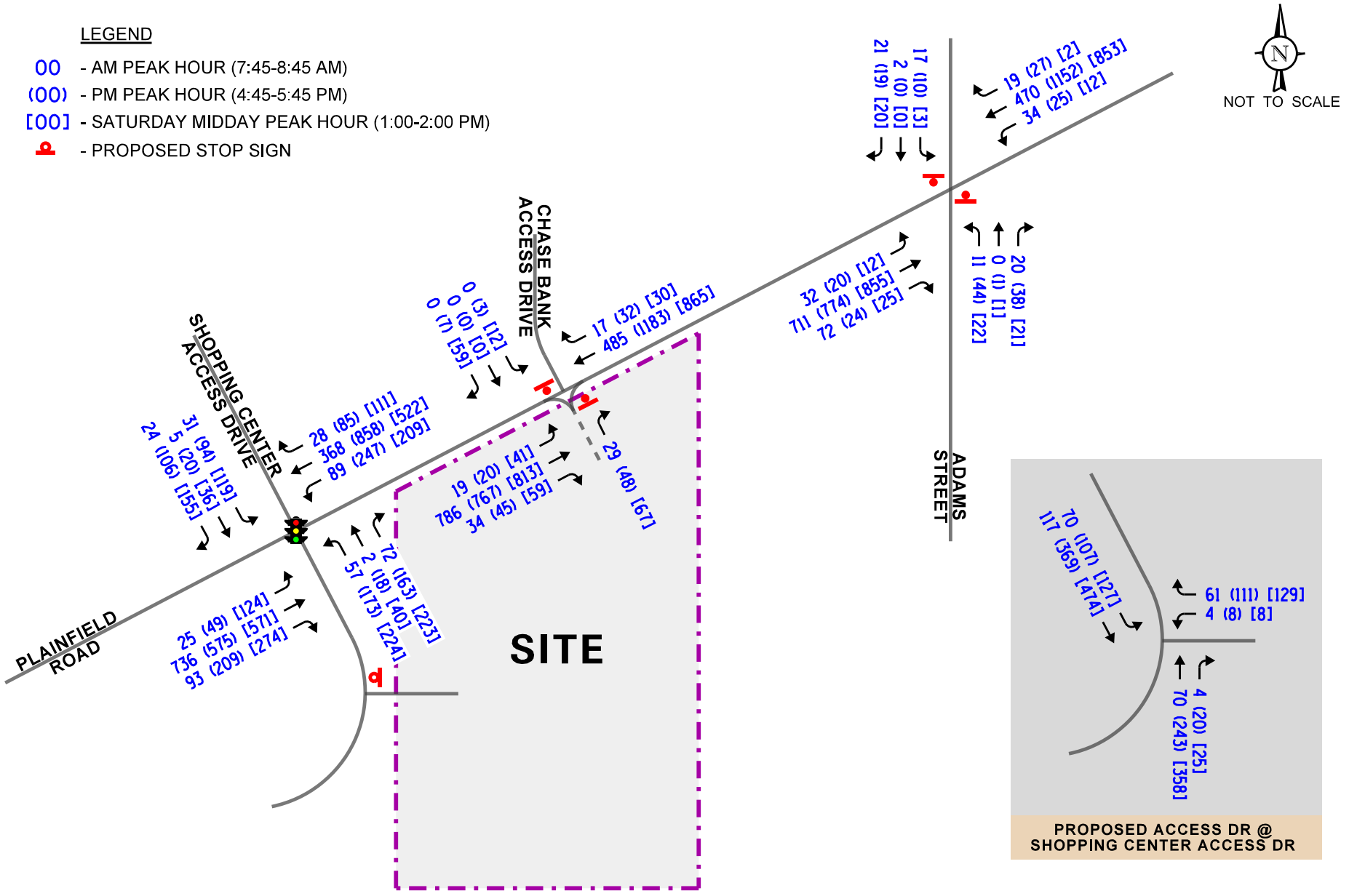
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Year 2026 No-Build Traffic Volumes

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Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 20-066

Figure: 8



Retail Development
Willowbrook, Illinois

Year 2026 Total Projected Traffic Volumes

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Job No: 20-066

Figure: 9

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning, weekday evening, and Saturday midday peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any road improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning, weekday evening, and Saturday midday peak hours for the existing (Year 2020), Year 2026 no-build, and Year 2026 total projected traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM),* 6th Edition and analyzed using Synchro/SimTraffic 10 software. The analysis for the traffic-signal controlled intersections were accomplished using actual cycle lengths, phasings and offsets to determine the average overall vehicle delay and levels of service.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing and total projected conditions are presented in **Tables 5** through **8.** A discussion of each intersection follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 5
CAPACITY ANALYSIS RESULTS
PLAINFIELD ROAD WITH WILLOWBROOK TOWN CENTER ACCESS DRIVE– SIGNALIZED

	Peak Hour	Eastbound			Westbound			Northbound		Southbound		Overall
		L	T	R	L	T	R	L	T/R	L	T/R	
Year 2020 Conditions	Weekday Morning	A 5.4	A 9.6	A 4.6	A 5.5	A 8.0	A 4.4	D 46.1	E 71.8	D 49.3	E 62.4	B 13.4
	Peak Hour	A – 9.1			A – 7.5			E – 65.4		D – 55.3		
	Weekday Evening	A 8.6	B 15.7	A 7.9	A 9.5	B 15.5	A 6.0	D 44.8	F 87.2	D 45.8	E 72.0	C 23.9
	Peak Hour	B – 13.4			B – 13.9			E – 69.9		E – 60.5		
	Saturday Midday	B 10.7	B 19.1	A 9.7	B 12.4	B 18.5	A 8.3	D 36.5	F 87.2	D 37.1	E 70.9	C 28.8
	Peak Hour	B – 15.4			B – 15.6			E – 68.3		E – 57.7		
Year 2026 No-Build Conditions	Weekday Morning	A 5.4	A 9.7	A 4.6	A 5.5	A 8.0	A 4.4	D 46.1	E 71.8	D 49.3	E 62.4	B 13.3
	Peak Hour	A – 9.1			A – 7.5			E – 65.4		D – 55.3		
	Weekday Evening	A 8.6	B 15.8	A 7.9	A 9.6	B 15.7	A 6.0	D 44.8	F 85.2	D 45.8	E 72.0	C 23.8
	Peak Hour	B – 13.5			B – 14.1			E – 69.9		E – 60.5		
	Saturday Midday	B 10.8	B 19.3	A 9.7	B 12.5	B 18.7	A 8.3	D 36.5	F 87.2	D 37.1	E 70.9	C 28.7
	Peak Hour	B – 15.6			B – 15.9			E – 68.3		E – 57.7		
Year 2026 Total Projected Conditions	Weekday Morning	A 5.7	A 11.4	A 4.6	A 6.1	A 8.6	A 4.6	D 49.2	E 75.7	D 48.8	E 65.1	B 16.1
	Peak Hour	B – 10.5			A – 7.9			E – 64.1		E – 56.7		
	Weekday Evening	A 8.7	B 16.8	A 7.6	B 11.8	B 16.0	A 6.1	D 52.6	F 91.8	D 46.0	F 80.3	C 26.6
	Peak Hour	B – 14.0			B – 14.5			E – 72.7		E – 65.7		
	Saturday Midday	B 10.8	B 19.6	A 9.2	B 16.2	B 18.5	A 8.3	D 49.0	F 99+	D 39.5	F 96.9	D 35.8
	Peak Hour	B – 15.6			B – 16.6			F – 88.0		E – 74.9		

Letter denotes Level of Service; Delay is measured in seconds. L – Left Turns T – Through R – Right Turns

Table 6
CAPACITY ANALYSIS RESULTS
UNSIGNALIZED INTERSECTIONS – EXISTING CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour		Saturday Midday Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay
Plainfield Road with Chase Bank Access Drive						
• Northbound Approach	B	11.1	B	14.2	B	11.4
• Eastbound Left Turn	A	8.4	B	11.3	A	9.8
• Westbound Left Turn	A	9.5	B	10.5	A	9.6
• Southbound Approach	A	0.1	D	28.7	C	20.4
Plainfield Road with Adams Street						
• Northbound Approach	B	14.8	C	21.5	C	17.9
• Eastbound Left Turn	A	8.6	B	11.2	A	9.5
• Westbound Left Turn	A	9.7	A	9.7	A	9.7
• Southbound Approach	B	13.8	C	19.7	B	12.8
Willowbrook Town Center with Internal Access Drive						
• Westbound Approach	A	9.6	B	12.0	B	14.8
• Southbound Left Turn	A	7.3	A	0.1	A	8.1

LOS = Level of Service
Delay is measured in seconds.

Table 7
CAPACITY ANALYSIS RESULTS
UNSIGNALIZED INTERSECTIONS – YEAR 2026 NO-BUILD CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour		Saturday Midday Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay
Plainfield Road with Chase Bank Access Drive						
• Northbound Approach	B	11.2	B	14.5	B	11.5
• Eastbound Left Turn	A	8.5	B	11.4	B	10.0
• Westbound Left Turn	A	9.6	B	10.6	A	9.6
• Southbound Approach	A	0.1	D	29.7	C	21.8
Plainfield Road with Adams Street						
• Northbound Approach	C	15.0	C	22.1	C	18.3
• Eastbound Left Turn	A	8.6	B	11.4	A	9.7
• Westbound Left Turn	A	9.8	A	9.8	A	9.8
• Southbound Approach	B	14.0	C	20.2	B	13.1
Willowbrook Town Center with Internal Access Drive						
• Westbound Approach	A	9.6	B	12.0	B	14.8
• Southbound Left Turn	A	7.3	A	0.1	A	8.1

LOS = Level of Service
Delay is measured in seconds.

Table 8
CAPACITY ANALYSIS RESULTS
UNSIGNALIZED INTERSECTIONS – YEAR 2026 TOTAL PROJECTED CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour		Saturday Midday Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay
Plainfield Road with Chase Bank Access Drive/Proposed Right-In/Right-Out Access Drive						
• Northbound Approach	B	11.5	B	11.8	B	12.2
• Eastbound Left Turs	A	8.6	B	11.7	B	10.3
• Southbound Approach	A	0.1	D	33.0	C	24.8
Plainfield Road with Adams Street						
Northbound Approach	C	15.3	C	23.5	C	19.4
• Eastbound Left Turn	A	8.7	B	11.7	A	9.9
• Westbound Left Turn	A	9.9	B	10.0	B	10.0
• Southbound Approach	B	14.4	C	21.1	B	13.5
Willowbrook Town Center with Internal Access Drive						
• Westbound Approach	A (A)	9.1 (9.1)	B (B)	11.4 (11.4)	B (B)	13.7 (13.6)
• Southbound Left Turn	A (A)	7.5 (7.5)	A (A)	8.1 (8.1)	A (A)	8.6 (8.6)

LOS = Level of Service
Delay is measured in seconds.
XX(XX) – With a southbound combined through/left-turn lane (With a southbound exclusive left turn lane and a southbound through lane)

Discussion and Recommendations

The following is an evaluation of the analyzed intersections based on the projected traffic volumes and the capacity analyses performed.

Plainfield Road with Willowbrook Town Center Access Drive

The results of the capacity analysis indicate that overall this intersection currently operates at Level of Service (LOS) B during the weekday morning peak hour and LOS C during the weekday evening and Saturday midday peak hours. The southbound approach currently operates at LOS D during the weekday morning peak hour and LOS E during the weekday evening and Saturday midday peak hours, and the northbound approach is operating at LOS E during the three peak hours. In addition, the eastbound and westbound approaches currently operate at LOS B or better during all three peak hours.

Under Year 2026 no-build conditions, overall this intersection will continue to operate at the same existing levels of service during the weekday morning, weekday evening, and Saturday midday peak hours with increases in delay of less than one second. All approaches will continue operating at the same existing levels of service during all three peak hours with increases in delay of approximately one second.

Under Year 2026 total projected conditions, overall this intersection will continue to operate at LOS C or better during all three peak hours with increases in delay of approximately three seconds during the weekday morning and evening peak hours and seven seconds during the Saturday midday peak hour, over no-build conditions. The eastbound and westbound approaches will continue to operate at LOS B or better during the weekday morning, weekday evening, and Saturday midday peak hours with increases in delay of approximately one second. In addition, the northbound approach will operate at LOS E during the weekday morning and evening peak hours and LOS F during the Saturday midday peak hour, and the southbound approach will operate at LOS E during all three peak hours. It should be noted that these analyses are conservative, since they do not take into consideration right-turn on red movements. Based on the results of the simulation, the northbound queues will experience 95th percentile queues of approximately 90 feet during the weekday morning peak hour, 167 feet during the weekday evening peak hour, and 164 feet during the Saturday midday peak hour and, as such, will extend to and beyond the proposed full movement access drive by one to two vehicle lengths during the weekday evening and Saturday midday peak hours. However, it is important to note that the queues will generally clear with every green phase during all three peak hours. As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed development and no roadway or traffic control improvements will be required.

Plainfield Road with Chase Bank Access Drive and the Proposed Right-In/Right-Out Access Drive

The results of the capacity analysis indicate that the southbound approach is operating at LOS A during the weekday morning peak hour, LOS D during the weekday evening peak hour, and LOS C during the Saturday midday peak hour. All other movements will operate at LOS B or better during all three peak hours.

Under Year 2026 no-build conditions, all movements will operate at the same existing levels of service with increases in delay of approximately one second during all three peak hours.

As previously indicated, the turning movements at the access drive serving the site will be physically restricted to right turns only via a mountable triangular median. Under Year 2026 total projected conditions, the northbound right-turn movement will operate at LOS B during the weekday morning, weekday evening, and Saturday midday peak hours with 95th percentile queues of one to two vehicles. In addition, the eastbound left-turn movement and the southbound approach will continue to operate at an acceptable LOS D or better during all three peak hours. It should also be noted that the restriction of left-turn inbound and outbound movements at this access drive will reduce the impact of the site-generated traffic on the westbound through movements. As such, this access drive will be adequate in accommodating the traffic estimated to be generated by the proposed development, will ensure efficient and flexible access is provided, and will reduce the traffic load experienced at the signalized intersection of Plainfield Road with the access drive serving Willowbrook Town Center.

Plainfield Road with Adams Street

The results of the capacity analysis indicate that the northbound and southbound approaches are operating at LOS C or better during the weekday morning, weekday evening, and Saturday midday peak hours. In addition, the eastbound and westbound left-turn movements currently operate at LOS B or better during all three peak hours.

Under Year 2026 no-build conditions, all movements will continue to operate at LOS C or better during the weekday morning, weekday evening, and Saturday midday peak hours with increases in delay of less than one second.

Under Year 2026 total projected conditions, all movements will continue to operate at LOS C or better during all three peak hours with increases in delay of approximately one second over no-build conditions. As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed development and no roadway or traffic control improvements will be required.

Willowbrook Town Center with Internal Access Drive

The results of the capacity analysis indicate that the outbound movements will operate at LOS A during the weekday morning peak hour and LOS B during the weekday evening and Saturday midday peak hours with 95th percentile queues of one to two vehicles, with or without the provision of an exclusive southbound left-turn lane. In addition, the southbound left-turn movement will operate at LOS A during the weekday morning, weekday evening, and Saturday midday peak hours, with or without the provision of an exclusive southbound left-turn lane.

When a southbound exclusive left-turn lane is not provided at the access drive, the results of the simulation indicate that vehicles are queueing back toward Plainfield Road, especially during the weekday evening and Saturday midday peak hours.

Therefore, the provision of an exclusive southbound left-turn lane is needed in order to keep the southbound through lane clear and minimize the queueing back toward Plainfield Road. In addition, "Do Not Block Intersection" signage should be provided to prevent vehicles from blocking the access drive. It is also important to note that the provision of a right-in/right-out access drive on Plainfield Road will reduce the impacts of the proposed development-generated traffic at this intersection. As such, this access drive will be adequate in accommodating the traffic estimated to be generated by the proposed development and will ensure efficient and flexible access is provided.

Parking Evaluation

As previously stated, the proposed development calls for a retail development with an approximate 2,800 square-foot quick service restaurant with a drive-through window, an approximate 6,600 square-foot drive-in bank, an automatic car wash tunnel, and approximately 107 parking spaces. From our understanding, the site will contain approximately 43 parking spaces for the use of vacuums and for employee parking of the car wash, with the remaining 64 spaces for the use of the drive-in bank and the quick-service restaurant with drive-through window. In order to determine the parking of the bank and the restaurant, the parking demand was estimated based on the Village of Willowbrook Zoning Code and the rates published in the Institute of Transportation Engineers' (ITE) Parking Generation Manual, 5th Edition. Based on the two methodologies, the parking demand for the bank and the restaurant uses is as follows:

Village of Willowbrook Zoning Ordinance

- Bank: 22 parking spaces (ratio of one space per 300 square feet)
- Restaurant: 28 parking spaces (ratio of one space per 100 square feet)

ITE Parking Generation Manual

- Drive-In Bank: 25 parking spaces (ratio of 3.72 spaces per 1,000 square feet)
- Fast-Food Restaurant with Drive-Through Window: 24 parking spaces (ratio of 8.66 spaces per 1,000 square feet)

Based on the two above methodologies, the total parking demand for the proposed bank and restaurant will be 50 spaces and 49 spaces, respectively. Therefore, the proposed parking supply of 64 parking spaces will be adequate in accommodating the parking needs of the proposed drive-in bank and the quick-serve restaurant with drive-through window.

On-Site Circulation and Drive-Through Stacking

Car Wash Stacking and Circulation

The single-lane automatic car wash tunnel will have a clockwise circulation. The entrance to the car wash circulation drive will be located in the southeast corner of the site off the two-way drive aisle that connects the site access drive. The circulation drive will provide three approach lanes and each lane will be individually gated with a separate automatic pay station. The gates will meter the traffic flow proceeding to the car wash tunnel entrance and will open in sequence based on the order of vehicle arrival. Once the gate is lifted for the respective lane, the individual vehicle will proceed west and north to the entrance to the tunnel. At the entrance to the car wash tunnel, the driver will remain in the vehicle and the car wash will automatically pull the vehicle through the tunnel. After exiting the tunnel, the vehicles will proceed to turn left to continue to the two-day drive aisle. According to the site plan, there is stacking for approximately 30 vehicles before extending onto the internal circulation drives. Based on KLOA, Inc.'s experience with similar car washes, the site plan provides for efficient circulation and adequate stacking for the proposed car wash. In addition, based on surveys conducted by Spack Consulting at six car washes located in Minnesota, the average maximum queue at a car wash was five vehicles. Wayfinding signage should be posted to guide vehicles to the circulation drive to minimize vehicle turning movements within the internal site circulation area. In addition, "Do Not Enter" signs should be posted at the exit of the car wash tunnel to deter opposing traffic from entering the car wash tunnel or circulation drive from the one-way exit direction.

Quick-Service Restaurant Drive-Through Stacking and Circulation

The drive-through facility for the proposed quick-serve restaurant will extend along the west side of the building. As proposed, vehicles will access the drive-through lane at the southeast corner of the building and exit at the northeast corner of the building. A review of the site plan indicated that approximately eleven vehicles will be able to be accommodated within the drive-through lane without blocking the access drives or internal circulations. This stacking area will be sufficient to accommodate the peak demand of the proposed QSR. Wayfinding signage should be provided directing vehicles to the entrance of the drive-through. Additionally, exiting movements from the drive-through should be under stop sign control.

Bank Drive-Through Stacking and Circulation

The three drive-through lanes for the proposed bank will extend along the south side of the building. As proposed, vehicles will access the drive-through lane at the southwest corner of the building and exit at the southeast corner of the building. A review of the site plan indicated that approximately three to four vehicles will be able to be accommodated within each of the drive-through lanes without blocking the access drives or internal circulation. This should be sufficient to accommodate the peak demand of the proposed bank. Wayfinding signage should be provided directing vehicles to the entrance of the drive-through. Additionally, exiting movements from the drive-through should be under stop sign control.

Based on the above, the following is recommended:

- The site plan provides for efficient circulation and adequate stacking for the proposed uses.
- Appropriate wayfinding signs and striping should be provided within the site directing customers to and from the entrance of the drive-throughs.
- "Do Not Enter" signs should be placed at the exit of each drive-through lane to deter opposing traffic from entering the drive-throughs from the one-way exit direction.
- Exiting movements from the drive-throughs should be under stop sign control.

6. Conclusion

Based on existing conditions and the traffic capacity analyses for the full buildout of the development, the findings and recommendations of this study are outlined below:

- The volume of traffic estimated to be generated by the proposed retail development will be reduced due to pass-by trips and internal capture.

- The results of the capacity analysis indicate that the proposed development traffic will not have a significant impact on the area roadways.

- The proposed access drives will be adequate in accommodating the traffic projected to be generated by the proposed development and will ensure that a flexible access system is provided.

- The provision of a right-in/right out access drive on Plainfield Road will reduce the volume of site-generated traffic traversing the signalized intersection of Plainfield Road with the Willowbrook Town Center access drive.

- The restriction of left-turn inbound and outbound movements at the Plainfield Road access drive will reduce the impact of the site-generated traffic on the westbound through movements.

- Based on a review of the simulation, an exclusive southbound left-turn lane should be provided at the proposed full movement access drive in order to keep the southbound through lane clear and minimize the queueing back toward Plainfield Road.

- The proposed exclusive southbound left-turn lane serving the site will provide approximately 29 feet of storage and 37 feet of taper.

- The site plan provides for efficient circulation and adequate stacking for the proposed uses.

- Appropriate wayfinding signs and striping should be provided within the site directing customers to and from the entrance of the drive-throughs.

- "Do Not Enter" signs should be placed at the exit of each drive-through lane to deter opposing traffic from entering the drive-throughs from the one-way exit direction.

- Exiting movements from the drive-throughs should be under stop sign control.

- Based on a review of the Village of Willowbrook Zoning Code and the rates published in the Institute of Transportation Engineers' (ITE) *Parking Generation Manual*, 5th Edition, the proposed parking supply of 64 parking spaces will be adequate in accommodating the parking needs of the proposed drive-in bank and the quick-service restaurant with drive-through window.

Attachment 18
Draft Declaration of Covenants (20 pages)

SPACE ABOVE RESERVED FOR RECORDER' S USE

After recording, return to:
Northstone Law LLC
1016 W. Jackson Blvd., Suite 509
Chicago, IL 60607
Attn: Animesh K. Ravani, Esq.

DECLARATION OF OPERATING AND RECIPROCAL EASEMENT AGREEMENT

THIS DECLARATION OF OPERATING AND RECIPROCAL EASEMENT AGREEMENT ("Agreement"), entered into as of the _____ day of _____, 2020 (the "Effective Date"), by **735 PLAINFIELD PROPERTY LLC**, an Illinois limited liability company, **JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**, a national banking association, and **ENCORE CW, LLC**, a Delaware limited liability company.

R E C I T A L S

A. Encore CW, LLC is the fee simple owner of land located in the Village of Willowbrook, DuPage County, Illinois, which parcel of land is hereinafter referred to as the "Lot 1" (the "Lot 1 Owner"). Lot 1 is legally described on **Exhibit A-1** attached hereto and is depicted on **Exhibit B** (the "Site Plan").

B. 735 Plainfield Property LLC is the fee simple owner of land located in the Village of Willowbrook, DuPage County, Illinois, which parcel of land is hereinafter referred to as the "Lot 2" (the "Lot 2 Owner"). Lot 2 is legally described on **Exhibit A-2** attached hereto and is depicted on the Site Plan.

C. JPMorgan Chase Bank is the fee simple owner of land located in the Village of Willowbrook, DuPage County, Illinois, which parcel of land is hereinafter referred to as the "Lot 3" (the "Lot 3 Owner"). Lot 3 is legally described on **Exhibit A-3** attached hereto and is depicted on the Site Plan.

D. Lot 1, Lot 2, and Lot 3 are sometimes together referred to as the "Overall Development" and individually as a "Lot" or "Parcel" and collectively, as the "Lots" or the "Parcels." The fee simple owner(s) of Lots are sometimes together referred to as the "Lot Owners" or "Parties" or singularly as a "Lot Owner" or "Party." The Overall Development is located south of that public right of way currently known as 735 Plainfield Road, Willowbrook, Illinois (collectively, the "Adjacent Public Rights of Way").

E. Lot 2 Owner intends to develop the Overall Development in accordance with the Site Plan, with common roads, common entry drives and certain common utilities although nothing in this Agreement shall constitute an express or implied obligation on the part of either Owner to make any improvements to their respective Lot, except as expressly provided in this Agreement. The Overall Development shall contain (i) driveways to allow for the ingress and egress of persons and vehicles to and from the Overall Development and _____ and to and from the Overall Development and _____ (collectively, the "Interior Drives"), (ii) designated paved areas for the parking of vehicles (the "Interior Parking Areas"). Together the Interior Drives and the Interior Parking Areas are referred to herein as the "Common Areas." The Common Areas are depicted on the Site Plan.

NOW, THEREFORE, in consideration of the foregoing, subject to the conditions, covenants and agreements set forth herein, each Lot Owner hereby declares, grants and imposes the following easements, rights, obligations and conditions as to the Overall Development:

ARTICLE I
EASEMENTS

1.1 **Project Signs**.

a. Each Lot Owner shall have the right to signage on the common monument signs ("Project Signs") located on the Overall Development, and easement rights associated therewith, including, without limitation, access and maintenance right ("Project Sign Easement Areas"). Each Lot Owner hereby grants to the other Lot Owners, perpetual, nonexclusive easements within the Project Sign Easement Areas for the installation, operation, maintenance, repair and replacement of the Project Signs.

b. The Project Signs shall be operated, controlled and maintained in good condition and repair by the Lot 2 Owner, at the Lot 2 Owner's sole cost and expense, in conformity with all governmental regulations. Each Lot Owner granted an easement to a Project Sign shall pay to the Lot 2 Owner, on an annual basis, its allocable share of the Lot 2 Owner's reasonable and documented maintenance costs for the respective Project Signs. Each Lot Owner's allocable share of such maintenance costs shall be based on the square footage of the Lot Owner's sign panels on a Project Sign, in relation to the total square footage of all the sign panels on the applicable Project Sign (but excluding such portions of the sign used for the identification of the Overall Development). Each request for payment shall be in writing, shall be accompanied by paid receipts and bills and a calculation showing how the respective Lot Owner's allocable share was determined. Each such reimbursement shall be due and payable within twenty (20) days after receipt of such items.

c. Notwithstanding the foregoing, each Lot Owner having panel space on a Project Sign shall, at its sole cost and expense, (i) obtain all permits and approvals required for the installation of its individual sign panels, (ii) fabricate its identification panels, install the panels, and (iii) maintain and/or replace its individual sign panels pursuant to all governmental regulations, and in a safe condition and good state of repair.

d. If a Project Sign is no longer available for freestanding sign purposes because of a condemnation or any governmental requirements, the respective owners of the "Project Sign Easement Areas", shall designate a replacement Project Sign area with comparable visibility as close to the original location as is reasonably possible and all signage rights granted herein shall transfer to such replacement Project Sign.

1.2 **Interior Drives; Interior Parking Areas (Common Areas)**

a. The Lot 1 Owner hereby grants for the benefit of each Lot, each Lot Owner, and each Lot Owner's respective successors, assigns, tenants, licensees, invitees, customers and employees, a perpetual, reciprocal and non-exclusive easements over and across the (i) Interior Drives, as they exist from time to time, for the ingress and egress of persons and vehicles between the Overall Development and the Adjacent Public Rights of Way; and (ii) the Interior Parking Areas, to the extent located on any Lot as they exist from time to time, for the parking of vehicles in connection with business operations conducted on the Lots.

b. The Lot 2 Owner hereby grants for the benefit of each Lot, each Lot Owner, and each Lot Owner's respective successors, assigns, tenants, licensees, invitees, customers and employees, a perpetual, reciprocal and non-exclusive easements over and across the (i) Interior Drives, as they exist from time to time, for the ingress and egress of persons and vehicles between the Overall Development and the Adjacent Public Rights of Way; and (ii) the Interior Parking Areas, to the extent located on any Lot as they exist from time to time, for the parking of vehicles in connection with business operations conducted on the Lots.

c. The Lot 3 Owner hereby grants for the benefit of each Lot, each Lot Owner, and each Lot Owner's respective successors, assigns, tenants, licensees, invitees, customers and employees, a perpetual, reciprocal and non-exclusive easements over and across the (i) Interior Drives, as they exist from time to time, for the ingress and egress of persons and vehicles between the Overall Development and the Adjacent Public Rights of Way; and (ii) the Interior Parking Areas, to the extent located on any Lot as they exist from time to time, for the parking of vehicles in connection with business operations conducted on the Lots.

1.3 **Utilities**.

a. The term "Utility Lines" shall mean those facilities and systems providing for the transmission of water, sanitary sewer, storm sewer, gas, electric and telecommunications, excluding public utility lines, existing as of the date of this Agreement. The term "Common Utility Lines" shall mean those Utility Lines, which are installed to provide the applicable service to more than one parcel, excluding public utility lines. The term "Separate Utility Lines" shall mean those Utility Lines, which are installed to provide the applicable service to one

particular Parcel. For the purpose of this Agreement, the portion of a Utility Line extending between a Common Utility Line and a building or the termination of the line shall be considered a Separate Utility Line.

b. Each Lot Owner hereby grants for the benefit of each Lot, each Lot Owner, and each Lot Owner's respective successors and assigns, a perpetual, nonexclusive easement under, through and across such portions of the Overall Development for the operation, flow, passage, use, maintenance, connection, repair, removal and replacement the Utility Lines.

c. The Lot Owners shall maintain, repair, and replace the Separate Utility Lines serving their respective Parcel, at such Lot Owner's sole cost and expense, in good order, appearance and repair in full compliance with the applicable laws and regulations and in such a manner to minimize any interference with utility services. The Lot Owners shall use commercially reasonable efforts to complete any maintenance, repair, or replacement to any Separate Utility Lines that are located on another Party's Parcel, expeditiously, in order to minimize any interference with business operations at the repair site and shall promptly restore such Party's Parcel to the condition immediately prior to completing said maintenance, repair, or replacement.

d. The Utility Lines shall not be removed, reconstructed or reconfigured without first obtaining the prior written approval of the Lot 2 Owner, which the Lot 2 Owner may withhold in its sole discretion.

1.4 **Common Areas.**

a. The Lot 2 Owner shall maintain the Common Areas, at its initial cost, in good order, appearance and repair in full compliance with the applicable laws at a standard that is at least comparable to the standard of other first-class shopping centers in the metropolitan area where the Overall Development is located. The Lot 2 Owner shall use commercially reasonable efforts to complete any maintenance, repair, or replacement to any Commo Areas that are located on another Party's Parcel, expeditiously, in order to minimize any interference with business operations at the repair site and shall promptly restore such Party's Parcel to the condition immediately prior to completing said maintenance, repair, or replacement.

b. The Lot Owners shall pay the Lot 2 Owner, on an annual basis, its allocable share of the Lot 2 Owner's out-of-pocket maintenance costs for the Common Areas. The Lot Owner's allocable share of such maintenance costs shall be based on the acreage of the respective Parcel in relation to the acreage of the Overall Development utilizing the respective Common Areas. Each request for payment shall be in writing, shall be accompanied by paid receipts and bills and a calculation showing how each Party's allocable share was determined. Each such reimbursement shall be due and payable within thirty (30) days after receipt of such items. In the event a Lot Owner fails to pay the Lot 2 Owner within the specified time period, (a) the Lot Owner shall be responsible for interest on such amount computed at the rate of the smaller of (i) ten (10%) percent per annum and (ii) the highest interest rate allowed by law, calculated monthly, from the date of any such claim by the Lot 2 Owner to the date of payment; (b) the Lot 2 Owner shall be entitled to pursue whatever remedies it may have in law or equity; and (c) the Lot 2 Owner shall have the right to file a lien against such Lot in the amount of the claim. Any

such lien shall be considered to be akin to a mortgage lien and the Lot 2 Owner may foreclose upon it in the same manner as a mortgage lien. In no event shall any lien filed under this paragraph be superior to any lien of any construction mortgage utilized to facilitate the initial development of a Lot from its current status as a vacant parcel and recorded in the real property records prior to the date such Lot Owner has completed such initial development. The provisions and requirements of the Illinois Construction Lien Act shall not apply to this lien.

ARTICLE II
PARCEL RESTRICTIONS & STANDARDS

2.1 **Restricted Uses**.

a. During the Term, no part of Lot 1 or Lot 2 shall be used, directly or indirectly, for the operation a full service financial institution, including, without limitation, the provision of banking, mortgage lending, insurance and securities services, as well as to operate drive-through banking facilities or exterior automatic teller machines ("ATM"). In addition, there shall be no ATMs from operating within the interior of any improvements located on the Lot 1 or Lot 2 that is visible from the exterior or for which there is signage that is visible from the exterior of the any structure located within the Overall Development which advertises or otherwise indicates the presence of an ATM.

2.2 **Applicable Definitions**. As used in this Article II, the following terms have the meaning provided herein:

a. The term "operation" shall include not only the store building but also, the parking areas, drives, entries, truck docks, or any other improvements used in connection with or to support such a store or to support a shopping center of which such a store is a part.

b. The term "gross building floor area" shall mean the gross interior dimensions of the main floor of the building, excluding shelving, racks, decks, mezzanines, basements, and second story areas.

2.3 **Tenant-Specific Restricted Uses**.

a. Pursuant to the terms and conditioned contained within that certain lease by and between the Lot 2 Owner, as landlord, and Guzman Y Gomez, as tenant ("Guzman"), dated _____, 2020 (the "Guzman Lease"), Lot 1, Lot 2, and Lot 3 shall be subject to the restrictions as described on **Exhibit D** attached hereto (the "Guzman Restrictions"). The Guzman Restrictions shall continue during the term of the Guzman Lease, which shall be confirmed by the Lot 2 Owner pursuant to Section 6.12.

2.4 **Maintenance Standard**. Each Lot Owner shall maintain their respective Parcel, including all landscaping and improvements thereon, in a sightly, safe condition and in a good state of repair at a standard that is at least comparable to the standard of other first-class shopping centers in the metropolitan area where the Overall Development is located.

ARTICLE III
INSURANCE & INDEMNITY

3.1 **Property Insurance**. During the Term of this Agreement and subject to the right to self-insure set forth in Section 3.1(g), each Lot Owner shall, at its sole cost and expense, obtain and keep in force:

a. Commercial general liability insurance, including premises/operations, products/completed operations, blanket contractual liability, broad form property damage, independent contractors and personal/advertising injury coverage, fire and explosion legal liability, explosion/collapse/and underground hazard coverage in an amount not less than Three Million Dollars ($3,000,000) per occurrence; such policy shall be an occurrence policy and not a claims-made policy.

b. Each Party may satisfy its obligation under this Section 3.1(a) by appropriate endorsement of its blanket insurance policies. Such insurance shall name the other Parties (and their parent and affiliated companies) as additional insureds on an endorsement acceptable to the other Parties. The additional insured endorsement shall extend coverage to the contractual liability and completed operations coverage. All liability policies maintained by a Party shall be written as primary policies, not contributing with and not in excess of coverage that any other Party may carry.

c. Automobile liability insurance including coverage for owned, hired, and non-owned automobiles. The limits of liability shall not be less than $1,000,000 combined single limit each accident for bodily injury and property damage combined.

d. Workers' Compensation coverage for its employees or contractors with statutory limits.

e. All insurance required in this Agreement and all renewals of it shall be issued by companies authorized to transact business within the state in which the Overall Development is located.

f. Subject to the right to self-insure set forth in Section 3.1(g), each Party shall, upon the written request of another Party, promptly furnish the other Party with one (1) or more certificates of insurance evidencing the existence of the insurance required to be carried pursuant to this Agreement. No Party shall be required during any given 180-day period or term of the policy, whichever is shorter, to honor more than one (1) such request from another Party.

g. The Owners each hereby waive any rights one may have against the other on account of any loss or damage occurring to an individual Owner, or its respective property, either real or personal, arising from any risk generally covered by the Owner's property insurance, from any risk covered by standard forms of special form property insurance policies then in effect and from any risk covered by any other property insurance which is actually carried by said Owner. Said Owners shall use reasonable efforts to obtain, if needed, appropriate endorsements to the Owner's property insurance with respect to the foregoing waiver; provided, however, that failure to obtain such endorsements shall not affect the waiver hereinabove given. In addition, said Owners shall cause the insurance companies issuing the Owner's property

insurance to waive any right of subrogation that said insurance companies may have against the Owners. It is the intent of the Parties that with respect to any loss from a peril required to be covered under a policy of Owner's property insurance, the Parties shall look solely to their respective insurance company for recovery.

h. If a Party elects to self-insure all or a part of the insurance required in Section 3.1(a), then Section 3.1(b), 3.1(e) and 3.1(f) hereof shall not apply to any Party or such Party's successors or assigns so long as such Party, or its parent company, maintains a net worth in excess of One Hundred Million Dollars ($100,000,000) as certified by an officer of such Party.

3.2 **Indemnification**. Each Lot Owner, for itself and its successors and assigns (each an "Indemnifying Party"), agrees to indemnify and hold the other Lot Owners (each an "Indemnified Party") harmless from and against any loss or damage of any type or nature to the extent caused by the act or omission of an employee, agent or contractor of an Indemnifying Party while performing any construction, maintenance or repair activities on the Indemnified Party's Parcel for the benefit of the Indemnifying Party's Parcel or the Overall Development, including, without limitation, attorneys' fees and costs; provided, however that such indemnification shall not extend to an Owner's negligence or the negligence of such Owner's tenants or invitees. Subject to the provisions of Section 3.1(g) hereof regarding waiver of subrogation with respect to damage to property, each Owner shall defend, indemnify, protect and hold the other Owners harmless for, from and against any and all claims in connection with the loss of life, personal injury and/or damage to property (i) arising from or out of any occurrence in or upon the indemnifying Owner's Lot, including an Owner's own negligence; (ii) occasioned wholly by any negligent or willful act or omission of the indemnifying Owner, its tenants, its invitees or their respective its agents, contractors, servants or employees; or (iii) in connection with the failure to comply with the provisions of this Agreement. An Owner shall have the right to engage its own attorneys in connection with any of the provisions of this Section 3.2 or any of the provisions of this Agreement, including, but not limited to, any defense of an Owner, notwithstanding any contrary provisions of the laws or court decisions of the state in which the Overall Development is located.

ARTICLE IV
TERM AND TERMINATION

4.1 **Term and Termination**. This Agreement shall be effective as of the date first above written and shall continue in full force and effect until 11:59 p.m. on the date that is forty (40) years after the date that this Agreement is recorded in the county and state where the Overall Development is located (the "Term"); provided, however, that (i) the easements referred to in Article I hereof which are specified as being perpetual or as continuing beyond the Term of this Agreement shall continue in full force and effect as provided herein, (ii) the Guzman Restrictions set forth in Section 2.4 of Article II shall continue for the term described in the Guzman Lease and (iii) other time limits shall be as specifically provided in this Agreement. Except as provided in the preceding sentence, upon the termination of this Agreement, all rights and privileges derived from and all duties and obligations created and imposed by the provisions of this Agreement shall terminate and have no further force or effect; provided, however, that the termination of this Agreement shall not limit or affect any remedy at law or in equity that a Party

may have against any other Party with respect to any liability or obligation arising or to be performed under this Agreement prior to the date of such termination.

ARTICLE V
ENFORCEMENT

5.2 **Defaults; Self-Help**. If a Lot Owner shall default in the performance of an obligation of such Lot Owner under this Agreement (a "Defaulting Party"), the other Lot Owners (the "Nondefaulting Party"), in addition to all other remedies provided at law or equity, after thirty (30) days' prior written notice to the Defaulting Party, shall have the right of "self-help" to perform such obligation on behalf of the Defaulting Party; provided, however, that in the event of an emergency, the Nondefaulting Party may exercise the right of self-help if such failure is not cured within a period reasonable for the nature and circumstances of such emergency. In such event, the Defaulting Party shall promptly reimburse the Nondefaulting Party the reasonable, actual out-of-pocket cost thereof, together with interest thereon from the date of outlay at a rate equal to ten percent (10%) in excess of the prime interest rate published in the money rates section of the Wall Street Journal (the "Interest Rate"). The Parties agree that to the extent that the Nondefaulting Party must enter upon the property of the Defaulting Party in order to exercise such right of "self-help", the Defaulting Party hereby grants the Nondefaulting Party a license to enter and perform such obligation.

ARTICLE VI
TAXES AND ASSESSMENTS

6.1 **Taxes and Assessments.**

a. Lot Owners 1 and 3 shall have the right to pay any taxes due with regard to the Overall Development that includes its Lot if the Lot 2 Owner shall fail to pay such taxes on or prior to the due date, which date may be extended to the extent permitted by law if Lot 2 Owner is contesting such taxes. In the event Lot Owner 1 or Lot Owner 3 pays the taxes for the Overall Development within the specified time period, (a) Lot 2 Owner shall reimburse the Lot Owner 1 or Lot Owner 3 for the amount paid on its behalf, less the amount of such taxes applicable to its Lot within fifteen (15) days after Lot 2 Owner's receipt of written demand therefor from either Lot Owner 1 or Lot Owner 3; (b) Lot Owner 1 or Lot Owner 3 shall be entitled to pursue whatever remedies it may have in law or equity; and (c) Lot Owner 1 or Lot Owner 3 shall have the right to file a lien against such Lot 2 in the amount of the claim. Any such lien shall be considered to be akin to a mortgage lien and the Lot Owner 1 or Lot Owner 3 may foreclose upon it in the same manner as a mortgage lien. In no event shall any lien filed under this paragraph be superior to any lien of any construction mortgage utilized to facilitate the initial development of Lot 2 from its current status as a vacant parcel and recorded in the real property records prior to the date Lot 2 Owner has completed such initial development. The provisions and requirements of the Illinois Construction Lien Act shall not apply to this lien.

b. Each Owner shall on or before the due date therefor all taxes, assessments, or charges of any type levied or made by any governmental body or agency with respect to its Lot.

ARTICLE VII
GENERAL

7.1 **No Covenant to Build.** This Agreement shall not create or impose any obligation on any Lot Owner to build, open, operate, or continuously operate, a business or any particular business on its respective Parcel(s).

7.2 **Easements and Covenants Running With the Land**.

a. Each of the easements granted by this Agreement shall constitute a servitude on the property of the grantor and an appurtenance to the property of the grantee for the Term of this Agreement (unless otherwise stated to be perpetual), shall survive the total or partial destruction of the subject matter of the easement and/or the servient tenement of such grant, and shall run with the land. The grantee of any such easement may extend the benefits thereof to each of its tenants and/or occupants of the benefitted property. An estate for whose benefit an easement is established hereunder shall for the purposes of this Section 6.2 be deemed to be the grantee of such easement.

b. It is intended that during the Term each and all of the covenants and agreements in this Agreement to be performed by or on the part of a Party, whether affirmative or negative in nature, shall be construed as covenants and not as conditions. To the fullest extent legally possible, all such covenants by a Party shall run with the land to the end that (i) the covenants of a Party undertaking a burden on its Parcel shall be appurtenant to the benefitted Parcels, except as otherwise provided, and shall constitute covenants running with the land as between the respective Parcels, with the benefitted Parcel as the dominant tenement, and the burdened Parcel as the servient tenement.

7.3 **Exhibits**. All exhibits and schedules to this Agreement are by this reference made a part of this Agreement to the same extent as if the same had been written directly within the body of this Agreement.

7.4 **Rights Cumulative**. All rights, powers and privileges conferred hereunder shall be cumulative and not restricted to those given by law.

7.5 **Partial Invalidity**. If any covenant, term or condition of this Agreement or any application thereof shall be invalid or unenforceable, the remainder of this Agreement and any other application of such covenant, term or condition shall not be affected thereby.

7.6 **Governing Law**. This Agreement shall be construed according to, and be governed by, the laws of the state in which the Overall Development is located.

7.7 **Waiver of Performance by Any Party**. One or more waivers of any covenant, term or condition of this Agreement by any Party shall not be construed as a waiver of a subsequent breach of the same or any other covenant, term or condition; nor shall any delay or omission by any Party to seek a remedy for any breach of this Agreement or to exercise a right accruing to such Party by reason of such breach be deemed a waiver by such Party of its remedies or rights with respect to such breach. The consent or approval by any Party to or of any act by another

Party requiring such consent or approval shall not be deemed to waive or render unnecessary consent to or approval of any similar act.

7.8 **Counterparts**. This Agreement may be executed in any number of counterparts, each of which shall be an original, but all of which shall together constitute one and the same instrument.

7.9 **Modification**. There shall be one approving Party representing each Parcel (individually an "Approving Party" and together the "Approving Parties"). Each Approving Party shall have absolute authority to make the decisions and/or give the approvals expressly designated to be made and/or given on behalf of the real estate represented by such position regardless of whether the Approving Party then owns all or less than all of the particular Parcel. As to any Parcel, the holder of the Approving Party position shall have the right to assign such position to any other entity having a fee interest in land within that Parcel. If an Approving Party transfers all of its fee interest in a Parcel, and does not assign its Approving Party position, then such Approving Party position shall automatically be deemed assigned to the entity acquiring fee title to the land owned by the transferring Approving Party. The signatories hereto shall be the initial Approving Party for their respective Parcels as herein identified.

7.10 **Notice**. Any notice, demand, consent, approval, request, statement, document or other communication required or permitted to be given to or served upon either Party hereto pursuant to this Agreement or applicable law shall be in writing and shall be sent by certified mail, or by a recognized national courier service, such as, but not limited to, Federal Express or United Parcel Service, postage prepaid, addressed and shall be deemed to have been given on the day after the date on which the notice was delivered to the overnight courier for delivery, or two days after the date the notice was postmarked if the notice was sent by certified mail. The Parties may, by ten (10) days prior notice to the other Parties as aforesaid, designate a different address or different addresses to which communications intended for it are to be sent. Each Party's initial address for notices pursuant to this Sectoin 6.10 are:

If to The Lot 1 Owner: Encore CW, LLC
12137 W. 159th Street
Homer Glen, IL 60491

With a copy to: Sosin, Arnold & Schoenbeck, Ltd.
9501 W. 144th Place, Suite 205
Orland Park, IL 60462
Attn: George J. Arnold

If to The Lot 2 Owner: 735 Plainfield Property LLC
2211 N. Elston Avenue, Suite 304
Chicago, IL 60614
Attn: Mitchell Goltz

With a copy to: Northstone Law LLC
1016 W. Jackson Blvd., Suite 509
Chicago, IL 60607

Attn: Animesh K. Ravani, Esq.

If to The Lot 3 Owner: JPMorgan Chase Bank, National Association
1111 Polaris Parkway, Suite 2A
Mail Code OH1-0274
Columbus, OH 43240

With copies to: JPMorgan Chase Bank, National Association
Legal Department
1111 Polaris Parkway, Suite 4P
Mail Code OH1-0152
Columbus, OH 43240
Attn: Real Estate Counsel

Freeborn & Peters, LLP
311 South Wacker Drive, Suite 3000
Chicago, IL 60606
Attn: Michael A. Moynihan

7.11 **Time of Essence**. Time is of the essence in the performance of the terms and conditions of this Agreement.

7.12 **Estoppel Certificate**. Each Party severally covenants that within 15 business days after written request of the other Party, it will from time to time, but not more than twice in any twelve (12) month period, issue to another Party, to a prospective purchaser or lender or to any mortgagee of such Party, an estoppel certificate stating: (i) whether to the best knowledge of the Party to whom the request has been directed, any default of the requesting Party exists under this Agreement and, if there are known defaults, specifying the nature thereof; (ii) whether to its knowledge this Agreement has been modified or amended in any way (or if it has, then stating the nature thereof); (iii) that to the Party's knowledge this Agreement is, as of that date, in full force and effect; and (iv) to the extent a parcel is subject to any of the use restrictions set forth in Section 2.4, whether or not the lease creating such use restrictions remain in full force and effect.

7.13 **Rule of Construction**. The Parties and their counsel have reviewed and negotiated this Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting Party shall not be employed in the interpretation of this Agreement, or any portion hereof, or any exhibits or amendments or agreements supplementary hereto.

7.14 **No Joint Venture**. Nothing contained in this Agreement shall be construed to make the Parties hereto partners or joint venturers or to render any Party liable for the debts or obligations of any other Party, except as this Agreement may expressly provide.

7.15 **Agreement for Benefit of Parties Only**. This Agreement is not intended to and shall not be construed to dedicate any rights or easements to the general public, nor to benefit any third parties which are not either Parties hereto nor their successors or assigns.

7.16 **Right to Enjoin**. In the event of any violation or threatened violation by any Party or occupant of any term, restriction, condition or covenant of the terms of this Agreement, the Party not in violation shall have the right, to seek actual damages or to enjoin such violation or threatened violation in a court of competent jurisdiction.

7.17 **Attorneys Fees**. In the event a Party commences or engages in any legal action or proceeding against the other (including, without limitation, litigation or arbitration, whether in contract, tort or both) arising out of or in connection with this Agreement or the Overall Development or any other aspect of the Overall Development or the development on the Overall Development (including, without limitation, (a) the enforcement or interpretation of either Party's rights or obligations under this Agreement or (b) the declaration of any rights or obligations under this Agreement), the prevailing Party shall be entitled to recover from the non-prevailing Party, the prevailing Party's reasonable attorney's fees, together with any costs and expenses, incurred in any such action or proceeding, including any reasonable attorney's fees, costs, and expenses incurred on collection and on appeal.

7.18 **Arbitration**. Except where another dispute resolution procedure has been specifically provided for in this Agreement (unless such dispute is not resolved using such procedure), any and all disputes, claims, or other controversy arising out of or relating to this Agreement, or the breach thereof, shall be settled by arbitration administered by the American Arbitration Association, and judgment on the award rendered by the arbitrator(s) may be entered in any court of competent jurisdiction. Within fifteen (15) days after any of the Parties hereto shall have notified another that it desires arbitration, the Parties hereto shall attempt to agree upon one arbitrator to conduct the arbitration; if the Parties cannot agree upon one arbitrator within said fifteen-day period, each Party shall select one arbitrator, and the two arbitrators so selected shall select a third arbitrator; and if they cannot agree, the procedures set forth in this Section 6.18 with respect to completing the panel of arbitrators shall apply.

a. If any of the Parties shall fail to make a choice within the time herein provided, then the Party not in default in selecting an arbitrator, may upon five days' notice to the other Party request the presiding judge of the District Court of the United States for the district in which the Overall Development is located acting in his private and non-judicial capacity to choose an arbitrator or arbitrators to fill the vacancy or vacancies. Such judge may thereupon appoint an arbitrator or arbitrators, as the case may be, to complete the panel of three arbitrators. If such judge shall fail or refuse to make such appointment, the arbitrator or arbitrators needed to complete the panel shall be named or appointed in accordance with the prevailing laws applicable to this Agreement.

b. Either the one arbitrator, or the three arbitrators, as the case may be, upon being duly appointed shall investigate the facts and hold hearings at which the Parties hereto may present their evidence and arguments. A decision by the one, or a majority vote of the three arbitrators shall be rendered within sixty (60) days after the date upon which the last arbitrator is appointed. Such decision shall be final and binding on the Parties. If the arbitrator(s) shall fail to render a decision within said period of sixty (60) days, then either Party shall have the right to institute such action or proceeding in such court as such Party shall deem appropriate in the circumstances. Judgment upon the award rendered in such arbitration may be entered by any court having jurisdiction thereof. In determining any question, matter or dispute before them, the

arbitrators shall apply the provisions of this Agreement, without varying therefrom in any respect and shall be without power to add to, modify or change any of said provisions.

c. No Party shall be considered in default hereunder during the pending of arbitration proceedings relating to such default.

d. The arbitrator(s) shall determine in what proportion the Parties hereto shall bear the cost of such arbitration, except that each Party thereto shall pay the fees and expenses of the arbitrator appointed by or on behalf of such Party and one-half of the fees and expenses of the third arbitrator, if any.

7.19 **Waiver of Jury Trial**. Each Party hereby waives trial by jury, to the extent permitted by law, in any action, proceeding or counterclaim brought by a Party against any other Party hereto or any matter whatsoever arising out of or in any way connected with this Agreement, the relationship of the Parties, the use or occupancy of the Parties' respective parcels or any person claiming through or under a Party, any claim of injury or damage, and any emergency or other statutory remedy; provided, however, the foregoing waiver shall not apply to any action for personal injury or property damage.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed and delivered in multiple counterparts, each counterpart being deemed an original, to be effective on the date signed by the last Party to sign hereunder.

[Signature Pages Follow]

Signature Page For The Lot 1 Owner
To Declaration of Operating and Reciprocal Easement Agreement

ENCORE CW, LLC,
a Delaware limited liability company

By:_____

Name:_____

Title:_____

STATE OF _____)
)SS.:
COUNTY OF _____)

On this the _____ day of _____, 20_____, before me, a Notary Public duly authorized in and for the said County in the State aforesaid to take acknowledgments, personally appeared _____, known to me to be the person(s) whose name(s) (is) (are) subscribed to the foregoing instrument and acknowledged having executed the same as a free and voluntary act for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:

_____ _____

Notary Public

Signature Page For The Lot 2 Owner
To Declaration of Operating and Reciprocal Easement Agreement

735 PLAINFIELD PROPERTY LLC,
an Illinois limited liability company

By:_____

Name:_____

Title:_____

STATE OF _____)
)SS.:
COUNTY OF _____)

On this the _____ day of _____, 20_____, before me, a Notary Public duly authorized in and for the said County in the State aforesaid to take acknowledgments, personally appeared _____, known to me to be the person(s) whose name(s) (is) (are) subscribed to the foregoing instrument and acknowledged having executed the same as a free and voluntary act for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:

_____ _____

Notary Public

Signature Page For The Lot 3 Owner
To Declaration of Operating and Reciprocal Easement Agreement

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,
a national banking association

By:_____

Name:_____

Title:_____

STATE OF _____)
)SS.:
COUNTY OF _____)

On this the _____ day of _____, 20_____, before me, a Notary Public duly authorized in and for the said County in the State aforesaid to take acknowledgments, personally appeared _____, known to me to be the person(s) whose name(s) (is) (are) subscribed to the foregoing instrument and acknowledged having executed the same as a free and voluntary act for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires:

_____ _____

Notary Public

EXHIBIT A-1
To Declaration of Operating and Reciprocal Easement Agreement
(Legal Description of Lot 1)

EXHIBIT A-2
To Declaration of Operating and Reciprocal Easement Agreement
(Legal Description of Lot 2)

EXHIBIT A-3
To Declaration of Operating and Reciprocal Easement Agreement
(Legal Description of Lot 3)

EXHIBIT B

To Declaration of Operating and Reciprocal Easement Agreement

(Site Plan depicting: (i) Lots, (v) Common Areas [including Interior Drives and Interior Parking Areas], and (vi) Project Sign Easement Areas)

[Site Plan Attached]

EXHIBIT C
To Declaration of Operating and Reciprocal Easement Agreement
(Sign Exhibit)

EXHIBIT D
To Declaration of Operating and Reciprocal Easement Agreement
(Guzman Use Restrictions)

(a) Exclusive Use. Guzman shall have the exclusive right to sell Mexican and Latin cuisine (the "Exclusive Use").

(b) Other Prohibited Uses. theatre, bowling alley, billiard parlor, funeral parlor, night club, or other place of recreation or amusement (such as laser tag or paint ball facilities; miniature or putt-putt golf facilities; go-cart tracks; rock climbing facilities; party, dance, cheer, tumbling, or gymnastics facilities; flea market, industrial manufacturing facility, skating rink, bar, exercise facility; massage parlor (but therapeutic massage is permitted), modeling studio, adult bookstore or other establishment primarily engaged in the business of selling, exhibiting or distributing pornographic or obscene materials or live models or dancers, an amusement arcade or facility providing coin-operated amusement devices, rides, pinball machines, mechanical or electronic games, and/or similar types of equipment or devices, car repair facility, central laundry or dry cleaning plant (other than a dry cleaning drop-off facility which does not use dry cleaning fluids or similar chemicals or substances on site in connection with the dry cleaning of clothes) or any business which creates unreasonably or unusually strong or offensive odors, fumes, emissions or sounds (the "Prohibited Uses")

Attachment 19
Market Study Memos (3 pages)

1. **"Market Study Memo"** as prepared by GW Properties, 2 pages, dated January 29, 2021.
2. **"Encore Car Wash Market Study Letter"** as prepared by encore Car Wash, 1 page, dated 02-24-2021.

January 29, 2021

To: Ms. Ann Choi
Village of Willowbrook
835 Midway Dr, Willowbrook, IL

From: GW Properties
2211 N Elston, Suite 304, Chicago, IL

RE: 735 Plainfield Rd, Willowbrook – Market Study

To Whom it May Concern:

The redevelopment of the vacant bowling alley located at 735 W Plainfield Rd, Willowbrook, IL will provide services that are either relocating from another location within the Village or are the first of its kind in Willowbrook.

Chase Bank (**From Chase)** – Chase Bank is relocating from an older, less accessible building across the street. The reason they are relocating is primarily about the building and site itself. They have had ongoing facility issues at their current location and the landlord, while friendly, has been slow to respond. Their old branch was also too small and on two levels without an elevator which makes the lower-level problematic for ADA access. The site also has access issues. The eastbound left turn into the site is not an easy maneuver and can sometimes be dangerous. This is a much better site access wise. We also get to upgrade the format of the branch itself to the latest standard with less emphasis on transactions and more on consultation – hence all the private offices. They also get to own vs lease, which is more preferred by the tenant.

Gomez Y Guzman (From Owner) – Gomez Y Guzman opened its first US store last year. Based out of Australia, they currently operate 160 stores in Australia, Singapore, Japan, and now the United States. The closest location they have to this development is in Naperville, IL. While there are several quick serve restaurants in Willowbrook, Guzman Y Gomez will be the first Mexican restaurant with a full drive thru.

The uniqueness of the concept starts with the food. They pour their hearts and souls into creating beautiful, balanced, crave-able food, and a lot of that comes down to the ingredients they use and how they are prepared. The food is simple, they start with the freshest, quality ingredients to make sure you are tasting the best burrito or taco outside of Mexico. Not only is the food 100% clean, but it is also healthy with no added preservatives, no artificial flavors or unacceptable additives. Not only is the food

clean but has the highest quality proteins such as Cage free fresh chicken, grilled flank steak, pork and beef prepared and shredded daily. Additional to fresh meats they offer a variety of vegan and vegetarian options which adds to the overall appeal.

The building offers, fast casual/quick serve atmosphere that competes with any types of these restaurants. Add the double lane drive thru, with a proven process that moves cars through in 3 minutes, makes it competitive to any fast-food establishment.

Encore Carwash (From Owner) – While there are several carwashes as part of fuel stations in Willowbrook, Encore Carwash will be the first self-service high-end wash in the Village. Encore's proposed development will bring a unique auto laundry experience to residents and local visitors that currently does not exist within the community. Encore will provide a very high-quality wash, in a noticeably short amount of time, very safely. By using a long tunnel wash system with state-of-the-art equipment and providing heated drying, Encore can deliver an exceptionally clean vehicle without the need for hand drying. The large queuing area and multiple pay stations provides convenient access to the wash and lowers wait times. Once a customer has gone through the wash, they have the option of using one of any of the free vacuum stalls to clean the interior of their vehicle or exiting the site. Having a large number of vacuum stalls ensures customers who would like to use the vacuum will be able to do so. There will be four different washes to choose from with a price point of $5.00, $8.00, $12.00 & $16.00 per wash

Encore's goal is to provide a great product and experience to their customers in the most safe and convenient way possible. Being a good neighbor and positive partner in the community is also of the utmost importance. A Strong attention to detail has been placed on their architecture, branding, and customer service to ensure the development compliments the neighbors and the Village while serving the customer's needs.

Currently, Encore has two facilities under development in Plainfield, IL and Hammond, IN. This will be their third location.

We look forward to working with the Village on this exciting development, while bringing some new concepts into the community.

Regards,



GW Properties

02-24-2021

RE: Encore Car Wash Willowbrook

Encore's proposed development in Willowbrook will bring a unique auto laundry experience to residents and local visitors that currently does not exist within the community. Encore will provide a very high-quality wash, in a very short amount of time, very safely. By using a long tunnel wash system with state-of-the-art equipment and providing heated drying to all vehicles, Encore will deliver a very clean and dry vehicle without the need for hand drying.

The large cueing area and three pay stations will provide convenient access to the wash and lowers wait times. Taking into account only the cuing area located south of the building will accommodate over 30 cars. Additional vehicles can be accommodated along the eastern drive without having any impact on the Guzman Y Gomez drive through. A turning lane into the vacuum area has also been provided from the east entry drive in the event customers would like to vacuum their vehicles prior to going through the wash.

Once a customer has gone through the wash, they have the option of using any one of the 37 free vacuum stalls to clean the interior of their vehicle or exiting the site without utilizing the vacuums. Having a large number of vacuum stalls ensures customers who would like to use the vacuums will be able to without wait times. Having more than 20 vacuums is atypical in the industry and there is currently no auto laundry in Willowbrook or surrounding communities (including Hinsdale, Burr Ridge, and Indian head Park) that accommodate this quantity of convenient self-service vacuums to customers.

Encore's goal is to provide a great product and experience to our patrons in the most safe and expedient way possible. This proposed development is a state-of-the-art, self-service, facility. The three pay stations will accommodate a touch screen payment kiosk as well as license plate recognition for customers that enroll in a membership for a completely contactless payment. All wash customers will have access to utilize the free vacuums at their choosing. Encore team members will be on hand to ensure proper automobile loading into the wash, servicing of the trash bins, maintaining a clean site and addressing any customer needs. Being a good neighbor and contributing positively to the community serves as one of the guiding principles of Encore's ethos. Strong attention to detail has been placed on the architecture, branding, and customer service to ensure this development compliments the neighboring businesses as well as the village while servicing our customer's needs.

We look forward to the opportunity to be part of a great community.

12137 W 159th Street, Suite 102, Homer Glen, IL 60491

Attachment 20
Tax Impact Study Memos (2 pages)

January 29, 2021

To: Ms. Ann Choi
Village of Willowbrook
835 Midway Dr, Willowbrook, IL

From: GW Properties
2211 N Elston, Suite 304, Chicago, IL

RE: 735 Plainfield Rd, Willowbrook – Tax Impact Study

To Whom it May Concern:

The redevelopment of the vacant bowling alley located at 735 W Plainfield Rd, Willowbrook, IL will produce increased sales tax and employment for the Village or Willowbrook. The proposed Guzman Y Gomez restaurant estimates its revenue to be $3,000,000.00. Since this property is located within the Route 83 / Plainfield Road Business district, a tax totaling 10% will be levied against it. The approximate revenue that will be generated by the restaurant would produce $300,000.00 in total taxes annually, of which the projected amount that would go to the Village would be $120,000.00 (See below breakdown):

- 7% State Sale Tax (1% to Village, 0.75% to Regional Transportation Authority, and the rest to state)
- 1% Home Rule Tax
- 1% Business District Tax
- 1% Places of Eating Tax (for restaurants with indoor seating)

Additionally, between Guzman & Gomez and Encore Carwash, these businesses will bring in roughly 50 new jobs into the community.

The stabilized value of this property, after completing the project is projected to be $5,100,000.00, which would result in approximately $86,000.00 in property taxes for the school districts and other taxing bodies (see below breakdown):

- Chase Bank: Market Value - $2,040,000.00
  Estimated Property Taxes - $35,000.00
- Restaurant: Market Value - $960,000.00
  Estimated Property Taxes - $16,500.00
- Encore: Market Value - $2,100,000.00

Estimated Property Taxes - $34,500.00

As the property stands today, the value is $870,220.00 with property taxes being $42,162.16.

This project would be a major generator of new sales tax revenue to the Village as well as generate property taxes for the school districts and other taxing bodies. The development of this property will create hundreds of new jobs between construction, and employees of the businesses. It is expected that some of the jobs would be filled by local residents and will utilize nearby business for various needs of the project throughout time. In total, the project would encompass approximately $8 million of new investment into Willowbrook.

Thank you for this opportunity.

Regards,



GW Properties

Attachment 21
Standards for Special Use (1 page)

Standards for Special Use Permit

Requested Special Use Permit for the Planned Unit Development at 735 Plainfield Road for the financial institution with a drive-thru component, automobile washing and cleaning facility, and drive-thru-fast food establishment.

9-14-5.2: Standards:

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

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

C. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. ***The special use will not impede on the normal and orderly development and improvement of surrounding property for uses permitted in the district.***

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

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. ***Adequate measures have been taking to provide ingress and egress so designed to minimized traffic congestion in the public streets.***

F. That the special use shall in all other respects conform to the applicable regulations of the district in which it is located except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. ***The special use will conform to the applicable regulations of the district as deemed appropriate by the Plan Commission and Village Board.***

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. ***There has not been an application for this property within the last year.***

Attachment 22
Standards for Planned Unit Developments (2 pages)

Standards for Planned Unit Development

9-13-6: Standards for Planned Unit Development

A. Comprehensive Plan: A planned unit development must conform with the intent and spirit of the planning goals and objectives of the Village Comprehensive Plan. ***No variance required – the proposed PUD will meet the goals and intents of the Village Comprehensive Plan, as the uses proposed to be appropriate for the area and beneficial the community overall.***

B. Size And Ownership: The site of the planned unit development must be under single ownership and/or unified control and be not less than two (2) acres in area. ***Variance is requested, due to the nature of the planned unit development, the individual lots should be available for separate ownership due to separate uses. No variance is required regarding minimum size as the lot area of the total PUD exceeds two (2) acres in area.***

C. Compatibility: The uses permitted in the planned unit development must be of a type and so located as to exercise no undue detrimental influence upon surrounding properties. ***No variance required – the proposed PUD will align with current adjacent zoning and will not have detrimental influence upon the surrounding properties.***

D. Stormwater Management: Adequate facilities, both on site and off site, shall be provided to ensure that all drainage related issues are addressed. ***No variance required – the engineering plans and drainage reports will identify that the all stormwater management proposed on-site will conform to current municipal stormwater ordinances.***

E. Space Between Buildings: The minimum horizontal distance between buildings shall be: 1. Thirty feet (30') between one-story, two-story and two and one-half story building or combinations therof. 2. Equal to the height of the taller buildings in the case of freestanding, unattached buildings other than one-, two-, or two and one-half story buildings. **The space between buildings is met with the proposed project.**

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

G. Parking Requirements: Adequate parking shall be provided as set forth in other sections of this title. **Adequate parking has been provided.**

H. Traffic: That adequate provision be made to provide ingress and egress so designed as to minimize traffic congestion in the public streets. ***No variance required – ingress and egress are designed to minimize traffic congestion in the public streets to the extents possible.***

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

J. Design Standards: The provisions of the Willowbrook subdivision ordinance shall be adhered to, unless a variance is granted by the Village Board. ***Variances are requested from the subdivision ordinance 10-4-3(A)2, 10-4-3(A)3, 10-4-3(B), and 10-7-4(C). Due to the nature of the proposed planned unit development, the specific sections of the subdivision code cannot be met.***

K. Uses For PUDs Greater Than Five Acres: Any permitted or special use available under any of the various zoning districts classifications, whether singly or in combination, and any other use permitted by law, may be allowed as either a permitted or special use within a planned unit development consisting of more than five (5) acres, but only to the extent specifically approved by the Village Board, after a finding that such use is consistent with the objectives of this chapter. ***Variance requested as existing site area is below five (5) acres, however, plan meets intent of a planned unit development given combination of uses proposed.***

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

Attachment 23
Findings of Fact for Planned Unit Developments (1 page)

Findings of Fact

9-13-7: Findings of Fact for Planned Unit Developments

A. In what respects the proposed plan is consistent with the stated purpose of the planned unit development regulations. ***The proposed plan is consistent with the stated purposes identified specifically including providing diversification in uses (9-13-1 (A) 2) and rational and economic development (9-13-1 (A) 6).***

B. The extent to which the proposed plan meets the requirements and standards of the planned unit development regulations. (Ord. 97-O-05, 1-27-1997). ***The proposed plan meets the requirements and standards of the planned unit development regulations aside from the items presented within the standards for special use & variations document.***

C. The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including, but not limited to, the density, dimension, area, bulk and use, and the reasons why such departures are deemed to be in the public interest. ***The proposed plan departs from the zoning and subdivision regulations ad noted in the standards for special use & variations document.***

D. The method by which the proposed plan makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space, and furthers the amenities of light and air, recreation and visual enjoyment. ***The proposed plan will not impair an adequate supply of light and air to the adjacent property, substantially increase congestion in the public streets, substantially increase the danger of fire, or endanger the public safety.***

E. The relationship and compatibility of the proposed plan to the adjacent properties and neighborhood. (Ord. 75-O-3, 3-10-1975). ***The proposed plan fronting a major route provides similar use as in the current condition and is not a departure from current uses of the adjacent properties along the route.***

F. The desirability of the proposed plan with respect to the physical development, tax base and economic well being of the Village. ***The proposed plan will provide physical and economic benefits to the community in comparison to the existing use.***

G. The conformity with the intent and spirit of the current planning objectives of the Village. (Ord. 97-O-05, 1-27-1997). ***The proposed PUD will meet the goals and intents of the Village Comprehensive Plan, as the uses proposed to be appropriate for the area and beneficial the community overall.***

Attachment 24
Village of Willowbrook Review Letters (38 pages)

VILLAGE OF WILLOWBROOK
EST. 1960

Willowbrook

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January 15, 2021

Atten: Alex Katz
GW Properties
2211 N. Elston Avenue, Suite 304
Chicago, IL 60614

Re: **GW Properties – Willowbrook Planning Review #1**

Mr. Katz,

Planning staff has reviewed the submitted application, submitted on December 16, 2020, for the GW Properties – Willowbrook planned unit development including an automobile cleaning and washing facility, a fast food establishment with drive-through, and a financial institution with drive-through, on the lot currently occupied by the vacant Willowbrook Bowling Alley located at 735 Plainfield Road in Willowbrook, IL 60527. The following plans have been reviewed per the requirements of the Village of Willowbrook Zoning Ordinance:

1. **"Legal Description"** – 1 page, undated and provided by GW Properties.
2. **"ALTA-NSPS Land Title Survey"** as prepared by Compass Surveying Group Ltd., Project No. 20-0006-01, Sheet 1 of 1, and dated 2/28/20.
3. **"Site Plan"** as prepared by Kimley-Horn and Associates, Inc., KHA Project No. 168726009, Sheet No. C1.0, and bearing an original issue date of 12/15/2020.
4. **"Architectural Plan" for Fast Food Establishment** – 1 page, untitled, undated and provided by GW Properties.
5. **"Architectural Elevations" for Fast Food Establishment** as prepared by Interplan LLC, 2 pages, and bearing an original issue date of 12.14.2020.
6. **"Architectural Elevations with Sign Spec" for Fast Food Establishment** – 1 page, untitled, undated, and provided by GW Properties on January 11, 2020.
7. **"Site Plan Monument Sign" for Fast Food Establishment** – 1 page, Sheet ST1.1, bearing the latest revision date of 09.28.20, and provided by GW Properties on January 11, 2020.
8. **"Architectural Elevations" for Chase Bank** as prepared by The Architects Partnership, TAP Project No. 19108, 2 pages, and bearing an original issue date of 1.13.2020.
9. **"Sign Package" for Chase Bank** as prepared by Signtech, Drawing No. 18-01613, Project No. CHASE_730_1, 41 pages, bearing an original issue date of 09/14/18, and bearing the latest revision date of 09.30.2020.
10. **"Architectural Elevations" for Car Wash** as prepared by Mark Shively Architecture, Sheet No. A4.0, and bearing a revision date of 12.01.2020.
11. **"Car Wash Rendering"** – 1 page, untitled, undated, and provided by GW Properties.
12. **"PUD Plans"** as prepared by Kimley-Horn and Associates, Inc., KHA Project No. 168726009, 9 Sheets, and bearing an original issue date of 12/15/2020.
13. **"Engineers opinion of Probable Construction Cost"** as prepared by Kimley-Horn and Associates, Inc., dated December 16, 2020 (will be reviewed with the Final PUD Plat).
14. **"Traffic Impact Study"** as prepared by KLOA and dated December 7, 2020.
15. **"Traffic Control Plan"** as prepared by Kimley-Horn and Associates, Inc., KHA Project No. 168726009, 9 Sheets, Sheet No. 1 of 1, and bearing an original issue date of 12/15/2020.

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16. **"Traffic Regulation Agreement"** – 9 pages.
17. **"Landscape Plan"** as prepared by Kimley-Horn and Associates, Inc., KHA Project No. 168726009, 2 Sheets, Sheet Nos. L2.0 and L3.0, and bearing an original issue date of 12/15/2020.
18. **"Tree Preservation Plan"** as prepared by Kimley-Horn and Associates, Inc., KHA Project No. 168726009, Sheet No. L1.0, and bearing an original issue date of 12/15/2020.
19. **"Photometric Plan"** as prepared by Kimley-Horn and Associates, Inc., KHA Project No. 168726009, Sheet No. E1.0, and bearing an original issue date of 12/15/2020.
20. **"Final Plat of Subdivision"** as prepared by Compass Surveying Group Ltd., Project No. 20.006, Sheet 1 of 1, and bearing the latest revision date of 12/16/20.
21. **"Construction Schedule"** – 1 page (will be reviewed with the Final PUD Plat).
22. **"Draft Declaration of Covenants"** – 20 pages (still undergoing review by Village Attorney).
23. **"Standards for Special Use & Variations"** – 20 pages.
24. **"Kane-DuPage Soil and Water Conservation District (SWCD) Land Use Opinion"** – 1 page, dated December 18, 2020.
25. **"Illinois Department of Natural Resources, Natural Resource Review"** – 1 page, dated March 4, 2020.

Staff offers the following comments:

General

1. Section 9-2-2 defines the following:

> FAST FOOD ESTABLISHMENT: A retail establishment serving food to individuals, and/or groups and having a food preparation area of more than one-third (1/3) the area of the serving and seating area and/or utilizing disposable serving dishes or containers that permit the patrons to remove the food from the establishment for consumption either on the premises or elsewhere. Such practice tends to encourage high vehicular traffic volumes and/or generate large amounts of refuse.
>
> RESTAURANT: A retail establishment that is kept, used, maintained, advertised, and held out to the public as a place where meals are cooked and prepared in an adequate and sanitary kitchen located on the licensed premises using stoves, ovens, fryers, and related equipment located on the licensed premises and which are protected by a fire protection system that conforms with the Village Code. The sale of packaged food such as potato chips, pretzels, popcorn, peanuts, or other similar snacks or frozen packaged food shall not be considered food prepared and served on premises, as required herein.

Therefore, planning staff considers the proposed restaurant "Guzman y Gomez" as a fast food establishment.

2. Under Section 9-6B-2, "Drive-in facilities, for permitted uses" is listed as a special use, and the development includes two drive-throughs. Each drive-through will be considered a special use. Each drive-through will have a minimum lot area of one acres (1 AC).

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3. Revise the Standards for Variations according to the list of waivers provided.
4. Provide responses for the Findings of Fact listed under Section 9-13-7.

Site Layout Plan

1. Include the Lot Areas, Lot Width, Lot Depth, Lot Coverage, Maximum Height and FAR of each lot on the Site Plan according to the definitions provided in Section 9-2-2. Provide a table summarizing this information.
2. Provide the dimension from the northwest corner of the proposed restaurant to the north lot line along Plainfield Road to demonstrate compliance with Section 9-3-7(A)4.
3. Provide the dimension of the interior side yard setback from the proposed car wash to the east lot line.
4. The sidewalk along Plainfield Road shows discontinuity near the relocated driveway on Plainfield Road. Staff recommends that the sidewalk be revised to appear continuous without any breaks.
5. Label the width of all parking islands.
6. The Site Plan is missing the accessible parking symbol on Lot 3 (second parking space). Please revise the Site Plan to include this symbol.
7. Include the dimension from the center of the driveway on Plainfield Road to the nearest lot line at the adjoining street line in compliance with Section 9-10-5(L)2(d).
8. Include the dimension from the center of the driveway on Plainfield Road to the center of the driveway on the adjacent property to the east in compliance with Section 9-10-5(L)2(e).
9. If any outdoor seating is being contemplated for the fast food establishment, Staff recommends that the area for outdoor seating be incorporated in the Site Plan at this time to avoid an amendment to the PUD in the future and to avoid the requirement of an annual temporary use permit for outdoor seating (minimum annual fee for this permit ranges between $300 to $400).
10. Illustrate all canopies with a dashed line and call-outs and provide dimensions of the outer limits of the canopies to the lot lines. **Waivers from this code section may be required for Lots 1 and 3.**

Traffic Regulation Agreement

11. A copy of the Certificate of Insurance will be required as an attachment to the Traffic Regulation Agreement.

Traffic Impact Study and Traffic Control Plan

Per your request, Gewalt Hamilton Associates, Inc. (GHA) has reviewed the following material provided for the above captioned project pertaining to traffic, parking and on-site circulation:

A. Traffic Impact Study, prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA), dated December 7, 2020.
B. Site Plan, Sheet Number C1.0, prepared by Kimley Horn dated December 15, 2020.
C. Traffic Control Plan, prepared by Kimley Horn dated December 15, 2020.

Conclusions of this effort and recommendations for consideration are presented below:

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12. The Traffic Impact Study (TIS) prepared by KLOA follows guidelines established by the Institute of Transportation Engineers (ITE). We concur with the KLOA description of existing conditions.
13. Plainfield Road (County #31) is under the jurisdiction of the DuPage County Division of Transportation (DuDOT). Please provide copies of all correspondence with DuDOT and/or approval of the TIS upon receipt.
14. The study appropriately includes weekday morning (6-9 AM), weekday evening (3-6 PM) and Saturday midday (11 AM – 2PM) peak hour traffic counts at key intersections within the study area. The traffic counts were performed in March 2020, prior to the Covid-19 pandemic shutdown, when area schools and businesses were open.
15. A crash summary was provided for the study area intersections for the most recent 5-years based on IDOT Division of Transportation and Safety data, which is consistent with industry standards.
16. The TIS projects traffic volumes to a 5-year design horizon using Chicago Metropolitan Agency for Planning (CMAP) 2050 projections. This is consistent with DuDOT guidelines for the preparation of traffic impact studies.
17. Trip generation estimates for the proposed mix of site uses were appropriately calculated based on published rates contained in the current edition, 10th Edition, of the ITE Trip Generation Handbook. Note: ITE does not have trip rates for an automatic car wash in the weekday morning peak hour. Please provide backup documentation on how the trips were generated during this timeframe; consideration should be given to estimate these trips based on interpolation with ITE data from a similar available land use (i.e., self-service car wash). Also, the trip generation estimates during the Saturday midday peak period appear very low. Trip generation estimates for this use were developed based on the independent variable, tunnel, which has a very limited sample size. Testing the trip generation estimates based on other available independent variables (i.e., square footage), the car wash component would generate over four times the estimate provided.
18. The directional distribution of new development site traffic appears appropriate based on current travel patterns, the operational characteristics of the street system and site access.
19. GHA concurs with the TIS pass-by assumptions of 50% and 30% for the fast-food restaurant and bank uses, respectively, representing site-generated vehicle trips that are already present in the adjacent passing stream of traffic, which is consistent with data presented in the ITE Trip Generation Handbook, 3rd Edition, 2017, for similar land uses. The TIS did not discount for internal capture trips (i.e., a customer of the bank that would then dine at the restaurant or use the car wash), which provides a conservative analysis scenario.
20. The capacity analyses summaries provided in the study indicate that the study area intersections currently operate at overall acceptable levels of service and will continue to do so with the proposed development traffic. The increase in site traffic will have minimal impact on adjacent roadway operations. GHA concurs with these findings.
21. Access to the site is currently provided via two driveways: a full access driveway on Plainfield Road and a full access on the internal driveway serving the Willowbrook Town Center Shopping Center. With the proposed development, access to the site will be maintained via the Willowbrook Town Center driveway and the Plainfield Road access will be restricted to right-in/right-out only. A cross-connection easement will be provided to the property to the east, should the property redevelop in the future with a compatible site use. This will minimize impacts and conflicts on the adjacent roadway network.

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22. GHA concurs with the study recommendation to provide a southbound left-turn lane on the Willowbrook Town Center driveway at the site access, as well and do not block driveway signing in the northbound direction along with supplemental pavement markings.
23. The study adequately describes the stacking availability for each of the proposed site users; however, it should indicate the maximum and typical peak queueing expected at each of the uses based on historical data (transactions, traffic counts and/or observations) collected from existing uses (minimum of 3 locations, if feasible), as well as calculated per Village Code, as applicable. A queueing exhibit should be provided that illustrates the stacking capability of the uses, as well (cars spaced at 20-foot intervals).
24. GHA concurs with the traffic summary provided in the TIS and on the Site Plan.
25. Deliveries and trash removal, to the extent feasible, should occur outside the site's operating peak.
26. GHA concurs that appropriate wayfinding signing, along with supplemental pavement markings should be provided to direct traffic to the mix of uses on site.
27. Consideration should be given to providing designated spaces for the restaurant drive-thru pick-up (after the pick-up window and/or near the drive-thru exit); this is helpful to minimize potential impact to on-site circulation during peak hours of operation with large/special orders in the drive-thru. The space(s) could also be designated for online/mobile order pick-ups, as applicable.
28. Employees should be encouraged to park in the spaces furthest from each respective user entrance, to provide convenient parking for customers.
29. Truck turn exhibits should be provided that show the full turning maneuvers for delivery/trash/emergency vehicles accessing the site to verify adequate circulation is provided with the proposed site and recommended access modifications.

Bulk Regulations & Landscaping

30. Revise the Plant Schedule on Sheet 2.0 of the Landscape Plan from "Trees" to "Shade Trees". If any are conifer trees, please pull those out in their own separate category and label accordingly.
31. Indicate compliance with Sections 9-6-1(D)1 and 9-6-1(D)2. Include a calculation in compliance with "Section 9-6-1(D)1 in the Landscape Plan to reflect that 1,549 points is required within the front yard along Plainfield Road. Provide a table.
32. The sidewalk along Plainfield Road shows discontinuity near the relocated driveway on Plainfield Road. Staff recommends that the sidewalk be revised to appear continuous without any breaks.

Architectural Elevations

33. Section 9-6-1(E)1 provides requirements for permitted building façade materials.
34. Section 9-6-1(E)2 provides requirements for prohibited building façade materials.
35. The architectural elevations for Chase Bank indicate that ACM (aluminum composite panels) and cement panels will be used in the building facades. Please specify the categories in which two materials belong. **A waiver from this code section may be required.**
36. The architectural elevations for the restaurant indicate that black corrugated metal will be used along the south, west and elevations and are not in compliance with Section 9-6-1(E)2. **A waiver from this code section may be required.**

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Loading & Parking

37. Section 9-10-5(G) In-Yards, requires that off-street parking spaces, access drives or aisles (including any and all impervious surfaces), open to the sky, may be located in required interior side yards and rear yards, to within ten feet (10') of the nearest lot line. Include dimensions for all paving area setbacks along the west, east and south lot lines on the Site Plan. For Lot 1, the front yard shall be considered the yard facing Plainfield Road, the interior side yards shall be considered along the east and west lot lines and the rear yard shall be considered along the south lot line. **A waiver from this code section will be required.**
38. Section 9-10-5(G) In-Yards, also requires that all parking areas located within a required yard adjacent to Plainfield Road shall be set back a minimum of twenty five feet (25') from the property line. A landscaped earth berm of a minimum three foot (3') height shall be required and appropriately landscaped with densely planted evergreen trees or shrubs to an effective minimum height of four feet (4') upon installation. Staff recommends that the Landscape Plan be revised to accommodate the required landscape berm and that the Site Plan be revised to include the parking area setback along Plainfield Road on Lot 2. **A waiver from this code section will be required.**
39. Section 9-10-5(G) of the Village code requires that a landscaped earth berm of a minimum three-foot (3') height shall be required and appropriately landscaped with densely planted evergreen trees or shrubs to an effective minimum height of four feet (4') upon installation. **Staff requests that the PUD Plans and Landscape Plan (Sheet L2.0) be revised to reflect this requirement.**
40. In addition, Section 9-10-5(G) requires that in all non-residential districts, parking shall be permitted in required front, side and/or rear yards, provided that the following screening and landscaping standards are met:
    3. Interior Parking Lot Landscaping: Section 9-10-5(G)3 requires that 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. **Provide a calculation/table that demonstrate compliance with this code section.** Section9-10-5(G)3 further requires that 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. **Missing shade tree and dwarf shrubs combinations in islands of Lot 1 (2 islands near car wash exit), Lot 2 (3 islands at SE corner of bank, near trash enclosure and NW corner of restaurant), and Lot 3 (2 islands at SW corner of bank and just north of Town Center driveway. Add landscape plantings and/or shade trees to the parking islands located to the northeast of the proposed building.**
41. All open off- street parking areas and driveways in all nonresidential districts shall be improved with all-weather, hard surface pavement installed in accordance with Section 9-10-5(I)b.
42. Section 9-10-5(K) provide parking ratios for the automobile laundry, fast-food restaurant, and bank. The fast-food restaurant has a gross floor area of 3,025 square feet and the parking requirement is therefore 30 parking spaces (based on 1/100 SF ratio). The bank has a gross floor area of 300 square feet and the parking requirement is therefore 22

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parking spaces (based on 1/300 SF ratio). Revise the parking table on the Site Plan to reflect the correct requirements.

43. The Parking Table should be revised to reflect the correct sum of all parking spaces required (it currently states 47). In the same table, include the greatest possible number of automobiles undergoing some phase of laundering at the same time and include the maximum stacking required under Section 9-10-5(K) under "Automobile laundries". **A waiver from this code section will be required.**
44. Section 9-10-5(L)1 expressly prohibits parallel parking in all business districts. Please revise Site Plan for employee parking on Lot 1 accordingly.
45. Section 9-10-5(L)2(a)2(c) provides minimum width for divided two-way driveways (with a median). Include these dimensions on the site plan.
46. Section 9-10-5(L)2(b)2(a) provides for Radius Connecting Street Pavement Edge and Driveway Edge for Non-Residential Uses, Two-Way Driveways. Include the dimensioned radii on the Site Plan for the two driveways.
47. Section 9-10-5(L)2(d) requires not less than seventy feet (70') for Driveway Location On Lots For All Uses Other Than Single-Family Residential (measured from the center of the Driveway to the Nearest Lot Line at the Adjoining Street Line. Include this dimension on the Site Plan. **A waiver from this code section will be required.**
48. Section 9-10-5(L)2(e) requires not less than four hundred feet (400') for Spacing Between Separate Driveway Entrances On All Lots Other Than In Single-Family Attached Districts. Include this dimension on the Site Plan. **Staff requests to include these on the revised** Site Plan **for verification. A waiver from this code section will be required.**
49. Section 9-10-5(L)2(g) provides for access driveways requirements from arterial streets for all uses other than single-family residential. **Staff requests to demonstrate compliance with the median separation and reduced driveway storage requirements on the revised Site Plan by extending a median approximately thirty feet (30') if feasible. Include appropriate dimensions. A waiver from this code section will be required.**

Signage

50. Section 9-11-4(C) and 9-11-4(D) prohibit roof signs and projecting signs. Lot 1 proposes a roof sign across the top of the roof as depicted in north elevation as well as painted signs on the east and west elevations. Lot 2 proposes several painted signs on all four elevations. **A waiver from this code section will be required.**
51. Sign I.30 for Chase Bank is considered an "Illuminated Window Sign" under Section 9-11-5(E)2 requires that businesses with two (2) facades with business site frontage shall be permitted a maximum of two (2) illuminated window signs with no more than one such sign displayed per facade. Illuminated window signs shall be permitted as part of the allowed window signage area noted in subsection (E)1 of this section. Each such illuminated sign must have a sign surface area no greater than four (4) square feet. Permitted illumination includes the use of exposed neon bulbs and/or backlit signs. **Sign I.30 has a SSA of more than 4 square feet. A waiver from this code section will be required.**
52. Section 9-11-11(B)1 requires that no sign shall project into the public way nor shall a sign attached to a building extend more than twelve inches (12") from the face of the building. Staff is unable to determine that the fast food establishment meets this requirement. **Include the dimensions from the wall to the outer limits of each wall sign.**
53. Section 9-11-11(B)2 requires that no building mounted sign shall extend higher than one foot (1') below the top line of the face of the building or exceed a height of twenty feet

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(20'), whichever is lower. The roof sign on Lot 1 extends more than 1' below the top line of the face of the building and exceeds a height of 20 feet. **A waiver from this code section will be required.**

54. Section 9-11-12(B)1(a) permits 1.25 square feet of sign surface area for each foot of business site frontage up to a maximum of 350 square feet of sign surface area.

    "Business Site Frontage" is defined under Section 9-2-2 (B) Shopping centers, outparcels and single- story multi-tenant commercial buildings as "The building width or in the case of a multi-tenant building, the unit width, measured in feet, of a building's front or primary facades or portion thereof, in or from which a particular business is conducted, and which is adjacent to a public or private street, customer parking area or site access, not including service drives or areas meant for deliveries or loading/unloading facilities. If a business's primary facade vertically extends behind another building and at least seven feet (7') of the primary facade is visible from a public or private street, customer parking area or site access, not including service drives or areas meant for deliveries or loading/unloading facilities, then that length of facade may also be counted towards business site frontage." **Provide the business site frontage of each outlot to determine the permitted sign surface area for all lots. A waiver from this code section will be required.**

55. Sign E1 for Chase Bank is double-faced, therefore each sign face counts towards the total sign surface area (SSA) allowed. **Staff calculates the SSA for Sign E1 to be 114.7 square feet. Revise this number and the total sign surface area on the table on page 2 of the Chase Bank sign package.** Under Section 9-11-12(B)2(d)6, the total sign surface area allowable will also be reduced by 7.5 square feet for each foot of sign height for any freestanding or ground sign constructed in excess of 8 feet (8') above average surrounding grade. Sign E1 is 8'-6" tall and is therefore 6" in excess of 8'. **Provide the total sign surface area based on this reduction.**

56. Provide the dimensions for Sign F of the fast food establishment so that Staff may calculate the total SSA. The fast food establishment proposes a total of nine (9) wall signs. Not including the SSA for Sign F, the subtotal is 401.o square feet of SSA. Staff finds this to be excessive and requests that the applicant reduce the number of wall signs and decrease the proposed SSA to align more with Section 9-11-12(B)1(a) and Section 9-11-12(B)1(B)2. Provide a table that indicates the SSA for each sign and the total SSA proposed. **A waiver from this code section may be required.**

57. Section 9-11-12(B)1(b)2 permits a maximum of three wall signs on any one facade and have a minimum separation distance upon the building facade equal to or greater than twenty percent (20%) of the linear dimension of the business site frontage and further provided that the total sign surface area of all signs shall not exceed the total sign surface area permitted under subsection (B)1(a) of this section. **Include the linear distances between each sign on the fast food establishment to comply with said section.**

58. Include a dimension to the top of each wall sign.

Fences

59. Staff cannot provide any comments on fences as no fence proposals were included as part of the submittal.

Canopies

60. Staff cannot provide any comments on the proposed canopies (Lots 1 and 3) as the Site Plan is missing the outlines of the proposed canopy and/or the dimensions of the outer

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limits of the canopies to the lot line. Staff is unable to determine if a waiver will be required. Canopies are permitted under Section 9-12-2 and the permitted encroachment is 1/3 of the district yard standard in non-residential areas. **Staff requests to include the outlines of the canopies and the dimensions to the lot lines to determine if any waivers are required.**

Refuse Disposal Areas and Recycling Containers - Location and Screening

61. Staff cannot provide any comments on the trash enclosures as detailed plans and elevations were not included as part of the submittal. Trash enclosures are permitted in the rear yard per Section 9-12-2 under "Refuse bins". Refer to Section 9-12-11 of the Zoning Ordinance for the location and screening requirements.

Zoning Certificates and Occupancy Certificates

62. Section 9-14-2(D)2(a) requires that all areas of the development not proposed to be improved with structures, paved areas, walks, retention or detention areas, lighting or other approved landscaping shall be improved with Kentucky blue grass sod or seed. The Landscape Plan indicates only turf seed. **Please specify Kentucky blue grass sod or seed on the Landscape Plan (Sheet L2.0).**
63. Section 9-14-2(D)2(c)2 requires that conifer trees shall be provided and shall not be less than five feet (5') in height. Conifers shall also comprise a minimum of ten percent (10%) of the required landscape plantings. **Revise the Landscape Plan to include the minimum required number of conifer trees.**
64. Section 9-14-2(D)2(c)3 requires that ornamental trees shall be provided and shall not be less than one and one-half inches (11/2") in caliper measured one foot (1') from the ground nor less than six feet (6') in height. Ornamental trees shall comprise a minimum of twenty percent (20%) of the required landscape plantings. **Revise the Landscape Plan to include the minimum required number of ornamental trees.**
Section 9-14-2(D)2(c)4 requires that 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'). **Border and foundation plantings are missing from the following areas: Lot 1 – along the north façade, Lot 2 – along the west façade, and Lot 3 – along the north and east facades. Provide dimensions on the widths of all border and foundations. A waiver from this code section will be required.**

Engineering

As requested by email on December 18, 2020, CBBEL has reviewed the PUD Plans and supporting documents. Based on our discussion, this is intended to be the Preliminary PUD submittal and this review is for compliance with Section 9-13-5.B of the Village Code.

PUD Plans

The PUD plans were prepared by Kimley Horn and Associates and are dated December 15, 2020. Although no sheet is listed as the Preliminary PUD, we will consider the Site Plan to be

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the Preliminary PUD with the other sheets serving as the supplemental data. This sheet should be titled "Preliminary PUD Plat".

65. Section 9-13-5.B.1.l provides for the buildings height, in feet and stories, to be included on the Preliminary Plat. This may also be shown on the preliminary architectural plans noted in item 4 below.
66. Section 9-13-5.B.4 provides that a statement of ownership be included listing the existing ownership and certification that there are no delinquent taxes on the property.
67. Section 9-13-5.B.7 provides for covenants providing various information be submitted. None have been submitted for our review or comments.
68. Section 9-13-5.B.11 provides for Architectural Plans to be included. At this stage, that would typically include façade drawings for all sides of each building and preliminary floor plans for each building. We presume these are being reviewed by others.
69. Section 9-13-5.B.12 provides for preliminary landscape plans. We will defer review of these drawings to the Village Planner.
70. Section 9-13-5.B 13 provides for preliminary engineering information to be shown. These comments are provided in the next section of this letter.
71. Sections 9-13-5.B.14 – 17 provides for various studies to be provided. We presume these are being reviewed by others.

Preliminary Engineering Plans

Cover Sheet – C0.0

72. Under Utility and Governing Agencies, change the Storm Sewer Service to Village of Willowbrook.
73. Under Utility and Governing Agencies, change the Water Service to Village of Willowbrook.
74. In the Benchmarks section, provide reference to at least one official Du Page County or other certified benchmark, and the datum must be NAVD88.

Site Plan – C1.0

75. The area immediately north of the restaurant is not labeled as turf or other plant material, nor is it shown as concrete. Clarify the intent. Also, if this is to be an outdoor seating area, it should be labeled as such on both this and the Preliminary PUD Plat.
76. The location of the restaurant menu/order board must be added to the plan.
77. There is a gap on the Plainfield Road sidewalk where the existing driveway will be removed and the new driveway installed.
78. Show the Plainfield Road sidewalk being extended to the projected east property line.
79. The directional island at the Plainfield Road entrance extends into the crosswalk. The shape must be amended.
80. Show a striped crosswalk across the Plainfield Road entrance.
81. At the Plainfield Road entrance, the Stop sign and a striped stop bar must be before the crosswalk.
82. Add a note that the sidewalk at the Plainfield Road entrance will have ADA compliant curb ramps.
83. Consideration must be given to providing either Stop signs or Pedestrian Crossing signs at each of the crosswalks internal to the site.
84. A permit from Du Page County Division of Transportation will be required for work within the Plainfield Road right of way.

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Grading Plan – C2.0

85. Label the existing contours.

Utility Plan – C4.0

86. The existing watermain along the west and south sides of the site is a 16" main, not 8" as shown.
87. The proposal for water service appears to be a 6" water service to each building. We presume this is intended to be private services as it is not a looped system. These services also show hydrants, which we understand is not acceptable on service lines in accordance with the Illinois Plumbing Code (services are considered plumbing under the plumbing code). If hydrants are needed within the site, it will be necessary to loop a public main through the site. If a public main, it must be an 8" main and we suggest it be looped from the west side of the site near the entrance from the shopping center easterly to the east side of the car wash then south to the 16" main. A 20 foot wide utility easement would be required over this main.
88. It is not clear where the service line for the restaurant building connects to a public main, as shown.
89. We presume the intent is for the sanitary sewer serving the bank and restaurant to be a public sewer. This will be owned by Du Page County Public Works and will be reviewed by that agency. We presume they will require a 20 foot wide easement over the main.
90. It will have to be determined if the proposed receiving storm sewer in the shopping center was designed for unrestricted flow from this site. At the time the shopping center was developed, the code would have required that stormwater detention for this site be provided upon redevelopment. The stormwater submittal from the shopping center will be provided under separate cover.

General Comments

91. A permit will be required from Du Page County Division of Transportation for work within the Plainfield Road right of way.
92. A permit will be required from Du Page County Public Works for the proposed sanitary sewer and connections.
93. We will defer review of the Final Plat of Subdivision until review of the Final PUD Plat.
94. The Construction Schedule and Engineer's Opinion of Cost will be reviewed with the Final PUD Plat.

Preliminary Plat of PUD

A Preliminary Plat of PUD is required. Refer to Section 9-13-5.B of the Zoning Code, which is the section for Preliminary PUD. Using the Site Plan as the base, title it "Preliminary PUD" and "Preliminary Plat of Subdivision" and include the following:

95. Delete the following from the drawing:
    a. Keep all pavement the same shading (for simplicity) and eliminate the Paving Legend. Use different shading for asphalt and concrete pavement or sidewalk.
    b. Simplify the "Key Notes" as much as possible (don't need every striping item and sign called out, but canopies, vacuums, trash enclosures, signs, etc. are important)
96. Add the following:
    a. Existing and proposed property dimensions, and lot area.
    b. Required and provided building setbacks on each lot.
    c. Some basic building dimensions and building height.

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d. Parking setbacks from property lines to demonstrate zoning compliance or need for variation.
e. Outdoor seating area, if applicable, at restaurant (may require special approval, or at least go toward parking count).
f. Show all information required under Section 9-13-5.B of the Zoning Code.

Tri-State Fire Protection District

97. Curb radius around the entire site to have a 25' right hand turn radius.
98. Drive width of 20' clear aisles. This includes the drive adjacent to the car wash. The curb radius and drive space is less than 20' and our fire apparatus will have a difficult time accessing the building.
99. Clear height around drive of 13'6".
100. An Auto-Turn exhibit shall be conducted prior to any approval of a site plan.

Illinois Department of Natural Resources Review

101. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Planning staff has no further comment.

Relief/waivers Requested

Zoning Ordinance

Approval of a Special Use Permit for a planned unit development consisting of a financial institution with drive through, fast food establishment with drive through, an automobile washing and cleaning facility, and associated site improvements. The approval of the special use permit will include, but is not limited to, the following waivers:

1. That Section 9-3-3(B), Division of Lots, be varied to permit the division of the SUBJECT REALTY into more than two (2) lots that do not conform with all the applicable bulk regulations of the B-2 zoning district.
2. That Section 9-10-5(L)2(d), Driveway Location On Lots For All Uses Other Than Single-Family Residential, be varied to permit a reduction in the minimum separation requirement between an access driveway entrance and an adjoining lot line from seventy feet (70') to fifty-five point four feet (55.4').
3. That Section 9-10-5(L)2(e), Spacing Between Separate Driveway Entrances On All Lots Other Than In Single-Family Attached Districts, be varied to permit a reduction in the minimum access driveway spacing for separate driveways to less than four hundred feet (400').
4. That Section 9-10-5(L)2(g), Access Driveways From Arterial Streets For All Uses Other Than Single-Family Residential, be varied to permit a reduction in the driveway storage area from one hundred feet (100') to thirty feet (30'). **APPLICANT TO PROVIDE THIS DIMENSION**

LOT 1 (Automobile Washing and Cleaning Facility)

5. That Section 9-3-3(C), Multiple Uses on a Lot, be varied to permit a reduction in the minimum lot area for two (2) or more special uses from five acres (5 AC) to two and 79/100ths acres (2.79 AC).

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6. That Section 9-6-1(E)2, General Conditions, Building Façade Materials, be varied to allow metal siding and metal panels as building façade materials, as shown on the architectural elevations.
7. That Section 9-6B-3(G), Maximum Height, be varied to permit an increase in the maximum building height from thirty feet (30') to forty feet (40') for the proposed water tank architectural feature.
8. That Section 9-10-4(H) Off-Street Loading, Required Berths, be varied to permit a reduction of the minimum number of required loading berths from one (1) loading berth to zero (0) loading berths.
9. That Section 9-10-5(G) Off-Street Parking, In Yards, be varied to permit a reduction in the minimum required interior side and rear yard parking area setbacks from ten feet (10') to four point three feet (4.3') along the west lot line, to **[???]** along the east lot line and to **[???]** along the south lot line. **APPLICANT TO ADD DIMENSIONS OF THE PARKING AREA SETBACKS ALONG THE SOUTH AND EAST LOT LINES.**
10. That Section 9-10-5(G) Off-Street Parking, In Yards, be varied to permit a reduction in the minimum required front yard parking area setback from fifteen feet (15') to zero feet along the north lot line.
11. That Section 9-10-5(K), Off-Street Parking, Required Spaces, be varied to permit a reduction in the minimum number of stacking spaces for automobile laundries from fifty (50) spaces to **[???]** spaces for the automobile washing and cleaning facility. **APPLICANT TO PROVIDE**
12. That Section 9-10-5(L)1, Off-Street Parking, Minimum Parking Space And Aisle Dimensions, be varied to permit parallel parking spaces to serve employee parking.
13. That Section 9-11-4(C), Prohibited Signs, Roof Signs, be varied to permit a roof sign on the north elevation of Lot 1.
14. That Section 9-14-2(D)2(c)4, Border Plantings and Foundation Plantings, be varied to permit a reduction in the minimum foundation landscape area width from seven feet (7') to zero feet along the north building facade.
15. That Section 9-11-11(B)2 "Sign Location", be varied to allow building mounted sign to extend higher than one foot (1') below the top line of the face of the building and exceed a height of twenty feet (20') for the signage on the north elevation of the automobile washing and cleaning facility.

LOT 2 (Fast Food Establishment and Drive-Through)

16. That Section 9-3-3(C), Multiple Uses on a Lot, be varied to permit a reduction in the minimum lot area for two (2) or more special uses from two acres (2 AC) to 79/100ths acre (0.79 AC). **NEED ACREAGE ON SITE PLAN**
17. That Section 9-3-7(A)4, Specific Setbacks, Plainfield Road, be varied to permit a reduction in the minimum special setback from for one hundred feet (100') to **[???]** for the proposed building. **APPLICANT TO CONFIRM DIMENSION TO NW CORNER OF BUILDING**
18. That Section 9-6-1(A), Minimum Lot Area; Two Or More Uses On A Lot, be varied to permit reduction in the minimum lot area for two (2) or more special uses (fast food establishment and drive-through) from two acres (2 AC) to 79/100ths acre (0.79 AC).
19. That Section 9-6B-3(A), Minimum Lot Area, be varied to permit a reduction in the minimum lot area for the fast food establishment and drive-through from two acres (2 AC) to seventy-nine hundredths of an acre (0.79 AC).

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20. That Section 9-6B-3(C)2, Minimum Lot Width, be varied to permit a reduction in the minimum lot width for restaurants from two hundred feet (200') to **[???]**. **APPLICANT TO CONFIRM DIMENSION**
21. That Section 9-6B-3(E)2, Minimum Interior Side Yard Setback, be varied to permit a reduction in the minimum interior side yard setback along the east lot line from thirty feet (30') to twenty feet (20') for the proposed fast food establishment.
22. That Section 9-10-5(G) Off-Street Parking, In Yards, be varied to permit a reduction in the minimum required interior side and rear yard parking area setbacks from ten feet (10') to **[???]** along the east lot line and to zero feet along the west and south lot lines. **APPLICANT TO ADD DIMENSION OF THE PARKING AREA SETBACKS ALONG THE EAST LOT LINE.**
23. That Section 9-10-5(G) Off-Street Parking, In Yards, be varied to permit a reduction in the minimum required front yard parking area setback from twenty-five feet (25') to twenty-four feet (24') along Plainfield Road.
24. That Section 9-10-5(G) Off-Street Parking, In Yards, be varied to eliminate the requirement of a landscaped earth berm of a minimum three foot (3') height along the Plainfield Road frontage.
25. That Section 9-11-4(K), Prohibited Signs, Painted Signs, be varied to permit painted signs on the east and west building facades of Lot 2.
26. That Section 9-11-12(B), Sign Surface Area, Number and Height Limitations, Business Districts, be varied to permit the wall signs on the fast food establishment in accordance with the building elevations. **STAFF REQUESTS TO REDUCE THE NUMBER OF WALL SIGNS AND THE PROPOSED SIGN SURFACEC AREA**
27. That Section 9-14-2(D)2(c)4, Border Plantings and Foundation Plantings, be varied to permit a reduction in the minimum foundation landscape area width from seven feet (7') to zero feet along the west building facade.

LOT 3 (Financial Institution and Drive-Through)

28. That Section 9-3-3(C), Multiple Uses on a Lot, be varied to permit a reduction in the minimum lot area for two (2) or more special uses from two acres (2 AC) to 79/100ths acre (0.79 AC). **NEED ACREAGE ON SITE PLAN**
29. That Section 9-3-7(A)4, Specific Setbacks, Plainfield Road, be varied to permit a reduction in the minimum special setback from for one hundred feet (100') to seventy-one point eight feet (71.8') for the proposed building.
30. That Section 9-6-1(E)2, General Conditions, Building Façade Materials, be varied to allow metal siding and metal panels as building façade materials, as shown on the architectural elevations.
31. That Section 9-6B-3(A), Minimum Lot Area, be varied to permit a reduction in the minimum lot area for the financial institution and drive-through from two acres (2 AC) to 79/100ths acre (0.79 AC).
32. That Section 9-6B-3(E)2, Minimum Interior Side Yard Setback, be varied to permit a reduction in the minimum interior side yard setback along the east lot line from thirty feet (30') to five feet (5') for the proposed financial institution. **APPLICANT TO ADD DIMENSION TO SITE PLAN**
33. That Section 9-10-4(H) Off-Street Loading, Required Berths, be varied to permit a reduction of the minimum number of required loading berths from one (1) loading berth to zero (0) loading berths.

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34. That Section 9-10-5(G) Off-Street Parking, In Yards, be varied to permit a reduction in the minimum required interior side and rear yard parking area setbacks from ten feet (10') to nine feet (9') along the west lot line and to zero feet along the east and south lot lines. **APPLICANT TO ADD DIMENSION OF THE PARKING AREA SETBACKS ALONG THE EAST LOT LINE.**
35. That Section 9-10-5(G) Off-Street Parking, In Yards, be varied to permit a reduction in the minimum required front yard parking area setback from twenty-five feet (25') to twenty-four feet (24') along Plainfield Road.
36. That Section 9-11-12(B), Sign Surface Area, Number and Height Limitations, Business Districts, be varied to permit the signs for the financial institution in accordance with the building elevations.
37. That Section 9-11-5(E)2, Illuminated Window Signs, be varied to permit an increase in the maximum sign surface area for an illuminated window sign for the Chase ATM located in the vestibule of the west building facade from four square feet (4 SF) to six point eighty-four square feet (6.84 SF) .
38. That Section 9-14-2(D)2(c)4, Border Plantings and Foundation Plantings, be varied to permit a reduction in the minimum foundation landscape area width from seven feet (7') to **[???]** along the west building façade and from seven feet (7') to zero feet along the north and east building facades. **APPLICANT TO PROVIDE THIS DIMENSION**

PUD Standards

Pursuant to Section 9-13-6 of the Village Code, the following variations from the provisions of the Planned Unit Development Regulations include but are not limited to:

39. That Section 9-13-6(B) PUD Standards, Size and Ownership, be varied to waive the requirement that the subject realty be under single ownership and/or unified control.
40. That Section 9-13-6(F) PUD Standards, Yards, be varied to waive the requirement that the required yards or setbacks along the periphery of the planned unit development be at least equal in width or depth to that of the applicable required yard within the adjacent zoning district.
41. That Section 9-13-6(L) PUD Standards, Other Standards, be varied to waive the requirement that the planned unit development must comply with the minimum standards set forth in subsections (A), (B), (C), (D), (H), (I) and (K) of this section.

Subdivision Ordinance

42. That Section 10-4-3(A)2, Lots, Sizes and Shapes, be varied to waive the requirement that the lot areas and lot widths conform to at least the minimum requirements of the zoning ordinance for the district in which the subdivision is proposed for Lots 2 and 3.
43. That Section 10-4-3(A)3, Lots, Sizes and Shapes, be varied to waive the requirement that building setback lines within Lot 2 and Lot 3 conform to at least the minimum requirements of the zoning ordinance for the district.
44. That Section 10-4-3(B), Lots, Arrangement, be varied to waive the requirement that Lot 1 front on a public street.

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If you have any questions, you may contact me at planner@willowbrook.il.us or 630.920.2233.

Sincerely,

Ann Choi
Village Planner

Cc: Brian Pabst
Michael S. Mertens
Dan Lynch
Roy Giuntoli

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January 27, 2021

Atten: Alex Katz
GW Properties
2211 N. Elston Avenue, Suite 304
Chicago, IL 60614

Re: **GW Properties – Willowbrook Planning Review #2**

Mr. Katz,

Planning staff has reviewed the revised submittal received by the Village on January 21, 2021, January 24, 2021, and January 25, 2021, for the GW Properties – Willowbrook planned unit development including an automobile cleaning and washing facility, a fast food establishment with drive-through, and a financial institution with drive-through, on the lot currently occupied by the vacant Willowbrook Bowling Alley located at 735 Plainfield Road in Willowbrook, IL 60527. The following plans have been reviewed per the requirements of the Village of Willowbrook Zoning Ordinance:

1. **"Preliminary Plat of PUD"** as prepared by Kimley-Horn and Associates, Inc., KHA Project No. 168726009, Sheet No. C1.0, bearing an original issue date of 12/15/2020, and bearing the latest revision date of 01/21/21.
2. **"Car Wash First Floor Plan"** as prepared by Mark Shively Architecture, Sheet No. A2.1, and bearing a revision date of 01.14.2021.
3. **"Preliminary Floor Plan" for Fast Food Establishment** as prepared by Interplan LLC, Project No. 2020.0919, 1 page, Sheet PFP, and dated 01.20.21.
4. **"Floor Plan" for Chase Bank** as prepared by The Architects Partnership, TAP Project No. 17073, 1 page, and dated 01.22.2021.
5. **"Master Sign Key Plan" for Fast Food Establishment** – 1 page, undated and provided by GW Properties on January 24, 2021.
6. **"Exterior Perspective" for Fast Food Establishment** as prepared by Interplan LLC, 1 page, and dated 01.20.21.
7. **"Architectural Elevations with Signs" for Fast Food Establishment** as prepared by Interplan LLC, 2 pages, and dated 01.20.21.
8. **"Freestanding Sign" for Fast Food Establishment** – 1 page, Sheet ST1.1, bearing the latest revision date of 09.28.20, and provided by GW Properties on January 21, 2021.
9. **"Architectural Elevations" for Chase Bank** as prepared by The Architects Partnership, TAP Project No. 19108, 2 pages, and dated 1.18.2021.
10. **"Sign Package" for Chase Bank** as prepared by Signtech, Drawing No. 18-01613, Project No. CHASE_730_1, 41 pages, bearing an original issue date of 09/14/18, and bearing the latest revision date of 01.19.2021.
11. **"Pay Station & Trash Enclosure Elevations for Car Wash"** as prepared by Mark Shively Architecture, Sheet No. A1.2, and bearing a revision date of 01.14.2021.
12. **"Car Wash Exterior Elevations"** as prepared by Mark Shively Architecture, Sheet No. A4.0, and bearing a revision date of 12.01.2020.
13. **"Vacuum Canopy Plans, Elevations, Sections"** as prepared by Mark Shively Architecture, Sheet No. A1.1, and bearing a plot date of 01.25.2021.

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EST. 1960

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14. **"Vacuum Canopy Plan Diagram"** as prepared by Mark Shively Architecture, Sheet No. A1.2, and bearing a plot date of 01.25.2021.
15. **"PUD Plans"** as prepared by Kimley-Horn and Associates, Inc., KHA Project No. 168726009, 9 Sheets, bearing an original issue date of 12/15/2020, and bearing the latest revision date of 01/21/21.
16. **"Traffic Impact Study"** as prepared by KLOA, 130 pages, and dated January 20, 2021.
17. **"Traffic Comment Response Letter – DuDOT"** as prepared by KLOA, 2 pages, and dated January 20, 2021.
18. **"Traffic Comment Response Letter – Willowbrook"** as prepared by KLOA, 6 pages, and dated January 20, 2021.
19. **"Landscape Plan" and "Landscape Notes and Details"** as prepared by Kimley-Horn and Associates, Inc., KHA Project No. 168726009, 2 Sheets, Sheet Nos. L2.0 and L3.0, bearing an original issue date of 12/15/2020, and bearing the latest revision date of 01/21/21.
20. **"Preliminary Plat of Subdivision"** as prepared by Compass Surveying Group Ltd., Project No. 20.0006, Sheet 1 of 1, and bearing the latest revision date of 01/19/21.
21. **"Standards for Special Use & Variations"** – 51 pages and undated.

Staff offers the following comments:

General

1. The requirements of the Village Code for Preliminary PUD Approval under Section 9-13-5(B)15 and Section 9-13-5(B)17 include submission of a Market Study and a Tax Impact Study. It is the Village's understanding that the developer of 735 Plainfield Road has not submitted either document.
2. The proposed preliminary site plan should include a depiction of all existing and proposed easements. It is the Village's understanding that the applicant has failed to include any proposed easements on the preliminary plat.
3. The absence of the above-referenced information will be noted in the staff report and should be addressed by the applicant at the Plan Commission Hearing.
4. The Findings of Fact under Section 9-13-7(B) and Section 9-13-7(F) of the Zoning Ordinance cannot be made without the review of these two studies.

Site Layout Plan

1. Include the Lot Areas, Lot Width, Lot Depth, Lot Coverage, Maximum Height and FAR of each lot on the Site Plan according to the definitions provided in Section 9-2-2. Provide a table summarizing this information.

Traffic Regulation Agreement

2. A copy of the Certificate of Insurance will be required as an attachment to the Traffic Regulation Agreement.

Traffic Impact Study and Traffic Control Plan

Per your request, Gewalt Hamilton Associates, Inc. (GHA) has reviewed the following materials for the above captioned project pertaining to traffic, parking and on-site circulation:

A. KLOA response to GHA's traffic comments dated January 20, 2021.

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B. KLOA response to DuDOT's comments dated January 20, 2021.
C. Traffic Impact Study (TIS) prepared by KLOA dated January 20, 2021.
D. Site Plan, Sheet Number C1.0, prepared by Kimley Horn dated January 21, 2021.

Conclusions of this effort and recommendations are presented below:

3. GHA has found the documentation and/or responses provided, in general, to adequately address the comments made and concerns raised in our previous Project Traffic Review dated January 15, 2021.
4. The applicant should provide documentation of the DuDOT approval of TIS and Plainfield Road access, upon receipt.
5. The response letter adequately addressed the comment pertaining to the trip rates assumed in the traffic study for the proposed carwash component of the development during the weekday morning peak hour; however, the concern raised pertaining to the Saturday morning timeframe was not addressed. Please provide response and/or supporting documentation for use of the lower trip generation estimates based on the tunnel independent variable versus the square-footage of the use.
6. The updated study appropriately provides a queuing exhibit that illustrates the stacking capability of each of the proposed uses, as well as additional supporting documentation. However, the supporting carwash queue data provided is insufficient to verify the projected queue lengths. It references a study that was performed in Minnesota in 2012, where 5 of the 6 carwash locations surveyed were at gasoline station facilities, as well as the referenced study did not include average daily traffic for a measure of comparison. While we understand it may be difficult to obtain peak observations at similar facilities, as carwash operations tend to peak in the wintertime on a sunny day following a snowfall, please provide supporting operational characteristics (e.g., transaction information), as available, pertaining to peak operations and/or supporting operations / documentation from similar Chicagoland area existing sites during average, typical conditions.

   In addition, as we understand, the quick service restaurant use has been identified as Guzman Y Gomez. There is an existing drive-through location in Naperville. Again, please provide either data from observations and/or transaction data to support the capacity provided is adequate to support the peak queue.

7. GHA does not believe the comments noted above will materially impact the findings / recommendations of the TIS.

Police Department Comments

Police Chief Robert Schaller reviewed the proposed Traffic Regulation Agreement and Site Plan and identified the following three main areas of concern that could impact police/fire:

8. To the west of the development is the entrance/exit into the shared Town Center drive which is heavily congested at times and will lead to traffic backing up in all directions. Currently at the Chase bank location across the street, the teller lanes often are 5-6 vehicles deep during peak times. Similar queues at the proposed bank location may lead to vehicles stacking up impacting the west entrance/exit and creating an even greater traffic bottleneck.
9. To the east at the restaurant drive through, Chief Schaller agrees with the concerns raised at the November 4th planning commission concept review. If the drive-through restaurant

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is in any way close to the volume of traffic Chick-fil-A produces, this will no doubt impact the ability to access the car wash.

10. Lastly, the northeast entrance/exit onto Plainfield could present an issue. During peak rush hour times there are occurrences where westbound Plainfield traffic is backed up past the northeast entrance/exit. Regardless, if there is right turn only lane, it is inevitable that traffic will turn left from that lane.

Bulk Regulations and Landscaping

11. Confirm that the requested variation from Section 9-6B-3(E)2 is for 7 feet, not 5 feet as stated in your Standards for Variations.
12. Sheet L2.0 Landscape Plan labels the 53 "AB" perennials (near the ground sign of the shared drive with Town Center) when these should be 53 "HO2" perennials to correspond to the total number of HO2 perennials (110). The total number of "AB" perennials is correct at 22.

Architectural Elevations

13. The architectural elevations for the car wash indicate that black corrugated metal will be used along the south, west and elevations and are not in compliance with Section 9-6-1(E)2. **A waiver from this code section may be required.**

Loading & Parking

14. Section 9-10-5(G) In-Yards, also requires that all parking areas located within a required yard adjacent to Plainfield Road shall be set back a minimum of twenty five feet (25') from the property line. A landscaped earth berm of a minimum three foot (3') height shall be required and appropriately landscaped with densely planted evergreen trees or shrubs to an effective minimum height of four feet (4') upon installation. Currently there is only two feet of landscape berm along the Plainfield Road frontage. **Staff recommends that the Landscape Plan and Grading Plan be revised to accommodate the required landscape berm of three feet (3') across the entire length of the frontage. A waiver from this code section will be required.**
15. Your responses to the Standards for Variations state under Comment #43, the minimum stacking requirement is 27 vehicles. The Traffic Site study states that is 30 vehicles. Please confirm which is correct. **A waiver from this code section will be required.**

Signage for Lot 1

16. The total sign surface area for Lot 1 is calculated as follows:

    This is considered a freestanding business and therefore business site frontage shall be based on the lot width. Therefore, 289.9' x 1.25 = 362.375 SF. Total sign surface area permitted is 350 SF. The total sign surface area of 350 SF will also be reduced due to the proposed ground sign that exceeds a height of 8 feet as required by Section(B)1(d)6. **Confirm that the total sign surface area permitted is 335 SF. Adjust the total sign surface area accordingly.**
17. Provide the total sign surface area of each of the painted signs on the east and west elevations to count towards the total sign surface area for the lot.
18. The freestanding sign must contain brick or other similar material in keeping with the design of the principal structure under Section (B)1(d)1.

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19. The freestanding sign must also be located a minimum of 20 feet away from the existing self-storage ground sign under Section (B)1(d)3. **A waiver is required for total sign surface area.**
20. The proposed digital display sign for Encore Car Wash is located on the Lot 3. **Staff recommends relocating this freestanding sign to Lot 1.** There will be a condition that advertising provided by the digital displays shall be restricted to Encore Car Wash advertising only. It cannot contain advertisements not related to the conduct of the proposed car wash. There will also be conditions imposed on the operation limitations, minimal display time, message change sequence, illumination, etc.
21. Please confirm that Lot 1 is proposing the following signs:
    a. Wall Sign E.1 (not a roof sign).
    b. Two (2) painted wall signs E.7 (prohibited). **A waiver is required.**
    c. Three (3) roof signs E.2, E.3 and E.4 (prohibited). **A waiver is required.**
    d. One (1) Free standing Sign with Digital Display E.5 – digital display signs are prohibited. **A waiver is required.**
    e. Three (3) Menu Signs E.8 and one (1) Exit Indicator Sign will not count towards the total SSA of 350 SF, but the Exit Indicator Sign will be considered a Private Traffic Direction Sign and shall not exceed four (4) square feet in area and four feet (4') in height for each sign. **A waiver is required for height and SSA.**
22. In your Standard for Variations, you included a waiver for Projecting Signs. **Please confirm where these projecting signs are located.**
23. For signs E1 and E2, provide the dimensions for the entire length of the signs, not just the width of the individual letters. Otherwise, each letter would be considered a wall sign. **Please adjust the total SSA accordingly.**
24. Sign E.5 needs to count both faces which is a total SSA of 95 square feet. **Please adjust the total proposed SSA accordingly.**
25. The three signs E.6 should also count both faces towards the SSA requirement of 4 SF. Each sign is 12 SF. Please adjust on those sheets. **A waiver for SSA is required.**

Signage for Lot 2

26. Section 9-11-12(B)1(a) permits 1.25 square feet of sign surface area for each foot of business site frontage up to a maximum of 350 square feet of sign surface area. **Confirm that the total sign surface area permitted is 138.4 SF (a deduction was taken for the ground sign height above 8').**

27. Staff calculates the following:
    a. Signs A and D = 46.7 SF each.
    b. Signs B, C and E = 49 SF each.
    c. Sign F = 75 SF
    d. Sign G = 68 SF (double faces)

    Therefore, Staff calculates the total sign surface area proposed to be three hundred eight-three and four tenths square feet (383.4 SF). Please confirm.
28. Please confirm if Signs H, I and J are double faced and what the copy is on each sign. There are only two copies proposed "No Entry" and "Thank You" when there are three signs proposed. **Indicated which copy goes with the corresponding letter. Please also confirm if both faces of each sign were included in the SSA.**
29. The proposed digital display sign for the fast food establishment is located on the bank lot (Lot 3). **Staff recommends relocating this freestanding sign to Lot 2.** Each ground

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sign should be located on the lot that for which it is intended under Section 9-11-12(B)1(d)4.

30. The sign plan for the fast food establishment indicates a multi-tenant sign. **Staff cannot provide any comments since no drawings were submitted for this. Staff recommends eliminating this from the plans.**
31. Section 9-11-12(B)1(b)2 permits a maximum of three wall signs on any one facade and have a minimum separation distance upon the building facade equal to or greater than twenty percent (20%) of the linear dimension of the business site frontage and further provided that the total sign surface area of all signs shall not exceed the total sign surface area permitted under subsection (B)1(a) of this section. **Include the linear distances between each sign on the fast food establishment to comply with said section. A waiver may be required.**

Signage for Lot 3

32. Section 9-11-12(B)1(a) permits 1.25 square feet of sign surface area for each foot of business site frontage up to a maximum of 350 square feet of sign surface area. **Confirm that the total sign surface area permitted is 197.9 SF (a deduction was taken for the ground sign height above 8').**
33. Staff calculates the proposed sign surface area for E.1 as 233.3 SF and for E.8 as 4.6 SF, therefore the total proposed SSA is 344 SF (not 339.5 SF). **Please confirm and change the area on the table accordingly.**
34. Staff calculates the sign surface area for Signs E.29 and I.30 to be 8.34 SF each. **Please confirm and change the area on the table accordingly.**

Fences

35. Staff cannot provide any comments on fence height and % openness as no detailed fence drawings were included as part of the submittal. **Any fences shall comply with Section 9-12-4(D)2 of the Zoning Ordinance.**

Canopies

36. The plan for the pay canopy, Sheet A1.2, does not correspond to what is shown on the site plan. There are only two columns/vertical support structures shown on the site plan when Sheet A1.2 indicated there are four columns. Dimensions from the west and south lot lines to the column closest to the south lot line must be provided.

Engineering

As requested by email on January 21, 2021, we have reviewed the PUD Plans and supporting documents. Based on our discussion, this is intended to be the Preliminary PUD submittal and this review is for compliance with Section 9-13-5.B of the Village Code.

Preliminary PUD and Subdivision Plat

We have discussed with the design engineer that the Preliminary PUD and Preliminary Plat of Subdivision will be combined into a two page document and that, combined with the Preliminary Engineering Plans will meet the plan content requirements for both the Preliminary PUD and Preliminary Plat of Subdivision. The following comments will be incorporated into the document:

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37. On the Preliminary Plat of Subdivision, all of the certificates required on the Final Plat will be removed.
38. The Preliminary Plat will provide clarification that Public Utility and Drainage Easements will be provided as required. It remains to be determined if that will be specific easements for each utility, or a blanket easement covering all of the property except for building envelopes.
39. Section 9-13-5.B.4 provides that a statement of ownership be included listing the existing ownership and certification that there are no delinquent taxes on the property. We presume that this has been provided separately or will be added to the Preliminary PUD.
40. Section 9-13-5.B.7 provides for covenants providing various information be submitted. We presume that this will be reviewed by others.
41. Section 9-13-5.B.12 provides for preliminary landscape plans. We will defer review of these drawings to the Village Planner.
42. Section 9-13-5.B 13 provides for preliminary engineering information to be shown. These comments are provided in the next section of this letter.
43. Sections 9-13-5.B.14 – 17 provides for various studies to be provided. We presume these are being reviewed by others.

Preliminary Engineering Plans

Cover Sheet – C0.0

44. Under Utility and Governing Agencies, change the Sanitary Sewer Service to Du Page County Public Works.

Site Plan – C1.0

45. No comments.

Grading Plan – C2.0

46. No comments.

Utility Plan – C4.0

47. The alignment for the proposed watermain has been discussed with the design engineer and will be revised. The connection to the existing main in the town center will be made at the driveway connection between the two sites, rather than south near the proposed car wash building. Also, the proposed watermain will be an 8" main. This will result in less new public watermain and is expected to be a lower cost for the applicant. A 20 foot wide utility easement would be required over this main.
48. Each building service shall have an 8" x 6" Tee with valve. This will allow the public main to be constructed, and then each building service can be installed at the time of building construction without interrupting the public main.
49. The last segment of storm sewer west of the car wash, where the south end of the site connects to the off-site sewer, is shown to be 18". We presume this will be revised down to 12" on the final plans.
50. We presume the intent is for the sanitary sewer serving the bank and restaurant to be a public sewer. This will be owned by Du Page County Public Works and will be reviewed by that agency. We presume they will require a 20 foot wide easement over the main.

General Comments

51. A permit will be required from Du Page County Division of Transportation for work within the Plainfield Road right of way.

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52. A permit will be required from Du Page County Public Works for the proposed sanitary sewer and connections.
53. The Construction Schedule and Engineer's Opinion of Cost will be reviewed with the Final PUD Plat.
54. The fire truck turning templates indicate that presumed truck can maneuver the site. We presume that prior to final approval the plans will be provided to the fire district for comment on both the geometrics, but also the location of hydrants and fire department connections on each building.

Tri-State Fire Protection District

55. Curb radius around the entire site to have a 25' right hand turn radius.
56. Drive width of 20' clear aisles. This includes the drive adjacent to the car wash. The curb radius and drive space is less than 20' and our fire apparatus will have a difficult time accessing the building.
57. Clear height around drive of 13'6".
58. An Auto-Turn exhibit shall be conducted prior to any approval of a site plan.

Relief/waivers Requested

Zoning Ordinance

Approval of a Special Use Permit for a planned unit development consisting of a financial institution with drive through, fast food establishment with drive through, an automobile washing and cleaning facility, and associated site improvements. The approval of the special use permit will include, but is not limited to, the following waivers:

Overall Site

1. That Section 9-3-3(B), Division of Lots, be varied to permit the division of the SUBJECT REALTY into more than two (2) lots that do not conform with all the applicable bulk regulations of the B-2 zoning district.
2. That Section 9-3-3(C), Multiple Uses on a Lot, be varied to permit a reduction in the minimum lot area for two (2) or more special uses from five acres (5 AC) to two and 79/100ths acres (2.79 AC).
3. That Section 9-10-5(G) Off-Street Parking, In Yards, be varied to permit a reduction in the minimum required front yard parking area setback from twenty-five feet (25') to twenty-four feet (24') along Plainfield Road.
4. That Section 9-10-5(G) Off-Street Parking, In Yards, be varied to permit a reduction in the minimum required height of a landscaped earth berm along the Plainfield Road frontage from three feet (3') to two feet (2'). **STAFF RECOMMENDS REVISIONS TO THE LANDSCAPE PLAN TO ELIMINATE THIS WAIVER.**
5. That Section 9-10-5(L)2(d), Driveway Location On Lots For All Uses Other Than Single-Family Residential, be varied to permit a reduction in the minimum separation requirement between an access driveway entrance and an adjoining lot line from seventy feet (70') to fifty-five point four feet (55.4').
6. That Section 9-10-5(L)2(e), Spacing Between Separate Driveway Entrances On All Lots Other Than In Single-Family Attached Districts, be varied to permit a reduction in the minimum access driveway spacing for separate driveways from four hundred feet (400') to one hundred fifty-three and 8/10ths feet (153.8').

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7. That Section 9-10-5(L)2(g), Access Driveways From Arterial Streets For All Uses Other Than Single-Family Residential, be varied to permit a reduction in the driveway storage area from one hundred feet (100') to thirty-eight feet (38').

LOT 1 (Automobile Washing and Cleaning Facility)

8. That Section 9-6-1(E)2, General Conditions, Building Façade Materials, be varied to permit metal siding and metal panels as building façade materials, as shown on the architectural elevations.
9. That Section 9-6B-3(D), Minimum Lot Depth, be varied to permit a reduction in the minimum required lot depth from two hundred feet (200') to one hundred eighty and three tenths feet (180.3').
10. That Section 9-6B-3(E)1, Required Setbacks, Front Yard, be varied to permit a reduction in the minimum required front yard setback from sixty feet (60') to thirteen and five tenths feet (13.5') for the detached canopy along the north side of the proposed car wash building.
11. That Section 9-6B-3(E)4, Required Setbacks, Rear Yard, be varied to permit a reduction in the minimum required rear yard setback from forty feet (40') to eight tenths feet (0.8') for the detached canopy along the south side of the proposed car wash building.
12. That Section 9-6B-3(G), Maximum Height, be varied to permit an increase in the maximum building height from thirty feet (30') to forty feet (40') to the top of the proposed water tank.
13. That Section 9-10-4(H) Off-Street Loading, Required Berths, be varied to permit a reduction of the minimum number of required loading berths from one (1) loading berth to zero (0) loading berths.
14. That Section 9-10-5(G) Off-Street Parking, In Yards, be varied to permit a reduction in the minimum required interior side and rear yard parking area setbacks from ten feet (10') to four and four tenths feet (4.4') along the west lot line, to five feet (5') along the east and south lot lines.
15. That Section 9-10-5(G) Off-Street Parking, In Yards, be varied to permit a reduction in the minimum required front yard parking area setback from fifteen feet (15') to zero feet along the north lot line.
16. That Section 9-10-5(K), Off-Street Parking, Required Spaces, be varied to permit a reduction in the minimum number of stacking spaces for automobile laundries from fifty (50) spaces to thirty (30) spaces for the automobile washing and cleaning facility.
17. That Section 9-10-5(L)1, Off-Street Parking, Minimum Parking Space And Aisle Dimensions, be varied to permit five (5) parallel parking spaces for employee parking along the southern building façade.
18. That Section 9-11-4(C), Prohibited Signs, Roof Signs, be varied to permit the roof signs, as shown in the elevations.
19. That Section 9-11-4(K), Prohibited Signs, Painted Signs, be varied to permit painted signs on the east and west building facades.
20. That Section 9-11-4(R), Prohibited Signs, Multiple Message, Digital, Dynamic and/or Video Display Signs, be varied to permit the digital displays on the ground sign located near the shared access driveway with the Willowbrook Town Center, as shown in the elevations.
21. That Section 9-11-12(B)1(a), Sign Surface Area, Number and Height Limitations, Business Districts, be varied to permit an increase in the maximum total sign surface area from three hundred thirty-five square feet (335 SF) to **[???] (??? SF)** for the one (1)

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freestanding sign proposed at the northwest corner of the lot, for each wall sign proposed on the north, east and west building facades for a total of three wall signs, and for the three roof signs proposed on each of the three detached canopies, as shown in the sign package.

22. That Section 9-11-11(B)2 "Sign Location", be varied to allow building mounted sign to extend higher than one foot (1') below the top line of the face of the building and exceed a height of twenty feet (20') for the signage on the north elevation of the automobile washing and cleaning facility.
23. That Section 9-12-2, Permitted Accessory Buildings, Structures and Uses, Awning/Canopies/Marquees, be varied to permit an increase in the permitted encroachment from 1/3 bulk district standard to allow the detached canopy located to the south of the building to be set back eight tenths feet (0.8') from the south lot line, and to allow the northernmost detached canopy located to the north of the building to be set back thirteen and five tenths feet (13.5') from the north lot line.
24. That Section 9-12-4(C)3, Bulk Regulations, Detached Accessory Structures, be varied to permit a reduction in the minimum clearance above grade from fourteen feet (14') to twelve feet (12') for the detached pay canopy located to the south of the building and the detached canopies over the vacuum stations.
25. That Section 9-14-2(D)2(c)4, Border Plantings and Foundation Plantings, be varied to permit a reduction in the minimum foundation landscape area width from seven feet (7') to zero feet along the north, east and west building facades.

LOT 2 (Fast Food Establishment and Drive-Through)

26. That Section 9-3-3(C), Multiple Uses on a Lot, be varied to permit a reduction in the minimum lot area for two (2) or more special uses from two acres (2 AC) to seven hundred ninety-five thousandths acre (0.795 AC).
27. That Section 9-6-1(A), Minimum Lot Area; Two Or More Uses On A Lot, be varied to permit a reduction in the minimum lot area for two (2) or more special uses (fast food establishment and drive-through) from two acres (2 AC) to seven hundred ninety-five thousandths acre (0.795 AC).
28. That Section 9-6B-3(A), Minimum Lot Area, be varied to permit a reduction in the minimum lot area for the fast food establishment and drive-through from two acres (2 AC) to seven hundred ninety-five thousandths acre (0.795 AC).
29. That Section 9-6B-3(C)1, Minimum Lot Width, be varied to permit a reduction in the minimum lot width for restaurants from two hundred feet (200') to one hundred twenty-two and seven tenths feet (122.7').
30. That Section 9-6B-3(E)2, Minimum Interior Side Yard Setback, be varied to permit a reduction in the minimum interior side yard setback along the east lot line from thirty feet (30') to fifteen and five tenths feet (15.5') for the proposed fast food establishment, to eleven and four tenths feet (11.4') for the proposed attached canopies, to sixteen and one tenths feet (16.1') and to twenty-six and two tenths feet (26.2') for the menu/order boards closest to the east lot line.
31. That Section 9-6B-3(E)4, Required Setbacks, Rear Yard, be varied to permit a reduction in the minimum required rear yard setback from forty feet (40') to twenty-two and nine tenths feet (22.9') and twenty-three feet (23') for the menu/order boards located closest to the south lot line.
32. That Section 9-10-5(G) Off-Street Parking, In Yards, be varied to permit a reduction in the minimum required interior side and rear yard parking area setbacks from ten feet (10') to

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EST. 1960

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two and four tenths feet (2.4') along the east lot line and to zero feet along the west and south lot lines.

33. That Section 9-10-5(G)3 Off-Street Parking, Interior Parking Lot Landscaping, be varied to permit a reduction in the minimum end parking island width from nine feet (9') to five feet (5') and six and eight tenths feet (6.8') for two end parking islands.
34. That Section 9-10-5(G)3 Off-Street Parking, Interior Parking Lot Landscaping, be varied to eliminate the requirement for one (1) shade tree and nine (9) dwarf variety shrubs required within the three parking islands.
35. That Section 9-11-6(L), Signs, Exemptions, be varied to permit in increase in the permitted sign surface area for private traffic direction signs from four (4) square feet to eight and one tenths square feet (8.1 SF) for each of the three private traffic direction signs and fifteen and six tenths square feet (15.6 SF) for the private traffic direction sign located underneath the freestanding sign.
36. That Section 9-11-12(B)1, Sign Surface Area, Number and Height Limitations, Business Districts, be varied to permit an increase in the total sign surface area from one hundred thirty-eight and four tenths square feet (138.4 SF) to three hundred eighty-tree and four tenths square feet (383.4 SF), to permit an increase in the maximum number of wall signs from three (3) wall signs to six (6) wall signs, to permit building mounted signage to exceed a height of twenty feet (20') for the wall signs on the north and west building elevations, and to permit a reduction in the minimum separation distance between wall signs on the north and west building facades to less than 20% of the linear dimension of the business site frontage, in accordance with the building elevations.
37. That Section 9-12-2, Permitted Accessory Buildings, Structures and Uses, Awning/Canopies/Marquees, be varied to permit an increase in the permitted encroachment from 1/3 bulk district standard to eleven and four tenths feet (11.4') from the east lot line for the two attached canopies located along the east building façade.
38. That Section 9-14-2(D)2(c)4, Border Plantings and Foundation Plantings, be varied to permit a reduction in the minimum foundation landscape area width from seven feet (7') to zero feet along the north, west and south building facades, and to less than seven feet (7') along the east building façade.

LOT 3 (Financial Institution and Drive-Through)

39. That Section 9-3-3(C), Multiple Uses on a Lot, be varied to permit a reduction in the minimum lot area for two (2) or more special uses from two acres (2 AC) to seven hundred ninety-two thousandths acre (0.792 AC).
40. That Section 9-3-7(A)4, Specific Setbacks, Plainfield Road, be varied to permit a reduction in the minimum special setback from for one hundred feet (100') to seventy-one and 8/10ths feet (71.8') for the proposed building.
41. That Section 9-6-1(A), Minimum Lot Area; Two Or More Uses On A Lot, be varied to permit reduction in the minimum lot area for two (2) or more special uses (financial institution and drive-through) from two acres (2 AC) to seven hundred ninety-two thousandths acre (0.792 AC).
42. That Section 9-6-1(E)2, General Conditions, Building Façade Materials, be varied to allow aluminum composite panels as building façade materials, as shown on the architectural elevations.

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43. That Section 9-6B-3(A), Minimum Lot Area, be varied to permit a reduction in the minimum lot area for the financial institution and drive-through from two acres (2 AC) to seven hundred ninety-two thousandths acre (0.792 AC).
44. That Section 9-6B-3(E)2, Minimum Interior Side Yard Setback, be varied to permit a reduction in the minimum interior side yard setback along the east lot line from thirty feet (30') to seven feet (7') for the proposed building.
45. That Section 9-6B-3(E)4, Required Setbacks, Rear Yard, be varied to permit a reduction in the minimum required rear yard setback from forty feet (40') to thirty six and two tenths feet (36.2') for the attached canopy along the south side of the building.
46. That Section 9-10-4(H) Off-Street Loading, Required Berths, be varied to permit a reduction of the minimum number of required loading berths from one (1) loading berth to zero (0) loading berths.
47. That Section 9-10-5(G) Off-Street Parking, In Yards, be varied to permit a reduction in the minimum required interior side and rear yard parking area setbacks from ten feet (10') to eight and five tenths feet (8.5') along the west lot line and to zero feet along the east and south lot lines.
48. That Section 9-11-6(L), Signs, Exemptions, be varied to permit in increase in the permitted sign surface area for private traffic direction signs from four (4) square feet to four and six tenths square feet (4.6 SF) for the private traffic direction sign located to the southwest of the building.
49. That Section 9-11-5(E)2, Illuminated Window Signs, be varied to permit an increase in the maximum sign surface area for an illuminated window sign for the Chase ATM located in the vestibule of the west building facade from four square feet (4 SF) to eight and thirty-four hundredths square feet (8.34 SF).
50. That Section 9-11-6(M), Exemptions, ATM Signs, be varied to permit an increase in the maximum sign surface area from four square feet (4 SF) to eight and thirty-four hundredths square feet (8.34 SF).
51. That Section 9-11-12(B)1(a), Sign Surface Area, Number and Height Limitations, Business Districts, be varied to permit an increase in the maximum total sign surface area from one hundred ninety-seven and eighty-five hundredths square feet (197.85 SF) to three hundred forty-four square feet (344 SF) for the one (1) freestanding sign proposed at the northwest corner of the lot and for each wall sign proposed on the north, east and west building facades for a total of three wall signs, as shown in the sign package.
52. That Section 9-11-12(B), Sign Surface Area, Number and Height Limitations, Business Districts, be varied to permit the signs for the financial institution in accordance with the building elevations.
53. That Section 9-12-2, Permitted Accessory Buildings, Structures and Uses, Awning/Canopies/Marquees, be varied to permit an increase in the permitted encroachment from 1/3 bulk district standard to allow the attached canopy located to the south of the building to be set back eleven and five tenths feet (11.5') from the east lot line.
54. That Section 9-14-2(D)2(c)4, Border Plantings and Foundation Plantings, be varied to permit a reduction in the minimum foundation landscape area width from seven feet (7') to zero feet along the north, east, west and south building facades.

PUD Standards

Pursuant to Section 9-13-6 of the Village Code, the following variations from the provisions of the Planned Unit Development Regulations include but are not limited to:

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1. That Section 9-13-6(B) PUD Standards, Size and Ownership, be varied to waive the requirement that the subject realty be under single ownership and/or unified control.
2. That Section 9-13-6(F) PUD Standards, Yards, be varied to waive the requirement that the required yards or setbacks along the periphery of the planned unit development be at least equal in width or depth to that of the applicable required yard within the adjacent zoning district.
3. That Section 9-13-6(L) PUD Standards, Other Standards, be varied to waive the requirement that the planned unit development must comply with the minimum standards set forth in subsections (A), (B), (C), (D), (H), (I) and (K) of this section.

Subdivision Ordinance

4. That Section 10-4-3(A)2, Lots, Sizes and Shapes, be varied to waive the requirement that the lot areas and lot widths conform to at least the minimum requirements of the zoning ordinance for the district in which the subdivision is proposed for Lots 2 and 3.
5. That Section 10-4-3(A)3, Lots, Sizes and Shapes, be varied to waive the requirement that building setback lines conform to at least the minimum requirements of the zoning ordinance for the district.
6. That Section 10-4-3(B), Lots, Arrangement, be varied to waive the requirement that Lot 1 front on a public street.

If you have any questions, you may contact me at planner@willowbrook.il.us or 630.920.2233.

Sincerely,

Ann Choi
Village Planner

Cc: Brian Pabst
Michael S. Mertens
Dan Lynch
Roy Giuntoli

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February 22, 2021

Atten: Alex Katz
GW Properties
2211 N. Elston Avenue, Suite 304
Chicago, IL 60614

Re: **GW Properties – Willowbrook Planning Review #3**

Mr. Katz,

Planning staff has reviewed the revised submittal received by the Village on February 12, 2021, February 16, 2021, February 18, 2021, for the GW Properties – Willowbrook planned unit development including an automobile cleaning and washing facility, a fast food establishment with drive-through, and a financial institution with drive-through, on the lot currently occupied by the vacant Willowbrook Bowling Alley located at 735 Plainfield Road in Willowbrook, IL 60527. The following plans have been reviewed per the requirements of the Village of Willowbrook Zoning Ordinance:

1. **"GW Properties - Village of Willowbrook Response Letter" dated** February 12, 2021.
2. **"PUD Plans"** as prepared by Kimley-Horn and Associates, Inc., KHA Project No. 168726009, 9 Sheets, bearing an original issue date of 12/15/2020, and bearing the latest revision date of 01/21/21. ***Submitted on 02/12/2021.***
3. **"Preliminary Plat of Subdivision"** as prepared by Compass Surveying Group Ltd., Project No. 20.0006, Sheet 1 of 1, and bearing the latest revision date of 02/12/21.
4. **"Tree Preservation Plan", "Landscape Plan" and "Landscape Notes and Details"** as prepared by Kimley-Horn and Associates, Inc., KHA Project No. 168726009, 3 Sheets, Sheet Nos. L1.0, L2.0 and L3.0, bearing an original issue date of 12/15/2020, and bearing the latest revision date of 01/21/21. ***Submitted on 02/16/2021.***
5. **"Overall Sign Exhibit"** as prepared by Kimley-Horn and Associates, Inc., KHA Project No. 168726009, 1 Sheet, bearing an original issue date of 12/15/2020, and bearing the latest revision date of 01/21/21. ***Submitted on 02/18/2021.***
6. **"Stacking Exhibit"** as prepared by Compass Surveying Group Ltd., Project No. 20.0006, 1 Sheet, Sheet EXH, and bearing the latest revision date of 01/21/21. ***Submitted on 02/12/2021.***
7. **"Sign Package" for Encore Car Wash** as prepared by Aurora Sign Co., Drawing No. 210073, Project No. CHASE_730_1, 11 pages, bearing an original design date of 01/14/2021, and bearing the latest revision date of 02/08/2021. ***Submitted on 02/12/2021.***
8. **"Master Sign Key Plan" for Fast Food Establishment** – 1 page, undated and provided by GW Properties on February 12, 2021.
9. **"Architectural Elevations with Signs" for Fast Food Establishment** as prepared by Interplan LLC, 2 pages, and dated 01.20.21. ***Submitted on 02/12/2021.***
10. **"Sign Package" for Chase Bank** as prepared by Signtech, Drawing No. 18-01613, Project No. CHASE_730_1, 41 pages, bearing an original issue date of 09/14/18, and bearing the latest revision date of 02.15.2021.
11. **"Vacuum & Vending Enclosure Plans, Elevations, Section"** as prepared by Mark Shively Architecture, Sheet No. A1.3, and bearing a plot date of 02.09.2021.

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Staff offers the following comments:

General

1. The revision dates on the engineering drawings (and other drawings) should be updated. These have the same revision dates as the drawings submitted prior to the February 3, 2021 public hearing.
2. Include responses to Comment Nos. 32-34 under "Signage for Lot 3" in the Comment Response Letter.
3. Revise the Findings of Fact under Section 9-13-6 and provide responses under "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K" and "L".
4. Revise the Findings of Fact under Section 9-13-7(F) to include the review of the market and tax impact studies. Re-letter the responses to the findings of fact.
5. The EWC Pay Canopy Front Elevation has been omitted from the Refuse Enclosure Drawing. Please provide this elevation on a separate sheet.
6. Refer to the **"Vacuum Canopy Plans, Elevations, Sections"** as prepared by Mark Shively Architecture, Sheet No. A1.1, and bearing a plot date of 01.25.2021. The typical roof plan does not correspond to the typical canopy section.
7. Indicate the width of the foundation landscaping proposed along the south building façade for Lot 1.
8. Adjust the proposed building height on Sheet C1.0 for Lot 1 (to the top of water tower feature).
9. Provide a list of waivers that Staff can use as a basis to confirm.
10. Street trees within the Plainfield Road right-of-way will not be required. A waiver (from the subdivision regulations) to eliminate the requirement for street trees will be added to applicant's petition.
11. The Village will require a lighting study for street lights, which will be reviewed by DuDOT, to determine if lighting along Plainfield Road would be recommended within the vicinity of the subject property. This will be tied to the approval of the Final PUD (not Preliminary PUD approval). The lighting study will provide information on how many lights would be required, if both sides of Plainfield Road are recommended to be lighted, and if DuDOT recommends a continuity in streetlighting - from the last existing street light on Plainfield, or if DuDOT would approve gaps in lighting.

Traffic Regulation Agreement

12. A copy of the Certificate of Insurance will be required as an attachment to the Traffic Regulation Agreement.

Traffic Impact Study and Traffic Control Plan

13. Traffic operations at the Site Access from Town Center should be reviewed after the opening of the development to determine if modifications or adjustments are needed (i.e., supplemental signing, pavement markings or restrictions to access). **This will be added as a condition of approval.**
14. The Village strongly recommends that the Applicant's traffic consultant attend the next public hearing to answer any questions regarding traffic and to present any simulations that have prepared.

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Bulk Regulations and Landscaping

15. Sheet L2.0 Landscape Plan labels 2 "ZA" shade trees on Lot 1 (near the last vacuum station) when this should be 1 "ZA" shade tree to correspond to the total number of ZA shade trees (2) in the Plant Legend.
16. Under Section 9-10-5(G)2, 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 screening 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 installations existing or planned to be installed in these easement areas. **Provide densely planted evergreen shrubs or trees along the west and east lot lines of Lot 1, additional shrubs/trees to fill in the gaps along the south lot line of Lot 1, and along the east lot line of Lot 2.**

Architectural Elevations

17. The architectural elevations for the car wash shall include the pay canopy.

Loading & Parking

18. No comment.

Signage for Lot 1

19. The total sign surface area for Lot 1 is calculated as follows:

    This is considered a freestanding business and therefore business site frontage shall be based on the lot width. Therefore, 289.9' x 1.25 = 362.375 SF. **Total sign surface area permitted is 350 SF.**
20. Staff calculates Sign E.5 as slightly higher than what is listed on Sheet 7B. Staff calculates each face of the sign to be 35.92 SF for a total of 71.84 SF. **Please adjust the total proposed SSA accordingly.**
21. The three signs E.6 should also count both faces towards the SSA requirement of 4 SF. Each sign is 12 SF. Please adjust on those sheets. **A waiver for SSA is required.**

Signage for Lot 2

22. The total sign surface area for Lot 2 is calculated as follows:

    This is considered an outlot to a three-lot PUD and therefore business site frontage shall be based on business site frontage. Therefore, (43'-4" + 43'-4" + 77'-8" + 77'-8") x 1.25 = 302.5 SF. **Total sign surface area permitted is 302.5 SF.**

23. Staff calculates the following:
    a. Signs A = 44.72 SF each.
    b. Signs B, C and E = 47.84 SF each.
    c. Sign F = 71.88 SF
    d. Sign G = 47.31 SF (double faced)

    Total SSA requested: 307.43 SF.

Signage for Lot 3

24. The total sign surface area for Lot 3 is calculated as follows:

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This is considered an outlot to a three-lot PUD and therefore business site frontage shall be based on business site frontage. Therefore, (99'-8" + 85.36' + 67.49' + 76.3') x 1.25 = 411.03 SF. **Total sign surface area permitted is 350 SF.**

25. Staff calculates the proposed sign surface area for E.1 as 114.68 SF (brick base is not counted) and for E.8 as 4.62 SF, therefore the total proposed SSA is 230 SF (not 349.03 SF). **Please confirm and change the area on the table accordingly.**
26. The proposed temporary construction sign shall comply with Section 9-11-5(A)1.

Fences

27. Staff cannot provide any comments on fence height and % openness as no detailed fence drawings were included as part of the submittal. **Any fences shall comply with Section 9-12-4(D)2 of the Zoning Ordinance.**

Trash Enclosure

28. The height of the refuse enclosure In Lot 1 is 9'-6". Sections 9-12-11(A) and 9-12-11(B) require that refuse enclosures be constructed to a height no greater than seven feet (7'). **A waiver will be required.**
29. Staff cannot provide any comments on the refuse enclosure located on Lot 2. **The refuse enclosure on Lot 2 shall comply with Sections 9-12-11(A) and 9-12-11(B).**

Engineering

As requested by email on February 12, 2021, we have reviewed the PUD Plans and supporting documents. Based on our discussion, this is intended to be the Preliminary PUD submittal and this review is for compliance with Section 9-13-5.B of the Village Code. Our previous comments have been addressed, and we have no objection to the Village proceeding with consideration of the Preliminary PUD, noting the following items:

Preliminary PUD and Subdivision Plat

30. Easements will be provided as required with a blanket easement covering all of the property except for building envelopes. There is a note to this effect on both the Preliminary Plat and in the Preliminary PUD.
31. Section 9-13-5.B.4 provides that a statement of ownership be included listing the existing ownership and certification that there are no delinquent taxes on the property. We understand that this will be addressed separately.
32. Section 9-13-5.B.7 provides for covenants providing various information be submitted. We presume that this will be provided separately and reviewed by others.
33. Section 9-13-5.B.12 provides for preliminary landscape plans. We will defer review of these drawings to the Village Planner.
34. Sections 9-13-5.B.14 – 17 provides for various studies to be provided. We presume these are being reviewed by others.

General Comments

35. A permit will be required from Du Page County Division of Transportation for work within the Plainfield Road right of way.
36. A permit will be required from Du Page County Public Works for the proposed sanitary sewer and connections.
37. The fire truck turning templates indicate that presumed truck can maneuver the site. We presume that prior to final approval the plans will be provided to the fired district for comment on both the geometrics, but also the location of hydrants and fire department connections on each building.

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Market Study

38. Elaborate why the proposed car wash is unique. Include price points. Does the car wash use heat to dry the vehicles?
39. Can this tight site hold enough "free vacuum stalls"? How many stalls equals a "large" number? What is your definition of "self-service"?
40. How large is the "queuing area" and how does this site work with the drive-through and the adjacent drive-throughs?
41. Most of this detail will be shown on the site plan, but the Village will need confirmation that the statements match the site plan.

Tax Impact Study

42. No comment.

Relief / Waivers Requested

Zoning Ordinance

Approval of a Special Use Permit for a planned unit development consisting of a financial institution with drive through, fast food establishment with drive through, an automobile washing and cleaning facility, and associated site improvements. The approval of the special use permit will include, but is not limited to, the following waivers:

Overall Site

Pending Applicant's Requested List of Waivers.

LOT 1 (Automobile Washing and Cleaning Facility)

Pending Applicant's Requested List of Waivers.

LOT 2 (Fast Food Establishment and Drive-Through)

Pending Applicant's Requested List of Waivers.

LOT 3 (Financial Institution and Drive-Through)

Pending Applicant's Requested List of Waivers.

PUD Standards

Pursuant to Section 9-13-6 of the Village Code, the following variations from the provisions of the Planned Unit Development Regulations include but are not limited to:

1. That Section 9-13-6(B) PUD Standards, Size and Ownership, be varied to waive the requirement that the subject realty be under single ownership and/or unified control.
2. That Section 9-13-6(F) PUD Standards, Yards, be varied to waive the requirement that the required yards or setbacks along the periphery of the planned unit development be at least equal in width or depth to that of the applicable required yard within the adjacent zoning district.
3. That Section 9-13-6(L) PUD Standards, Other Standards, be varied to waive the requirement that the planned unit development must comply with the minimum standards set forth in subsections (A), (B), (C), (D), (H), (I) and (K) of this section.

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Umberto Davi

Michael Mistele

Gayle Neal

Paul Oggerino

Gregory Ruffolo

Village Administrator

Brian Pabst

Chief of Police

Robert Schaller

Director of Finance

Carrie Dittman

Subdivision Ordinance

4. That Section 10-4-3(A)2, Lots, Sizes and Shapes, be varied to waive the requirement that the lot areas and lot widths conform to at least the minimum requirements of the zoning ordinance for the district in which the subdivision is proposed for Lots 2 and 3.
5. That Section 10-4-3(A)3, Lots, Sizes and Shapes, be varied to waive the requirement that building setback lines conform to at least the minimum requirements of the zoning ordinance for the district.
6. That Section 10-4-3(B), Lots, Arrangement, be varied to waive the requirement that Lot 1 front on a public street.
7. That Section 10-7-4(C), Other Improvements, Plantings, be varied to waive the requirement that street trees shall be planted on both sides of each proposed street except where there are existing trees present and preserved.

If you have any questions, you may contact me at planner@willowbrook.il.us or 630.920.2233.

Sincerely,

Ann Choi
Village Planner

Cc: Brian Pabst
Michael S. Mertens
Dan Lynch
Roy Giuntoli

Proud Member of the
Illinois Route 66 Scenic Byway

CHRISTOPHER B. BURKE ENGINEERING, LTD.
9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

March 15, 2021

Village of Willowbrook
835 Midway Drive
Willowbrook, IL 60527

Attention: Ann Choi

Subject: 735 Plainfield Road – Preliminary PUD
(CBBEL Project No. 900144.H160)

Dear Ann:

As requested by email on March 12, 2021, we have reviewed the Preliminary PUD (dated March 8, 2021), Preliminary Plat of Subdivision (dated March 15, 2021) and supporting documents. The Preliminary Plats and Preliminary Engineering were prepared by Kimley-Horn. Our previous comments have been addressed, and we have no objection to the Village approving the Preliminary PUD subject to the following:

1. It is our understanding that cross access easements will be included in separate documents to be recorded, which have been provided to the Village for review.
2. It is our understanding that the Village may require roadway lighting of Plainfield Road. If required, this will be reviewed by the Du Page County Department of Transportation DuDOT).
3. A permit for the driveway access and other right of way improvements will be required from DuDOT.
4. Approval of the sanitary sewer will be required from Du Page County Public Works.
5. It is our understanding that an amendment to the Town Center PUD will be required for the relocation of the cross access between the two properties.
6. We presume the fire protection district has or will review the plan with respect to their ability to maneuver their equipment and placement of hydrants and building connections.

We presume the above items can be addressed during the final PUD stage, if the Preliminary PUD is approved.
If you have any questions, please do not hesitate to contact me.

Sincerely,

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

Cc Brian Pabst
Roy Guintoli
AJ Passero

N:\WILLOWBROOK\90144H's\H100-H199\90144H160\Admin\L1.Choi.735Plainfield.031221.docx

Project Traffic Review #3

GHA GEWALT HAMILTON ASSOCIATES, INC.
CONSULTING ENGINEERS
625 Forest Edge Drive, Vernon Hills, IL 60061
TEL 847.478.9700 ■ FAX 847.478.9701
www.gha-engineers.com

To: Ms. Ann Choi
Planning Consultant, Village of Willowbrook

From: Lynn M. Means, P.E., PTOE
Senior Transportation Engineer

Date: February 10, 2021

Subject: Mixed Use Development
735 Plainfield Road
Willowbrook, Illinois

Gewalt Hamilton Associates, Inc. (GHA) has reviewed the response letter and supporting information prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA) dated February 8, 2021 and found it to adequately address our comments, questions and concerns. No further response is needed.

* * * * * * * * * * * *

Should you have any questions please do not hesitate to contact GHA at 847-478-9700.

6601 Stephens Station Road, Unit 107, Columbia, MO 65202 ■ TEL 573.397.6900 ■ FAX 573.397.6901

FOUNDED IN 1946

TRI-STATE
FIRE PROTECTION DISTRICT

419 PLAINFIELD ROAD ● DARIEN, ILLINOIS 60561 ● (630) 323-6445

February 16, 2021

Kimley Horn and Associates Inc.
Attn: Eric Tracy
4201 Winfield Road Suite 600
Warrenville, IL 60555
630-487-5560

Eric.tracy@kimley-horn.com
planner@willowbrook.il.com

RE: Site Plan Review
735 Plainfield Road, Willowbrook, IL 60527

To whom it may concern,

We have received a copy of the site plans and turn exhibits for the above listed project. After review, we find the plans to be in apparent compliance with applicable standards relative to fire prevention and life safety.

Necessary inspections are to be performed along with any outstanding fees paid before occupancy is granted.

The Bureau of Fire Prevention has been asked to review the plans, specifications or other documents submitted to see if compliance has been made with the Fire Prevention Codes and Ordinances of the Tri-State Fire Protection District. Errors or omissions by representatives of the Bureau of Fire Prevention do not constitute permission to cancel, set aside or waive any provision of any applicable Code or Ordinance of the Tri-State Fire Prevention District. Approvals by the Bureau of Fire Prevention will be in writing only.

Sincerely,



Lawrence P. Link
Director
Bureau of Fire Prevention
lawrencelink@tristatefd.com
630-654-6284

Attachment 25
Applicant Response Letters (8 pages)

March 11, 2021

Village of Willowbrook
Attn: Ms. Ann Choi, Village Planner
835 Midway Drive
Willowbrook, IL 60527-5549

RE: ***GW Properties***
Village of Willowbrook
Review #3

Dear Mr. Silverberg and Rosenblum:

We are in response of your review comments dated February 22, 2021 for the proposed 7-Eleven and Gas Station located at 7505 Kingery Highway in Willowbrook, Illinois. Below is a summary of the actions taken in response to these comments.

General Comments:

1. The revision dates on the engineering drawings (and other drawings) should be updated. These have the same revision dates as the drawings submitted prior to the February 3, 2021 public hearing.

   Response: The revision dates for drawings that have been revised have been updated.

2. Include responses to Comment Nos. 32-34 under "Signage for Lot 3" in the Comment Response Letter.

   Response: The sign package has been revised and the comments 32-34 are no longer applicable.

3. Revise the Findings of Fact under Section 9-13-6 and provide responses under "A", "B", “C”, “D”, “E”, “F”, “G”, “H”, “I”, “J”, “K”, and “L”.

   Response: The responses have been provided with this submission.

4. Revise the Findings of Fact under Section 9-13-7(F) to include the review of the market and tax impact studies. Re-letter the responses to the findings of fact.

   Response: The Findings of Fact was revised and provided to the Village prior to the Plan Commission meeting.

5. The EWC Pay Canopy Front Elevation has been omitted from the Refuse Enclosure Drawing. Please provide this elevation on a separate sheet.

   Response: The Pay Canopy Front Elevation has been added.

6. Refer to the "Vacuum Canopy Plans, Elevations, Sections" as prepared by Mark Shively Architecture, Sheet No. A1.1, and bearing a plot date of 0125.2021. The typical roof plan does not correspond to the typical canopy section.

Response:

7. Indicate the width of the foundation landscaping proposed along the south building façade for Lot 1.

   Response: A dimension has been added to the plan.

8. Adjust the proposed building height on Sheet C1.0 for Lot 1 (to the top of water tower feature}.

   Response: The building height has been updated.

9. Provide a list of waivers that Staff can use as a basis to confirm.

   Response: The list of waivers was coordinated with Staff prior to the Plan Commission meeting.

10. Street trees within the Plainfield Road right-of-way will not be required. A waiver (from the subdivision regulations) to eliminate the requirement for street trees will be added to applicant's petition.

    Response: Comment noted.

11. The Village will require a lighting study for street lights, which will be reviewed by DuDOT, to determine if lighting along Plainfield Road would be recommended within the vicinity of the subject property. This will be tied to the approval of the Final PUD (not Preliminary PUD approval}. The lighting study will provide information on how many lights would be required, if both sides of Plainfield Road are recommended to be lighted, and if DuDOT recommends a continuity in streetlighting - from the last existing street light on Plainfield, or if DuDOT would approve gaps in lighting.

    Response: Comment noted.

Traffic Regulation Agreement

12. A copy of the Certificate of Insurance will be required as an attachment to the Traffic Regulation Agreement.

    Response: Comment noted. A Certificate of Insurance will be provided when the property transaction is completed.

Traffic Impact Study and Traffic Control Plan

13. Traffic operations at the Site Access from Town Center should be reviewed after the opening of the development to determine if modifications or adjustments are needed (I.e., supplemental signing, pavement markings or restrictions to access). This will be added as a condition of approval.

    Response: Comment noted.

14. The Village strongly recommends that the Applicant's traffic consultant attend the next public hearing to answer any questions regarding traffic and to present any simulations that have prepared.

Response: Comment noted.

Bulk Regulations and Landscaping

15. Sheet L2.0 Landscape Plan labels 2 "ZA" shade trees on Lot 1 {near the last vacuum station) when this should be 1 "ZA" shade tree to correspond to the total number of ZA shade trees (2) in the Plant Legend.

    Response: The label has been updated.

16. Under Section 9-10-5(G}2, 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 screening 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 installations existing or planned to be installed in these easement areas. Provide densely planted evergreen shrubs or trees along the west and east lot lines of Lot 1, additional shrubs/trees to fill in the gaps along the south lot line of Lot 1 and along the east lot line of Lot 2.

    Response: The plans have been updated per the above comment.

Architectural Elevations

17. The architectural elevations for the car wash shall include the pay canopy.

    Response: The pay canopy is included in the updated elevations.

Loading & Parking

18. No comment

    Response: Noted

Signage for Lot 1

19. The total sign surface area for Lot 1 is calculated as follows:

    This is considered a freestanding business and therefore business site frontage shall be based on the lot width. Therefore, 289.9' x 1.25 = 362.375 SF. Total sign surface area permitted Is 350 SF.

    Response: Comment noted.

20. Staff calculates Sign E.5 as slightly higher than what is listed on Sheet 7B. Staff calculates each face of the sign to be 35.92 SF for a total of 71.84 SF. Please adjust the total proposed SSA accordingly.

    Response: The sign package has been updated with a new sign incorporating brick. New calculations are provided within the sign package.

21. The three signs E.6 should also count both faces towards the SSA requirement of 4 SF Each sign is 12 SF. Please adjust on those sheets. A waiver for SSA Is required.

    Response: The calculations have been adjusted and a waiver was requested.

Signage for Lot 2

22. The total sign surface area for Lot 2 is calculated as follows:

    This is considered an outlot to a three-lot PUD and therefore business site frontage shall be based on business site frontage. Therefore, (43'-4" + 43'-4" + 77'-8" + 77'-8") x 1.25 = 302.5 SF. Total sign surface area permitted is 302.5 SF.

    Response: Comment noted.

23. Staff calculates the following:

    a. Signs A= 44.72 SF each.

    b. Signs B, C and E = 47.84 SF each.

    c. Sign F = 71.88 SF

    d. Sign G = 47.31 SF (double faced}

    Total SSA requested: 307.43 SF.

    Response: The team has calculated the same SF for all signs noted above with a small discrepancy on the Sign G calculation. Sign G was calculated to be 46.1 SF.

Signage for Lot 3

24. The total sign surface area for Lot 3 is calculated as follows:

    This is considered an outlet to a three-lot PUD and therefore business site frontage shall be based on business site frontage. Therefore, (99'-8" + 85.36' + 67.49' + 76.3') x 1.25 = 411.03 SF. **Total sign surface area permitted is 350 SF.**

    Response: Comment noted.

25. Staff calculates the proposed sign surface area for E.1 as 114.68 SF (brick base is not counted) and for E.8 as 4.62 SF, therefore the total proposed SSA is 230 SF (not 349.03 SF). **Please confirm and change the area on the table accordingly**.

    Response: A new sign package is provided, and a brick base was not included.

26. The proposed temporary construction sign shall comply with Section 9-11-5(A)1.

    Response: Comment noted.

Fences

27. Staff cannot provide any comments on fence height and% openness as no detailed fence drawings were included as part of the submittal. Any fences shall comply with Section 9-12-4(D)2 of the Zoning Ordinance.

Response: Comment noted.

Trash Enclosure

28. The height of the refuse enclosure In Lot 1 is 9'-6". Sections 9-12-11{A) and 9-12-11(8) require that refuse enclosures be constructed to a height no greater than seven feet (7'). A waiver will be required.

    Response: Comment noted, and a waiver is requested.

29. Staff cannot provide any comments on the refuse enclosure located on Lot 2. The refuse enclosure on Lot 2 shall comply with Sections 9-12-11(A) and 9-12-11{8).

    Response: Details have been provided.

Engineering

As requested by email on February 12, 2021, we have reviewed the PU□ Plans and supporting documents. Based on our discussion, this is intended to be the Preliminary PUD submittal and this review is for compliance with Section 9-13-5.B of the Village Code. Our previous comments have been addressed, and we have no objection to the Village proceeding with consideration of the Preliminary PUD, noting the following items:

Preliminary PUD and Subdivision Plat

30. Easements will be provided as required with a blanket easement covering all of the property except for building envelopes. There is a note to this effect on both the Preliminary Plat and in the Preliminary PUD.

    Response: Comment noted.

31. Section 9-13-5. B.4 provides that a statement of ownership be Included listing the existing ownership and certification that there are no delinquent taxes on the property. We understand that this will be addressed separately.

    Response: Comment noted.

32. Section 9-13-5. B.7 provides for covenants providing various information be submitted. We presume that this will be provided separately and reviewed by others.

    Response: Comment noted.

33. Section 9-13-5. B.12 provides for preliminary landscape plans. We will defer review of these drawings to the Village Planner.

    Response: Comment noted.

34. Sections 9-13-5. B.14-17 provides for various studies to be provided. We presume these are being reviewed by others.

    Response: Comment noted.

General Comments

35. A permit will be required from Du Page County Division of Transportation for work within the Plainfield Road right of way.

    Response: Comment noted.

36. A permit will be required from Du Page County Public Works for the proposed sanitary sewer and connections.

    Response: Comment noted.

37. The fire truck turning templates indicate that presumed truck can maneuver the site. We presume that prior to final approval the plans will be provided to the fire district for comment on both the geometrics, but also the location of hydrants and fire department connections on each building.

    Response: The final plans will be provided to the fire district.

Market Study

38. Elaborate why the proposed car wash is unique. Include price points. Does the car wash use heat to dry the vehicles?

    Response: Responses were provided prior to the Plan Commission meeting.

39. Can this tight site hold enough "free vacuum stalls"? How many stalls equals a "large" number? What is your definition of "self-service"?

    Response: Responses were provided prior to the Plan Commission meeting.

40. How large is the "queuing area" and how does this site work with the drive-through and the adjacent drive-throughs?

    Response: Responses were provided prior to the Plan Commission meeting.

41. Most of this detail will be shown on the site plan, but the Village will need confirmation that the statements match the site plan.

    Response: Responses were provided prior to the Plan Commission meeting.

Tax Impact Study

42. No comment.

    Response: Noted

Additional Comments

43. Relocate the ground sign on Lot 3 approximately 5 to 10 feet further away from the lot lines to improve sight visibility for vehicles.

    Response: The ground sign on Lot 3 has been relocated 5 feet further away from the lot line.

44. The ground sign proposed for Lot 1 shall contain brick in keeping with the design of the principal structure.

    Response: The ground sign for Lot 1 has been revised to contain brick.

Relief/Waivers Requested

Zoning Ordinance

Approval of a Special Use Permit for a planned unit development consisting of a financial institution with drive through, fast food establishment with drive through, an automobile washing and cleaning facility, and associated site improvements. The approval of the special use permit will include, but is not limited to, the following waivers:

Overall Site

Pending Applicant's Requested List of Waivers.

LOT 1 (Automobile Washing and Cleaning Facility)

Pending Applicant's Requested List of Waivers.

LOT 2 (Fast Food Establishment and Drive-Through}

Pending Applicant's Requested List of Waivers.

LOT 3 (Financial Institution and Drive-Through)

Pending Applicant's Requested List of Waivers.

Response: Waivers were coordinated with the Village prior to the Plan Commission meeting.

PUD Standards

Pursuant to Section 9-13-6 of the Village Code, the following variations from the provisions of the Planned Unit Development Regulations include but are not limited to:

1. That Section 9-13-6(B) PUD Standards, Size and Ownership, be varied to waive the requirement that the subject realty be under single ownership and/or unified control.

   Response: Comment noted.

2. That Section 9-13-6(F) PUD Standards, Yards, be varied to waive the requirement that the required yards or setbacks along the periphery of the planned unit development be at least equal in width or depth to that of the applicable required yard within the adjacent zoning district.

   Response: Comment noted.

3. That Section 9-13-6{L) PUD Standards, Other Standards, be varied to waive the requirement that the planned unit development must comply with the minimum standards set forth in subsections (A), (B), (C), (D), (H), (I) and (K) of this section.

   Response: Comment noted.

Subdivision Ordinance

4. That Section 10-4-3{A)2, Lots, Sizes and Shapes, be varied to waive the requirement that the lot areas and lot widths conform to at least the minimum requirements of the zoning ordinance for the district in which the subdivision is proposed for Lots 2 and 3.

   Response: Comment noted.

5. That Section 10-4-3{A)3, Lots, Sizes and Shapes, be varied to waive the requirement that building setback lines conform to at least the minimum requirements of the zoning ordinance for the district.

   Response: Comment noted.

6. That Section 10-4-3(B), Lots, Arrangement, be varied to waive the requirement that Lot front on a public street.

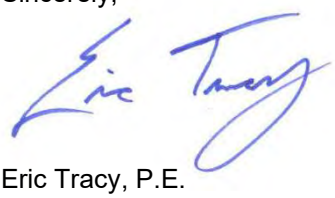
   Response: Comment noted.

7. That Section 10-7-4{C), Other Improvements, Plantings, be varied to waive the requirement that street trees shall be planted on both sides of each proposed street except where there are existing trees present and preserved

   Response: Comment noted.

We trust these responses and the description of changes above adequately address your comments. If you have any questions or require any additional information, please contact me at 630-487-5560.

Sincerely,



Eric Tracy, P.E.
Kimley-Horn and Associates, Inc.
Phone: 630-487-5560
Email: eric.tracy@kimley-horn.com

VILLAGE OF WILLOWBROOK

BOARD MEETING
AGENDA ITEM - HISTORY/COMMENTARY

ITEM TITLE:
AN ORDINANCE AMENDING SECTION 5-2-1 ENTITLED "DEFINITIONS" AND SECTION 5-2-6 ENTITLED "PROHIBITED ANIMALS" OF CHAPTER 2 ENTITLED "ANIMALS AND FOWL" OF TITLE 5 ENTITLED "POLICE REGULATIONS" OF THE VILLAGE CODE OF ORDINANCES OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS

AGENDA NO. 7

AGENDA DATE: 04/12/21

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

LEGAL REVIEW: Tom Bastian, Village Attorney SIGNATURE: _____

RECOMMENDED BY: Brian Pabst, Village Administrator SIGNATURE: _____

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

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

During the Fall of 2020, several area municipalities experienced residents illegally raising roosters, chickens, and other animals within their jurisdiction. Staff reviewed the Village's code at the time and found that although we did not allow fowl, we do not adequately define the term fowl. Our current ordinance 5-2-6: Prohibited Animals stated: "It shall be unlawful to keep or maintain cattle, swine, sheep, goats, mule, ox, cow, calf, hog, or any other livestock or any fowl of any kind in the Village."

At the September 14, 2020, Village Board meeting, the Village Board approved Ordinance #20-O-42 that clarified and expanded the definition of fowl as indicated below:

- "It shall be unlawful to keep or maintain cattle, swine, sheep, goats, mule, bull, ox, cow, calf, hog or other livestock or any poultry or fowl of any kind in the Village…" and Section 5-2-1 entitled "Definitions" of Chapter 2 entitled "Animals and Fowl" of Title 5 entitled "Police Regulations," as amended, is hereby further amended by adding the following to Section 5-2-1 in proper alphabetical order: "Poultry: chickens, roosters, ducks, geese, turkeys, and pigeons."

Since this code update, the Village Code Enforcement Officer has been following up on a reported complaint on 6023 Bentley Avenue. The resident in question has written a letter to the Village, dated January 28, 2021, requesting an appeal to our Village code requirement that prohibits fowl/chickens on residential properties; see attached.

On March 8, 2021, the Law and Ordinances Committee staff presented a proposed redline version of an enhanced amendment to Chapter 2 – Animals and Fowl regulations. After a review and discussion of the recommendations, staff is proposing the following updates to the existing ordinances:

I. Section 5-2-1 – Amends in proper alphabetical order:

"Poultry: hens, roosters, ducks, geese, turkeys and pigeons."

II. 5-2-6 – Prohibited Animals – Amended as follows:

"(A) It shall be unlawful to keep or maintain cattle, swine, sheep, goats, mule, bull, ox, cow, calf, hog or other livestock or any poultry or fowl of any kind in the Village. No other animals may be kept or maintained in the Village for any purpose other than as pets, except in pet shops, licensed research facilities, animal hospitals, animal shelters and educational institutions."

(B) EXCEPTION: Residential property owners residing on lots of at least three-quarters (3/4ths) of an acre in size and who have kept and maintained hens for no less than five (5) years prior to the effective date of this ordinance, may keep and maintain no more than four (4) hens, only as follows:

1. All such hens shall be entirely confined in a pen, coop, building, or other escape-proof enclosure at all times;
2. No structure housing hens shall be erected or maintained within one-hundred (100) feet of any neighboring residence;
3. All pens, coops, buildings, yards, or enclosures for hens shall be kept clean, sanitary and free from all refuse. All refuse shall be disposed of in a clean and sanitary fashion; and
4. All feed for hens shall be kept in rodent-proof containers.

(C) The exception provided in subsection (B) of this section shall not be transferrable to subsequent purchases or properties and shall not run with the land."

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

The Law and Ordinances Committee's consensus was to recommend the attached updated ordinance for Village Board consideration at their March 22, 2021 meeting.

ACTION PROPOSED: Pass the Ordinance.

ORDINANCE NO. 21-O_____

AN ORDINANCE AMENDING SECTION 5-2-1 ENTITLED "DEFINITIONS" AND SECTION 5-2-6 ENTITLED "PROHIBITED ANIMALS" OF CHAPTER 2 ENTITLED "ANIMALS AND FOWL" OF TITLE 5 ENTITLED "POLICE REGULATIONS" OF THE VILLAGE CODE OF ORDINANCES OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS

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

SECTION 1. Section 5-2-1 entitled "Definitions" of Chapter 2 entitled "Animals and Fowl" of Title 5 entitled "Police Regulations", as amended, is hereby further amended by adding the following to Section 5-2-1 in proper alphabetical order:

"Poultry: hens, roosters, ducks, geese, turkeys and pigeons."

SECTION 2. Section 5-2-6 entitled "Prohibited Animals" of Chapter 2 entitled "Animals and Fowl" of Title 5 entitled "Police Regulations", as amended, is hereby further amended by amending Section 5-2-6 in its entirety to read as follows:

> "(A) It shall be unlawful to keep or maintain cattle, swine, sheep, goats, mule, bull, ox, cow, calf, hog or other livestock or any poultry or fowl of any kind in the Village. No other animals may be kept or maintained in the Village for any purpose other than as pets, except in pet shops, licensed research facilities, animal hospitals, animal shelters and educational institutions."
>
> (B) EXCEPTION: Residential property owners residing on lots of at least three-quarters (3/4ths) of an acre in size and who have kept and maintained hens for no less than five (5) years prior to the effective date of this ordinance, may keep and maintain no more than four (4) hens, only as follows:

1. All such hens shall be entirely confined in a pen, coop, building, or other escape-proof enclosure at all times;
2. No structure housing hens shall be erected or maintained within one-hundred (100) feet of any neighboring residence;
3. All pens, coops, buildings, yards, or enclosures for hens shall be kept clean, sanitary, and free from all refuse. All refuse shall be disposed of in a clean and sanitary fashion; and
4. All feed for hens shall be kept in rodent-proof containers.

(C) The exception provided in subsection (B) of this section shall not be transferrable to subsequent purchases or properties and shall not run with the land.

SECTION 3. 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 4: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED and APPROVED this 12th day of April 2021.

ROLL CALL VOTE: AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

APPROVED:

_____
Frank A. Trilla, Mayor

ATTEST:

_____
Deborah A. Hahn, Village Clerk

VILLAGE OF WILLOWBROOK

BOARD MEETING
AGENDA ITEM - HISTORY/COMMENTARY

AN ORDINANCE AMENDING SECTION 3-12-5 ENTITLED "CLASSIFICATIONS," OF CHAPTER 12 ENTITLED "LIQUOR," OF TITLE 3 ENTITLED "BUSINESS" OF THE VILLAGE CODE OF ORDINANCES OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS	**AGENDA NO. 8.** **AGENDA DATE: 04/12/21**

STAFF REVIEW: Sean Halloran, Assistant Village Admin. **SIGNATURE:** _____

LEGAL REVIEW: Tom Bastian, Village Attorney **SIGNATURE:** _____

RECOMMENDED BY: Brian Pabst Village Administrator **SIGNATURE:** _____

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

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

The Village Code of Ordinances provides for the number of liquor licenses that are currently issued to qualified business establishments within the community. It is the policy of the Liquor Control Commissioner and the Village Board not to maintain any unassigned liquor licenses. The Village's Liquor Control Commissioner is the authority that may grant local licenses to persons or entities for premises within the Village. The Village Board has the authority to amend the Village Code, upon the recommendation of the Liquor Control Commissioner, to reflect an increase or decrease in the number of liquor licenses that exist within each class of license.

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

Historically, the Liquor Control Commissioner issues liquor licenses and recommends to the Village Board the amendment to the Village Code with regard to the number of liquor licenses within each class of license after an application is received, reviewed, and the required background report is favorable returned. The Village Board is being requested to approve the attached Ordinance, which would amend the Village Code to reflect an additional liquor license in the Class B license category to allow JoJo Japanese Steakhouse, Inc. located at 7409 Kingery Highway and Compass Arena located at 625 Joliet Road to sell beer, wine, cocktails and spirits.

It is recommended that the Village Board approve the attached Ordinance amending the Village Code to increase the number of Class B liquor licenses from eleven (11) to twelve (12). The approval of the licenses is contingent on supplying the Village with a copy of the signed leased for the property, all parties completing the necessary background checks, as well as paying any outstanding bills due the Village of Willowbrook.

ACTION PROPOSED:

Pass the Ordinance.

ORDINANCE NO. 21-O-___

AN ORDINANCE AMENDING SECTION 3-12-5 ENTITLED "CLASSIFICATIONS," OF CHAPTER 12 ENTITLED "LIQUOR," OF TITLE 3 ENTITLED "BUSINESS" OF THE VILLAGE CODE OF ORDINANCES OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS

WHEREAS, the corporate authorities of the Village of Willowbrook, are expressly authorized, pursuant to Section 4-1 of the Illinois Liquor Control Act (235 ILCS 5/4-1), to regulate the number, classification and license fees authorizing the retail sale of alcoholic liquor in the Village.

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

SECTION ONE: **S**ection 3-12-5 entitled: "Classifications," of Chapter 12 entitled "Liquor," of Title 3 entitled "Business" of the Village Code of Ordinances of the Village of Willowbrook, DuPage County, Illinois, as amended, is further amended by deleting the last sentence of Subsection 3-12-5(B) and inserting the following sentence in lieu thereof:

"There shall no more than twelve (12) Class B licenses issued at any one time."

SECTION TWO: The remaining provisions of section 3-12-5 shall remain in full force and effect and unamended by this Ordinance.

SECTION THREE: Any ordinance or portion of any ordinance in conflict with the provisions of this Ordinance is hereby repealed solely to the extent of said conflict.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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

and publication in the matter provided by law.

PASSED and APPROVED this 12th day of April, 2021.

ROLL CALL VOTE: AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

APPROVED:

_____
Frank A. Trilla, Mayor

ATTEST:

_____
Deborah A. Hahn, Village Clerk

VILLAGE OF WILLOWBROOK

BOARD MEETING
AGENDA ITEM - HISTORY/COMMENTARY

ITEM TITLE:	AGENDA NO. 9.
A RESOLUTION ACCEPTING A PROPOSAL AND AUTHORIZING THE MAYOR AND THE VILLAGE CLERK TO EXECUTE AN AGREEMENT FOR THE LEASE OF (2) FLOCK SAFETY ALPR CAMERAS	**AGENDA DATE:** 04/12/21

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

LEGAL REVIEW: Tom Bastian, Village Attorney SIGNATURE: _____

RECOMMENDED BY: Brian Pabst, Village Administrator SIGNATURE: _____

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

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

During the January 25, 2021 Public Safety Meeting, the committee discussed the implementation of Automatic License Plate Readers (ALPR) within the Village of Willowbrook. These ALPR would target hotspot locations that additional law Enforcement resources would benefit. ALPR'S leverage NCIC databases to quickly alert Law Enforcement. Research conducted identified FLOCK Safety as ALPR provider that provides cutting edge technology not only for Law Enforcement applications but also Homeowner Associations. Numerous municipalities in the surrounding area utilize FLOCK Safety which increases the network to connect and collaborate with adjacent agencies and nearby privately-owned cameras in neighborhoods to extend our reach and multiply the search capacity**.**

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

Flock Safety's ALPR system securely captures images while the proprietary machine learning algorithm uses Vehicle Fingerprint technology to identify the license plate, vehicle make, type, and color. Search by vehicle type, make, color, license plate (partial, missing, or covered plates), temporary plates, license plate state**.** Flock Safety cameras are completely infrastructure-free, powered by LTE and solar.

ACTION PROPOSED:

Accept the proposal.

RESOLUTION NO. 21-R- ___

A RESOLUTION TO APPROVE AND AUTHORIZE THE EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT BY AND BETWEEN FLOCK GROUP, INC. AND THE VILLAGE OF WILLOWBROOK FOR THE INSTALLATION AND MAINTENANCE OF AUTOMATIC LICENSE PLATE READERS

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

WHEREAS, the Village Public Safety Committee solicited a proposal from Flock Group, Inc. for the installation and maintenance of Automatic License Plate Readers (ALPR) within the Village; and

WHEREAS, in the opinion of a majority of the corporate authorities of the Village of Willowbrook, Illinois (hereinafter referred to as the "Village"), it is advisable, and in the best interest of the public, that the Village contract with Flock Group, Inc. for the installation and maintenance of two (2) APLR's within the Village.

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

SECTION 1. That certain proposal submitted by Flock Group, Inc. for the installation and maintenance of two (2) Automatic License Plate Reader cameras for an initial term of two (2) years at an annual cost of Two Thousand Five Hundred and 00/100ths Dollars ($2,500.00) per camera, plus installation of Five Hundred and 00/100ths Dollars ($500.00), is hereby accepted and approved.

SECTION 2. The Police Chief of the Village be and is hereby authorized and directed to execute that certain order form, Memorandum of Understanding and Government Agency Customer Agreement by and between the Village of Willowbrook and Flock Group, Inc., 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 12th day of April, 2021.

ROLL CALL VOTE: AYES: _____

NAYS: _____

ABSTENTIONS: _____

ABSENT: _____

APPROVED:

_____
Frank A. Trilla, Mayor

ATTEST:

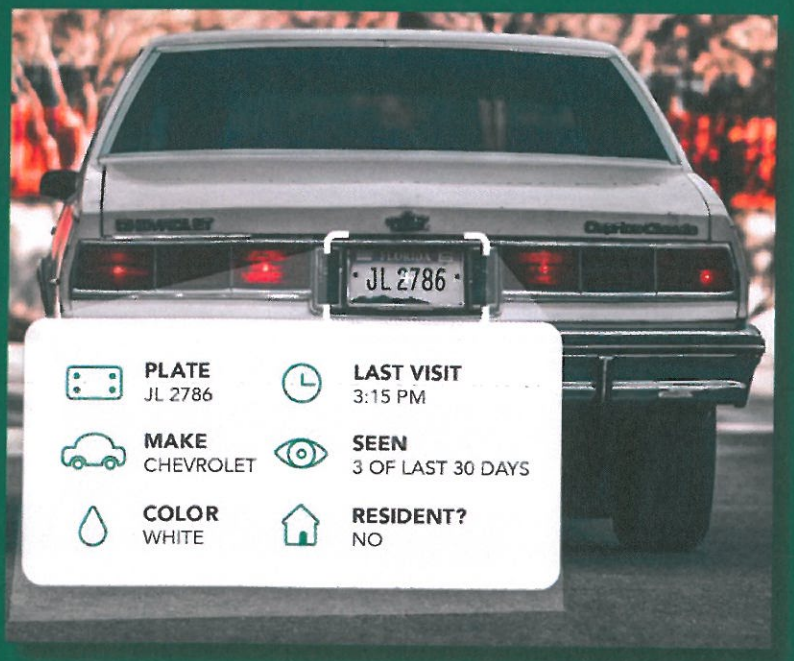
_____
Deborah A. Hahn, Village Clerk

Exhibit "A"

flock safety

flocksafety.com
866.831.5326

Your partner in fighting crime



Today's Date - Mar 23, 2021
This proposal expires in 30 days.

Protecting your jurisdiction is of the utmost importance. Thank you for considering Flock Safety's technology system as part of your comprehensive strategy to protect your city, citizens, and officers. We are more than just a camera company - we are a crime-fighting technology company with a mission to eliminate non-violent crime in the United States.

What makes Flock Safety's technology different



PUBLIC & PRIVATE PARTNERSHIPS

Thousands of communities use privately funded Flock Safety cameras throughout the country, which provides a huge benefit to local law enforcement as they can have access to those cameras without having to pay for them.



VEHICLE FINGERPRINT™ TECHNOLOGY

Capture far more than just license plates. Allow your investigators to search footage by vehicle type, make, and color; identify the state of a license plate; capture temporary plates, paper plates, and vehicles without plates. Our cameras also capture two (2) lanes of traffic traveling up to 100 MPH with a single camera.



INFRASTRUCTURE FREE

Use cameras that are solar powered and include LTE internet connectivity (unlimited use included in cost), so they can be rapidly deployed virtually anywhere.



SIMPLE & AFFORDABLE

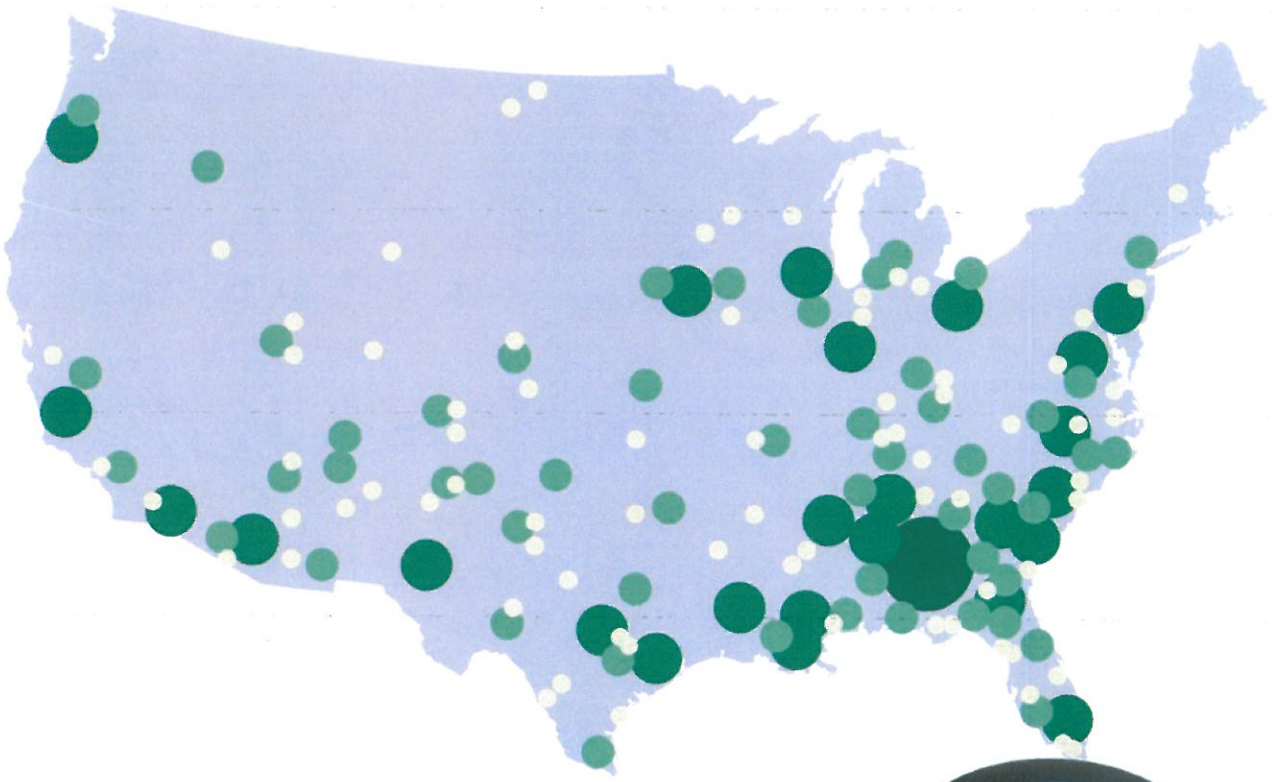
Our cameras cost $2,500 per camera per year which includes hardware, software, solar power, LTE connectivity, unlimited users, and unlimited data storage.

We look forward to hearing from you and hope you will join the "flock"!

Thank you,

flock safety

Today's Date - Mar 23, 2021
This proposal expires in 30 days.



500
Police departments

1000+
US cities

120
Stolen vehicle reads/hr



Flock Safety's technology includes fixed license plate reading cameras and software for unlimited users to access footage and receive hotlist notifications.

Today's Date - Mar 23, 2021
This proposal expires in 30 days.

Proposal Summary

Police departments need a scalable solution to increase clearance rates and deter crime. The Flock Safety camera sees like a detective to make actionable evidence available when needed that is easily searchable by vehicle type, make, model, color, timeframe, or plate details. We deliver this detail through AI and Machine Learning technology that scans each image for distinguishing features, instead of traditional metal plates. This means we can also detect vehicles with no plates, temporary plates, dirty/covered plates, and even get accurate state detection.

30% ▲

Our solution **captures 30% more plates** than our leading competitor, according to a side-by-side study done by LASD in 2019, largely due to using AI and Machine Learning to analyze the entire vehicle profile, instead of legacy Infrared based technology.

34% ▼

In April 2019, Marietta Police Department released a study that shows they experienced a **34% reduction in calls for service** by targeting crime hot spots throughout the city with Flock Safety cameras.

60% ▼

In October 2019, Cobb County Police Department released a study based on their installation of 13 Flock Safety cameras in March. Over the six month period, Cobb police reported a **60% reduction in overall crime** by focusing on the beat with the highest



Company Overview

Flock Safety's mission is to eliminate non-violent crime. This is possible with city-wide coverage of automatic license plate readers (ALPRs) for both public safety organizations and private citizens. When a crime occurs, Flock Safety cameras deliver the actionable evidence you need to make an arrest.

Our company is headquartered in Atlanta, Georgia. Flock Safety

Today's Date - Mar 23, 2021
This proposal expires in 30 days.

camera systems live in over 1000 cities in 38 states and over 500 police departments. With an average of 120 Hot List notifications sent an hour with jurisdictions throughout the U.S., our team is helping agencies solve and prevent crime every minute.

Customer Results

Police departments need a scalable solution to increase clearance rates and deter crime. The Flock Safety camera sees like a detective to make actionable evidence available when needed that is easily searchable by vehicle type, make, model, color, timeframe, or plate details. We deliver this detail through AI and Machine Learning technology that scans each image for distinguishing features, instead of traditional metal plates. This means we can also detect vehicles with no plates, temporary plates, dirty/covered plates, and even get accurate state detection.



JERSEY VILLAGE, TEXAS

A camera on every street to create a virtual gate

Within one week, Flock Safety cameras notified officers of two vehicles on the NCIC Hot List. During the seizure of one of the vehicles, a wanted murderer in the state of Louisiana was arrested. Both vehicles were returned to their owners.

- Location: Houston suburb
- Flock Cameras: 50+
- Residents: 8,000
- Installation: Two months from purchase

MARIETTA, GEORGIA

34% reduction in calls for service in targeted hotspots

Cameras within the city led to the arrest of a suspect who allegedly brutally attacked a woman. Officers were able to locate and arrest the suspect using Flock cameras after weeks of the suspect being on-the-run.

- Location: Atlanta suburb, in Cobb County, Georgia
- Flock Cameras: 70 and growing within the county (30 police and 40 private cameras)
- Residents: 65,000 in Marietta
- Installation: Two months from purchase for first hotspot created





COBB COUNTY, GEORGIA

Containment strategy in highest crime beat of the county

Cobb County Police Department utilized 35 Flock cameras in 2 containment zones in their highest crime beats to reduce crime by over 60%.

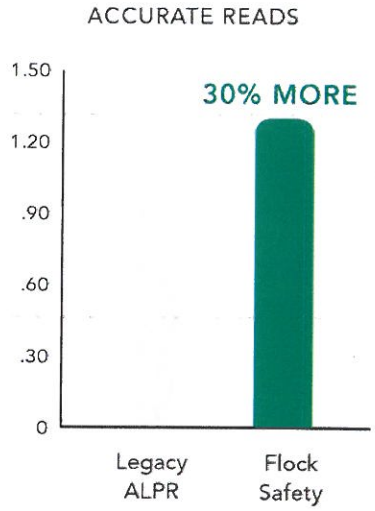
- Location: Cobb County, GA is just outside of Atlanta
- Flock Cameras: 35 for PD, over 100 including private sector cameras
- Residents: 750,000 in Cobb County
- Installation: Phased approach
- Contact: Deputy Chief Stuart Vanhoozer at **stuart.vanhoozer@cobbcounty.org** or (404) 375-1926

LOS ANGELES, CALIFORNIA

Sheriff's Department performs detection accuracy test

Los Angeles Sheriff's Department performed a head-to-head test of the Flock Safety camera versus a legacy ALPR solution.

- The results showed that the Flock Safety camera captures 30% more vehicle images and provides more accurate reads than traditional cameras triggered by infrared technology.
- Conducted in limited lighting from 2:00 AM to 8:00 AM, and from 11:00 PM to 6:00 AM.
- Causes for missed vehicles and/or misread plates were associated with the amount of reflectivity of the plate (older/dirtier tags, and dealer provided paper plates).





Today's Date - Mar 23, 2021
This proposal expires in 30 days.



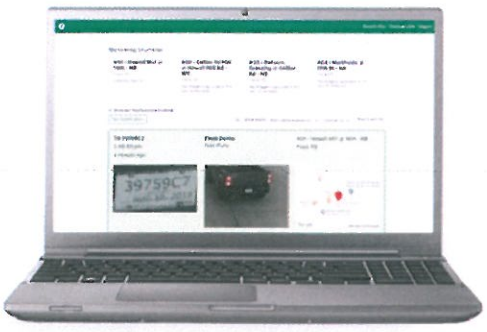
Product

Flock Safety Automatic License Plate Reading (ALPR) cameras do not just identify the plate seen, but all the objects within the frame. Even if the vehicle does not have a tag, the image can be captured for review.

The user interface is a simple search with unlimited user licenses. Within the software component, law enforcement can receive hotlist alerts and create custom alerts for plates under your investigation.

SOFTWARE USER INTERFACE

Included at no additional cost with unlimited user licenses. Receive alerts to help detect crime and search footage to access evidence — with any internet-connected device (based on user credentials that are easily managed/approved by admin).



Detect Crime

- Connected to the NCIC Hot List & CJIS compliant
- State detection to ensure quality alerts
- Hotlist alerts (includes privately owned cameras in your jurisdiction)
- Create custom alerts for tags under investigation with your organization
- Filter notifications by reason codes (exclude sex offenders, include stolen plates, etc.)
- Email and SMS alerts to users
- Audible and visual alerts

Access Evidence

- Filter search by specific camera location
- Capture vehicles regardless of plate type (paper, no plate, etc.)
- Search results with vehicle summary in multiple formats
- Filter by Vehicle Fingerprint™
  - Date and time
  - Vehicle Characteristics
    - Plate (partial/full)
    - Plate Type (in state, out of state, temporary tag)
    - Build & Color
    - Resident status
    - Location/Date/Time





Insights

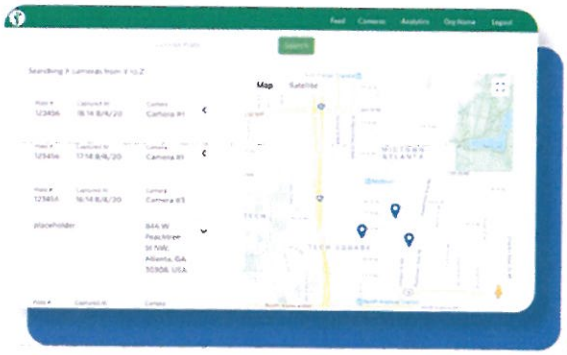
Give city council an ROI report

- Discover crime and traffic patterns
- Prioritize changes by greatest impact
- Change your community for the better

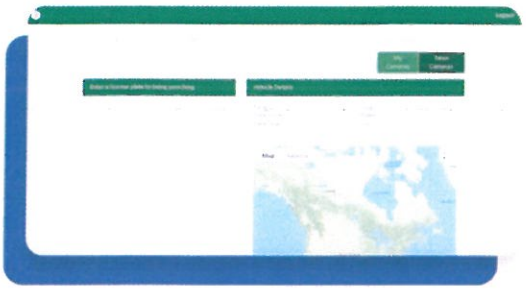
Lookup

Search plates across your jurisdiction

- "I have the plate where is the car?"
- Designed to search all cameras, all time
- Get a full view of all activity tied to one vehicle in your network



Today's Date - Mar 23, 2021
This proposal expires in 30 days.



Talon

A new way to solve cross-jurisdiction crimes

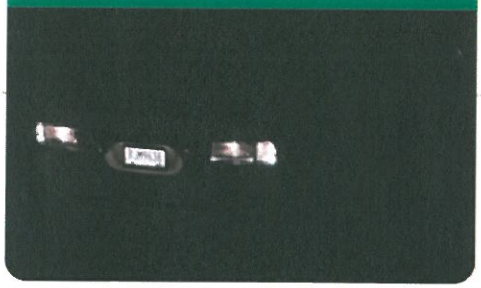
- New privacy setting (National + State search)
- 500M monthly reads
- Attached to "Lookup" experience

Peformance

DAY TIME FOOTAGE



NIGHT TIME FOOTAGE



TEMPORARY PLATE



NO PLATE



COVERED PLATE



TWO LANES OF TRAFFIC



Today's Date - Mar 23, 2021
This proposal expires in 30 days.

CAMERA SPECIFICATIONS

Design
Dimensions: 8.75" x 3"
Weight: 3 lbs
IP65 Waterproof

Power
14Ah Battery
30W Solar Panel (14" x 21")
AC Power (5 ft. range)

Data
16GB local storage, ~2 weeks

Image
5MP Image Sensor

Motion
Passive Infrared Motion Detection

Connectivity
Embedded Cellular LTE Connection
Cellular service provider depends on area

Production
Designed & manufactured in the U.S.

Night Vision
850nm Custom IR Array

Cloud Storage
30 days storage (Amazon Web Services)
Accessible via secure website
Images can be downloaded and stored by department

CAMERA PERFORMANCE

Traffic
NCIC and Custom Alert Notifications
- Average of 10-15 seconds

Includes time, location, plate, and vehicle image
Includes state specific alerts based on image

Power Source
100-240 VAC <1 amp
60 W Solar
11-14 Volt

Processing Power
1.4GHz
64-bit quad-core CPU

Image Capture
30-50 ft from vehicles
Up to 2 lanes of traffic per camera
Date and time with camera location
Plate (state, partial, paper, and none)
Vehicle details (Make, type, and color)



Today's Date - Mar 23, 2021
This proposal expires in 30 days.



Training, Ongoing Support & Timeline

New customers will first get connected with their dedicated Onboarding Specialist who will spearhead the installation project to completion. Once cameras are successfully capturing footage, customers get introduced to their dedicated Market Manager. This person serves as the main point of reference for all things Flock Safety (training, setup questions, etc). In addition, the Flock Safety Support team monitors the **support@flocksafety.com** inbox Monday through Friday, 8:00 AM to 5:00 PM EST.

SAFETY-AS-A-SERVICE

- Regular software updates at no additional cost
- Camera maintenance is included in the subscription
- Unlimited users for hotlist integration and alerts, and camera footage search

INSTALLATION & CAMERA LOCATIONS

The average installation is to 6-8 weeks. Camera locations and installation timing is coordinated by the Flock Safety Customer Support team.

City intersection
Solar & existing pole



Entrance to Hotel
Solar & Flock 14 foot pole



City Foot Traffic Street
Electric & existing pole



Today's Date - Mar 23, 2021
This proposal expires in 30 days.

Install Process Guide

TERMS, CONDITIONS, & SERVICE LEVEL AGREEMENT INFORMATION

For the complete list of Terms & Service, please visit **https://www.flocksafety.com/legal**.

WARRANTY

- All Flock products are under warranty for the duration of the Customer's contract.
- Flock cameras have built-in alarms to alert us if a camera is not performing at optimal standards. In the event of a camera performance issues, maintenance teams will be deployed at no additional cost.
- In the event the Flock camera is physically damaged or stolen, the first camera replacement will be made by Flock at not additional cost. A reassessment of camera location will be made at that time to deter further issues.
- In the unlikely case that an additional replacement camera is needed, the customer will be responsible for the $500 cost.
- Flock reserves the right to refuse or delay replacement or its choice of remedy for a Defect until after it has inspected and tested the affected Unit; provided that such inspection and test shall occur within 72 hours after the Agency notifies the Flock of defect.

Pricing

$2,500 PER CAMERA, PER YEAR*

Annual subscription includes:

Camera Hardware:

√ Automatic license plate reader
√ Solar or DC Power
√ Mounting equipment
√ Maintenance Warranty

Hosting & Analytics

√ Cloud hosting & LTE connetivity
√ Unlimited user licenses
√ Hot list integration & alerts
√ Ongoing software enhancements

** five (5) camera minimum / one-time installation fee per camera = $250*
Flock Safety does not provide electrical services / electrical work not included in the price

Today's Date - Mar 23, 2021
This proposal expires in 30 days.

Subscription Details	Price	QTY	Subtotal
2 Year Warranty			
Annual Subscription Price per year	$2,500.00	2	$5,000.00
Automatic License Plate Reader (ALPR) Solar or DC Power 2 Year Maintenance Warranty	$0.00	2	$0.00
Hosting & Analytics Cloud Hosting Unlimited User Licenses Hotlist Integration & Alerts Neighborhood Camera Integration Ongoing Software Enhancements	$0.00	2	$0.00
Implementation Camera Setup Shipping & Handling	$250.00	2	$500.00
Other Cellular Mounting Equipment	$0.00	2	$0.00
		Total	**$5,500.00**

Today's Date - Mar 23, 2021
This proposal expires in 30 days.

MEMORANDUM OF UNDERSTANDING

This Data Sharing Memorandum of Understanding (this "**MOU**") is entered into by and between Flock Group, Inc. with a place of business at 2588 Winslow Drive, Atlanta, GA 30305 ("**Flock**") and the police department or agency identified in the signature block below ("**Agency**") (each a "**Party**, and together, the "**Parties**").

Whereas, Agency desires to access Flock's technology platform (the "**Flock Service**") for investigative purposes, in order to view and search videos recorded by Flock ("**Recordings**") which are stored for no longer than 30 days, utilizing its software for automatic license plate detection;

Whereas, Flock desires to share such videos with Agency pursuant to the following terms and conditions.

1. **Purpose**. To allow the Agency to utilize the Flock Services for the following purpose: to gain awareness with respect to the communities for which they serve to protect (the "**Purpose**").

2. **Access Rights to Flock Services.** Subject to the terms and conditions contained in this MOU, Flock hereby grants to Agency a non-exclusive, non-transferable right to access the features and functions of the Flock Service during the Term (as defined below), solely for use by Authorized Users in accordance with the terms and conditions herein. For purposes of this MOU, "Authorized Users" will mean employees, agents, or officers of Agency accessing or using the Flock Services for the Purpose. Agency acknowledges and agrees that, as between Agency and Flock, Agency shall be responsible for all acts and omissions of Authorized Users, and any act or omission by an Authorized User which, if undertaken by Agency, would constitute a breach of this MOU, shall be deemed a breach of this MOU by Agency. Agency shall undertake reasonable efforts to make all Authorized Users aware of the provisions of this MOU as applicable to such Authorized User's use of the Flock Service, and shall cause Authorized Users to comply with such provisions.

3. **Restrictions on Use**. Agency will not, and will not permit any Authorized Users or any third party to, (i) copy or duplicate any of the Flock Service; (ii) decompile, disassemble, reverse engineer or otherwise attempt to obtain or perceive the source code from which any software component of any of the Flock Service is compiled or interpreted; (iii) modify, alter, or tamper with any of the Flock Service, or create any derivative product from any of the foregoing; (iv) interfere or attempt to interfere in any manner with the functionality or proper working of any of the Flock Service; (v) remove, obscure, or alter any notice of any intellectual property or proprietary right appearing on or contained within any of the Flock Service; or (vi) assign, sublicense, sell, resell, lease, rent or otherwise transfer or convey, or pledge as security or otherwise encumber, Agency's rights under Sections 2. Data that the agency does not own may only be accessed for investigative purposes.

4. **Ownership**. As between the Parties, subject to the rights granted in this MOU, Flock and its licensors retain all right, title and interest in and to the Flock Service, and its components and any Recordings or data provided by Flock through the Flock Service, and Agency acknowledges that it neither owns nor acquires any additional rights in and to the foregoing not expressly granted by this MOU. Agency further acknowledges that Flock retains the right to use the foregoing for any purpose in Flock's sole discretion. There are no implied rights.

5. **Financial Implications to Agency**. No financial commitment by Agency is required to access the Flock Services or Recordings.

6. **Term; Termination**.

A. **Term**. This MOU will commence once executed by both parties and shall continue for a period of 5 years.

B. **Termination**. Flock may terminate this MOU for its convenience, and in its sole discretion, by providing Agency thirty (30) days prior written notice of termination. Agency may terminate this MOU for its convenience, and in its sole discretion, by providing Flock ninety (90) days prior written notice of termination. Either party may terminate this MOU upon written notice if the other party has breached a material term of this MOU and has not cured such breach within thirty (30) days of receipt of notice from the non-breaching party specifying the breach. Upon termination of this MOU, Agency will immediately cease all use of Flock Services.

7. **Indemnification**. Each Party to this MOU shall assume the responsibility and liability for the acts and omissions of its own employees, deputies, officers, or agents, in connection with the performance of their official duties under this MOU. For tort liability purposes, no participating Party shall be considered the agent of the other participating Party. Each Party to this MOU shall be liable (if at all) only for the torts of its own officers, agents, or employees that occur within the scope of their official duties. Under no circumstances shall this MOU be interpreted to create a partnership or agency relationship between the Parties.

8. **Limitation of Liability.**

A. **Limitation on Direct Damages. IN NO EVENT SHALL FLOCK'S AGGREGATE LIABILITY, IF ANY, ARISING OUT OF OR IN ANY WAY RELATED TO THIS MOU EXCEED $100, WITHOUT REGARD TO WHETHER SUCH CLAIM IS BASED IN CONTRACT, TORT (INCLUDING NEGLIGENCE), PRODUCT LIABILITY OR OTHERWISE.**

B. **Waiver of Consequential Damages. IN NO EVENT SHALL FLOCK OR ITS LICENSORS OR SUPPLIERS BE LIABLE FOR ANY INDIRECT, SPECIAL, PUNITIVE OR CONSEQUENTIAL DAMAGES, INCLUDING, WITHOUT LIMITATION, LOSS OF DATA OR LOSS OF PROFITS, WITHOUT REGARD TO WHETHER SUCH CLAIM IS BASED IN CONTRACT, TORT**

(INCLUDING NEGLIGENCE), PRODUCT LIABILITY OR OTHERWISE, EVEN IF FLOCK HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

9. **Confidentiality**.

A. Obligations. During the performance of services and Agency's use of the Software under this Agreement it may be necessary for a party to provide the other with certain information considered to be proprietary or confidential by the disclosing party. The disclosure of such confidential information shall be subject to the following terms and conditions.

i. The term "Agency Confidential Information" shall mean any material, data, Systems, procedures and other information of or with respect to Agency that is not be accessible or known to the general public, including information concerning its hardware, software, business plans or opportunities, business strategies, finances, employees, and third-party proprietary or other information that Agency treats as confidential. Flock shall not use, publish or divulge any Agency Confidential Information except (i) in connection with Flock's provision of Software and services pursuant to this Agreement, (ii) to Flock's officers, directors, employees, agents and contractors who need to know such information to enable Flock to provide Software and services pursuant to this Agreement, or (iii) with the prior written consent of Agency, which consent Agency may withhold in its sole discretion.

ii. The term "Flock Confidential Information" means any material, data, Systems, procedures and other information of or with respect to Flock that is not accessible to or known to the general public, including, without limitation, the Software, object code, source code, formulae, algorithms, financial data, clients, employees, software development plans and software support. Agency shall not use, publish or divulge any Flock Confidential Information except (i) to its employees, agents and contractors who need to know such information to enable Agency to use the Software, or (ii) with the prior written consent of Flock, which consent Flock may withhold in its sole discretion.

iii. Each party shall protect the other's confidential information with the same degree of care normally used to protect its own similar confidential information, but in no event less than that degree of care that a reasonably prudent business person would use to protect such information. The obligations of each party to protect confidential information received from the other party shall not apply to information that is publicly known or becomes publicly known through no act or failure to act on the part of the recipient.

B. **Exclusions**. Confidential Information shall not include any information that is (i) already known to the receiving party at the time of the disclosure; (ii) publicly known at the time of the disclosure or becomes publicly known through no wrongful act or failure of the receiving party; (iii) subsequently disclosed to the receiving party on a non-confidential basis by a third party not having a confidential relationship with the other party hereto that rightfully acquired such information; or (iv) communicated to a third party by the receiving party with the express written consent of the other party hereto. A disclosure of Confidential Information that is legally compelled to be disclosed pursuant to a subpoena, summons, order

or other judicial or governmental process or the Freedom of Information Act shall not be considered a breach of this MOU; provided the receiving party provides prompt notice of any such subpoena, order, or the like to the other party so that such party will have the opportunity to obtain a protective order or otherwise oppose the disclosure.

10. **Miscellaneous**. All notices, requests, demands, or other communications required or permitted to be given hereunder must be in writing and must be addressed to the parties at their respective addresses set forth below and shall be deemed to have been duly given when (a) delivered in person; (b) sent by facsimile transmission To the facsimile number below and indicating receipt at the facsimile number where sent; (c) one (1) business day after being deposited with a reputable overnight air courier service; or (d) three (3) business days after being deposited with the United States Postal Service, for delivery by certified or registered mail, postage pre-paid and return receipt requested. This MOU shall be governed by the laws of the state in which the Agency is located, excluding its conflict of laws rules. The parties agree that the United Nations Convention for the International Sale of Goods is excluded in its entirety from this MOU.

IN WITNESS WHEREOF, Flock and the Agency have caused this MOU to be signed on the date set forth below and be effective on the last date specified below.

Flock Group Inc	**Customer Name:**
By:	By:
Name:	Name:
Title: _	Title: _
Date:	Date: